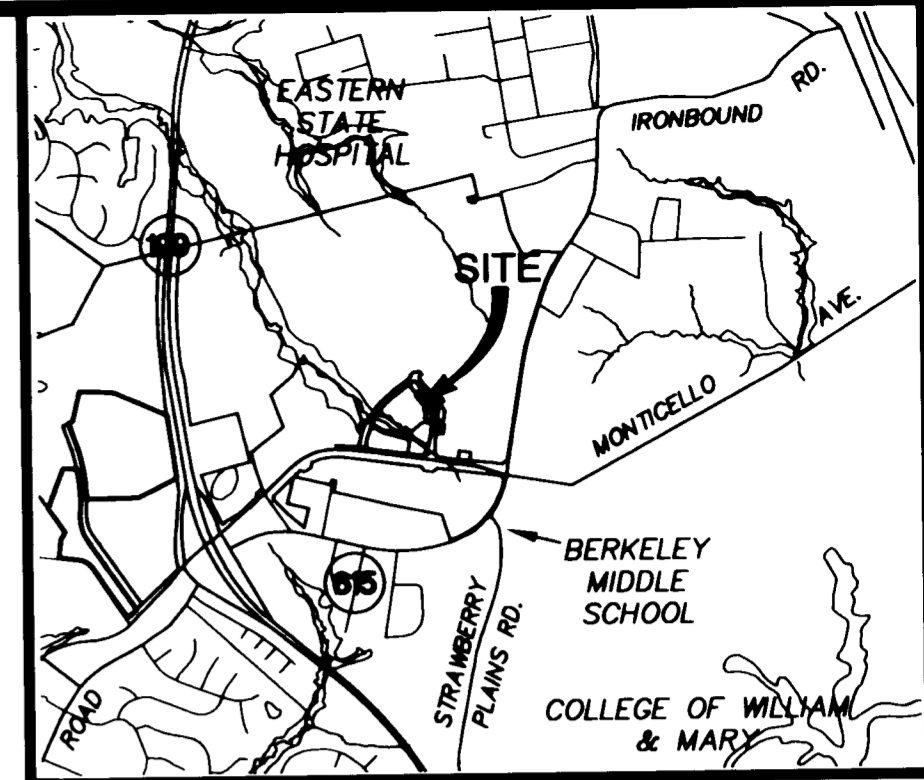
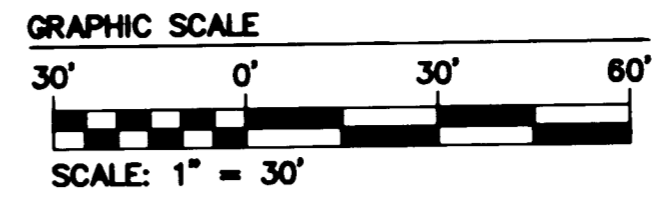


