

# #060008366

**CE- COMMON ELEMENTS**

COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. 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 DESIGNATED AS LIMITED COMMON ELEMENTS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

**LCF- LIMITED COMMON ELEMENTS**

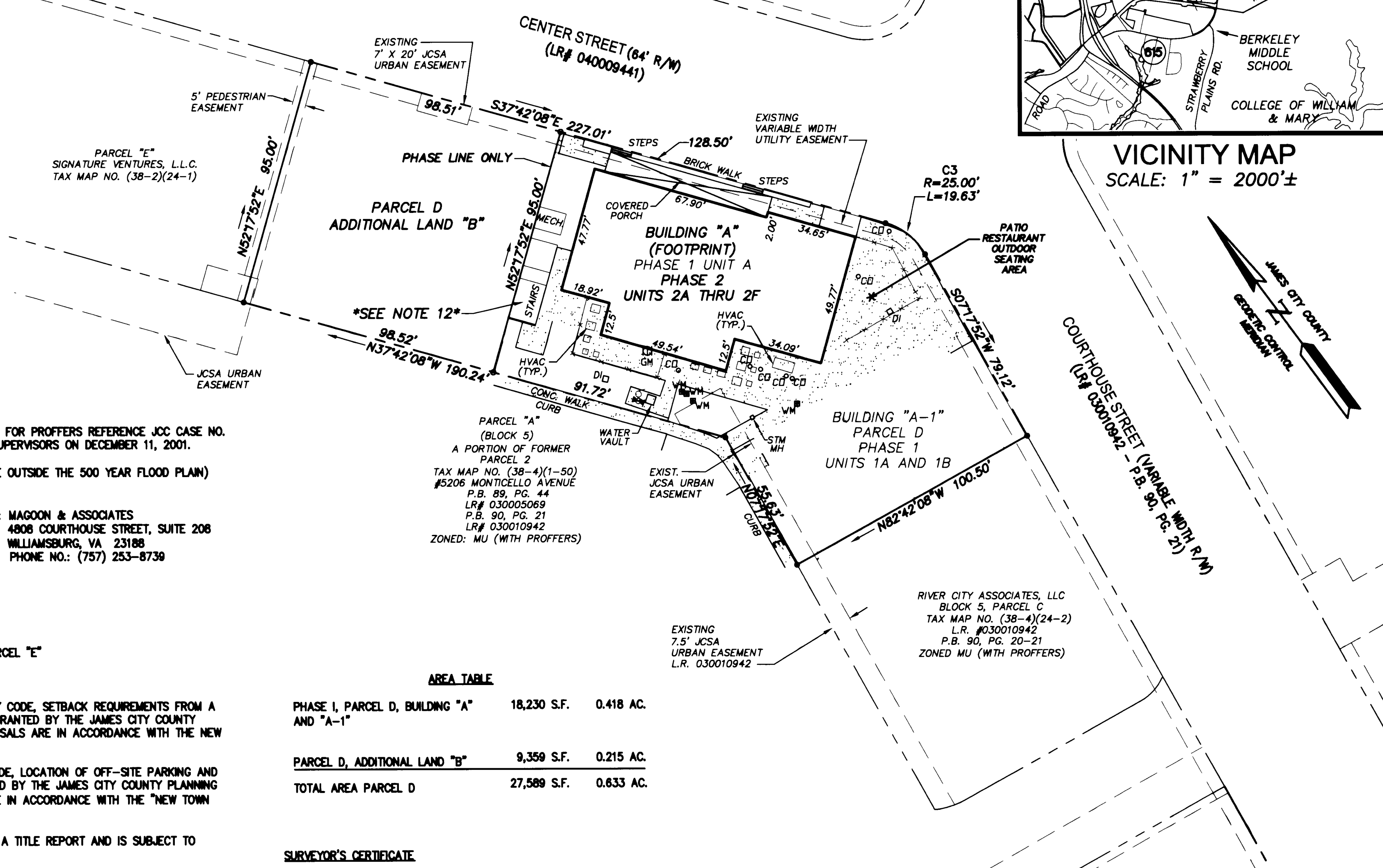
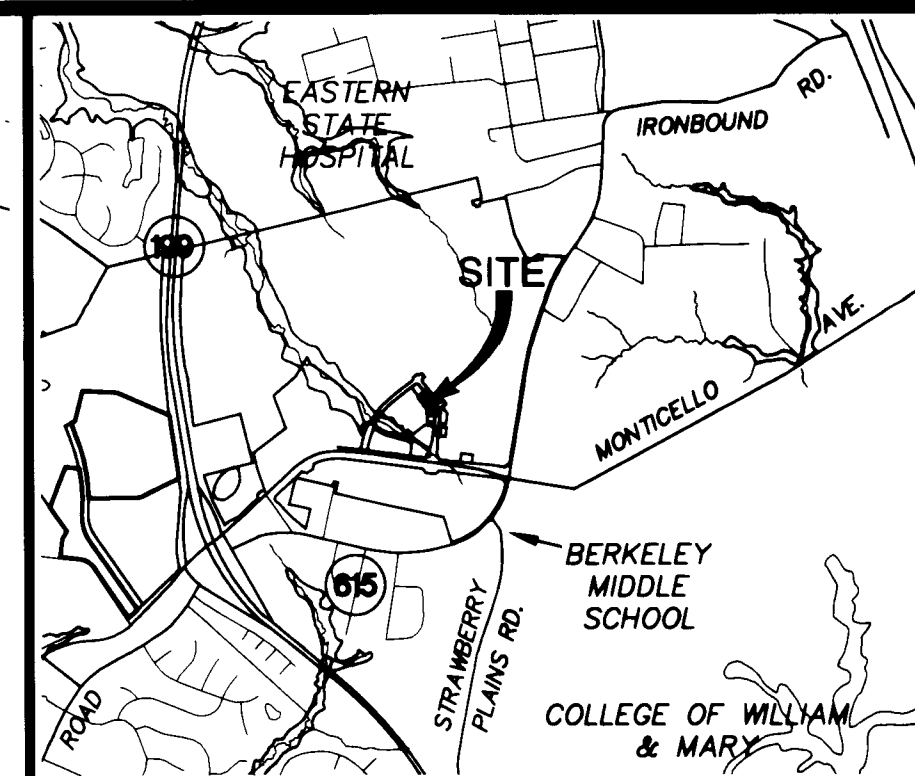
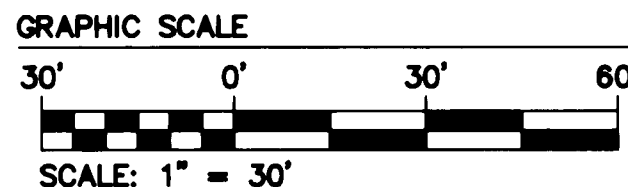
EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY HEATING AND AIR CONDITIONING EQUIPMENT DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THE APPARATUS AND/OR EQUIPMENT LIES WITHIN A UNIT AND OR COMMON ELEMENT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

