

#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).

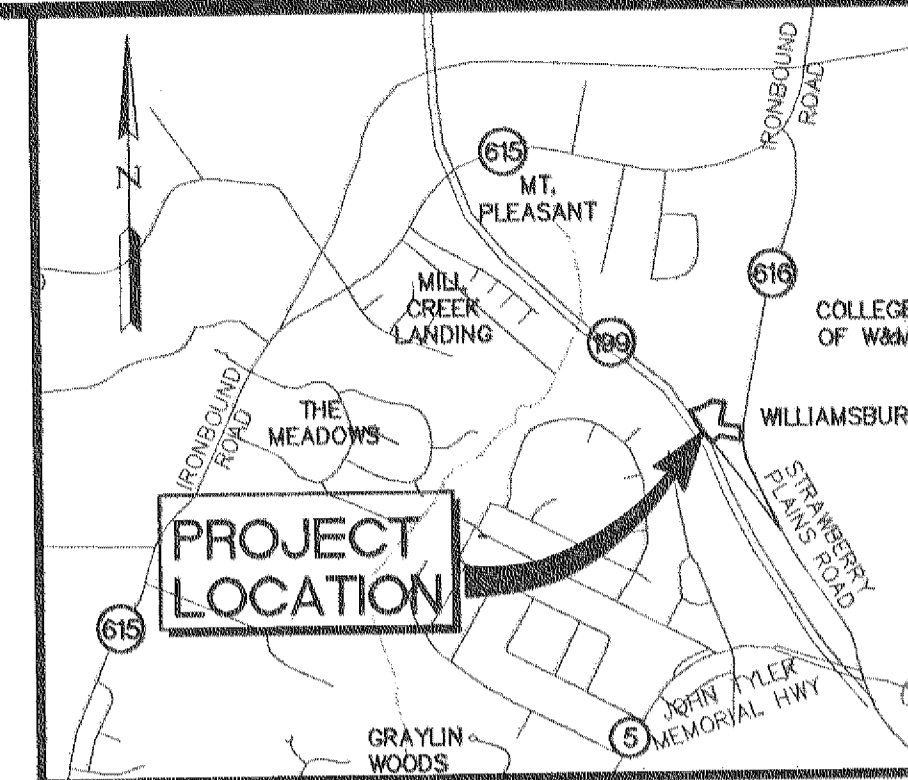
EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.

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.

