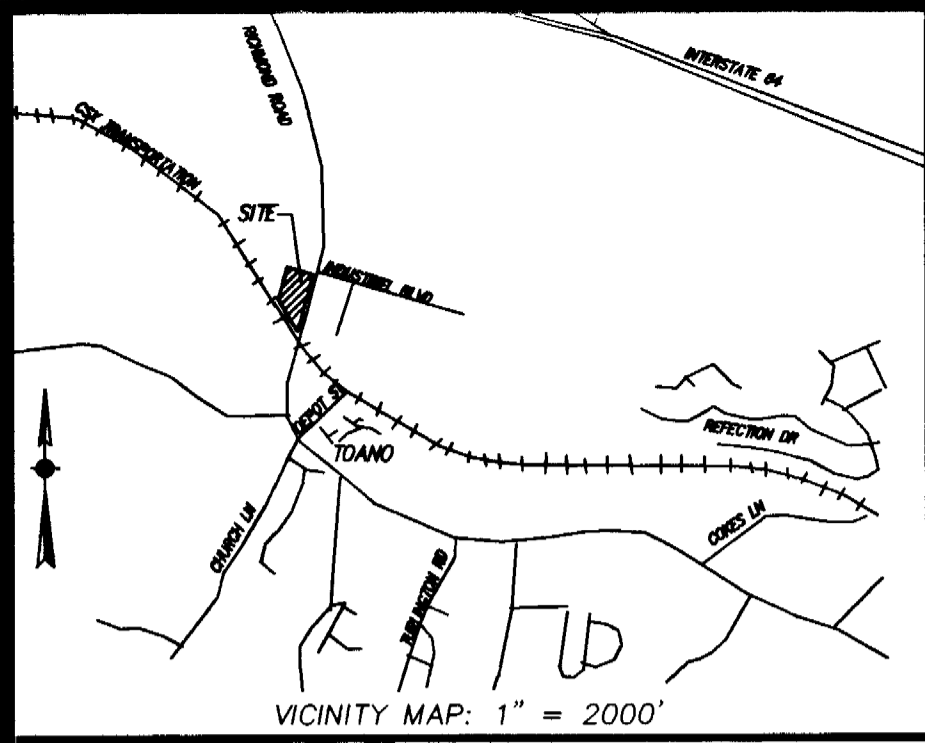


#040023345

File: N:\Projects\2004\04-322\dwg\04-322, Plotted: 9-8-04 at 8:40, By: bhoyt



I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED 55-79.58, AND I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED ON SAID PLANS, PURSUANT TO THE CODE OF VIRGINIA 55-79.58B, HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: *Gary C. Thomas*  
GARY C. THOMAS, L.S.



PLAT OF  
**TOANO BUSINESS CENTER**

A CONDOMINIUM  
JSRS ASSOCIATES L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY  
JAMES CITY COUNTY, VIRGINIA

DATE: 6/17/04 SHEET 1 OF 2 SCALE: 1" = 50'  
PROJECT NO: 04-322 DRAWN BY: BSH

**THOMAS LAND SURVEYING, P.C.**  
SURVEYORS-GPS-PLANNERS  
11830-A CANON BOULEVARD  
NEWPORT NEWS, VIRGINIA 23606  
(757) 873-2770

DATE: REVISED 8/18/04 ADDED UNIT DETAIL  
DATE: REVISED 8/18/04 ADDITIONAL UNIT DETAIL  
DATE: REVISED 9/08/04 CHANGE UNIT NUMBERING

N/F  
STEWART  
DB 324, PG 22  
TPARCEL ID 124010009A

THIS PLAT SHALL BE PART OF THE DOCUMENTATION FOR THE DECLARATION OF CONDOMINIUM DATED THE 14TH DAY OF SEPTEMBER, 2004, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA INSTRUMENT # \_\_\_\_\_

PLAT OF TOANO BUSINESS CENTER A CONDOMINIUM FOR JSRS ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY.

