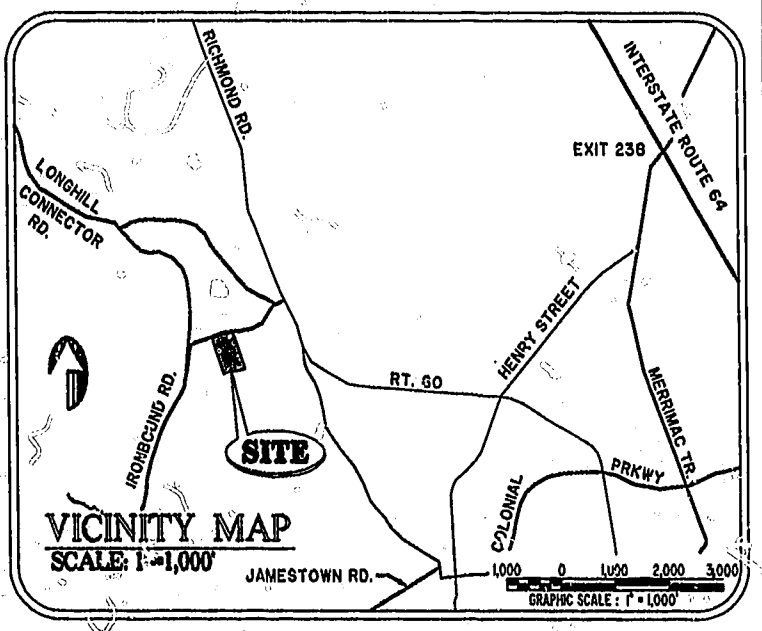


IRONBOUND ROAD



CURVE DATA - R/W ENTRANCE

N°	DELTA	RADIUS	LENGTH	TANGENT
1-A	0°30'46"	1655.00'	43.70'	21.85'
2-A	02°51'31"	1805.00'	80.08'	40.05'
3-A	04°23'50"	1655.00'	127.01'	63.54'
4-A	02°41'18"	1705.00'	80.20'	40.01'

BUILDING No.	UNIT TYPE	UNIT No.	ADDRESS	PARKING No.
100	AR	1-101	101 BRISTOL COMMON	11
100	B	1-102	102 BRISTOL COMMON	7
100	A	1-103	103 BRISTOL COMMON	6
100	E	1-104	104 BRISTOL COMMON	5
100	C	1-105	101 BRISTOL COMMON	4
100	D	1-106	106 BRISTOL COMMON	3
100	F	1-107	107 BRISTOL COMMON	2
100	DR	1-108	108 BRISTOL COMMON	9
100	CR	1-109	109 BRISTOL COMMON	10
100	ER	1-110	110 BRISTOL COMMON	8

I CHRISTOPHER D. CAPOZZI, A CERTIFIED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55 - 79.58A OF THE CODE OF VIRGINIA. I FURTHER HEREBY CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

THE UNDERSIGNED CERTIFIED LAND SURVEYOR CERTIFIES THAT HE HAS READ SECTION 55 - 79.58B OF THE CODE OF VIRGINIA, AND FINDS THIS PLAT TO BE ACCURATE AND IN COMPLIANCE WITH THE CODE. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