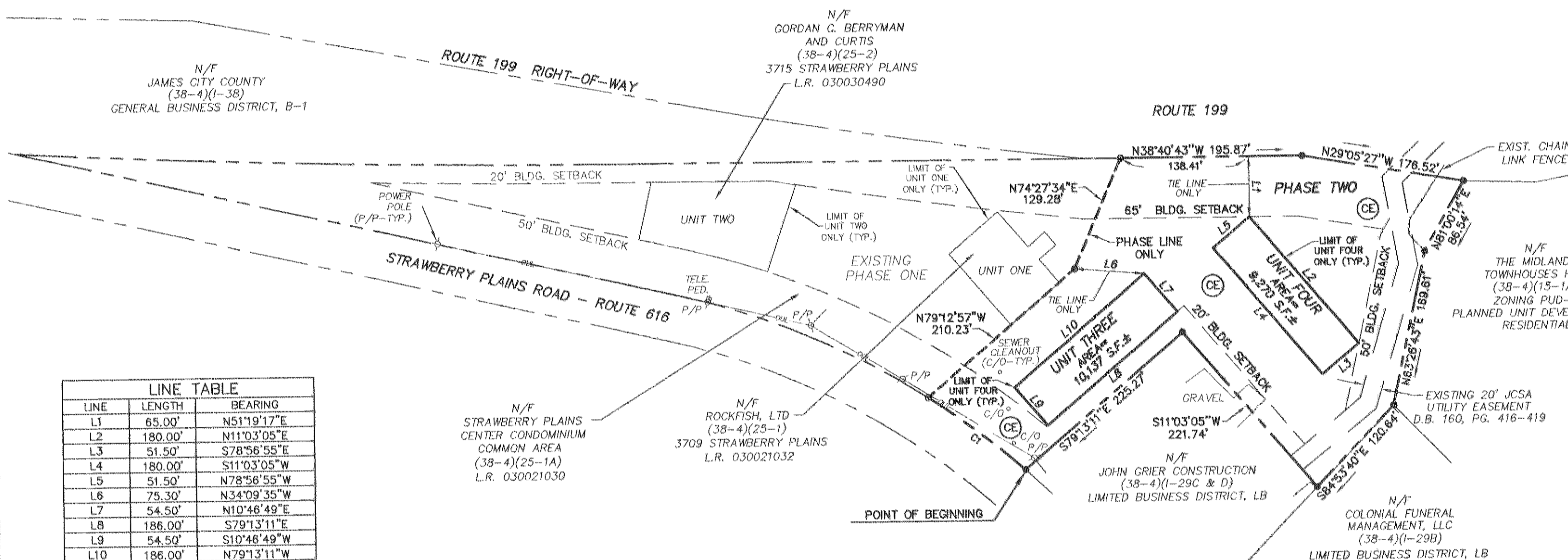
GENERAL NOTES

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 TABLE

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

CURVE TABLE

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

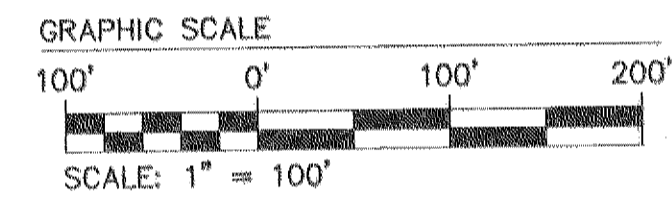
SURVEYOR'S CERTIFICATE
 I, RONALD W. EADS, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN FOR STRAWBERRY PLAINS CENTER, A CONDOMINIUM, IS ACCURATE AND COMPLIES WITH SECTION 55-79.58 (A) OF THE VIRGINIA CONDOMINIUM AS, AMENDED.
[Signature] 10-20-04
 RONALD W. EADS, L.S. DATE

AREA TABULATION

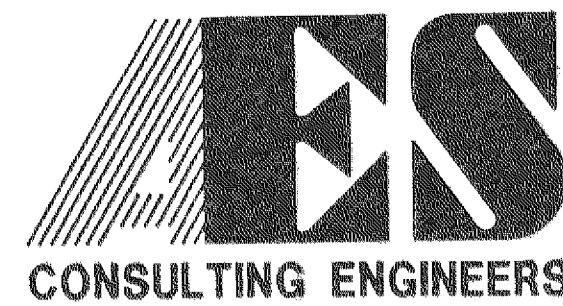
UNIT THREE	10,137 S.F.± OR 0.233 AC.±
UNIT FOUR	9,270 S.F.± OR 0.213 AC.±
COMMON ELEMENT	95,230 S.F.± OR 2.188 AC.±
TOTAL AREA PHASE TWO	114,637 S.F.± OR 2.632 AC.±

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

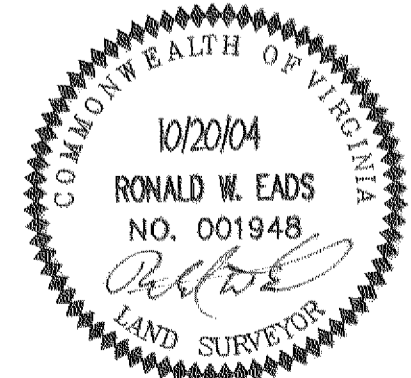


2 Large/Small Plat(s) Recorded herewith as # 040028970



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

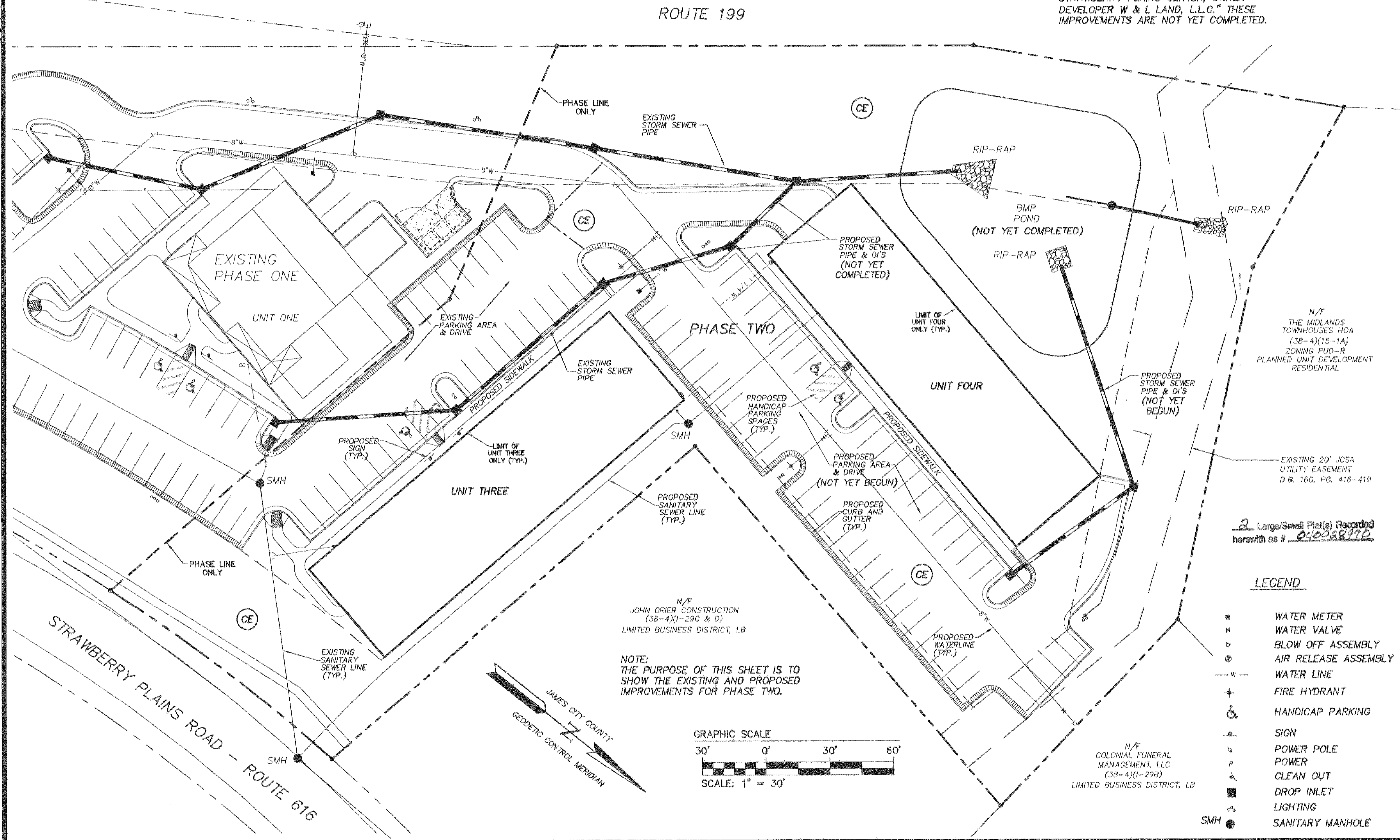
City of Williamsburg & County of James City
 Circuit Court. This PLAT was recorded on 12 November 2004
 at 12:46 AM/PM PB - PG -
 DOCUMENT # 040028970
 BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