THE PROPERTY CONTAINED WITHIN THE LIMITS OF THIS CONDOMINIUM WAS CONVEYED TO TOANO BUSINESS CENTER RECORDED AS INSTRUMENT #02013460, DATED 2/15/02, IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

TOTAL AREA ENCOMPASSED = 7.269 ACRE.

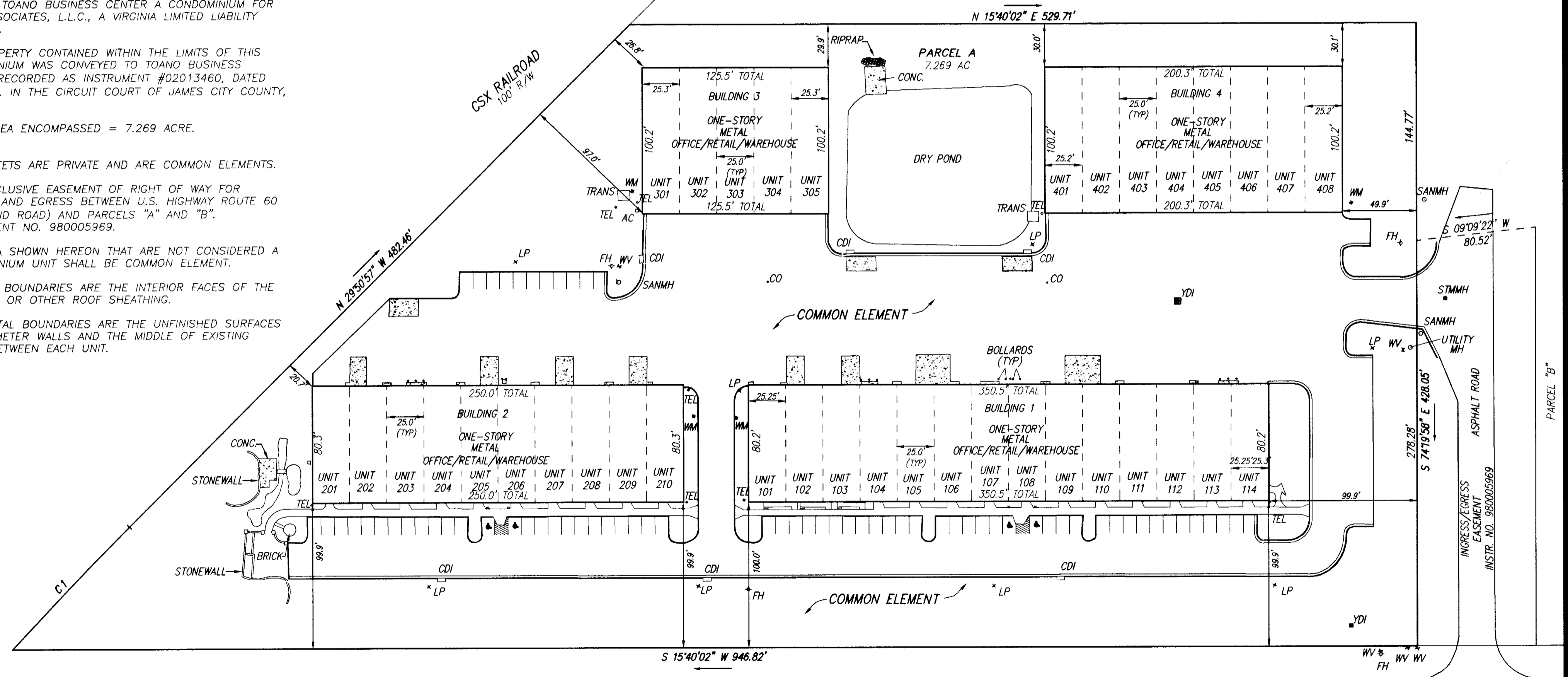
ALL STREETS ARE PRIVATE AND ARE COMMON ELEMENTS.

NON-EXCLUSIVE EASEMENT OF RIGHT OF WAY FOR INGRESS AND EGRESS BETWEEN U.S. HIGHWAY ROUTE 60 (RICHMOND ROAD) AND PARCELS "A" AND "B". INSTRUMENT NO. 980005969.

