

#030029770

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

[Signature] 10-2-03
 FOR W & L LAND, L.L.C. (C. LEWIS WALTRIP, II) DATE
[Signature] 10-2-03
 FOR W & L LAND, L.L.C. (WAVERLY V. BROOKS) DATE

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).

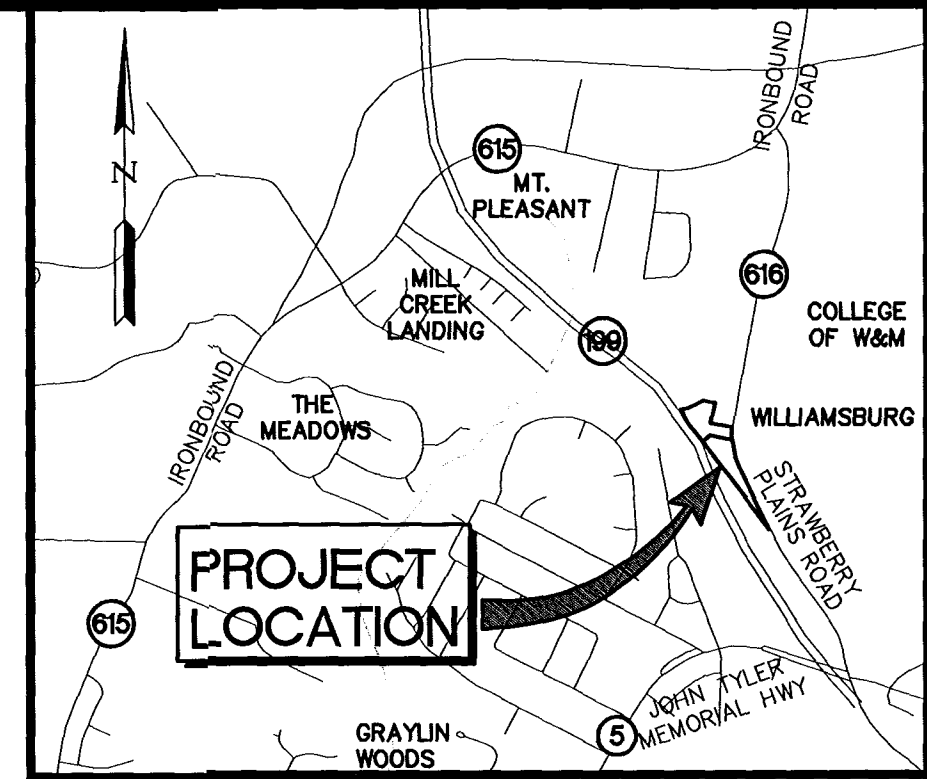
EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED AS LIMITED COMMON ELEMENTS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.

