

**NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 42, PG. 51.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. UNDERGROUND UTILITIES WERE NOT LOCATED.
4. ALL IMPROVEMENTS FROM EXTERIOR WALLS OF BUILDING TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS (INCLUDING CURB & GUTTER, PAVING, SIDEWALKS, SEWER & WATER LINES, LANDSCAPING, ETC.) EXCEPT FOR THOSE IMPROVEMENT DEEMED TO BE LIMITED COMMON ELEMENTS.
5. ALL PROPERTY & LAND RESIDUE NOT IDENTIFIED AS WITHIN THE BUILDING DIMENSIONS IS DEEMED TO BE COMMON AREA.
6. ALL PARTY WALLS IN BUILDING A1 ARE LIMITED COMMON ELEMENTS AS WELL AS CEILING/FLOOR IN BUILDING B2 BETWEEN UNIT 100 AND UNIT 200.
7. BUILDING SQUARE FOOTAGE PROVIDED BY OWNER.
8. WALLS SHOWN OUTSIDE OF UNIT DIMENSIONS ARE COMMON ELEMENTS.
9. MECHANICAL UNITS, DECKS, PORCHES & PATIO ARE LIMITED COMMON ELEMENTS.
10. BUILDING ELEVATIONS TAKEN FROM ARCHITECTURAL PLANS, APPROXIMATE FIELD MEASUREMENTS AND PER OWNER.
11. ELEVATIONS ARE BASED ON BENCHMARK TAKEN FROM SITE PLAN.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
1 May 2002  
at 10:32 AM/PM, P.B. 42, PG. 97  
DOCUMENT # 020010413  
BETSY B. WOOLRIDGE, CLERK  
Mona Powell, Dep. Clerk

**SURVEYOR'S CERTIFICATE**

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

Matthew H. Connolly  
STATE CERTIFIED LAND SURVEYOR

4-25-02  
DATE

- REFERENCES:**  
P.B. 42/51  
DATE: 4-15-02  
JOB# 01-0132  
CAD File  
01-0132.dwg



**ADDRESS:**  
3917 Midlands Road  
James City County, VA

**BUILDING SETBACKS:**  
SETBACK LINES (Per Site Plan)  
FRONT = 50'  
SIDE YARD = 20'  
SIDE & REAR YARD = 35'  
(Adjoining Residential)

- LEGEND**
- ⊙ Cable Pedestal
  - ⊙ Sanitary Sewer Manhole
  - ⊙ Telephone Pedestal
  - ⊙ Water Meter
  - ⊙ Sewer Clean Out
  - ⊙ Power Pole
  - ⊙ Storm Catch Basin
  - ⊙ Light Pole
  - ⊙ Fire Hydrant
  - ⊙ HVAC Units
  - IRF = Iron Rod Found
  - IRS = Iron Rod Set
  - IPF = Iron Pipe Found
  - NS = Nail Set
  - - - Setback Line
  - ▭ Curb Inlet

