

070021955

NOTES:

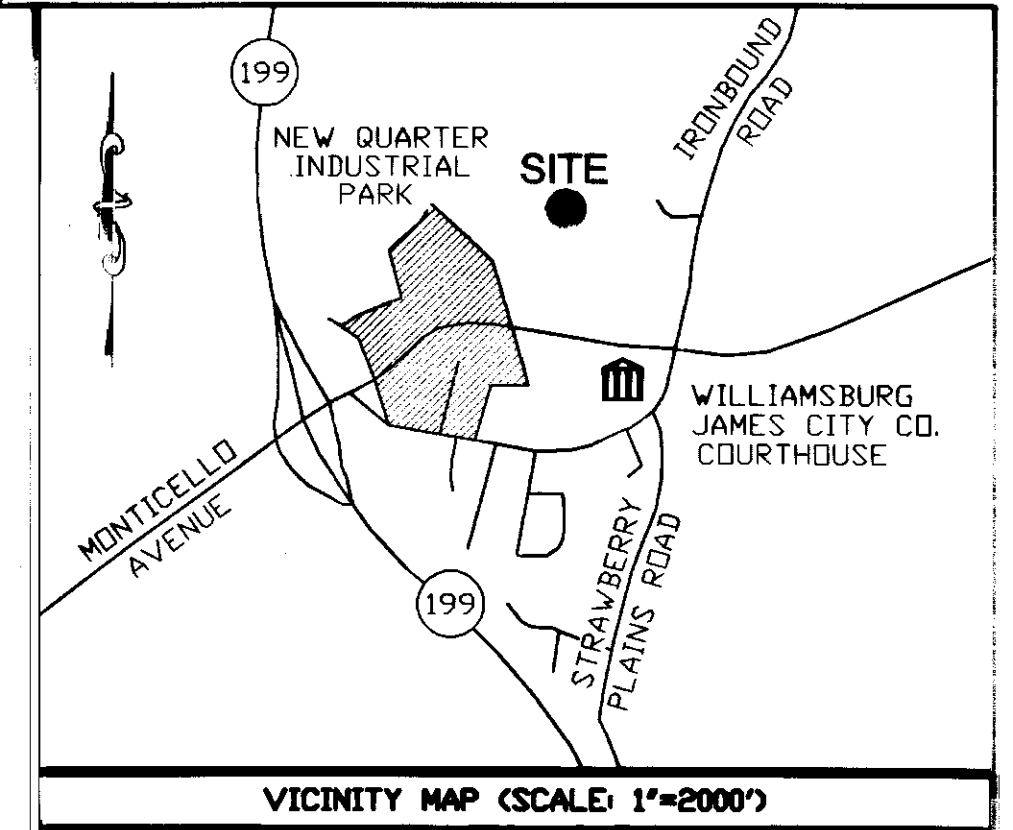
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS, SETBACKS ETC. AS SHOWN ON
2. UNDERGROUND UTILITIES WERE NOT LOCATED.
3. ALL IMPROVEMENTS FROM EXTERIOR WALLS OF BUILDING TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS (INCLUDING CURB & GUTTER, PAVING, SIDEWALKS, SEWER & WATER LINES, LANDSCAPING, ETC.) EXCEPT FOR THOSE IMPROVEMENTS DEEMED TO BE LIMITED COMMON ELEMENTS.
4. ALL PROPERTY & LAND RESIDUE NOT IDENTIFIED AS WITHIN THE BUILDING DIMENSIONS IS DEEMED TO BE COMMON AREA.
5. ALL INTERIOR WALLS, FLOORS AND CEILING BETWEEN UNITS ARE COMMON AREA.
6. MECHANICAL UNITS ARE LIMITED COMMON ELEMENTS.
7. BUILDING ELEVATIONS TAKEN FROM ARCHITECTURAL PLANS, APPROXIMATE FIELD MEASUREMENTS, AND PER OWNER.
8. ELEVATIONS ARE BASED ON BENCHMARK TAKEN FROM SITE PLAN.
9. FOR COMMON AREA DESCRIPTIONS AND SQUARE FOOTAGE, REFERENCE CONDOMINIUM DOCUMENTS.
10. CONCRETE DRIVEWAY AND DECK SHOWN FOR BUILDING A ARE LIMITED COMMON ELEMENT.
11. PER FEMA COMMUNITY PANEL NUMBER 510201 0035 B DATED 2/6/91 THE SITE APPEARS TO BE IN FLOOD ZONE "X".
12. PHASE TWO IMPROVEMENTS ARE UNDER CONSTRUCTION AND ARE NOT COMPLETE.
13. UTILITIES AND OTHER IMPROVEMENTS DEEMED COMMON ELEMENTS MAY NOT BE SHOWN.