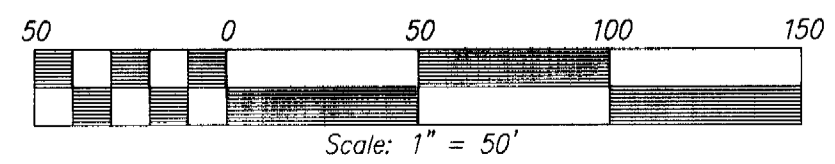
ALL AREA SHOWN HEREON THAT ARE NOT CONSIDERED A CONDOMINIUM UNIT SHALL BE COMMON ELEMENT.

VERTICAL BOUNDARIES ARE THE INTERIOR FACES OF THE PLYWOOD OR OTHER ROOF SHEATHING.

HORIZONTAL BOUNDARIES ARE THE UNFINISHED SURFACES OF PERIMETER WALLS AND THE MIDDLE OF EXISTING WALLS BETWEEN EACH UNIT.



COMMON ELEMENT SHOWN HEREON ARE APPROXIMATE AND SHALL BE CONSISTENT WITH DECLARATION OF CONDOMINIUM.



STATE OF VIRGINIA  
JAMES CITY COUNTY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE JAMES CITY COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 15th DAY OF Sept, 2004 AT 2:27 PM.

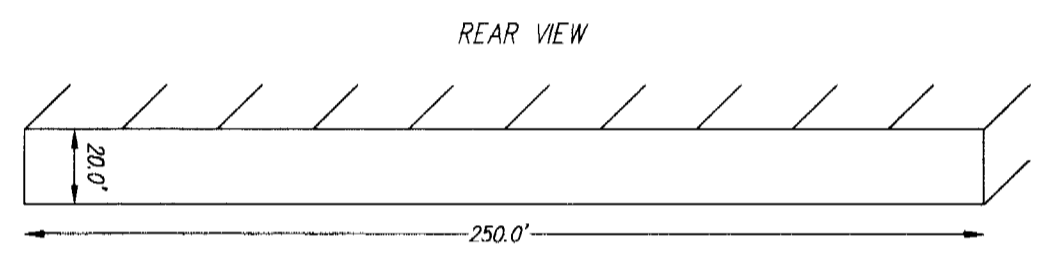
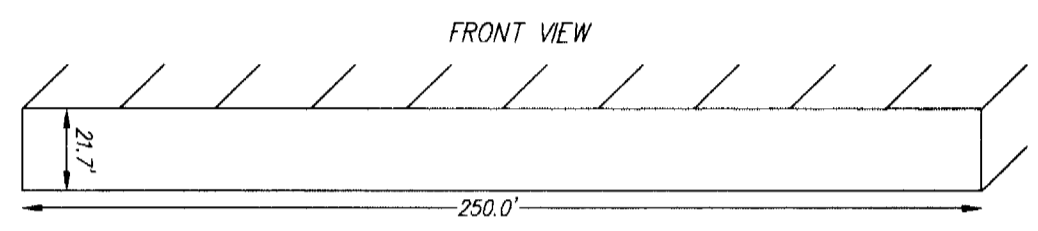
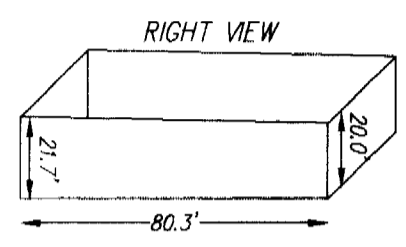
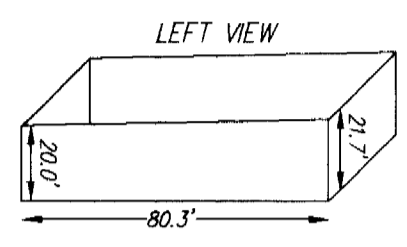
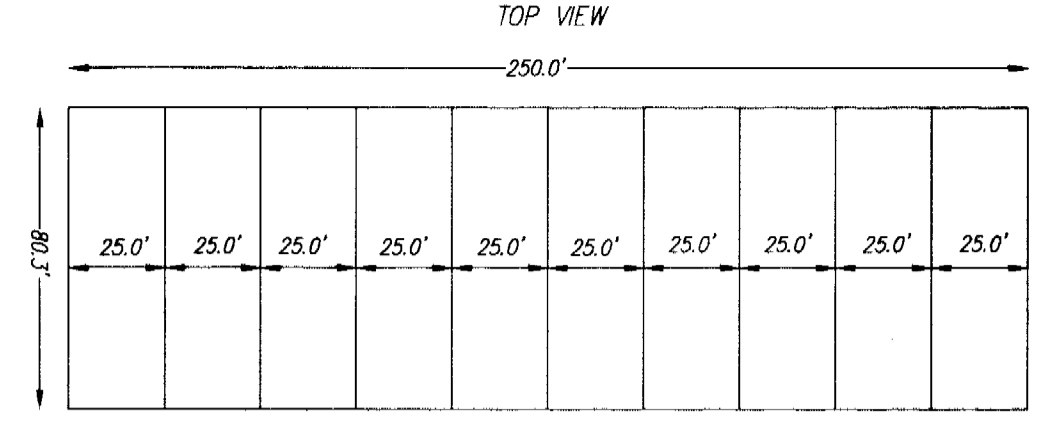
INSTRUMENT # 040023345  
TESTES: *Betsy B. Woolridge*, CLERK  
TESTES: *Dee Ann Hallman*, DEPUTY CLERK