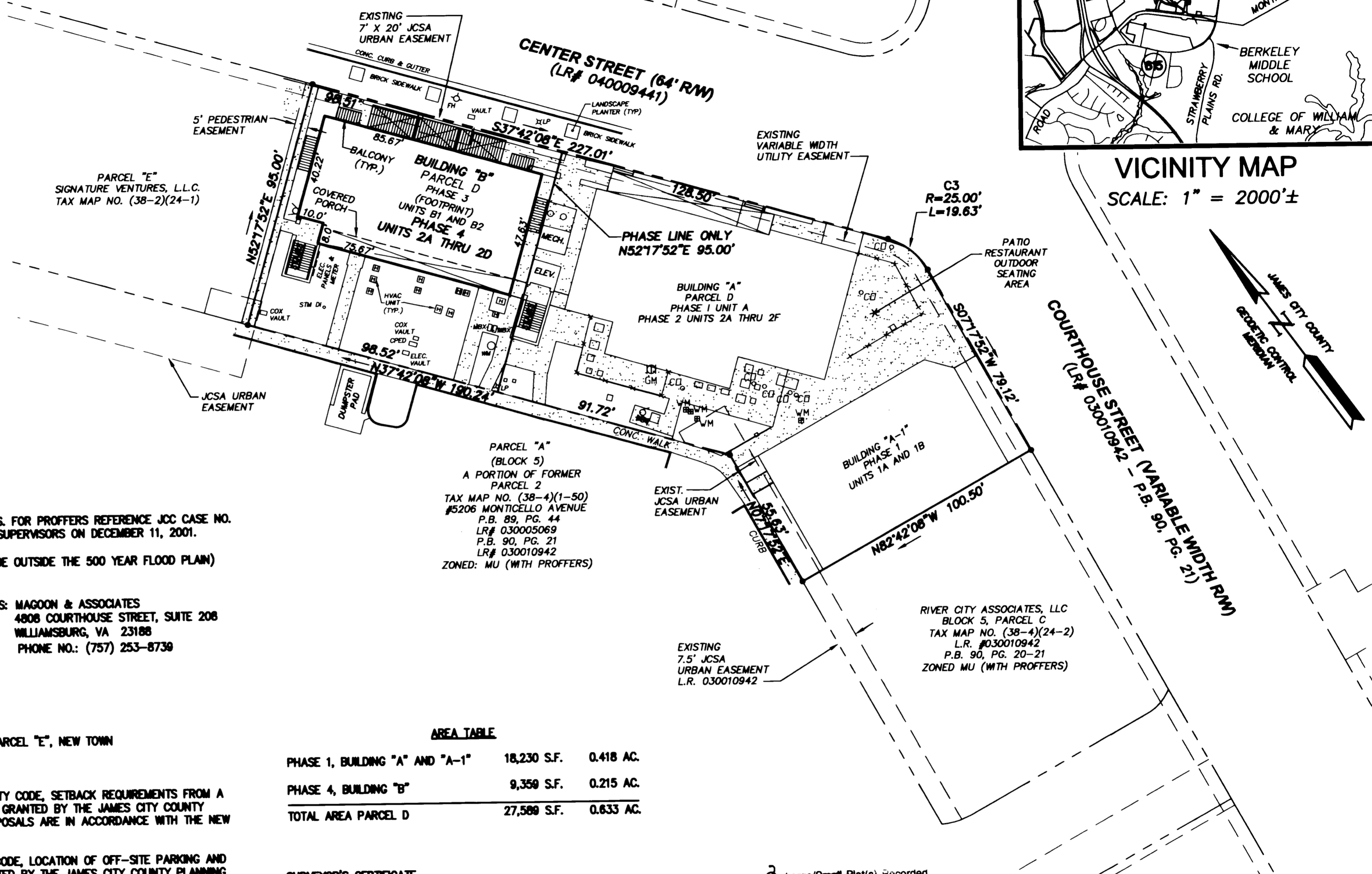
#060019561



VICINITY MAP
SCALE: 1" = 2000'±

LEGEND

- CD SANITARY CLEAN OUT
- SI SIAMESE WATER CONNECTION
- ⊕ PIV POST INDICATOR VALVE
- ⊕ WM WATER METER
- ⊕ GM GAS METER
- D.I. DROP INLET
- PC PROPERTY CORNER
- ✕ FENCE
- STM 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 2/8/91.
3. CONTACT: GCR COMMERCIAL, LLC P.O. BOX 707 LIGHTFOOT, VA 23090 CONTACT: ROBERT RIPLEY PHONE NO.: (757) 898-3141
ARCHITECTS: MAGOON & ASSOCIATES 4808 COURTHOUSE STREET, SUITE 208 WILLIAMSBURG, VA 23188 PHONE NO.: (757) 253-8739
4. SITE ADDRESS: PARCEL D - 5101 CENTER STREET
5. TAX PARCEL ID NO.: (38-4)(24-7)
6. LEGAL DESCRIPTION: BLOCK 5 PARCEL "D" & BLOCK 5 PARCEL "E", NEW TOWN
7. PROPERTY REF.: INSTRUMENT # 040012809
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, SERVICITUDES 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 25, 2006 AND UPDATED ON AUGUST 1, 2006.

