

#060013749

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: PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED 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.

LCE- LIMITED COMMON ELEMENTS

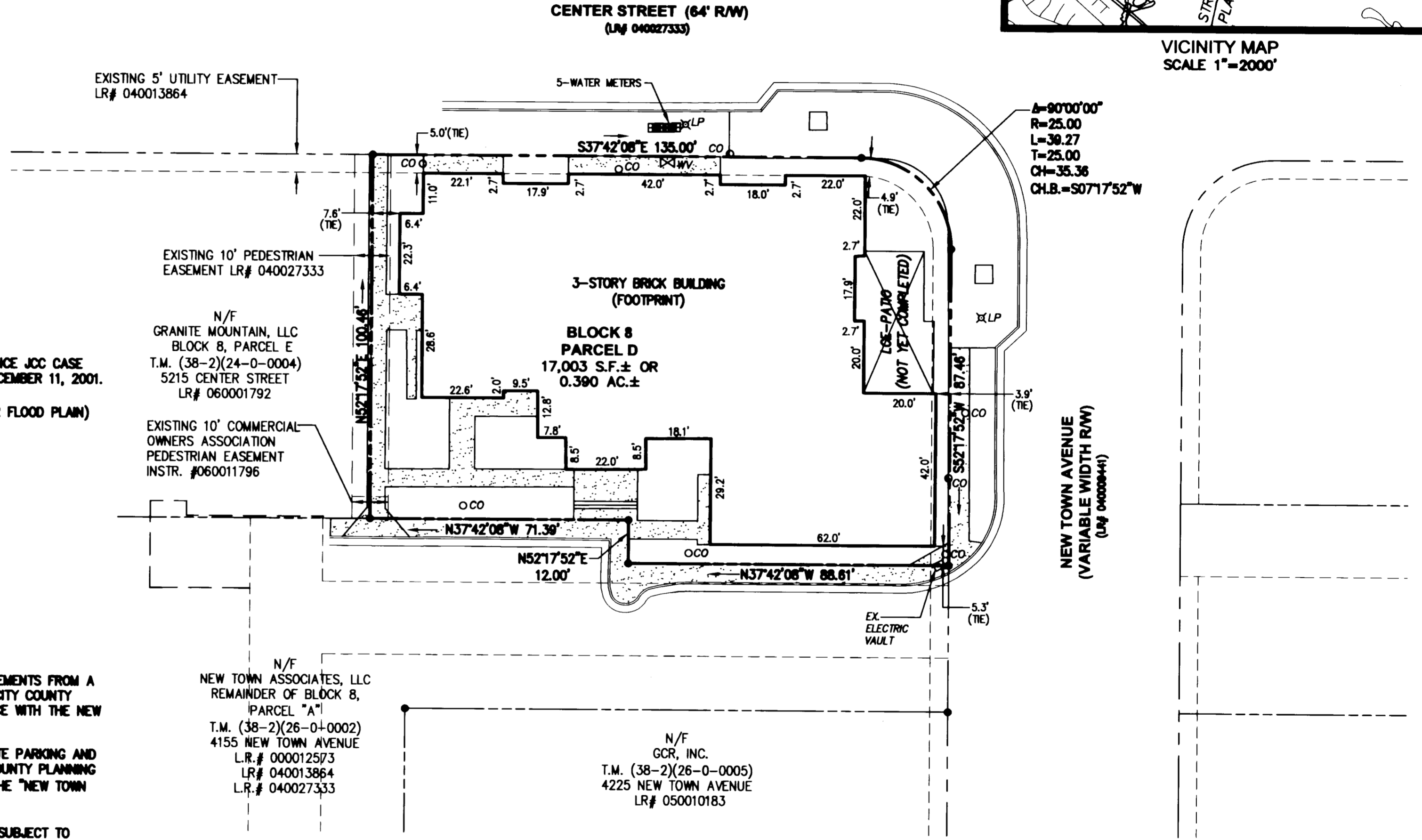
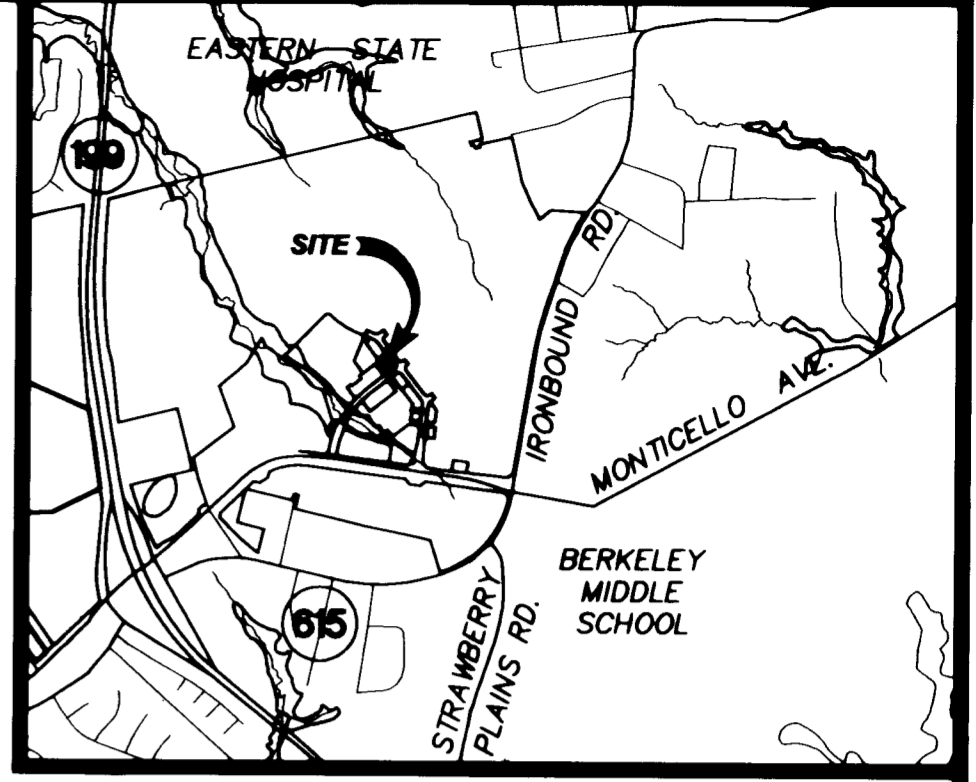
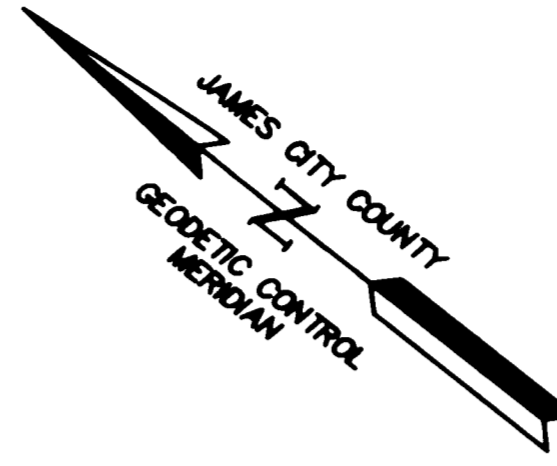
EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY ELEMENTS DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THE ELEMENT LIES WITHIN A UNIT AND OR COMMON ELEMENT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM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