SURVEYOR'S CERTIFICATE

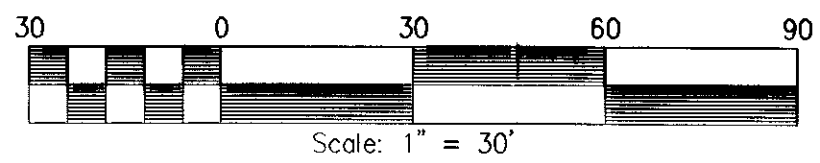
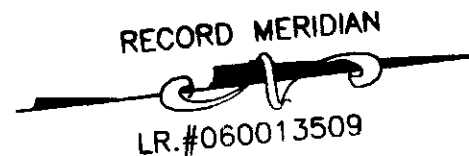
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) AND (B) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Matthew H. Conolly
STATE CERTIFIED LAND SURVEYOR

7-27-2007
DATE

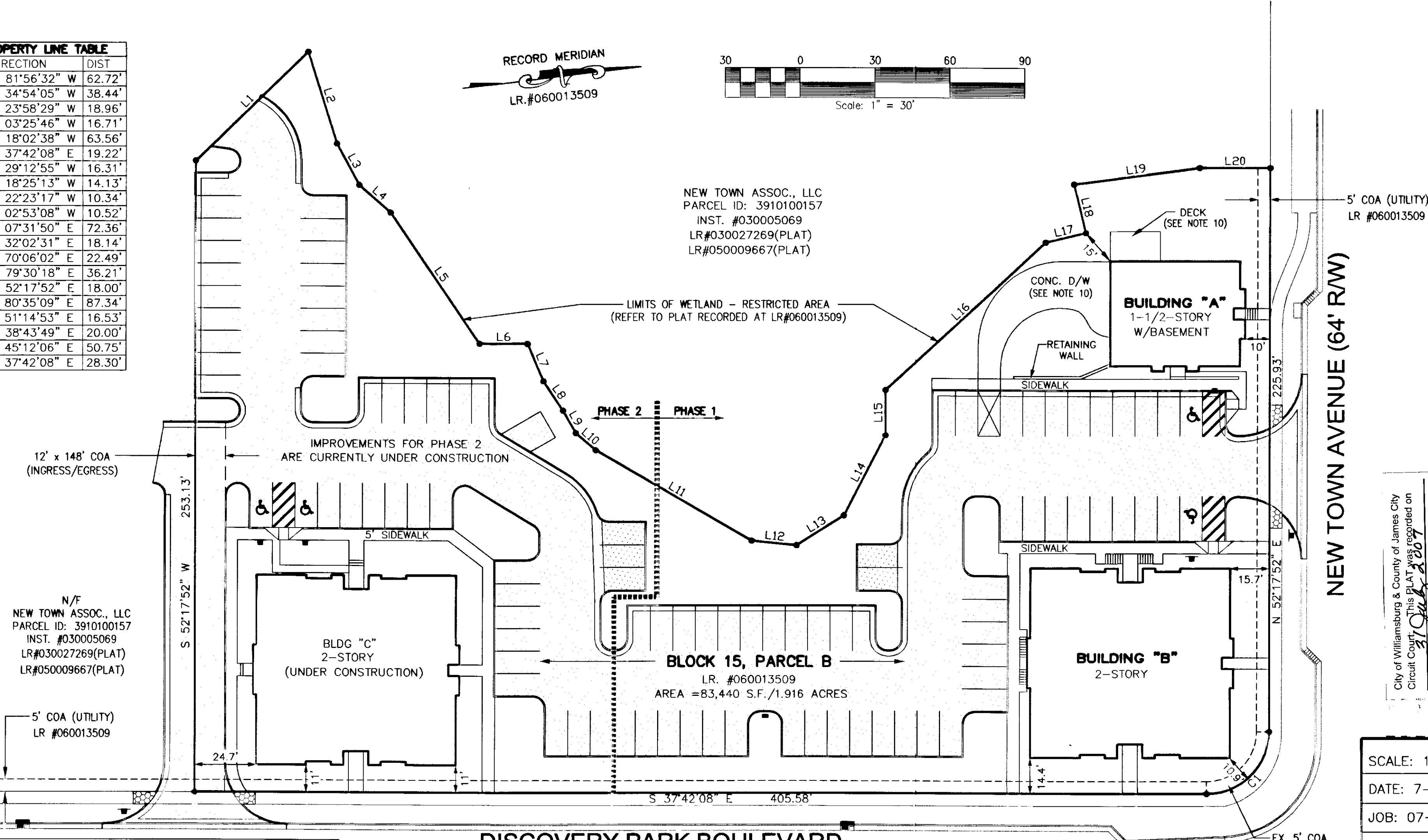


PROPERTY LINE TABLE		
NO.	DIRECTION	DIST
L1	N 81°56'32" W	62.72'
L2	S 34°54'05" W	38.44'
L3	S 23°58'29" W	18.96'
L4	S 03°25'46" W	16.71'
L5	S 18°02'38" W	63.56'
L6	S 37°42'08" E	19.22'
L7	S 29°12'55" W	16.31'
L8	S 18°25'13" W	14.13'
L9	S 22°23'17" W	10.34'
L10	S 02°53'08" W	10.52'
L11	S 07°31'50" E	72.36'
L12	S 32°02'31" E	18.14'
L13	S 70°06'02" E	22.49'
L14	N 79°30'18" E	36.21'
L15	N 52°17'52" E	18.00'
L16	S 80°35'09" E	87.34'
L17	S 51°14'53" E	16.53'
L18	N 38°43'49" E	20.00'
L19	S 45°12'06" E	50.75'
L20	S 37°42'08" E	28.30'



NEW TOWN ASSOC., LLC
PARCEL ID: 3910100157
INST. #030005069
LR#030027269(PLAT)
LR#050009667(PLAT)

LIMITS OF WETLAND - RESTRICTED AREA
(REFER TO PLAT RECORDED AT LR#060013509)



N/F
NEW TOWN ASSOC., LLC
PARCEL ID: 3910100157
INST. #030005069
LR#030027269(PLAT)
LR#050009667(PLAT)

BLOCK 15, PARCEL B
LR #060013509
AREA = 83,440 S.F./1.916 ACRES

NEW TOWN AVENUE (64' RW)

DISCOVERY PARK BOULEVARD
(74' PUBLIC R/W PER LR #060004140)

EX. 5' COA (UTILITY) EASEMENT (LR #050011814)

PLAT SHOWING BUILDINGS A & B
DISCOVERY CORNER OFFICE CONDOMINIUM, A CONDOMINIUM (PHASE 1)
BLOCK 15, PARCEL B, BEING A PORTION OF SECTION 6
NEW TOWN
FOR:
CD&A, INC.
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

LandTech Resources, Inc.
Surveying • GPS • Engineering
5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

