

#040028970

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] 11/11/04
 FOR W & L LAND, L.L.C. (C. LEWIS VALTRIP, II) DATE

[Signature] 11/11/04
 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).

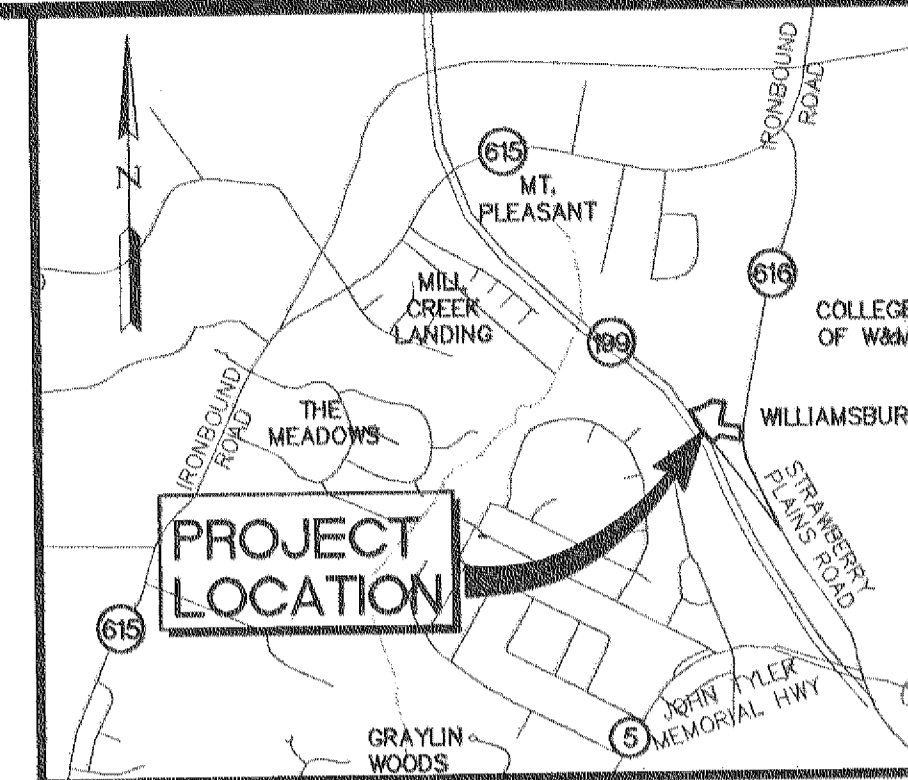
EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.

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.