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	2821.43	115.23	02°20'24"	57.62	N 31°01'09" W	115.22

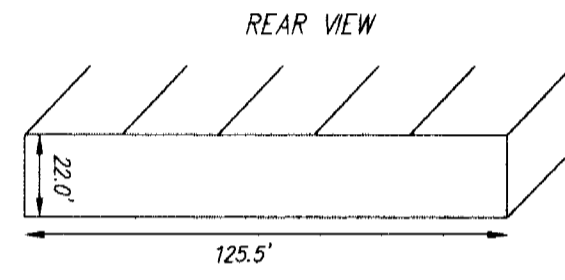
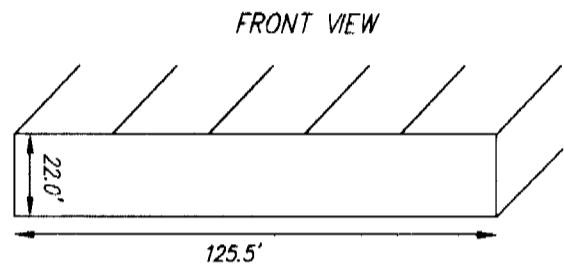
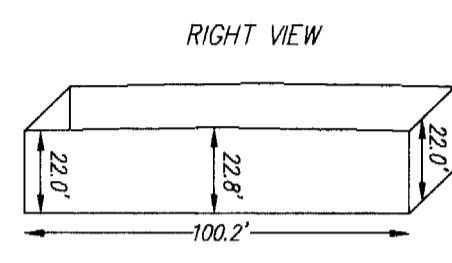
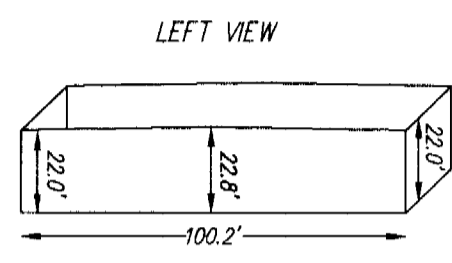
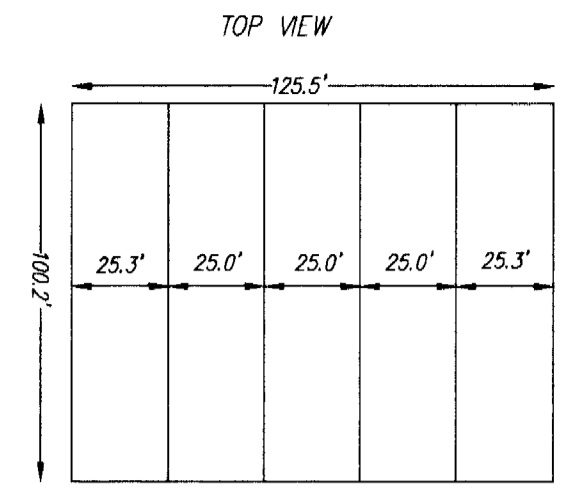
#040023345

