

#020018257

87 PAGE 24

NOTE:  
ALL BUILDING DIMENSIONS AND DETAILS SHOWN  
ARE PER PLANS BY BOB RIPLEY CONSTRUCTION, INC.  
AND PER SITE PLAN BY SIMMONS ENGINEERING INC.

NOTE:  
COMMON ELEMENTS ARE NOT YET COMPLETED.

LOT 8  
N/F  
JAMES C. & CAROLE C.  
SMITH  
TAX PARCEL # (39-1) (1-12)  
ZONED M-1

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS  
CONDOMINIUM AS SHOWN ON THIS PLAT IS IN THE NAME OF  
ROBERT F. AND CATHERINE J. RIPLEY AND WAS ACQUIRED FROM  
ROBERT T. CASEY, ET ALS BY DEED DATED DECEMBER 10, 1988,  
AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT  
COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF  
JAMES CITY, VIR. JA IN D.B. 331, PG.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.

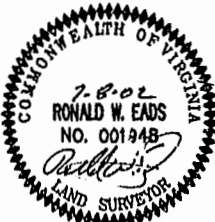
**LCE-- LIMITED COMMON ELEMENTS**

EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS  
INCLUDE 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 AND 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.

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED, A LICENSED LAND SURVEYOR, DOES HEREBY CERTIFY  
THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF  
VA. CODE ANN. SUBSECTION 55-79.58 A. CONSTRUCTION OF THE ADDITION  
TO UNIT "F" DEPICTED HEREON HAS NOT YET BEGUN.

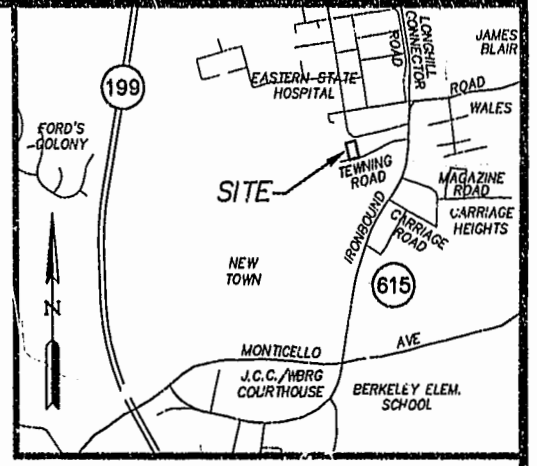
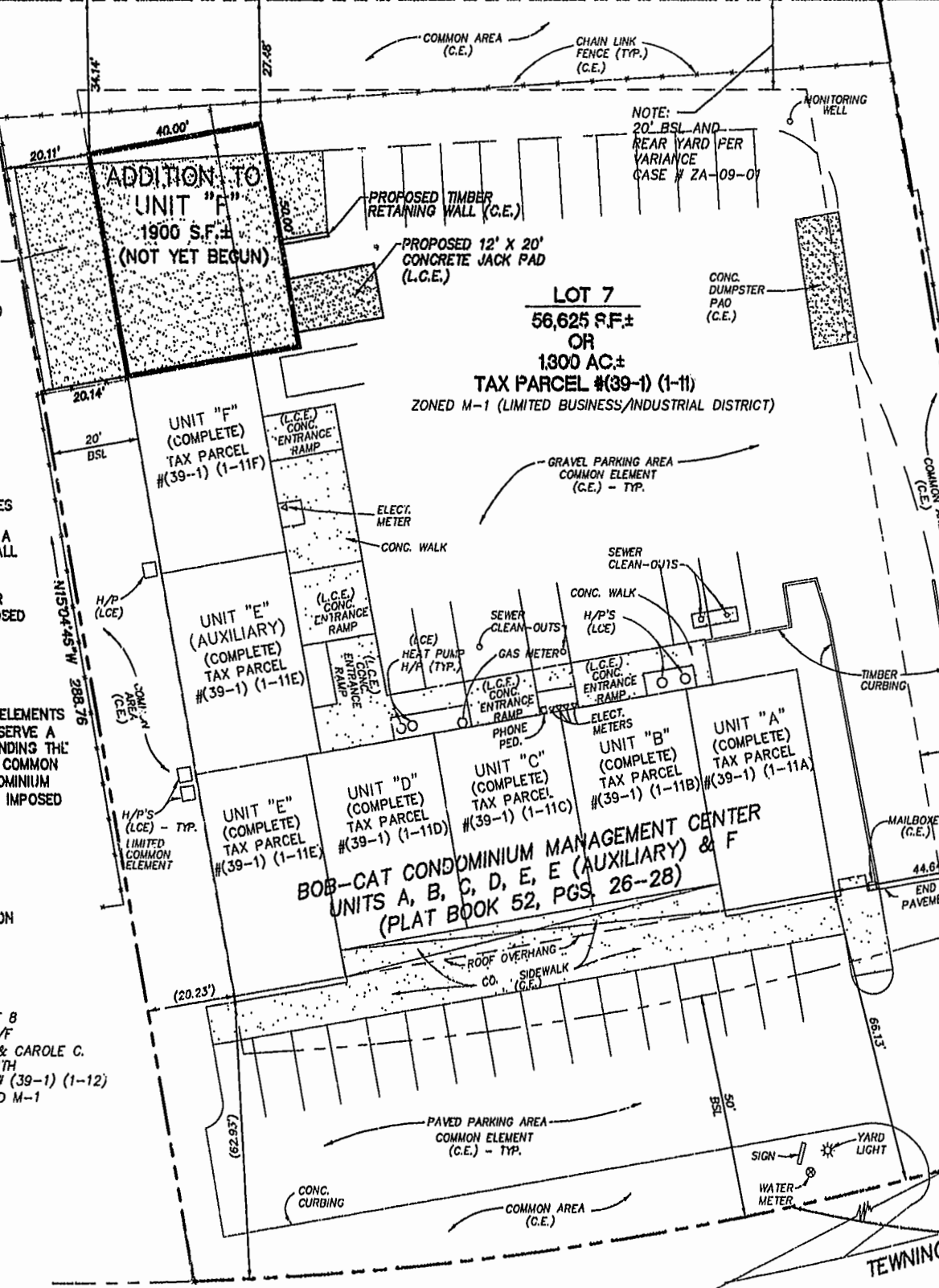
*Ronald W. Eads*  
RONALD W. EADS, L.S.      7-8-02      DATE