AREA TABLE

PHASE 1, BUILDING "A" AND "A-1"	18,230 S.F.	0.418 AC.
PHASE 4, BUILDING "B"	9,350 S.F.	0.215 AC.
TOTAL AREA PARCEL D	27,580 S.F.	0.633 AC.

SURVEYOR'S CERTIFICATE

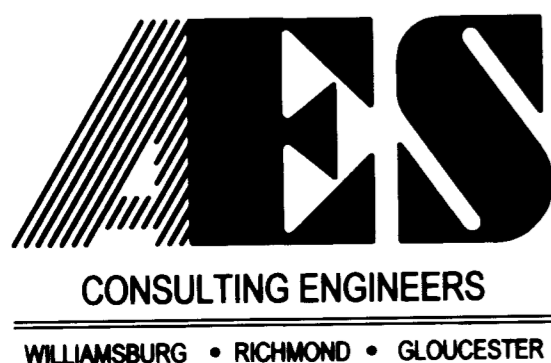
I HEREBY CERTIFY THAT, TO THE BEST OF KNOWLEDGE AND BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VA. CODE ANN. SUBSECTIONS 55-79.58 A, C AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

G.T. WILSON, JR., LS#1183
DATE 8/7/06

2 Large/Small Plat(s) Recorded herewith as # 060019561

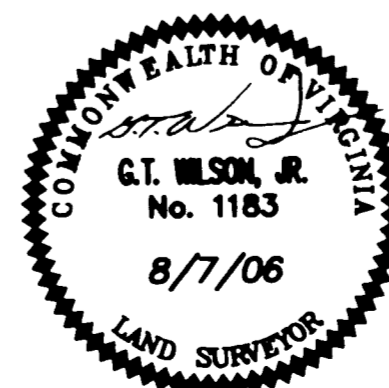
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C3	45°00'00"	25.00	19.63	10.36	19.13	S15°12'08"E



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

EXHIBIT B
PLAT OF CONDOMINIUM
NEW TOWN CENTER STREET CONDOMINIUMS
PHASE 4
BUILDING "B"
UNITS 2A THRU 2D
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES/CMA
Scale 1"=30'	Date 8/7/06
Project No. 6632-E-10-3	
Drawing No. 1 OF 2	

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
8 August 2006
at 11:34 AM/PM. PG. 2
DOCUMENT # 060019561
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

