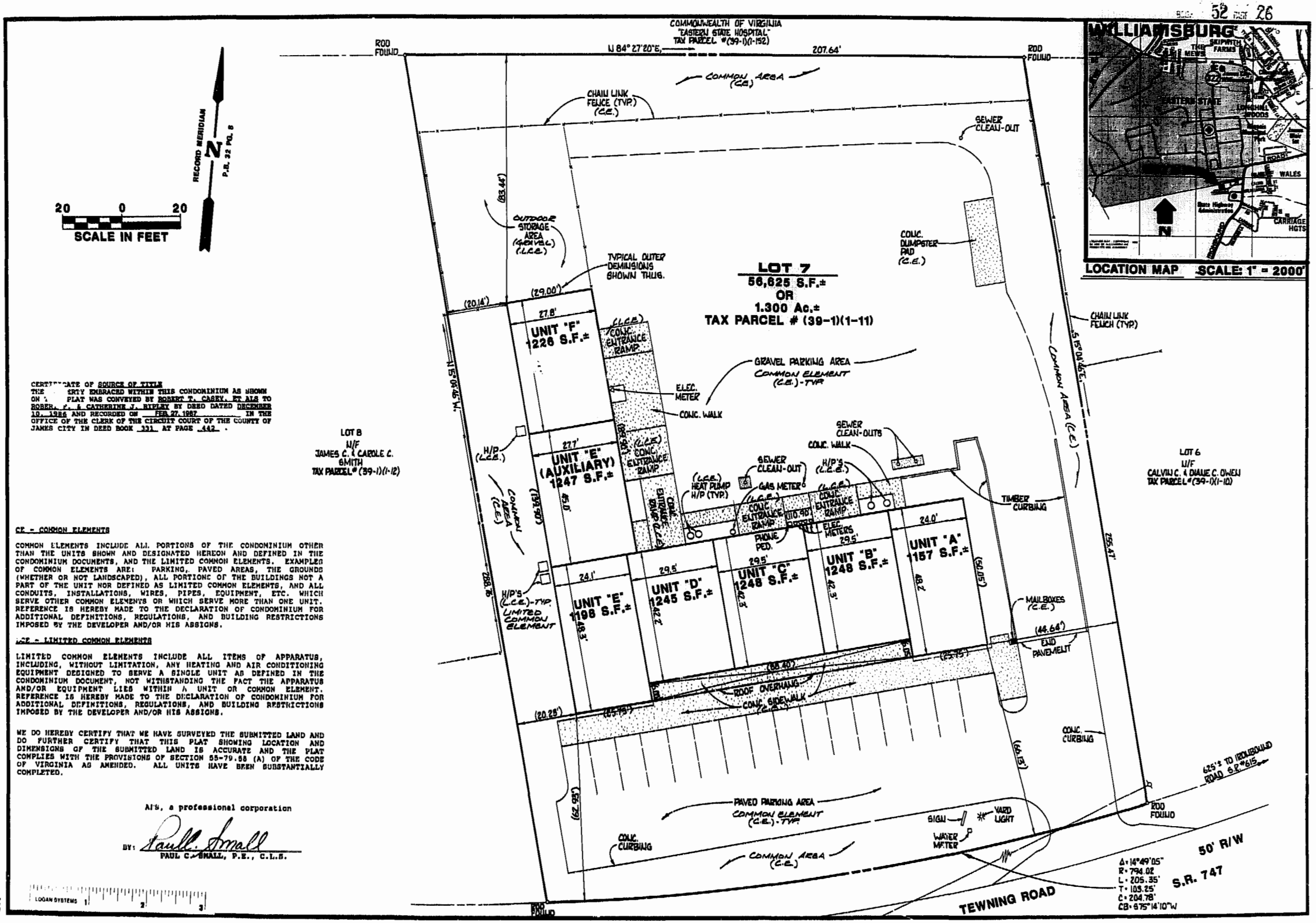

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THIS CONDOMINIUM AS SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT T. CASEY, ET ALS TO ROBERT F. & CATHERINE J. RIPLEY BY DEED DATED DECEMBER 10, 1986 AND RECORDED ON FEB 27 1987 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 331 AT PAGE 442.

CE - COMMON ELEMENTS

COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS, AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED AS LIMITED COMMON ELEMENTS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

LCE - LIMITED COMMON ELEMENTS

LIMITED COMMON ELEMENTS INCLUDE ALL ITEMS OF APPARATUS, INCLUDING, WITHOUT LIMITATION, ANY HEATING AND AIR CONDITIONING EQUIPMENT DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THE APPARATUS AND/OR EQUIPMENT LIES WITHIN A UNIT OR COMMON ELEMENT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE SUBMITTED LAND AND DO FURTHER CERTIFY THAT THIS PLAT SHOWING LOCATION AND DIMENSIONS OF THE SUBMITTED LAND IS ACCURATE AND THE PLAT COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA AS AMENDED. ALL UNITS HAVE BEEN SUBSTANTIALLY COMPLETED.

AES, a professional corporation

BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.

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5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23185
(804) 253-0040
Engineering, Planning, Surveying

EXHIBIT "B"

PLAT OF
BOB-CAT CONDOMINIUM MANAGEMENT CENTER
UNITS A, B, C, D, E, E (AUXILIARY) & F

OWNER/DEVELOPER: ROBERT F. RIPLEY & CATHERINE J. RIPLEY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL C. SMALL
No. 1247
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY
		10:32 Recorded 18th day of May 18 92 in P.B. No. 494 Page 592 Teste: Denise B. Ware Clerk	

Designed RWE	Drawn CMA
Scale 1" = 20'	Date 4/26/90
Project No. 8722-C	
Drawing No. 1 OF 3	

PB 52 PG 26