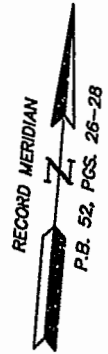
LOT 8  
N/F  
JAMES C. & CAROLE C.  
SMITH  
TAX PARCEL # (39-1) (1-12)  
ZONED M-1

COMMONWEALTH OF VIRGINIA (EASTERN STATE HOSPITAL)  
TAX PARCEL # (39-1) (1-152) ZONED R-2

N84°27'20"E      207.64



VICINITY MAP  
SCALE: 1" = 2000'

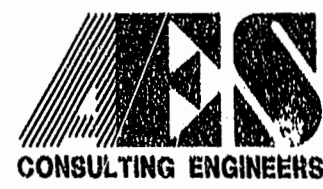


LOT 6  
N/F  
E & E ASSOCIATES, L.L.C.  
TAX PARCEL # (39-1) (1-10)  
ZONED M-1

BOB-CAT CONDOMINIUM MANAGEMENT CENTER  
UNITS A, B, C, D, E, E (AUXILIARY) & F  
(PLAT BOOK 52, PGS. 26-28)

Δ = 14'49'05"  
R = 794.02'  
L = 205.35'  
T = 103.25'  
C = 204.78'  
CB = 575'14'10"W

07.08.02-08.73 6722P01.DWG JFS

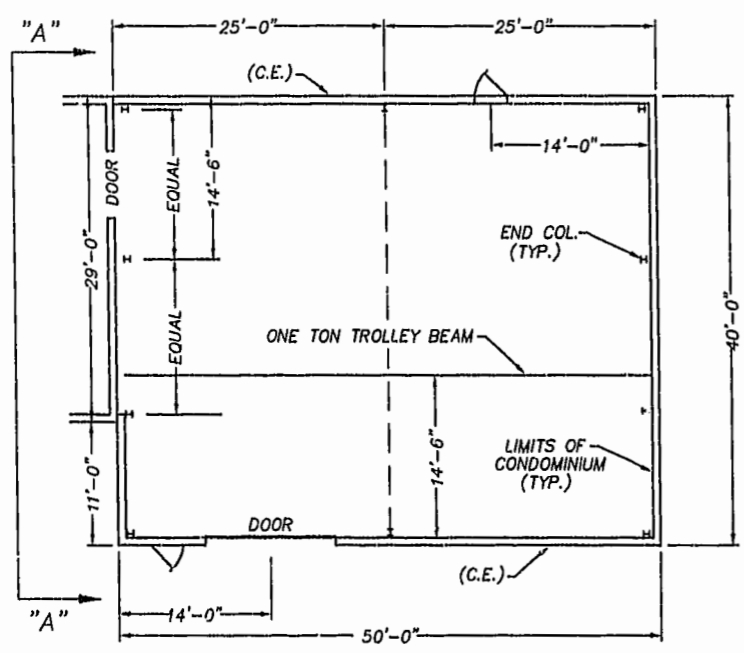