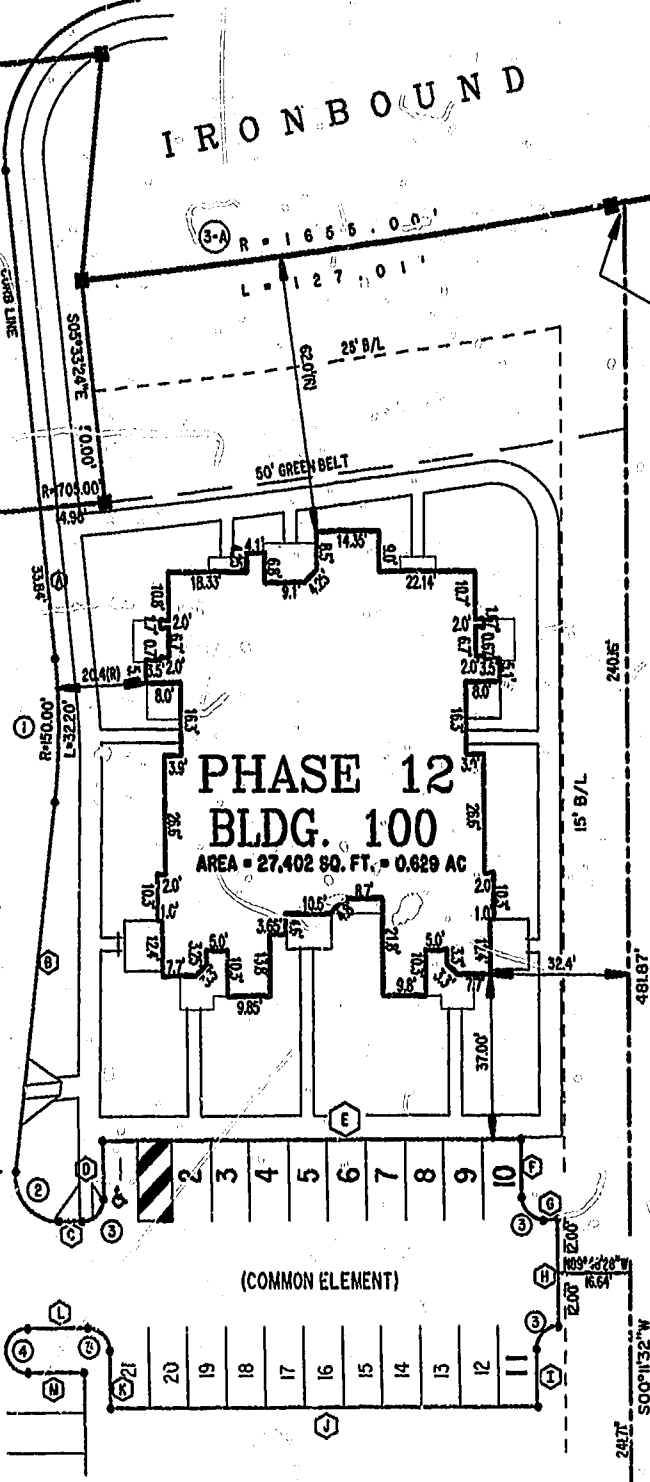
8-21-01
DATE

LAND SURVEYOR No. 002398

SCALE: 1" = 25'

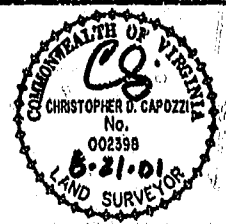
BRISTOL COMMONS
(COMMON ELEMENT)

PHASE 12
BLDG. 100
AREA = 27,402 SQ. FT. = 0.629 AC



- NOTES:
1. THE TOTAL AREA OF SITE IS 418,669 SQ.FT. (9.611 AC), OF WHICH 125,343 SQ.FT. (2.878 AC) IS ADDITIONAL LAND.
 2. THE AREA OF THE SUBMITTED LAND IS 293,326 SQ.FT. (6.734 AC)
 3. THE COMMON AREA IS TO BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION AND HAS A TOTAL AREA OF 2.296 AC.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 12:42 PM, PB 83, PG 21-24
DOCUMENT # 011386
BETSY B. WOOLRIDGE, CLERK