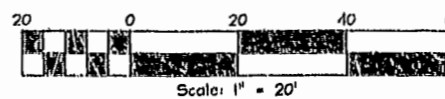
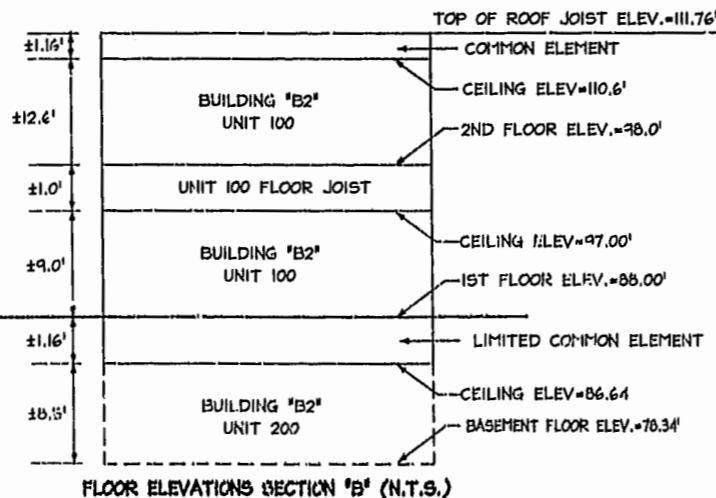
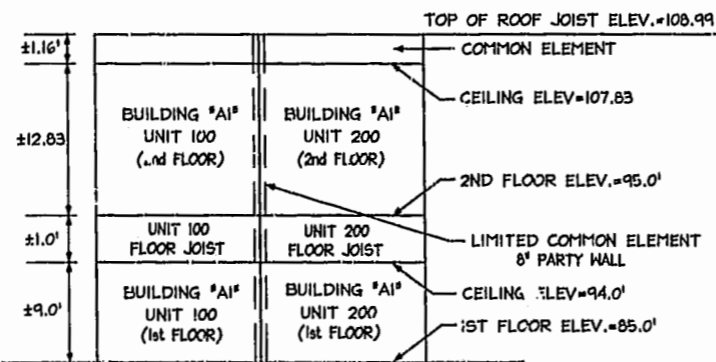
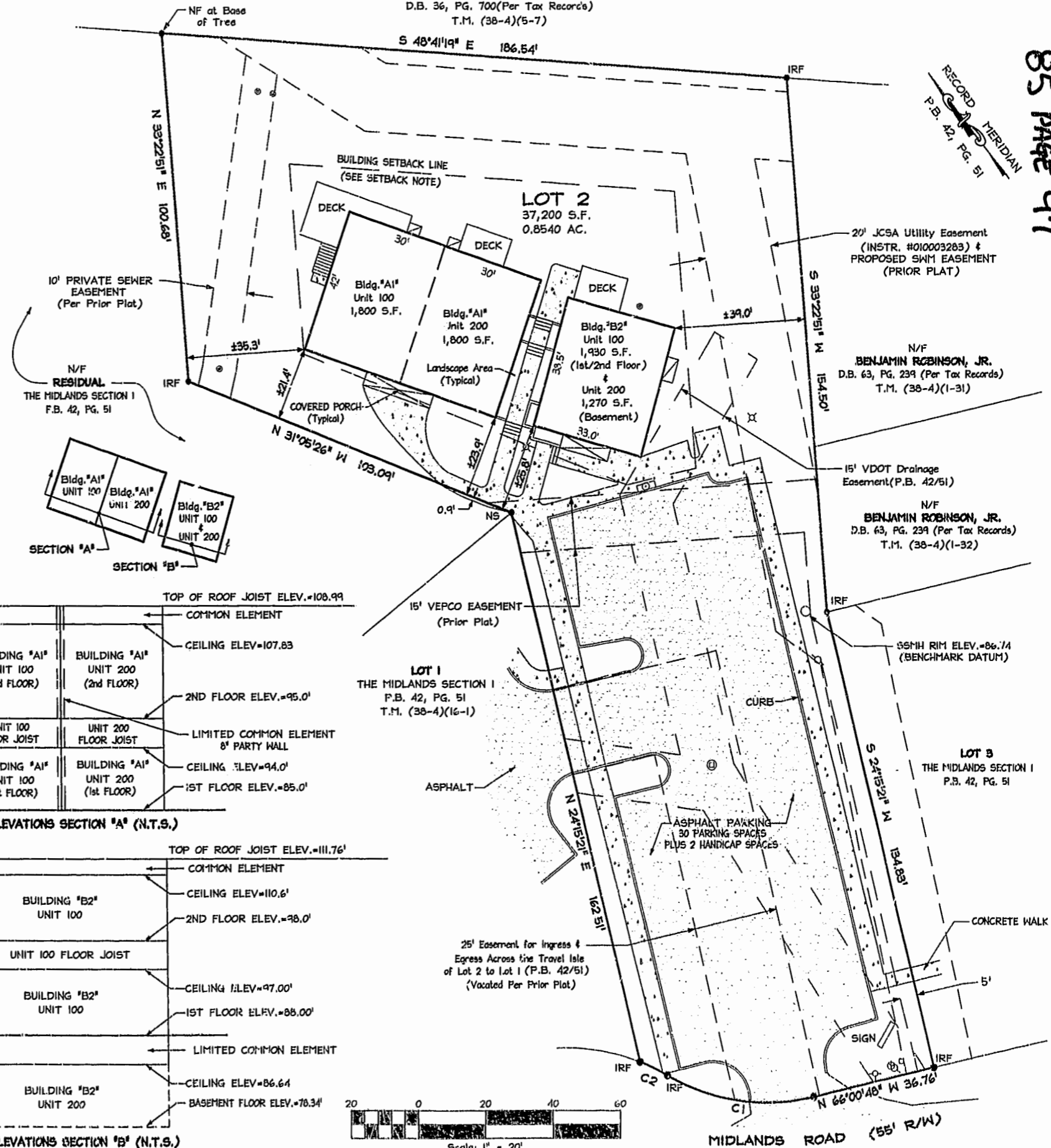
PLAT SHOWING  
**MIDTOWN OFFICE CONDOMINIUMS**  
(LOT 2, SECTION 1, MIDLANDS)  
For:  
**ANDY M. & PEGGY K. PIPICO**  
Berkeley District, James City County, Virginia

**LandTech Resources, Inc.**  
Surveying • Mapping • GPS  
5810-E Moore Run Road, Williamsburg, Virginia 23185  
Telephone: 757-565-1677 Fax: 757-565-0782  
Web: landtechresources.com

#020010413

N/F  
**BENJAMIN ROBINSON, SR.**  
& **ELNORA ROBINSON**  
D.B. 36, PG. 700 (Per Tax Records)  
T.M. (38-4)(5-7)

NO.	DELTA	CHORD DIRECTION	TAN	RADIUS	ARC	CHORD
C1	43°11'00"	N 44°25'18" W	23.74	60.00	45.22	44.16
C2	08°41'14"	N 27°10'24" W	4.56	60.00	9.10	9.09



85 PAGE 97

RECORD MERIDIAN  
P.B. 42, PG. 51