

### (CE) CE- COMMON ELEMENTS

COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS DEFINED IN THE CONDOMINIUM INSTRUMENTS (AS DEFINED IN THE DECLARATION OF CONDOMINIUM).

EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREA, THE GROUNDS (WHETHER OR NOT LANDSCAPED), AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.

### LCE- LIMITED COMMON ELEMENTS

LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONDOMINIUM INSTRUMENTS EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF.

N/F -

MCLEW LLC

PIN: 3842500007 ZONE - GENERAL BUSINESS

NST. #150023552

FXISTING

PHASE ONE

INST. #202305143 PIN: 3842500004 ZONED: B1 (GENERAL BUSINESS) PLAT REFERENCES: INST. #050007437

PROPERTY INFORMATION

UNIT 4B 3709 STRAWBERRY PLAINS ROAD

PROPERTY OWNER:
APSEC REAL ESTATE INVESTMENTS INC.

## **PLAT OF SUBDIVISION UNIT 4B** STAWBERRY PLAINS CENTER **A CONDOMINIUM PHASE TWO**

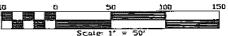
JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA JOB #: 24-111

### LandTech Resources, Inc. Engineering & Surveying Consultants

205E Bulifonts Blvd., Williamsburg, Virginia 23188

Telephone: 757-565-1677 Fax: 757-565-0782

Web: landtechresources.com SHEET 1 OF 1



N/F
THE MIDLANDS TOWNHOUSES

HOMEOWNERS ASSOCIATION, INC. PIN: 3841500001A

ZONE — PUD—R PLANNED UNIT DEVELOPMENT RESIDENTIAL D,B, 351 PG, 100

/ 176.52°

#### UNIT 3 N/F HARBIN PROPERTIES, LLC PIN: 3842500003 ZONE - GENERAL BUSINESS INST. #050014056

N/F STRAWBERRY PLAINS CENTER

COMPONING

PINE 3842500001A

INST. #030021030

ONL

ZONE - GENERAL BUSINESS A

PHASE LINE

UNIT 4A & 4B N/F APSEC REAL ESTATE INVESTMENTS INC. PIN: 3842500004A ZONE - GENERAL BUSINESS INST. #202305143

138.41

\*

19'17

**EXISTING** 

57,46

ONLY

UNIT 4BC

ROU

65' BLDG. SETBACK

(CE)

N/F STRAWBERRY PLAINS CENTER

CONDOMINIUM

PIN: 38425(K)(K): A

ZONE - GENERAL BUSINESS INST. #030021030

JTE 199 1						4.4. W F 1
	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BLE WIDTH R/W	CI	843.51	130.76	T30,63	N 01'49'10" W	8'52'54"

# VARIABL N 38"40'43" W 195.87' (TOTAL)

S 29'05'27"

PROPERTY LINE

LIMET 4D

(CE)

# AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS PROPRIETORS AND TRUSTEES, IF ANY. APSEC REAL ESTATE INVESTMENTS INC. APSEC REAL ESTATE INVESTMENTS INC. STATE OF COUNTY OF TO WIT: , A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS NOTARY PUBLIC MY COMMISSION EXPIRES \_ REGISTRATION NO.

OWNER'S CONSENT FOR APSEC REAL ESTATE INVESTMENTS INC.

THE PLATTING OF THE CONDOMINIUM AS SHOWN HEREON IS WITH THE FREE CONSENT

UNE	BEARING !	DISTANCE
E٩	N 11'03'05" 2	49.61
72	N 11 03 05 E	80.50
į, j	N 11"03"05" E	49.69
14	5 78 56 55 E	51.50
5	S 11:03:05" W	49.69
1.6	S 11'05'05" W	80.50
1.7	S 11'03'05" W	49.81
1.B	N 76 56 55 W	51.50′ [
L9	พ 7ฮ 56'55" W	51.50
110	N 78"55"55" W	51.50"

18 1257 E (CE) (CE) 12 STRAMBIRAS PLANTS RO. SWAN CLEANERS INC. PIN: 3840100029D ZONE — LIMITED BUSINESS INST. #210009440 N/F SWAN CLEANERS INC. PIN: 3840100029C ZONE - LIMITED BUSINESS INST. #210009440

**EXISTING** 

4 N/F VIRGINIA FUNERAL SERVICES INC. PIN: 3840100029B ZONE - LIMITED BUSINESS INST. #120026301

# AREA TABULATION

PARCEL	OLD AREA	NEW AREA	
UNIT 4B	6,705 S.F. / 0.154 AC.		
UNIT 4BC		4,146 S.F. / 0.095 AC.	
UNIT 4D		2,559 S.F. / 0.059 AC.	
TOTAL AREA	6,705 S.F. / 0.154 AC.	6,705 S.F. / 0.154 AC.	

### GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
- THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C0138D DATED DECEMBER 16, 2015.
- 3. ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ON FEBRUARY 7, 2000 THE PLANNING COMMISSION APPROVED THE ENCROACHMENT INTO THE LANDSCAPE BUFFER ALONG ROUTE 199 FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND VEHICULAR ACCESS CONNECTION ASSOCIATED



05/13/2024

SURVE

# SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF. THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

STATE CERTIFIED LAND SURVEYOR

05/13/2024 DATE

### STATE OF VIRGINIA. JAMES CITY COUNTY

- EXISTING 20' JCSA UTILITY EASEMENT

D.B. 160 PG. 416-419

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS \_\_ \_\_\_ DAY OF \_ \_\_\_\_, 2024. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT & TESTE \_\_\_

BY ... CLERK