File: N:\Projects\2004\04-322\dwg\04-322, Plotted: 9-8-04 at 8:40, By: bhoyt

BUILDING 2  
UNITS 201-210



BUILDING 3  
UNITS 301-305



PLAT OF  
TOANO BUSINESS CENTER

A CONDOMINIUM  
JSRS ASSOCIATES L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY  
JAMES CITY COUNTY, VIRGINIA

DATE: 6/17/04 SHEET 2 OF 2 SCALE: NA  
PROJECT NO: 04-322 DRAWN BY: BSH

THOMAS LAND SURVEYING, P.C.  
SURVEYORS-GPS-PLANNERS  
11830-A CANON BOULEVARD  
NEWPORT NEWS, VIRGINIA 23606  
(757) 873-2770

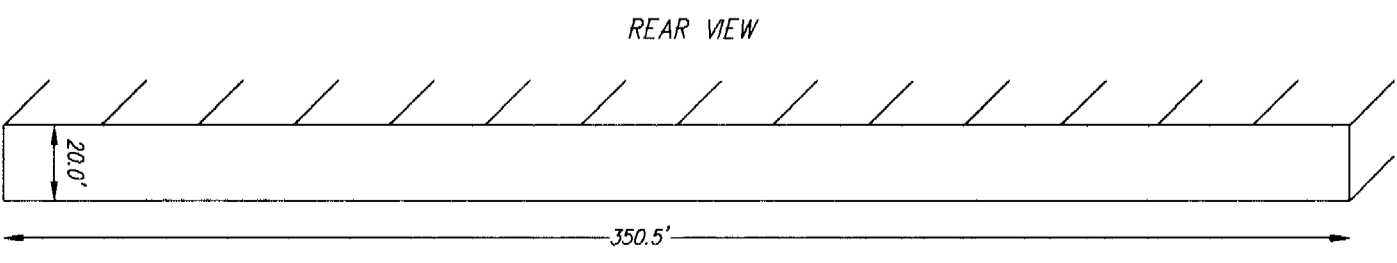
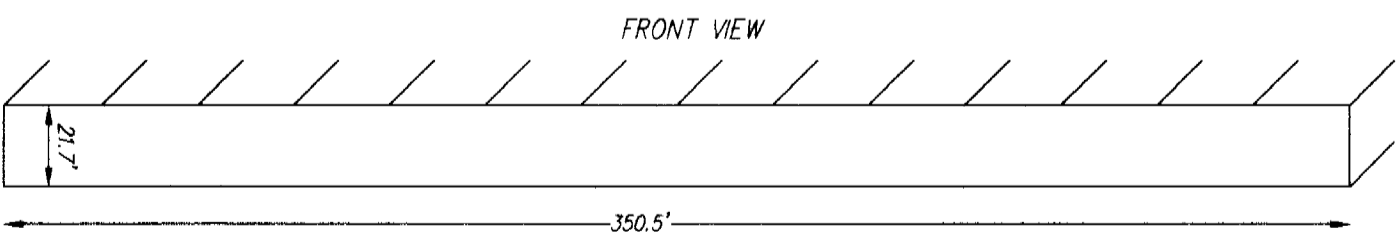
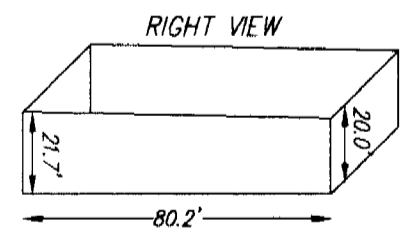
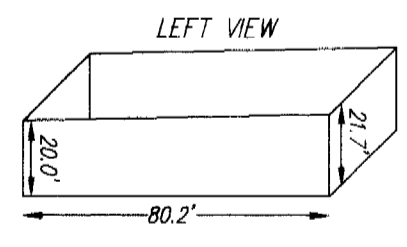
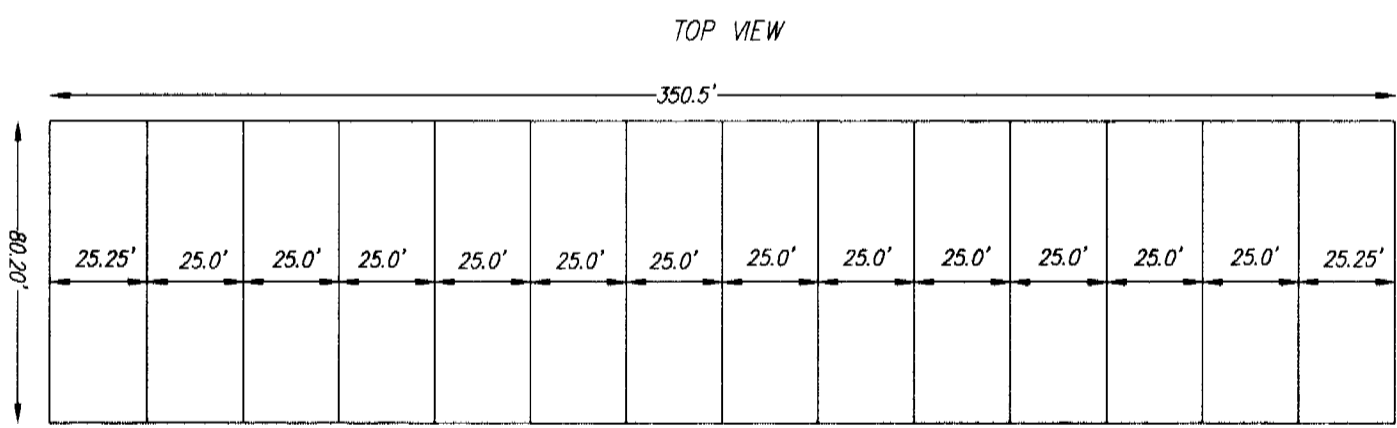
NOTES:  
FINISH FLOOR ELEVATIONS: (PER APPROVED DEVELOPMENT PLAN)  
BUILDING 1, UNITS 101-114 FINISH FLOOR ELEVATION= 100.0  
BUILDING 2, UNITS 201-210 FINISH FLOOR ELEVATION= 98.0  
BUILDING 3, UNITS 301-305 FINISH FLOOR ELEVATION= 94.5  
BUILDING 4, UNITS 401-402 FINISH FLOOR ELEVATION= 96.5  
UNITS 403-404 FINISH FLOOR ELEVATION= 97.14  
UNITS 405-406 FINISH FLOOR ELEVATION= 97.83  
UNITS 047-408 FINISH FLOOR ELEVATION= 98.5

DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SHOWN FOR GRAPHIC REPRESENTATION ONLY. DERIVED FROM BUILDING PLANS AND PHYSICAL MEASUREMENTS. EACH INDIVIDUAL UNIT MAY VARY. THE HORIZONTAL AND VERTICAL BOUNDARIES ARE AS FOLLOWS:

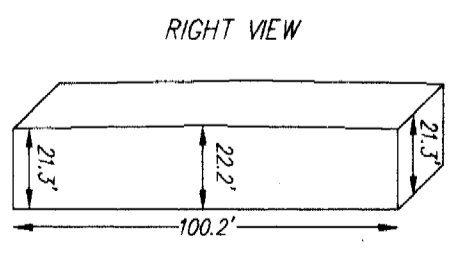
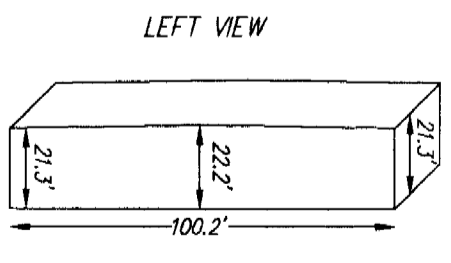
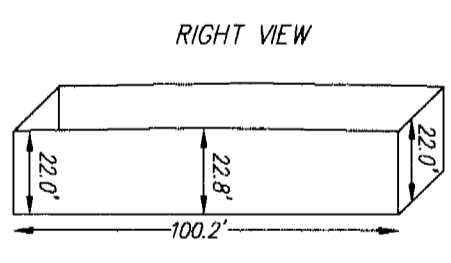
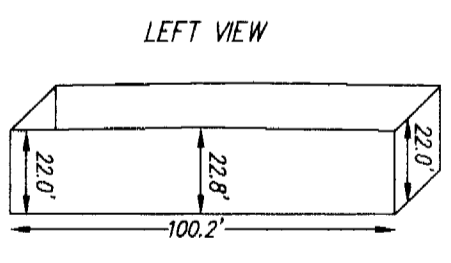
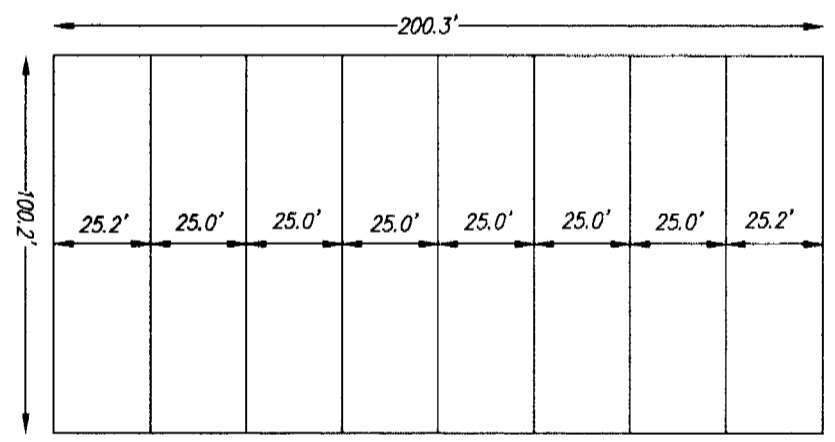
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HORIZONTAL BOUNDARIES ARE THE UNFINISHED SURFACES OF PERIMETER WALLS AND THE MIDDLE OF EXISTING WALLS BETWEEN EACH UNIT.

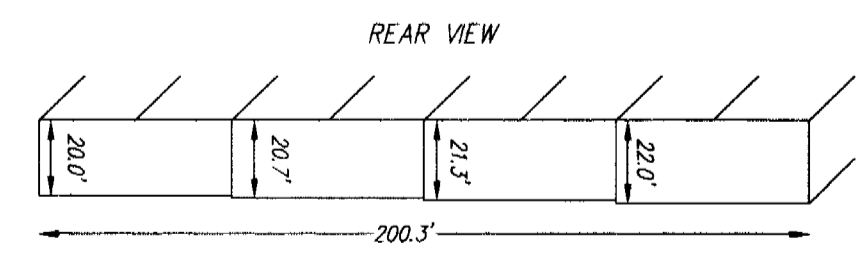
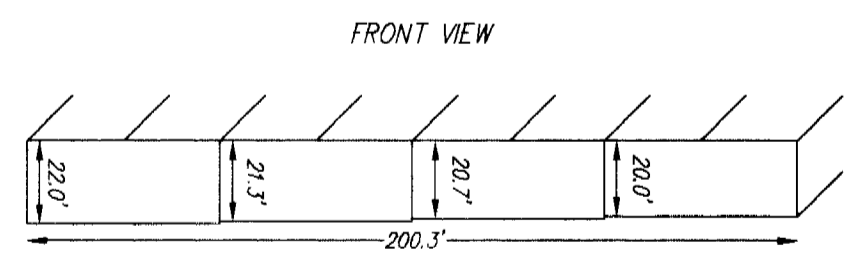
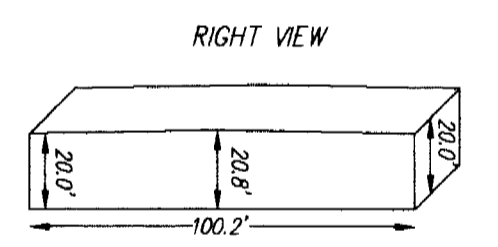
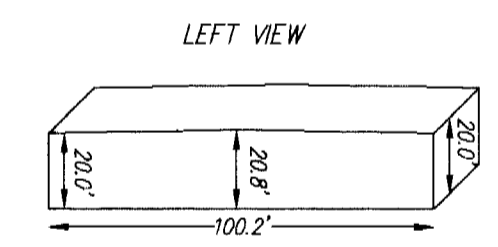
BUILDING 1  
UNITS 101-114