LCE- LIMITED COMMON ELEMENTS

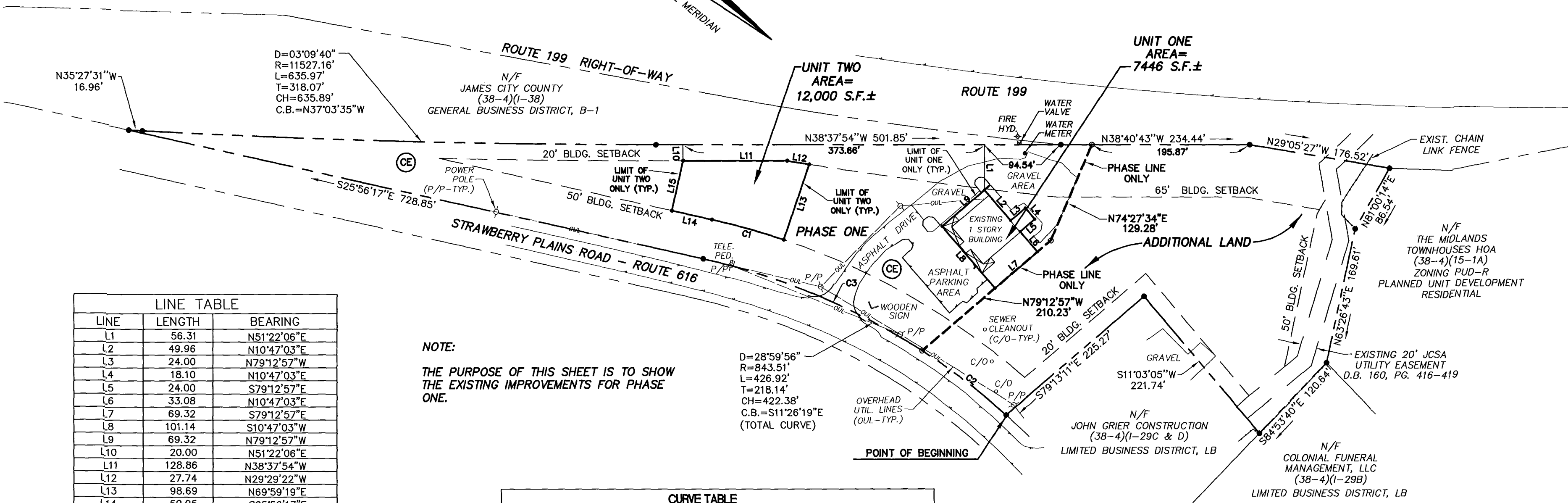
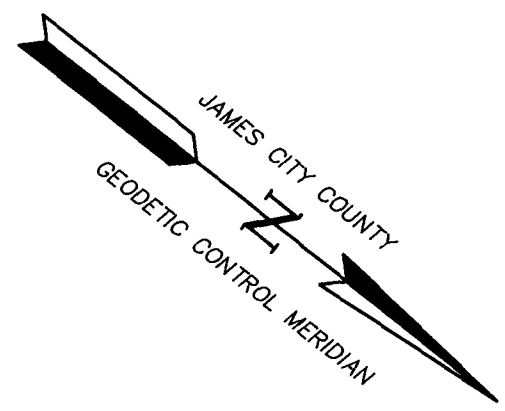
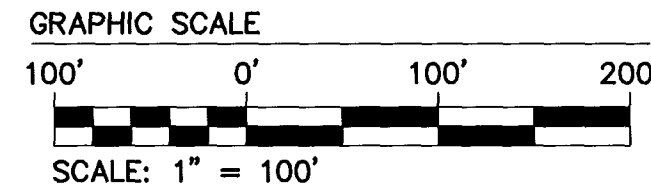
LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONDOMINIUM INSTRUMENTS. EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF.

GENERAL NOTES

- SITE IS ZONED B-1, GENERAL BUSINESS DISTRICT.
- SITE IS TAX PARCEL (38-4) (1-38A). STREET ADDRESS: #3701 STRAWBERRY PLAINS ROAD
- ALL SANITARY SEWER AND WATER SYSTEM COMPONENTS SHALL BE THE LATEST VERSION OF THE JCSA SANITARY INSTALLED IN ACCORDANCE WITH SEWER AND WATER DISTRIBUTION SYSTEM CONSTRUCTION.
- SETBACK LINES: (GENERAL REQUIREMENTS)
 FRONT: 50'
 REAR: 20'
 SIDE: 20'
- ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.
- 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 WITH THIS PROJECT.
- EXISTING UTILITIES AS SHOWN WERE LOCATED AS EVIDENT, NO UNDERGROUND UTILITIES WERE LOCATED BY THIS SURVEY.



NOTARY
 STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT:
Vernon M. Leddy III A NOTARY PUBLIC IN AND FOR THE CITY/
 COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE
 PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
 ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE
 AFORESAID.
 GIVEN UNTO MY HAND THIS 2nd DAY OF October, 2003
 MY COMMISSION EXPIRES 12/31/04
Vernon M. Leddy III
 NOTARY PUBLIC



LINE	LENGTH	BEARING
L1	56.31	N51°22'06"E
L2	49.96	N10°47'03"E
L3	24.00	N79°12'57"W
L4	18.10	N10°47'03"E
L5	24.00	S79°12'57"E
L6	33.08	N10°47'03"E
L7	69.32	S79°12'57"E
L8	101.14	S10°47'03"W
L9	69.32	N79°12'57"W
L10	20.00	N51°22'06"E
L11	128.86	N38°37'54"W
L12	27.74	N29°29'22"W
L13	98.69	N69°59'19"E
L14	50.95	S25°56'17"E
L15	63.35	S64°03'43"W

NOTE:
 THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING IMPROVEMENTS FOR PHASE ONE.