5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

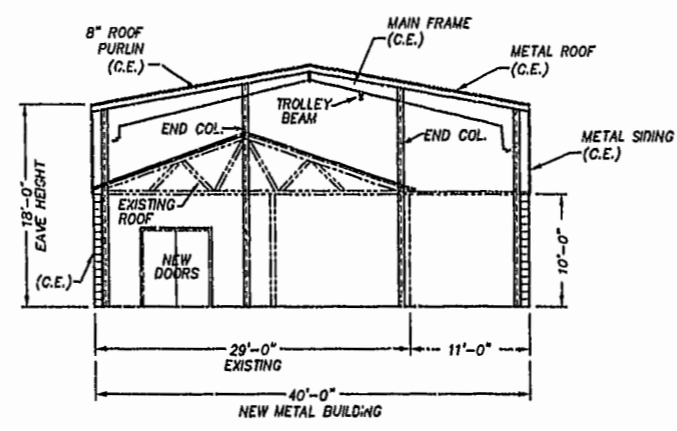
**EXHIBIT "B"**  
**PLAT OF**  
**BOB-CAT CONDOMINIUM MANAGEMENT CENTER**  
**ADDITION TO UNIT "F"**  
OWNER/DEVELOPER: ROBERT F. RIPLEY & CATHERINE J. RIPLEY  
BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY
		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 8 August 2002 at 11:36 AM/PM. PB 52, PG 26-28	
		DOCUMENT # 020018257	
		CLERK	
		CLERK	

Designed RWE	Drawn JFS
Scale 1"=20'	Date 7/08/02
Project No. 6722-1	Drawing No. 1 OF 2

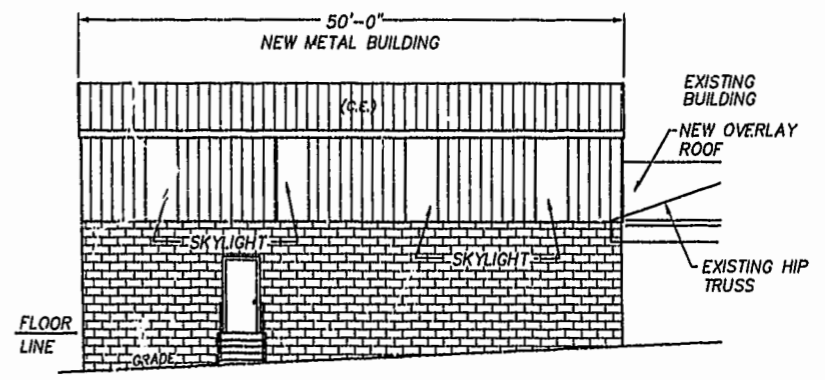


PLAN VIEW

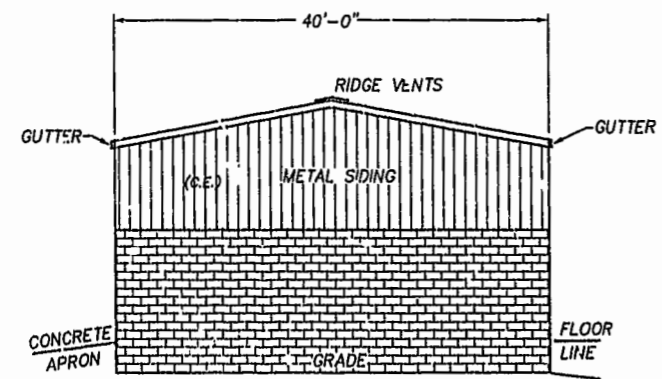


SECTION "A"- "A"