**LEGEND**

- SANITARY CLEAN OUT
- SIAMESE WATER CONNECTION
- POST INDICATOR VALVE
- WATER METER
- GAS METER
- DROP INLET
- PROPERTY CORNER
- FENCE
- STORM MANHOLE
- CONCRETE

**GENERAL NOTES**

- THE SITE IS CURRENTLY ZONED MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-03-01 AND MP-02-97 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 11, 2001.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. # 510201 0035 B DATED 2/6/91.
- CONTACT: GCR COMMERCIAL, LLC ARCHITECTS: MAGOON & ASSOCIATES  
P.O. BOX 707 4808 COURTHOUSE STREET, SUITE 208  
LIGHTFOOT, VA 23090 WILLIAMSBURG, VA 23188  
CONTACT: ROBERT RIPLEY PHONE NO.: (757) 888-3141
- SITE ADDRESS: PARCEL D - 5101 CENTER STREET
- TAX PARCEL ID NO.: (38-4)(24-7)
- LEGAL DESCRIPTION: BLOCK 5 PARCEL "D" & BLOCK 5 PARCEL "E"
- PROPERTY REF.: INSTRUMENT # 040012609
- A WAIVER TO SEC. 24-527(A) OF THE JAMES CITY COUNTY CODE, SETBACK REQUIREMENTS FROM A PLANNED OR EXISTING PUBLIC ROAD RIGHT OF WAY, WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON APRIL 5, 2004 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.
- A WAIVER TO SEC. 24-55 OF THE JAMES CITY COUNTY CODE, LOCATION OF OFF-SITE PARKING AND MINIMUM OFF STREET PARKING REQUIREMENTS WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON MARCH 1, 2004 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE "NEW TOWN TOWN CENTER PARKING OVERVIEW" LETTER JANUARY 2004.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- THE BOUNDARY FOR THIS PLAT IS BASED ON AVAILABLE DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. IMPROVEMENTS ARE AS SHOWN BY FIELD SURVEY DATED OCTOBER 24, 2005.
- THE STAIRWAY, ELEVATOR AND MECHANICAL ROOM ARE UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY AND ARE AS SHOWN PER THE APPROVED SITE PLAN ONLY. PORTIONS OF THE SIDEWALKS ARE ALSO INCOMPLETE