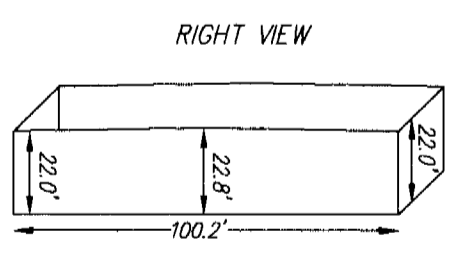
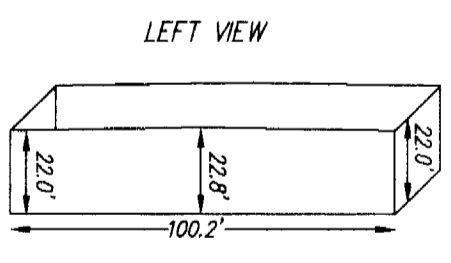
BUILDING 4  
UNITS 401-408



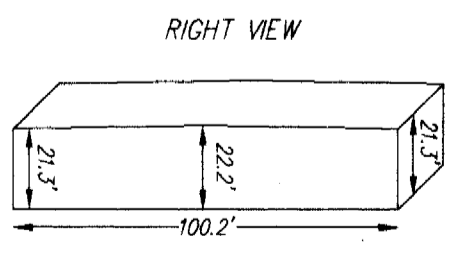
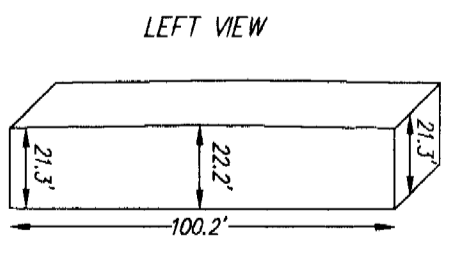
UNITS 407-408



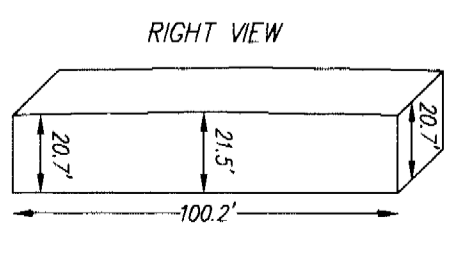
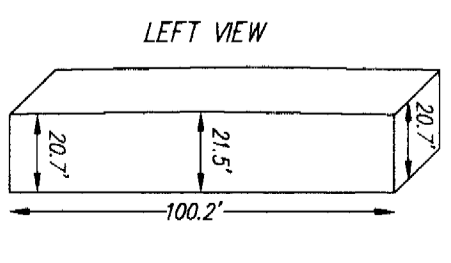
UNITS 401-402



UNITS 403-404



UNITS 405-406



STATE OF VIRGINIA  
JAMES CITY COUNTY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE JAMES CITY COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 15th DAY OF Sept. 2004 AT 2:27 PM.

INSTRUMENT # 040023345  
TESTES: BETSY B. WOOLRIDGE, CLERK  
TESTES: *Debra Hallman* DEPUTY CLERK