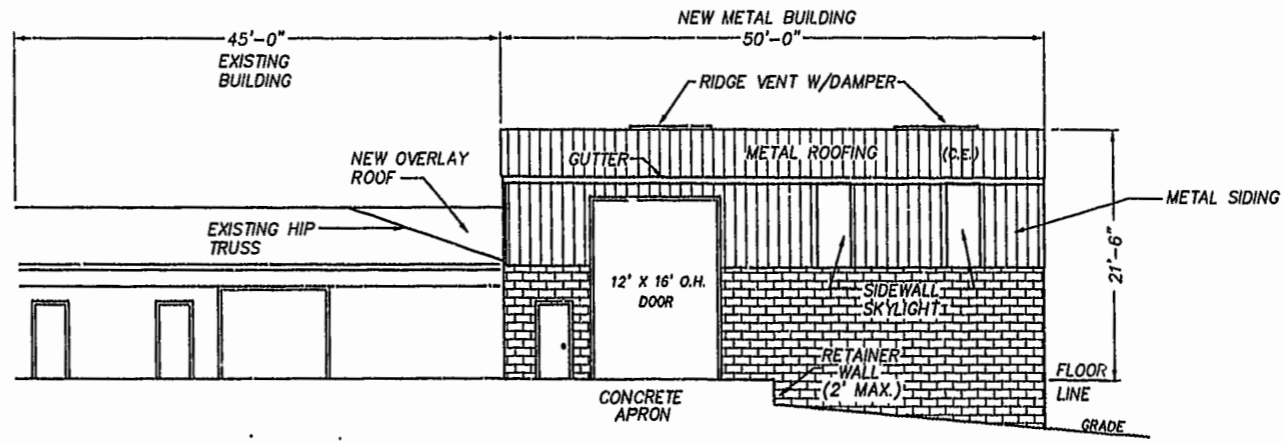
NOTE:  
IN ACCORDANCE WITH THE AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF BOB-CAT CONDOMINIUM MANAGEMENT CENTER, A CONDOMINIUM, " UPON COMPLETION OF THE IMPROVEMENTS IN THE ADDITION CONSTITUTING THE ADDITION TO UNIT "F", THE TERM "CEILING" FOR THE ADDITION TO UNIT "F" SHALL INCLUDE THE MAIN FRAME AND PURLINS WHICH SUPPORT THE METAL ROOF, BUT SHALL NOT INCLUDE COMPONENTS SUCH AS THE INSULATION AND TROLLEY BEAM ATTACHED TO THE CEILING, WHICH COMPONENTS ARE PART OF THE UNIT.



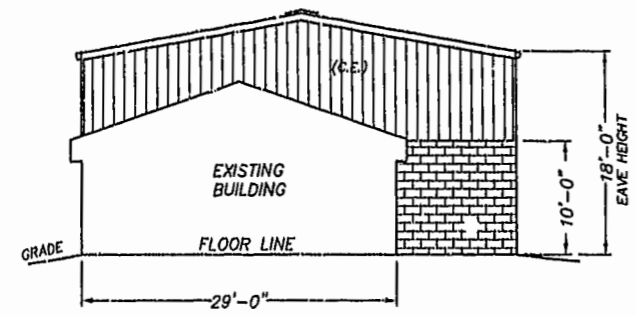
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

CERTIFICATION FOR PLANS

"THE UNDERSIGNED, A LICENSED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THESE PLANS (AS SUBMITTED BY BOB RIPLEY CONSTRUCTION, INC.) DEPICT IMPROVEMENTS TO BE CONSTRUCTED (BUT WHICH ARE NOT YET COMPLETED) AND, IF THE IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, THESE PLANS CONFORM TO THE REQUIREMENTS OF VA. CODE ANN. SUBSECTIONS 55-79.58 A IN SO FAR AS IT RELATES TO CHARACTERISTICS OF THE CONDOMINIUM TO BE DEPICTED ON SUCH PLANS. CONSTRUCTION OF THE ADDITION TO UNIT "F" DEPICTED HEREON HAS NOT YET BEGUN.

*Ronald W. Eads*  
RONALD W. EADS, L.S.

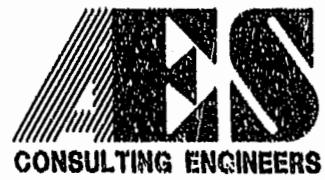
7-8-02  
DATE



NOTE:  
ALL BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY BOB RIPLEY CONSTRUCTION, INC.

NOTE:  
COMMON ELEMENTS ARE NOT YET COMPLETED.

07.08.02-08:35 6722F02.DWG JFS



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**EXHIBIT "B"**  
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**BOB-CAT CONDOMINIUM MANAGEMENT CENTER**  
ADDITION TO UNIT "F"  
OWNER/DEVELOPER: ROBERT F. RIPLEY & CATHERINE J. RIPLEY  
BERKELEY DISTRICT    JAMES CITY COUNTY    VIRGINIA

City of Williamsburg & County of James City		
Circuit Court: This PLAT was recorded on		
8 August 2002		
at 11:36 AM	AM/PM, PB. 27, PG. 25	
DOCUMENT # 020018257		
Patsy B. Woodbridge, Dep. Clerk		
No.	DATE	REVISION / COMMENT / NOTE

Designed RWE	Drawn JFS
Scale 1"=10'	Date 7/08/02
Project No. 8722-1	
Drawing No. 2 OF 2	