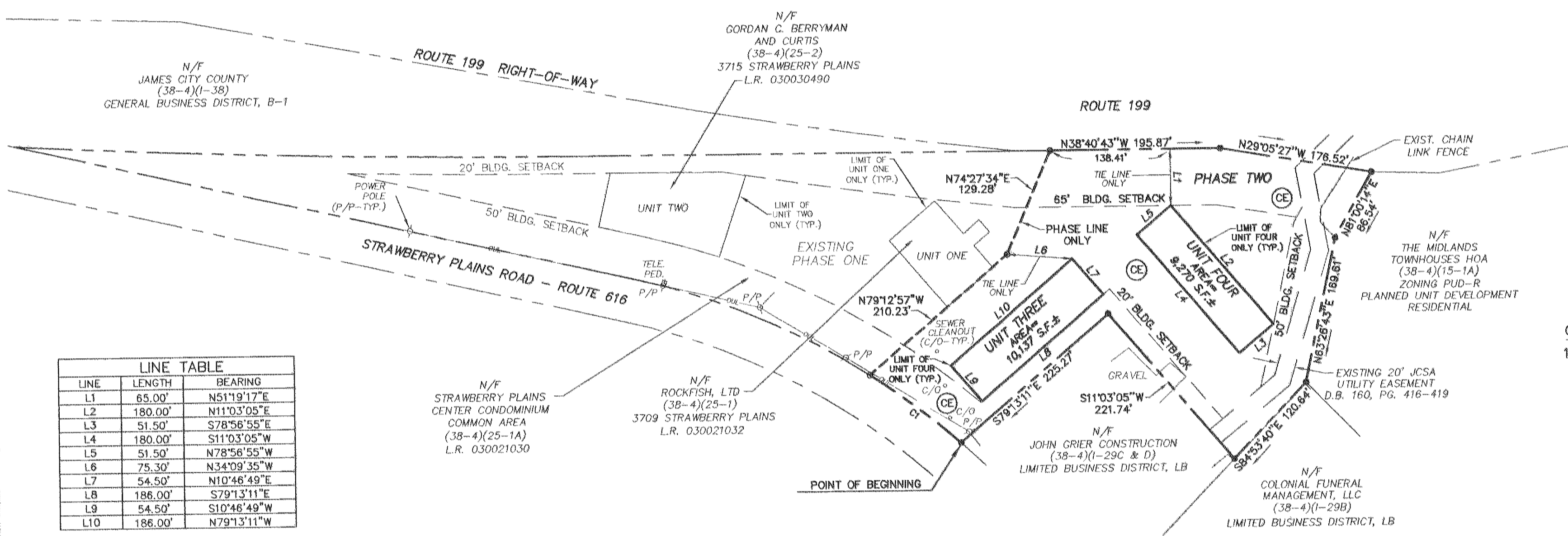
GENERAL NOTES

1. SITE IS ZONED B-1, GENERAL BUSINESS DISTRICT.
2. SITE IS TAX PARCEL (38-4) (1-38A). STREET ADDRESS: #3701 STRAWBERRY PLAINS ROAD
3. 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.
4. SETBACK LINES: (GENERAL REQUIREMENTS)
 FRONT: 50'
 REAR: 20'
 SIDE: 20'
5. ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.
6. 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.
7. EXISTING UTILITIES AS SHOWN WERE LOCATED AS EVIDENT, NO UNDERGROUND UTILITIES WERE LOCATED BY THIS SURVEY.



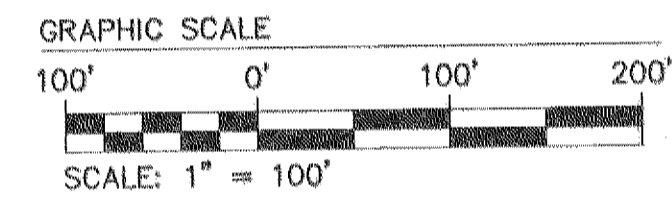
VICINITY MAP (APPROX. SCALE 1"=2000')

NOTARY
 STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT:
L. Vernon M. Heddy 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 11th DAY OF November, 2004.
 MY COMMISSION EXPIRES 12/31/04
L. Vernon M. Heddy III
 NOTARY PUBLIC



LINE	LENGTH	BEARING
L1	65.00'	N51°19'17"E
L2	180.00'	N11°03'05"E
L3	51.50'	S78°56'55"E
L4	180.00'	S11°03'05"W
L5	51.50'	N78°56'55"W
L6	75.30'	N34°09'35"W
L7	54.50'	N10°46'49"E
L8	186.00'	S79°13'11"E
L9	54.50'	S10°46'49"W
L10	186.00'	N79°13'11"W

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	8°53'25"	843.51	130.88	65.57	130.75	S01°23'04"E



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] 10-20-04
 RONALD W. EADS, L.S. DATE

AREA TABULATION

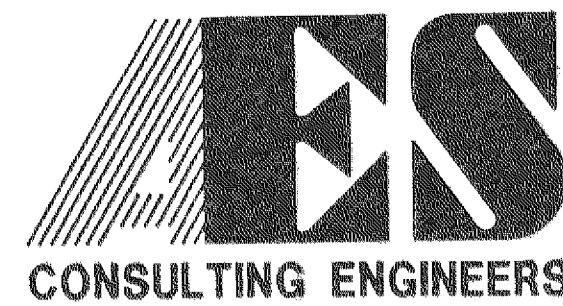
UNIT THREE	10,137 S.F.± OR 0.233 AC.±
UNIT FOUR	9,270 S.F.± OR 0.213 AC.±
COMMON ELEMENT	95,230 S.F.± OR 2.188 AC.±
TOTAL AREA PHASE TWO	114,637 S.F.± OR 2.632 AC.±

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 418-419
 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 12 DAY OF November, 2004.
 AS INSTRUMENT NUMBER 040028970
 TESTE: *[Signature]* CLERK

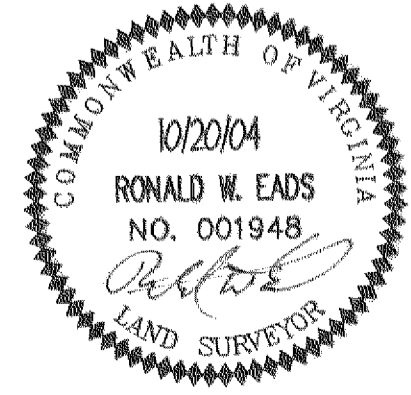
2 Large/Small Plat(s) Recorded herewith as # 040028970



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

PLAT OF CONDOMINIUM
 STRAWBERRY PLAINS CENTER
 A CONDOMINIUM
 PHASE TWO
 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'	10/20/04
Project No.	8720-1
Drawing No.	1 OF 2