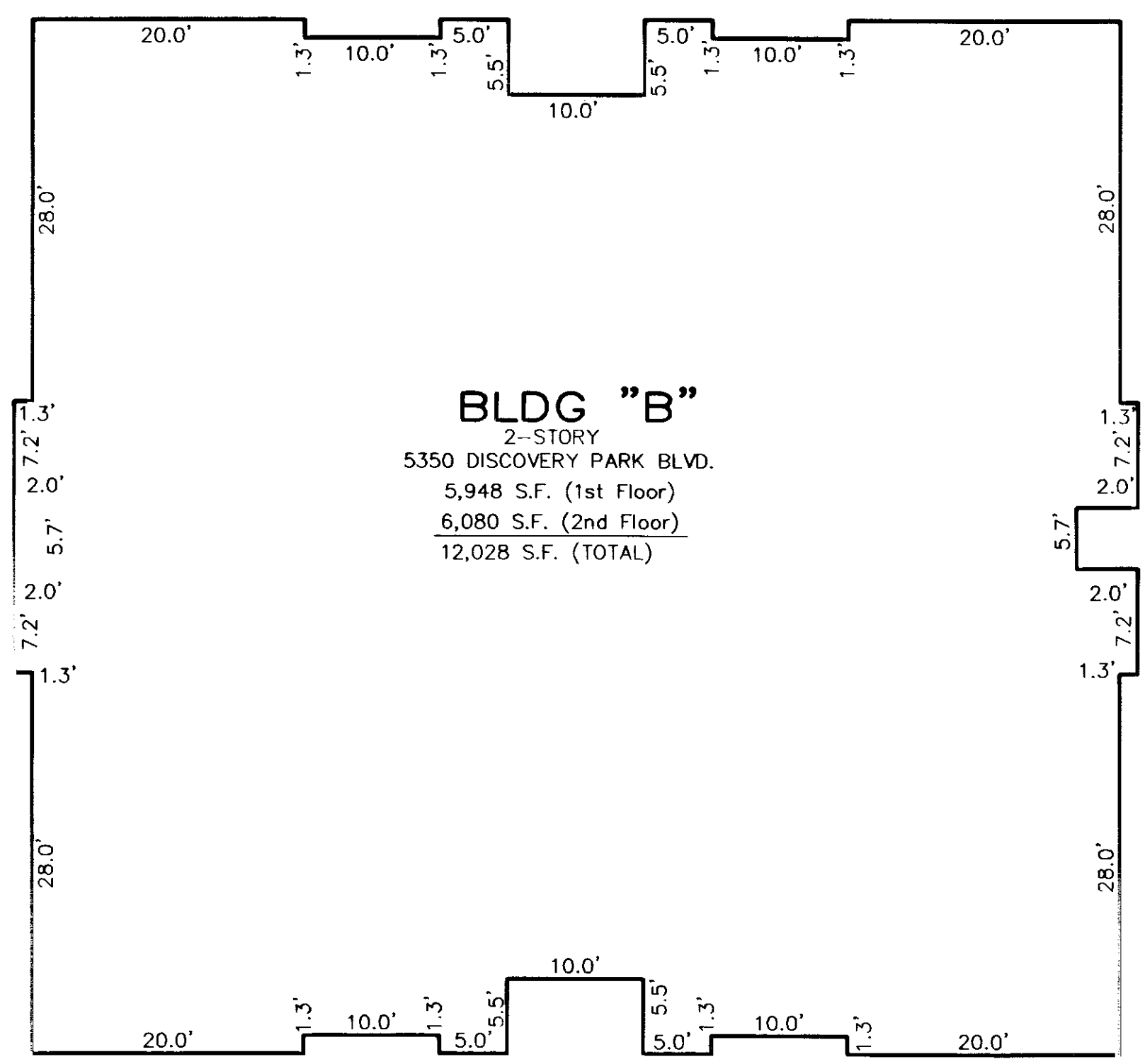
City of Williamsburg & County of James City Circuit Court
This PLAT was recorded on at 11:19 AM on 7/27/07 at PG 31 of 31
DOCUMENT # 070021955
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