LEGEND

- CO SANITARY CLEAN OUT
- ∩ SIAMESE WATER CONNECTION
- ⊠ POST INDICATOR VALVE
- ⊠ WATER METER
- ⊠ GAS METER
- D.I. DROP INLET
- PROPERTY CORNER
- FENCE
- STM STORM MANHOLE
- ◊ MH STORM MANHOLE
- ▣ CONCRETE

GENERAL NOTES

1. 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.
2. 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.
3. CONTACT: H & M NEW TOWN, LLC
JOHN F. HAGEE
27 WHITTAKER'S MILL
WILLIAMSBURG, VA 23185
PHONE NO.: 757-220-2585
4. SITE ADDRESS: PARCEL D - 5201 CENTER STREET
5. TAX PARCEL ID NO.: (38-2)(34-0-0003)
6. LEGAL DESCRIPTION: BLOCK 8, PARCEL "D"
7. PROPERTY REF.: INSTRUMENT # 050014180
8. 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.
9. 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.
10. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
11. 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 APRIL 26, 2006.

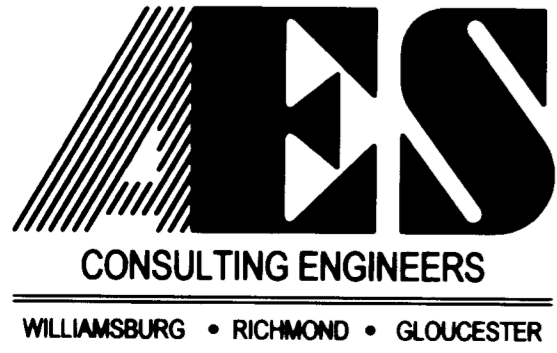
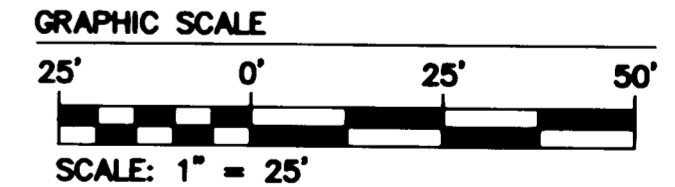


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT 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.

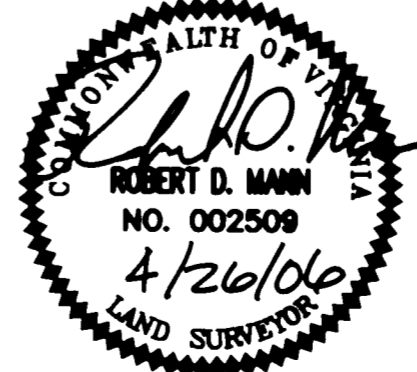
Robert D. Mann
ROBERT D. MANN, L.S. #2509
4/26/06
DATE