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	5°55'36"	893.51	92.42	46.25	92.38	S22°58'29"E
C2	8°53'25"	843.51	130.88	65.57	130.75	S01°23'04"E
C3	20°06'31"	843.51	296.04	149.56	294.52	S15°53'02"E

AREA TABULATION

UNIT ONE	7,446 S.F.±	OR 0.171 AC.±
UNIT TWO	12,000 S.F.±	OR 0.275 AC.±
COMMON AREA	112,750 S.F.±	OR 2.588 AC.±
TOTAL AREA PHASE ONE	132,196 S.F.±	OR 3.034 AC.±
ADDITIONAL LAND	114,637 S.F.±	OR 2.632 AC.±
TOTAL AREA	246,833 S.F.±	OR 5.666 AC.±

SURVEYOR'S CERTIFICATE

I, RONALD W. EADS, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN FOR STRAWBERRY PLAINS CENTER, A CONDOMINIUM, IS ACCURATE AND COMPLIES WITH SECTION 55-79.58 (A) OF THE VIRGINIA CONDOMINIUM AS, AMENDED.

[Signature] 9-17-03
 RONALD W. EADS, L.S. DATE

REFERENCES:

INSTRUMENT #990001219
 INSTRUMENT #000011207
 DEED BOOK 75, PAGE 559 (NOT PLOTTABLE)
 DEED BOOK 44, PAGE 193-194
 DEED BOOK 78, PAGE 501-502
 DEED BOOK 160, PAGE 416-419
 DEED BOOK 372, PAGE 680-682

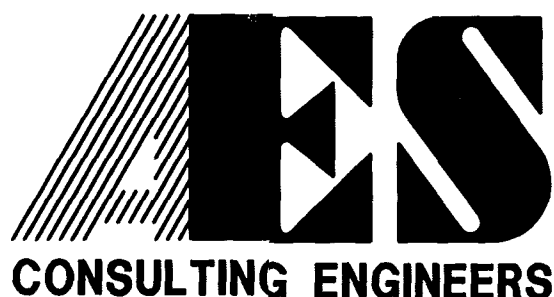
NOTE:
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510294-00035 B, DATED 2/6/91.

CERTIFICATE OF APPROVAL

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 6th DAY OF October, 2003. AS INSTRUMENT NUMBER 030029770 @ 10:23 AM

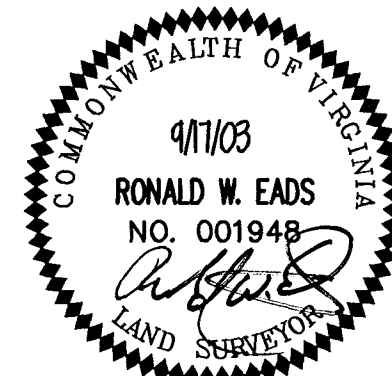
TESTE: *[Signature]*
 CLERK
 By *[Signature]*, Dep. Clerk



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

AMMENDED PLAT OF CONDOMINIUM
 STRAWBERRY PLAINS CENTER
 A CONDOMINIUM
 PHASE ONE
 OWNED BY: W & L LAND, L.L.C.