**AREA TABLE**

PHASE I, PARCEL D, BUILDING "A" AND "A-1"	18,230 S.F.	0.418 AC.
PARCEL D, ADDITIONAL LAND "B"	9,359 S.F.	0.215 AC.
TOTAL AREA PARCEL D	27,589 S.F.	0.633 AC.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF KNOWLEDGE AND BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VA. CODE ANN. SUBSECTIONS 55-79.58 A, C AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

*Robert D. Mann* 4/3/06  
ROBERT D. MANN, L.S. #2509 DATE

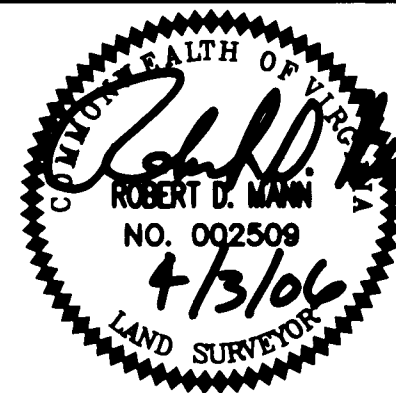
2 Large/Small Plat(s) Recorded herewith as # 060008366

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	13°09'41"	968.00	222.36	111.67	221.87	N45°43'01"E
C2	90°00'00"	25.00	39.27	25.00	35.36	S82°42'08"E
C3	45°00'00"	25.00	19.63	10.36	19.13	S15°12'08"E
C4	36°52'12"	20.00	12.87	6.67	12.65	N78°51'46"E
C5	23°34'41"	30.00	12.35	6.26	12.26	S70°54'48"E

**EXHIBIT B**

PLAT OF CONDOMINIUM  
NEW TOWN CENTER STREET CONDOMINIUMS  
PHASE 2  
BUILDING "A"  
UNITS 2A THRU 2F  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