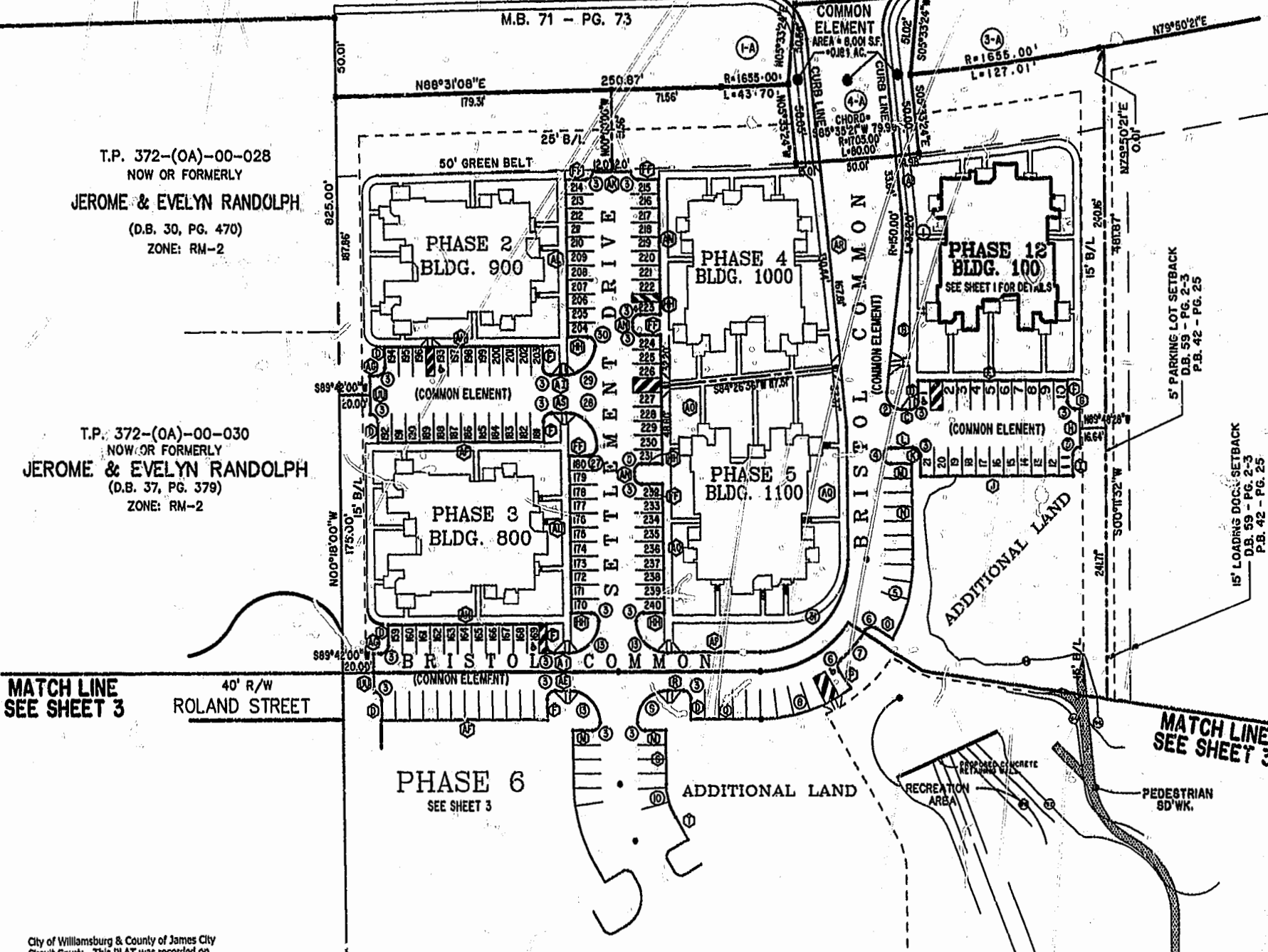


Hassell & Folkes, P.C.
Engineers Surveyors Planners
325 Volvo Parkway
Chesapeake, VA 23320
(757) 547-9531

DRAWN BY:	HJS	DATE	08/20/01
COMP BY:	GJR	DATE	08/31/98
CHECKED BY:	HBA	DATE	08/20/01

BRISTOL COMMONS A CONDOMINIUM COMMUNITY PHASE TWELVE FOR KEY GROUP, LLC CITY OF WILLIAMSBURG, VIRGINIA			
SIZE	CONTRACT NO	DISK/BOX	FILENAME
C	98062	123J/15	BRISTOL12.DWG
SCALE: 1" = 25'	DATE: 08/20/01	SHEET 1 of 4	

NOW OR FORMERLY
COLLEGE OF WILLIAM & MARY
IRONBOUND ROAD



T.P. 372-(0A)-00-028
 NOW OR FORMERLY
JEROME & EVELYN RANDOLPH
 (D.B. 30, PG. 470)
 ZONE: RM-2

T.P. 372-(0A)-00-030
 NOW OR FORMERLY
JEROME & EVELYN RANDOLPH
 (D.B. 37, PG. 379)
 ZONE: RM-2

T.P. 372-(05)-00-001
 NOW OR FORMERLY
CHESAPEAKE MEDIA, INC.
 (D.B. 74, PG. 121)
 (M.B. 42, PG. 25)
 ZONE: B-2 CONDITIONAL