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



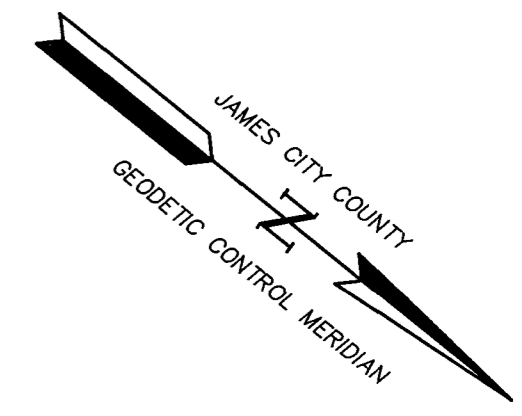
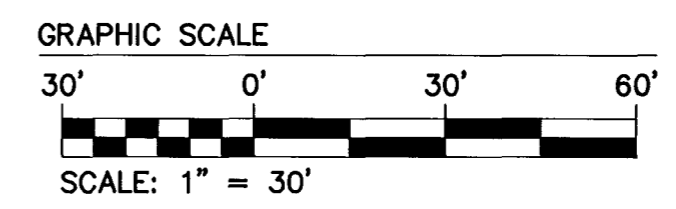
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	JFS
Scale	Date
1"=100'	9/17/03
Project No.	
8720-1	
Drawing No.	
1 OF 2	

