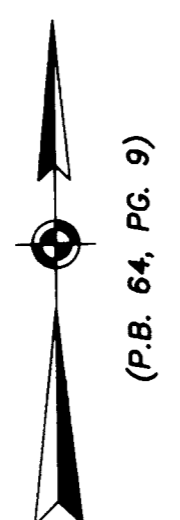
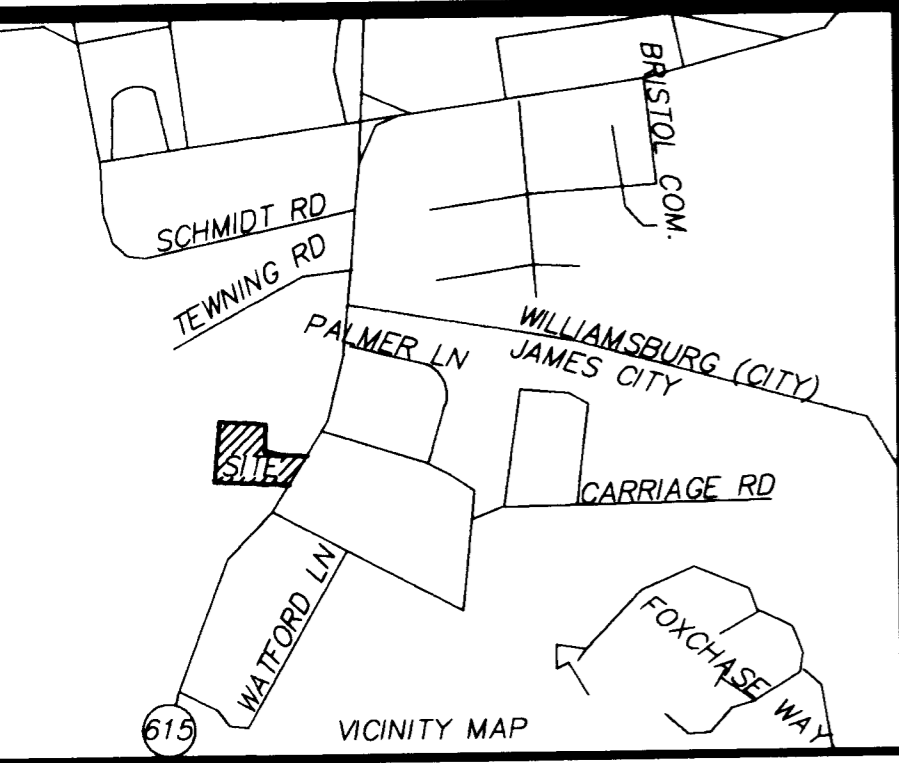


#060005506

File: N:\Projects\2003\03-043\CONDO PLAT 12-05\CONDO PLAT 1-19-05, Plotted: 2-14-06 at 13:23, By: bhojft



THIS PLAT SHALL BE PART OF THE DOCUMENTATION FOR THE DECLARATION OF CONDOMINIUM DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA INSTRUMENT # \_\_\_\_\_.

PLAT OF IRONBOUND CENTER A CONDOMINIUM.  
THE PROPERTY CONTAINED WITHIN THE LIMITS OF THIS CONDOMINIUM WAS CONVEYED TO JOHN F. SAWIN, RECORDED AS INSTRUMENT 020031020, DATED DECEMBER 23, 2002. IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.  
TOTAL AREA ENCOMPASSED = 88,249 SQ. FT. 2.026 ACRES.

PARKING AREAS AND DRIVE AISLES ARE PRIVATE AND ARE COMMON ELEMENTS UNLESS OTHERWISE STATED.  
ALL AREA SHOWN HEREON THAT IS NOT CONSIDERED A CONDOMINIUM UNIT SHALL BE COMMON ELEMENT.  
WHERE UNIT BOUNDARIES MEET AN EXISTING BUILDING THE LIMITS OF SUCH BOUNDARY SHALL BE THE EXTERIOR FACE OF THE BUILDING AS SHOWN HERE ON.