MATCH LINE
 SEE SHEET 3

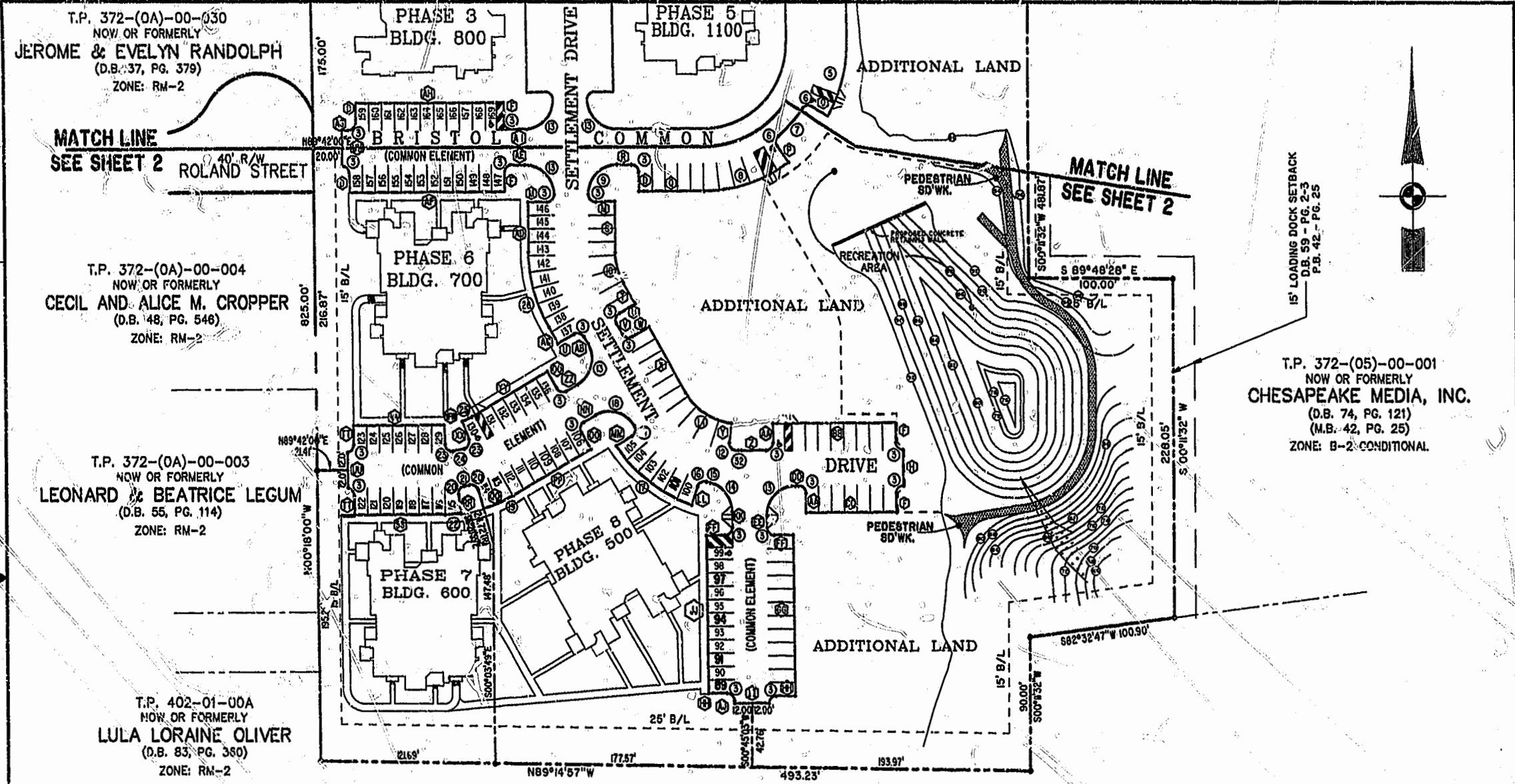
MATCH LINE
 SEE SHEET 3

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 11 Oct. 2001
 at 12:43 PM, PG. 21-24
 DOCUMENT # 011386
 BETSY B. WOOLRIDGE, CLERK
 Betsy Woolridge, Dep. Clerk

BRISTOL COMMONS
 A CONDOMINIUM COMMUNITY
 PHASE TWELVE
 FOR
KEY GROUP, LLC
 CITY OF WILLIAMSBURG, VIRGINIA

SIZE C	CONTRACT NO 98042	DISK/BOX 123J/15	FILENAME BRISTOL12.DWG	REV.
SCALE: 1"=50'		DATE: 08/20/01	SHEET 2 of 4	

Hassell & Folkes, P.C.
 Engineers Surveyors Planners
 Chesapeake, VA 23320
 (757)547-9531