872001p01.DWG 07.01.03-14:31 JFS

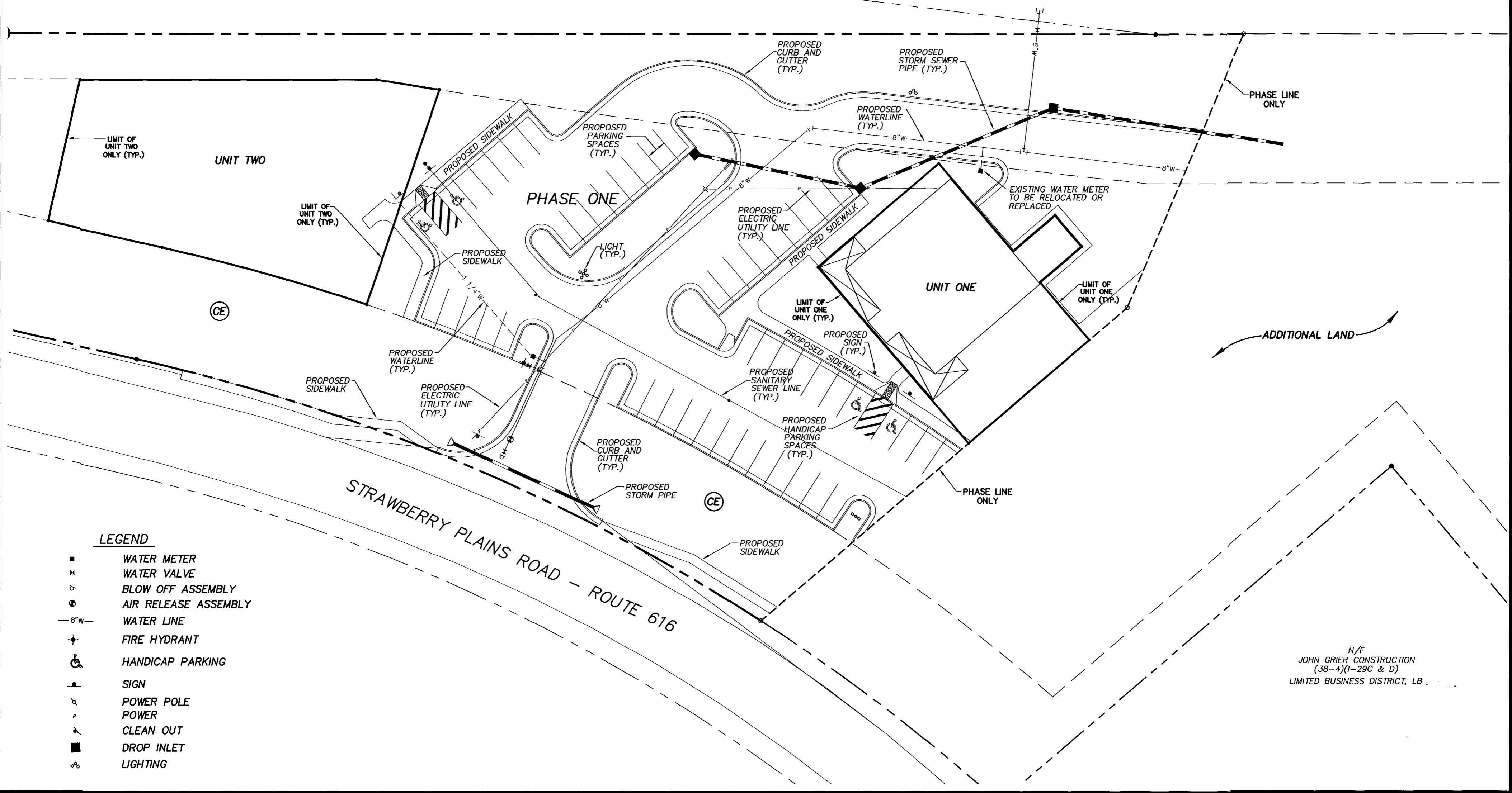
#030029770

NOTE:
 THE PURPOSE OF THIS SHEET IS TO SHOW THE PROPOSED IMPROVEMENTS FOR PHASE ONE AS SHOWN ON A SITE PLAN PREPARED BY AES CONSULTING ENGINEERS DATED 5/22/00 AND ENTITLED "SITE PLAN FOR STRAWBERRY PLAINS CENTER, OWNER DEVELOPER STRAWBERRY DEVELOPMENT, L.L.C.". THESE IMPROVEMENTS ARE NOT YET COMPLETED.



N/F
 JAMES CITY COUNTY
 (38-4)(1-38)
 GENERAL BUSINESS DISTRICT, B-1

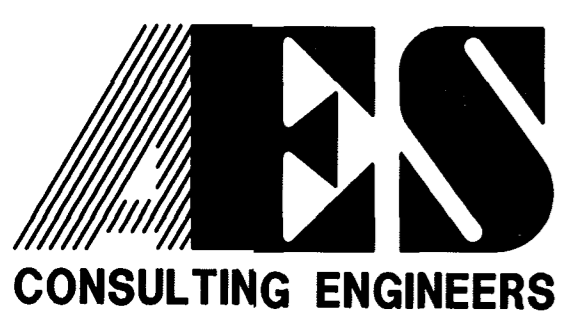
ROUTE 199



LEGEND

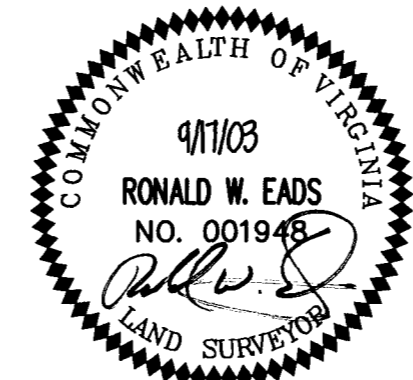
- WATER METER
- H WATER VALVE
- ⊕ BLOW OFF ASSEMBLY
- ⊕ AIR RELEASE ASSEMBLY
- 8"W — WATER LINE
- ⊕ FIRE HYDRANT
- ♿ HANDICAP PARKING
- SIGN
- ⊕ POWER POLE
- ⊕ POWER
- ⊕ CLEAN OUT
- DROP INLET
- ⊕ LIGHTING

N/F
 JOHN GRIER CONSTRUCTION
 (38-4)(1-29C & D)
 LIMITED BUSINESS DISTRICT, LB



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 Williamsburg, Virginia 23188
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 Fax (757) 220-8994

AMMENDED PLAT OF CONDOMINIUM
 STRAWBERRY PLAINS CENTER
 A CONDOMINIUM
 PHASE ONE
 OWNED BY: W & L LAND, L.L.C.
 JAMESTOWN 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
 16 October 2003
 at 10:23 AM/PM. PG. 1
 DOCUMENT # 030029770
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

Designed AES	Drawn JFS
Scale 1"=30'	Date 9/17/03
Project No. 8720-1	
Drawing No. 2 OF 2	