Designed	Drawn
AES	JFS
Scale	Date
1"=100'	10/20/04
Project No.	8720-1
Drawing No.	1 OF 2

#040028970

NOTE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE PROPOSED IMPROVEMENTS FOR PHASE TWO AS SHOWN ON A SITE PLAN PREPARED BY AES CONSULTING ENGINEERS DATED 1/7/03, LATEST REVISION 6/15/04 AND ENTITLED "SITE PLAN AMENDMENT FOR STRAWBERRY PLAINS CENTER, OWNER DEVELOPER W & L LAND, L.L.C." THESE IMPROVEMENTS ARE NOT YET COMPLETED.

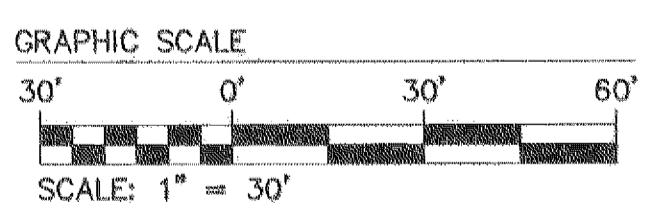


ROUTE 199

STRAWBERRY PLAINS ROAD - ROUTE 616

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

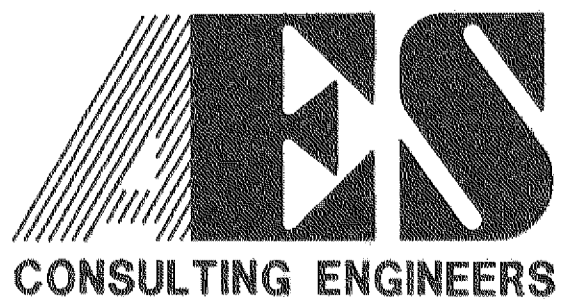
NOTE: THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING AND PROPOSED IMPROVEMENTS FOR PHASE TWO.



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

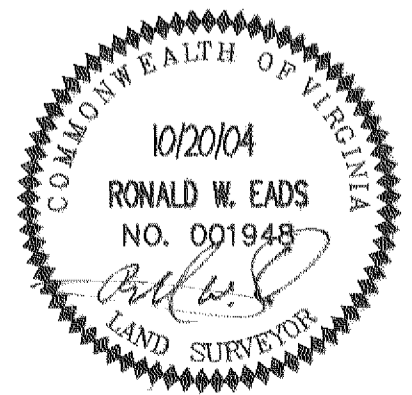
LEGEND

- ⊠ WATER METER
- ⊞ WATER VALVE
- ⊕ BLOW OFF ASSEMBLY
- ⊙ AIR RELEASE ASSEMBLY
- W — WATER LINE
- ⊕ FIRE HYDRANT
- ♿ HANDICAP PARKING
- ⊠ SIGN
- ⊞ POWER POLE
- ⊕ POWER
- ⊕ CLEAN OUT
- ⊕ DROP INLET
- ⊕ LIGHTING
- SMH SANITARY MANHOLE



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STRAWBERRY PLAINS CENTER
A CONDOMINIUM
PHASE TWO
OWNED BY: W & L LAND, L.L.C.
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on	
at 12:46 PM, 12 November 2004	
DOCUMENT # 040028970	
BETSY B. WOOLRIDGE, CLERK	
Betsy B. Woolridge Clerk	
No.	DATE
REVISION / COMMENT / NOTE	
BY	

Designed AES	Drawn JFS
Scale 1" = 30'	Date 10/20/04
Project No. 8720-1	
Drawing No. 2 OF 2	