T.P. 372-(0A)-00-030
NOW OR FORMERLY
JEROME & EVELYN RANDOLPH
(D.B. 37, PG. 379)
ZONE: RM-2

MATCH LINE
SEE SHEET 2
40' R/W
ROLAND STREET

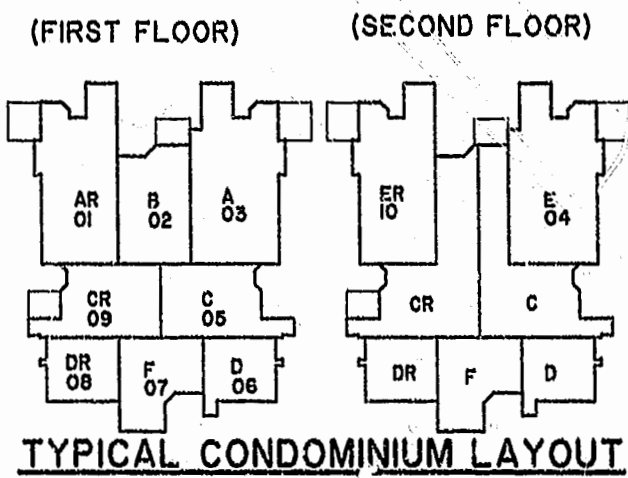
T.P. 372-(0A)-00-004
NOW OR FORMERLY
CECIL AND ALICE M. CROPPER
(D.B. 148, PG. 548)
ZONE: RM-2

T.P. 372-(0A)-00-003
NOW OR FORMERLY
LEONARD & BEATRICE LEGUM
(D.B. 55, PG. 114)
ZONE: RM-2

T.P. 402-01-00A
NOW OR FORMERLY
LULA LORAIN OLIVER
(D.B. 83, PG. 380)
ZONE: RM-2

T.P. 372-(05)-00-001
NOW OR FORMERLY
CHESAPEAKE MEDIA, INC.
(D.B. 74, PG. 121)
(M.B. 42, PG. 25)
ZONE: B-2-CONDITIONAL

T.P. 372-(04)-00-00-A2
NOW OR FORMERLY
CITY OF WILLIAMSBURG
(D.B. 121, PG. 321)
(M.B. 36, PG. 77)



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11 Sept. 2001
at *12:02* PM, PG. 23 PG. 21-24
DOCUMENT # *011386*
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, D.M. Clerk



BRISTOL COMMONS
A CONDOMINIUM COMMUNITY
PHASE TWELVE
FOR
KEY GROUP, LLC
CITY OF WILLIAMSBURG, VIRGINIA

Hassell & Folkes P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757)547-9531	SIZE C	CONTRACT NO 98062	DISK/BOX 123J/15	FILENAME BRISTOL12.DWG	REV. 1
SCALE: 1" = 50'					DATE: 08/20/01
					SHEET 3 of 4

COMMON AREA COURSE DATA
(PARKING)

Nº	BEARING	DISTANCE
A	S05°33'24"E	33.84'
B	S06°44'34"W	83.49'
C	N89°42'00"E	5.2'
D	N00°18'00"W	13.00'
E	N89°42'00"E	97.00'
F	S00°18'00"E	13.00'
G	N89°42'00"E	3.00'
H	S00°18'00"E	24.00'
I	S00°18'00"E	13.00'
J	S89°42'00"W	99.00'
K	N00°18'00"W	13.00'
L	S89°42'00"W	14.00'
M	N89°42'00"E	13.00'
N	S00°18'00"E	60.33'
O	N60°20'44"W	13.14'
P	S36°19'37"E	13.14'
Q	S89°42'00"W	45.44'
R	S89°42'00"W	10.00'
S	S00°18'00"E	33.91'
T	S30°00'00"E	16.32'
U	S60°00'00"W	13.00'
V	S30°00'00"E	6.65'
W	N60°00'00"E	13.00'
X	S30°00'00"E	50.03'
Y	S06°33'36"W	12.77'
Z	N89°42'00"E	18.81'
AA	N00°18'00"W	13.00'
BB	N89°42'00"E	85.00'
CC	S89°42'00"W	63.00'
DD	S89°42'00"W	2.00'
EE	S00°18'00"E	9.00'
FF	N89°42'00"E	13.00'
GG	S00°18'00"E	108.00'
HH	S89°42'00"W	13.00'
II	S89°42'00"W	24.00'
JJ	N00°18'00"W	106.00'
KK	N00°18'00"W	10'
LL	S19°39'10"W	13.14'
MM	N89°55'54"E	12.86'
NN	S60°00'00"W	9.00'
OO	S30°00'00"E	13.00'
PP	S60°00'00"W	62.42'
QQ	N6°20'53"W	13.15'
RR	S07°16'42"E	
SS	S89°42'00"W	62.50'
TT	N00°18'00"W	13.00'
UU	N00°18'00"W	24.00'
VV	N89°42'00"E	63.00'
WW	S09°05'44"E	12.74'
XX	N22°42'13"W	12.74'
YY	N60°00'00"E	62.42'
ZZ	N60°00'00"E	9.00'
AB	N30°00'00"W	5.60'
AC	N30°00'00"W	12.55'
AD	N00°18'00"W	33.91'