2 Large/Small Plats Recorded
Instruments # 060013749



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

EXHIBIT A-2
PLAT OF CONDOMINIUM
WEG BUILDING, A CONDOMINIUM
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

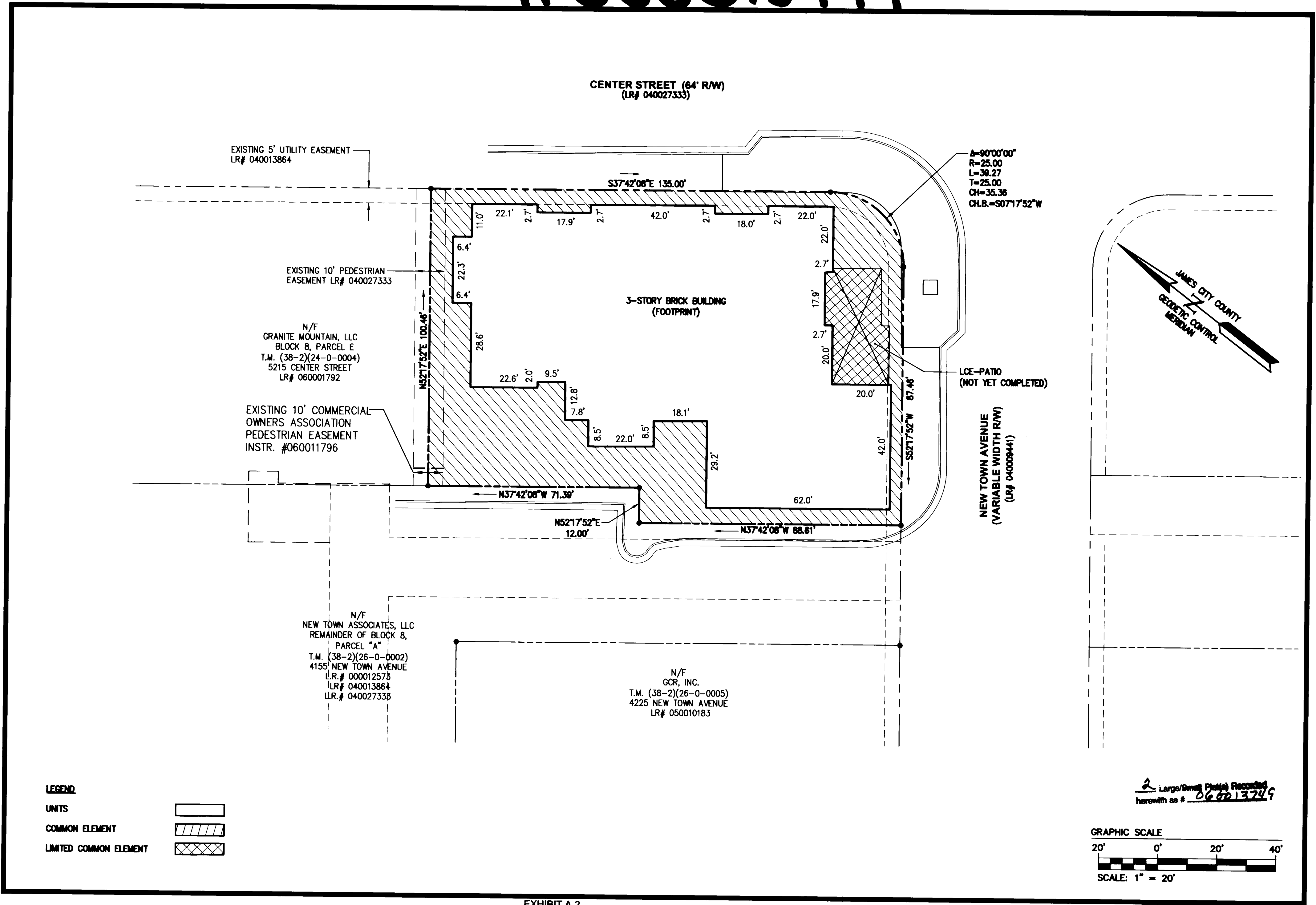


No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 3:28 PM/PM, PG. 2006
DOCUMENT # 060013749
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn EAW
Scale 1"=25'	Date 4/26/06
Project No. 6632-E12-4	
Drawing No. 1 OF 2	

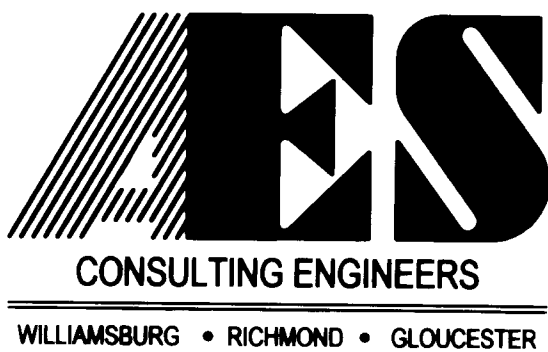
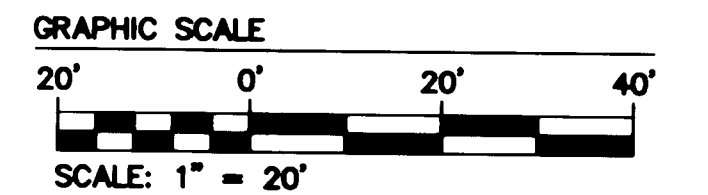
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LEGEND

- UNITS
- COMMON ELEMENT
- LIMITED COMMON ELEMENT

2 Large/Small Plats Recorded
herewith as # 060013749

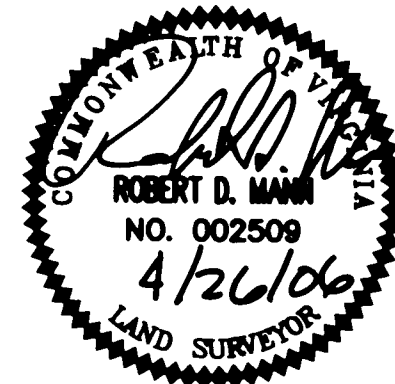


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Betsy B. Woolridge Clerk

Designed AES	Drawn EAW
Scale 1"=20'	Date 4/26/08
Project No. 6632-E12-4	
Drawing No. 2 OF 2	

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