**PLAT OF  
IRONBOUND CENTER  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA**

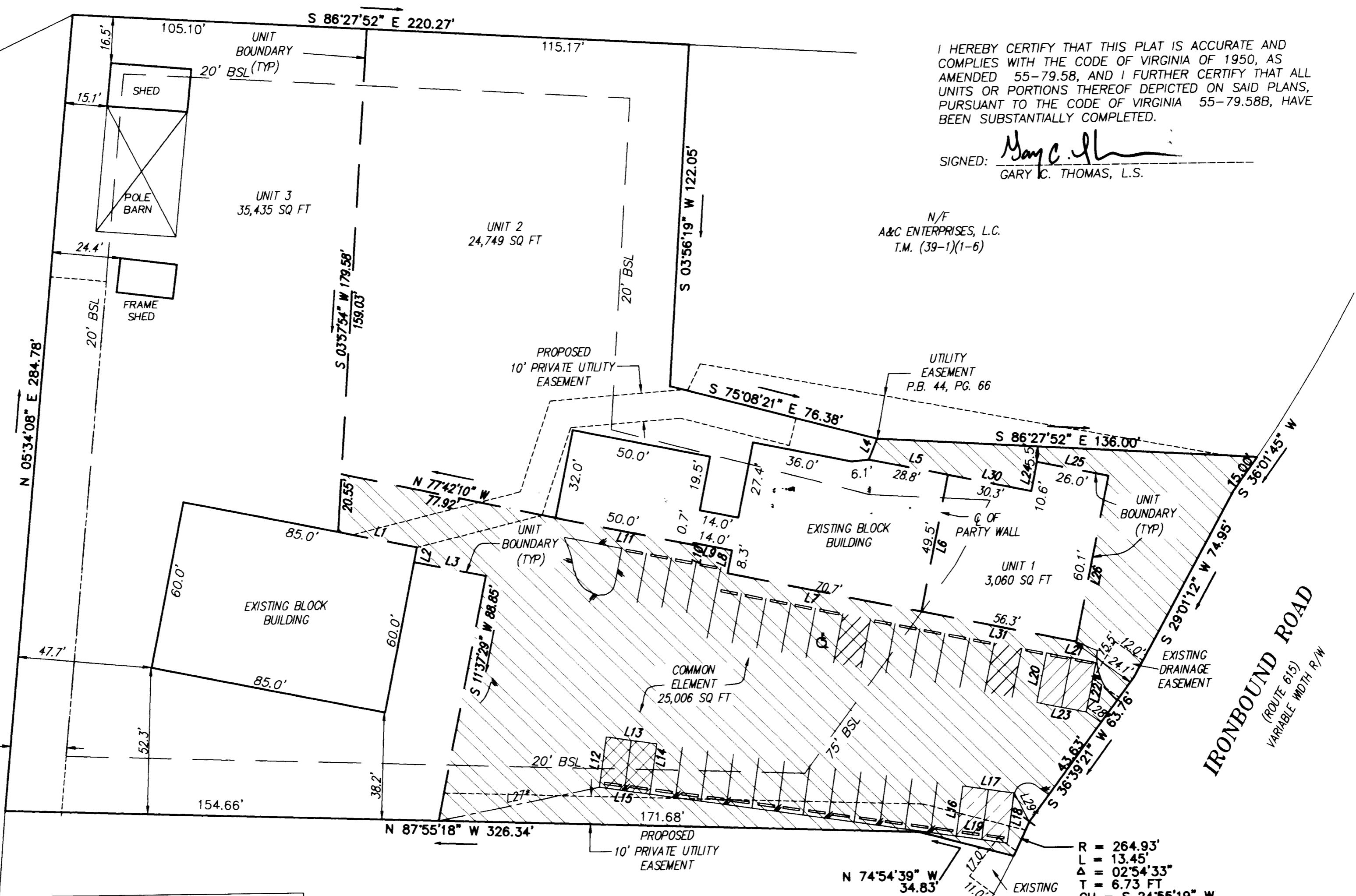
DATE: 12/19/05	SHEET 1 OF 1	SCALE: 1" = 30'
PROJECT NO: 03-043	DRAWN BY: BSH	