COMMON AREA CURVE DATA
(PARKING)

Nº	BEARING	DISTANCE
AE	S89°42'00"W	9.00'
AF	S89°42'00"W	108.00'
AG	N89°42'00"E	5.00'
AH	N89°42'00"E	103.00'
AI	N89°42'00"E	9.00'
AJ	N00°18'00"W	2.00'
AK	N89°42'00"E	24.00'
AL	N00°18'00"W	99.00'
AM	S00°18'00"E	83.00'
AN	S00°18'00"E	3.00'
AO	S00°18'00"E	86.00'
AP	N89°42'00"E	60.44'
AQ	N00°18'00"W	83.36'
AR	N05°33'24"W	167.81'
AS	S89°42'00"W	8.96'

Nº	DELTA	RADIUS	LENGTH	TANGENT
1	12°17'58"	150.00'	32.20'	16.16'
2	97°02'53"	10.00'	16.94'	8.31'
3	90°00'00"	5.00'	7.85'	5.00'
4	180°00'00"	5.00'	15.71'	-----
5	29°57'15"	100.00'	51.28'	26.78'
6	86°42'19"	5.00'	7.37'	4.72'
7	17°28'48"	82.00'	24.94'	12.57'
8	35°01'38"	100.00'	62.88'	32.52'
9	90°00'00"	20.00'	31.42'	20.00'
10	29°42'00"	42.00'	21.77'	11.4'
11	53°26'24"	42.00'	39.17'	21.4'
12	95°12'57"	5.00'	8.34'	5.48'
13	90°00'00"	20.00'	31.42'	20.00'
14	78°59'08"	20.00'	26.82'	15.62'
15	0°43'02"	84.00'	2.92'	1.26'
16	86°46'46"	5.00'	7.57'	4.73'
17	37°26'09"	102.00'	66.64'	34.56'
18	88°53'54"	20.00'	31.03'	19.62'
19	13°39'03"	96.00'	22.87'	11.45'
20	96°32'47"	5.00'	7.55'	4.71'
21	02°09'47"	78.00'	2.94'	1.41'
22	06°58'42"	96.00'	1.69'	5.85'
23	95°56'24"	5.00'	8.37'	5.54'
24	09°53'41"	54.00'	9.33'	4.67'
25	07°17'47"	36.00'	4.53'	2.30'
26	29°42'00"	102.00'	62.87'	27.04'
27	82°20'07"	5.00'	7.19'	4.37'
28	98°10'35"	20.00'	34.27'	23.08'
29	84°16'56"	20.00'	29.42'	19.10'
30	10°26'59"	5.00'	8.85'	6.1'
31	90°00'00"	58.00'	9.11'	58.00'
32	0°38'39"	60.00'	1.72'	0.86'

CHORD = N39°34'30"W = 7.74'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11 Sept. 2001
at 11:42 AM, PM, PB 83 PG 21-24
DOCUMENT # 011386
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Dep. Clerk



BRISTOL COMMONS
A CONDOMINIUM COMMUNITY
FOR
KEY GROUP, LLC
CITY OF WILLIAMSBURG, VIRGINIA

Hassell & Folkes, P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757) 547-9531	SIZE C	CONTRACT NO 98062	DISK/BOX 123J/15	FILENAME BRISTOL12.DWG	REV.
SCALE: N/A		DATE: 08/20/01		SHEET 4 of 4	