#060019561

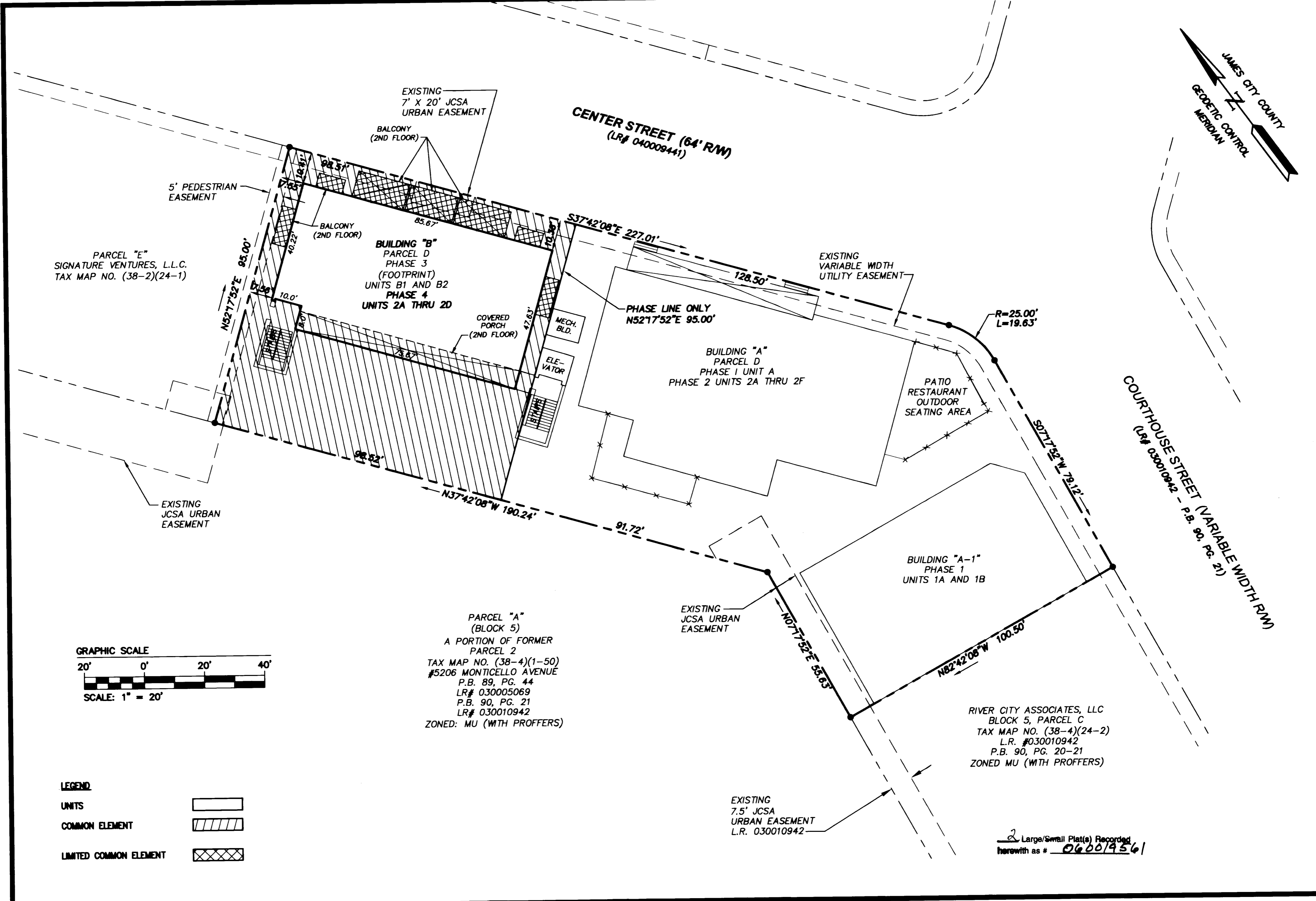
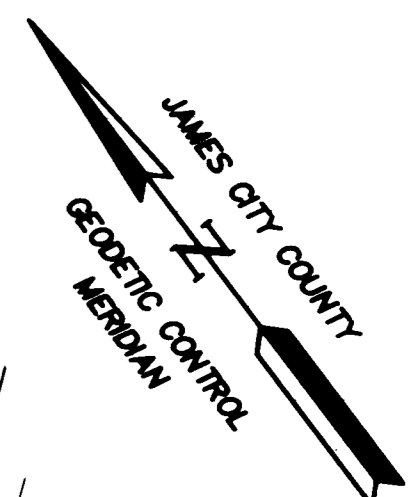


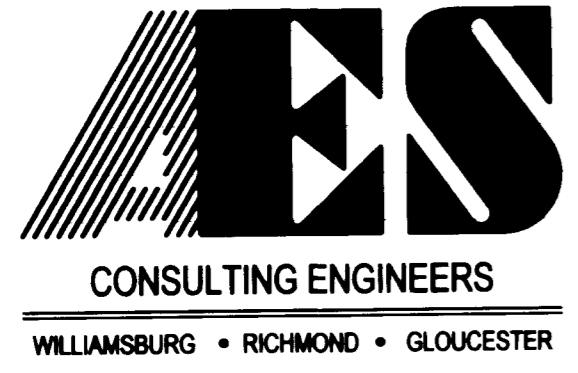
EXHIBIT B

PLAT OF CONDOMINIUM
NEW TOWN CENTER STREET CONDOMINIUMS
PHASE 4
BUILDING "B"
UNITS 2A THRU 2D
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES/CMA
Scale 1"=20'	Date 8/7/06
Project No. 6632-E-10-3	
Drawing No. 2 OF 2	



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