**SURVEYING - GPS - MAPPING INC.**  
11830-A CANON BLVD.  
NEWPORT NEWS, VA 23606  
(757) 873-2770 / FAX: (757) 873-2772

REVISED 2/14/06: REVISED 10' PRIVATE UTILITY EASEMENT  
ADD 10' PRIVATE UTILITY EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	S 78°22'31" E	28.58'
L2	S 11°40'26" W	5.45'
L3	S 78°15'11" E	25.99'
L4	S 22°50'56" W	8.05'
L5	S 78°15'11" E	28.80'
L6	S 11°44'49" W	49.45'
L7	N 78°15'11" W	70.70'
L8	N 11°44'49" E	8.35'
L9	N 78°15'11" W	14.00'
L10	S 10°52'40" W	0.70'
L11	N 78°15'11" W	50.00'
L12	N 08°31'35" E	18.00'
L13	S 81°28'25" E	18.20'
L14	S 08°31'35" W	18.00'
L15	N 81°28'25" W	18.20'
L16	N 08°31'35" E	18.00'
L17	S 81°28'25" E	18.46'
L18	S 08°43'05" W	18.00'
L19	N 81°28'25" W	18.40'
L20	N 11°44'49" E	18.00'
L21	S 78°15'11" E	18.00'
L22	S 11°44'49" W	18.00'
L23	N 78°15'11" W	18.00'
L24	N 11°44'49" E	10.60'
L25	S 78°15'11" E	26.00'
L26	S 11°44'49" W	60.05'
L27*	N 78°55'57" E	58.64'
L28*	N 53°20'39" W	6.38'
L29*	N 26°43'32" W	11.59'
L30	S 78°15'11" E	30.30'
L31	N 78°15'11" W	56.30'

\* DENOTES SURVEY TIE LINE ONLY



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.



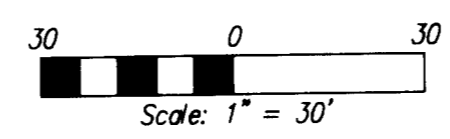
N/F  
A&C ENTERPRISES, L.C.  
T.M. (39-1)(1-6)

N/F  
JAMES CITY SERVICE AUTHORITY  
T.M. (39-1)(1-3)  
P.B. 37, PG. 96  
P.B. 53, PG. 71

EXISTING  
20' DRAINAGE  
& UTILITY  
EASEMENTS

N/F  
NORMAN R. SAWYER  
(CORINO'S SEAFOOD)  
T.M. (39-1)(1-8)  
D.B. 478, PG. 267

Large/Small Plat(s) Recorded  
herewith as # 060005506



R = 264.93'  
L = 13.45'  
Δ = 02°54'33"  
T = 6.73 FT  
CH = S 24°55'19" W  
CL = 13.45 FT  
EXISTING DRAINAGE EASEMENT  
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
13 March 2006  
at 1:14 AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
DOCUMENT # 060005506  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

- COMMON ELEMENT
- LIMITED COMMON ELEMENT TO BENEFIT UNIT 1 324 SQ FT
- LIMITED COMMON ELEMENT TO BENEFIT UNIT 2 332 SQ FT
- LIMITED COMMON ELEMENT TO BENEFIT UNIT 3 328 SQ FT

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 13<sup>th</sup> DAY OF March, 2006 AT 1:14 PM.  
INSTRUMENT # 060005506  
TESTES: Betsy B. Woolridge  
CLERK  
TESTES: Claudia H. Wolbridge  
DEPUTY CLERK