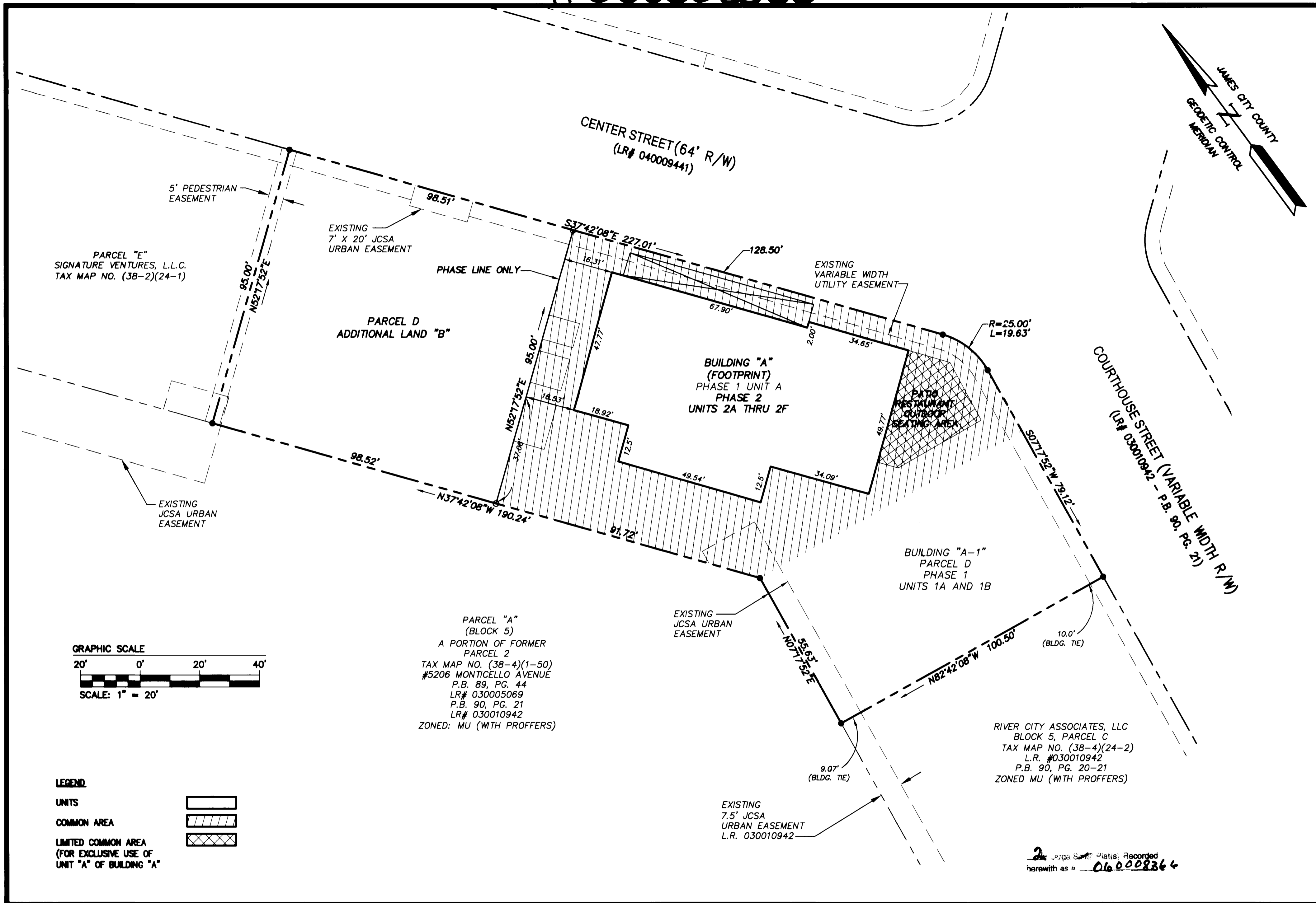
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed <b>AES</b>	Drawn <b>JFS/eow</b>
Scale <b>1"=30'</b>	Date <b>4/3/06</b>
Project No. <b>6632-E-10-3</b>	
Drawing No. <b>1 OF 2</b>	

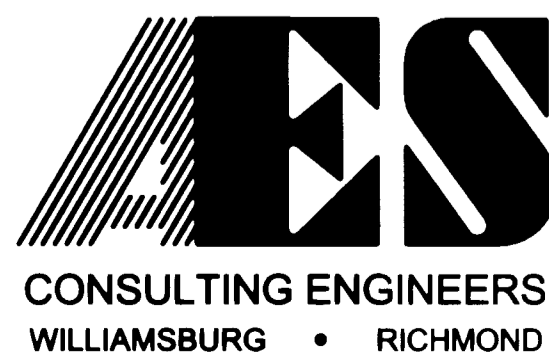
CONSULTING ENGINEERS  
WILLIAMSBURG • RICHMOND

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

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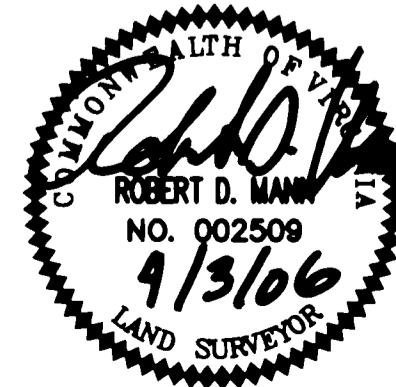


S:\Jobs\6632\1E10-3 Bldg Mixed Use Bldgs.dwg\Plats\CONDOMINIUM\Phase 2-Bldg A\6632E10CONDOPH2BLDGApo2.dwg, 4/14/2006 4:17:01 PM, EAW



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**PHASE 2**  
**BUILDING "A"**  
**UNITS 2A THRU 2F**  
BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed <b>AES</b>	Drawn <b>JFS/eaw</b>
Scale <b>1"=20'</b>	Date <b>4/3/06</b>
Project No. <b>6632-E-10-3</b>	
Drawing No. <b>2 OF 2</b>	