SCALE: 1" = 30'
DATE: 7-27-2007
JOB: 07-290
DRAWN BY: MHC
SHEET: 1 OF 2

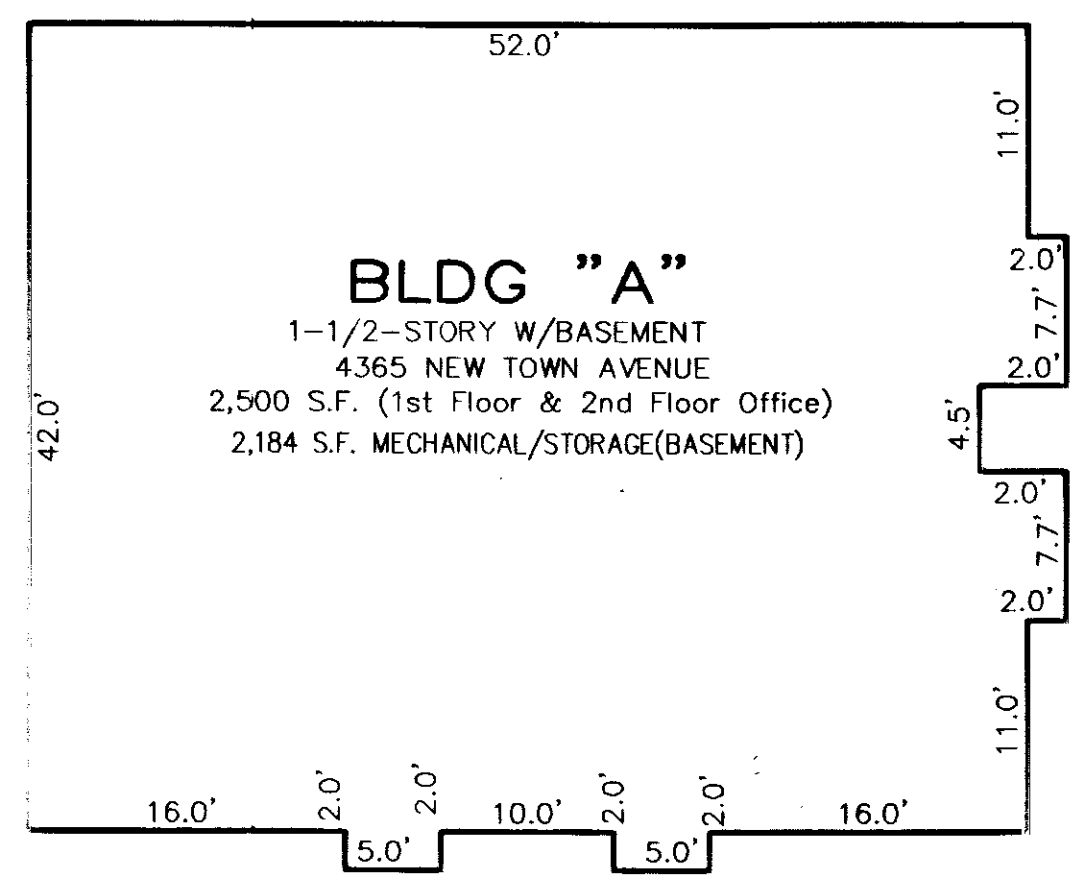


PROPERTY CURVE TABLE					
NO.	DELTA	CHORD DIRECTION	TANGENT	RADIUS	ARC CHORD
C1	90°00'00"	N 82°42'08" W	25.00'	25.00'	39.27' 35.36'

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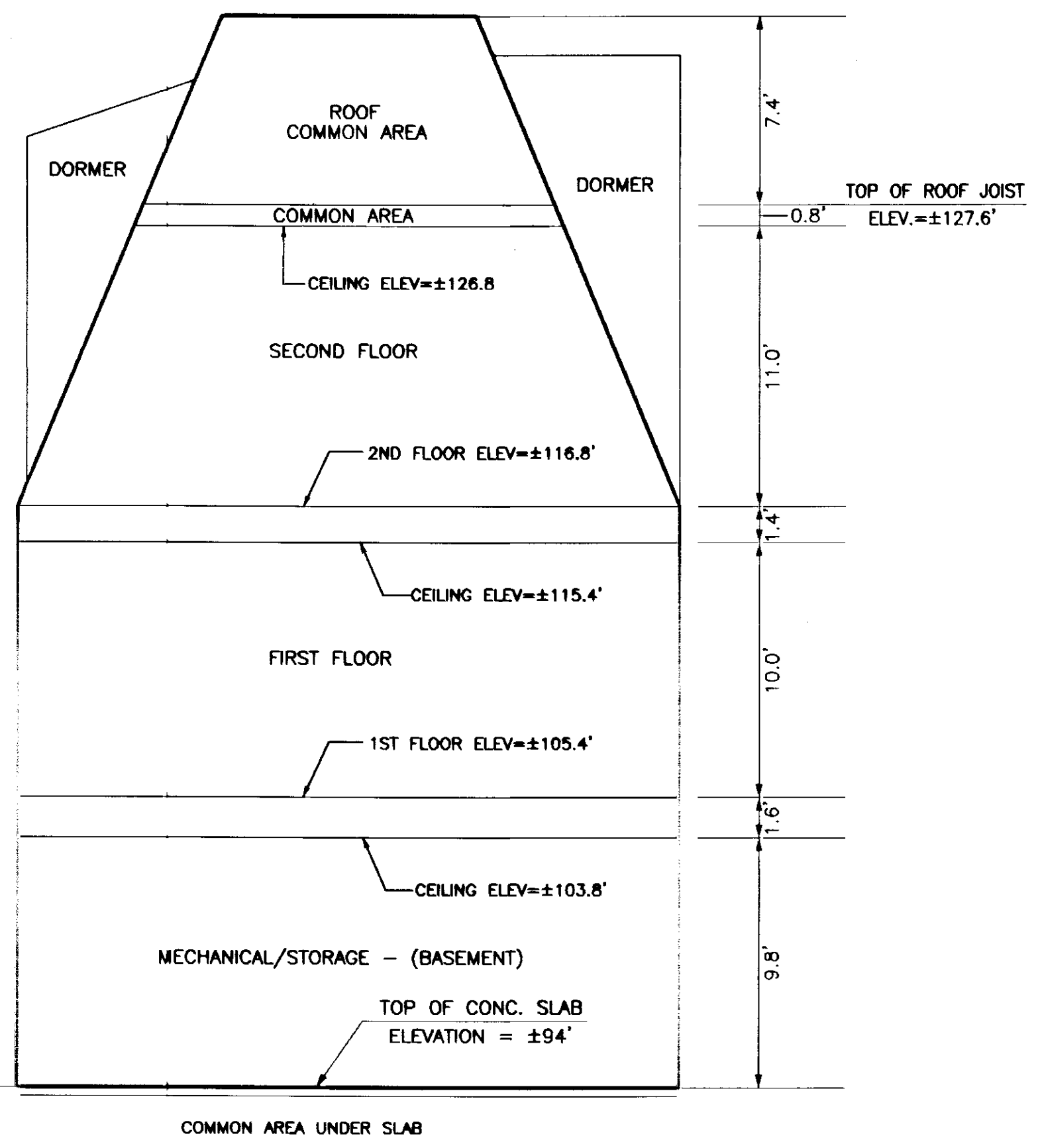
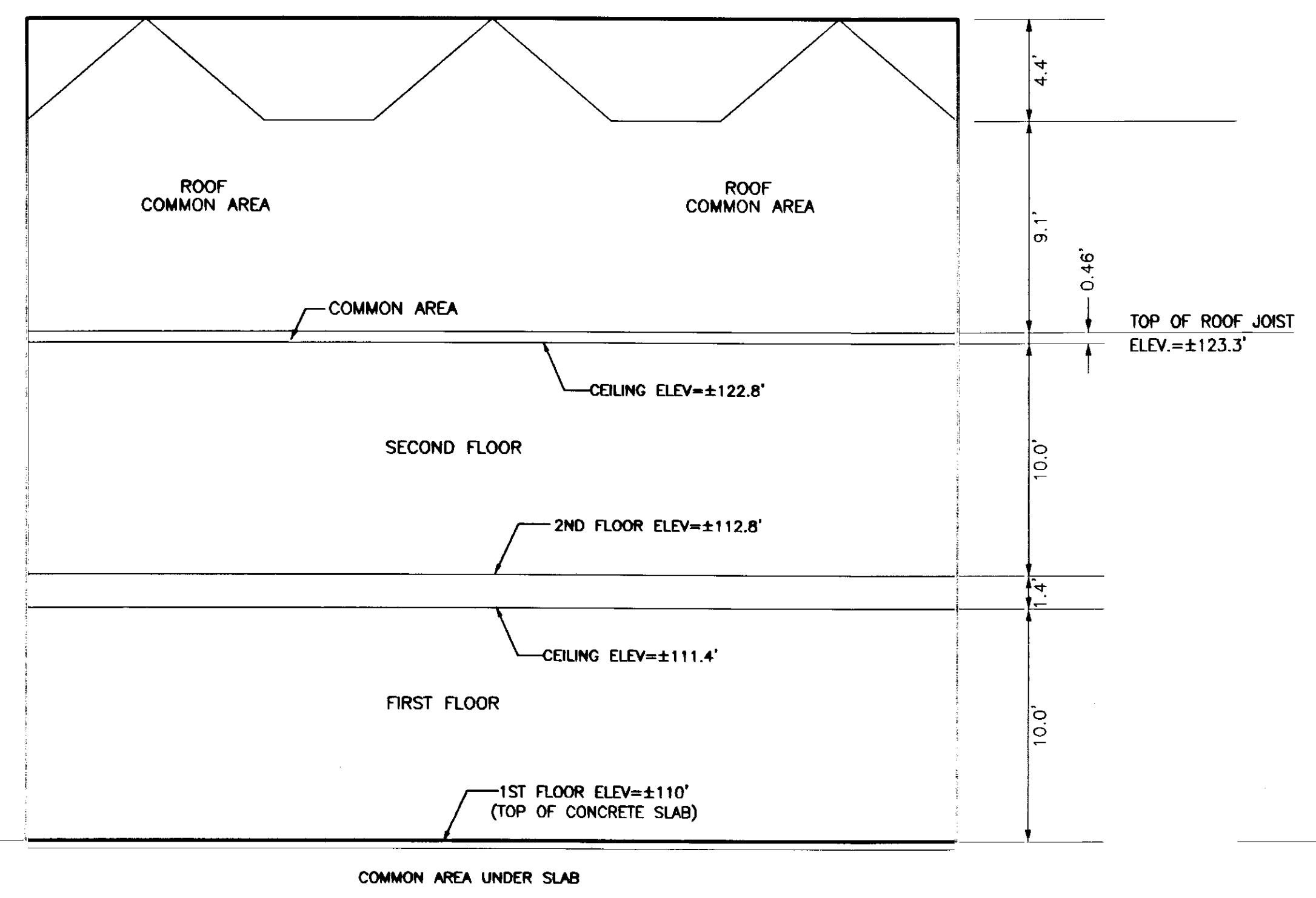
BLDG "B"
 2-STORY
 5350 DISCOVERY PARK BLVD.
 5,948 S.F. (1st Floor)
 6,080 S.F. (2nd Floor)
 12,028 S.F. (TOTAL)



BLDG "A"
 1-1/2-STORY W/BASEMENT
 4365 NEW TOWN AVENUE
 2,500 S.F. (1st Floor & 2nd Floor Office)
 2,184 S.F. MECHANICAL/STORAGE(BASEMENT)

City of Williamsburg & County of James City
 Circuit Court. This PLAT was recorded on
 at 11:18 AM/PM, PG
 DOCUMENT # 070021955
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk
 Large-Scale Plat(s) Recorded
 with # 070021955

PLAT SHOWING BUILDINGS A & B
DISCOVERY CORNER OFFICE CONDOMINIUM, A CONDOMINIUM (PHASE 1)
 BLOCK 15, PARCEL B, BEING A PORTION OF SECTION 6
 NEW TOWN
 FOR:
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 web: landtechresources.com

SCALE: NONE
 DATE: 7-27-2007
 JOB: 07-290
 DRAWN BY: MHC
 SHEET: 2 OF 2

