

080007600

CE- COMMON ELEMENTS

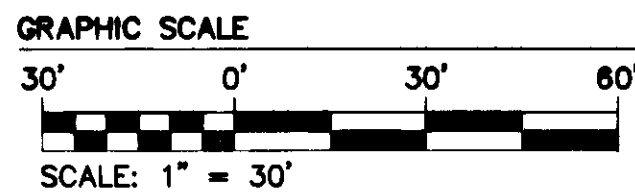
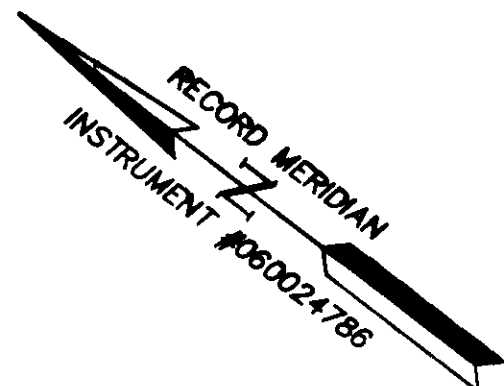
COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR 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 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

UNITS	
COMMON ELEMENT	
LIMITED COMMON ELEMENT	
WATER METER	WM
STORM CLEAN OUT	STCO
STORM DROP INLET	STDI
LIGHT POLE	LP
SANITARY CLEANOUT	SCO
TELEPHONE PEDESTAL	TPED
IRON ROD SET	IRS
DRILL HOLE SET	DHS
"P.K." NAIL SET	PKNS



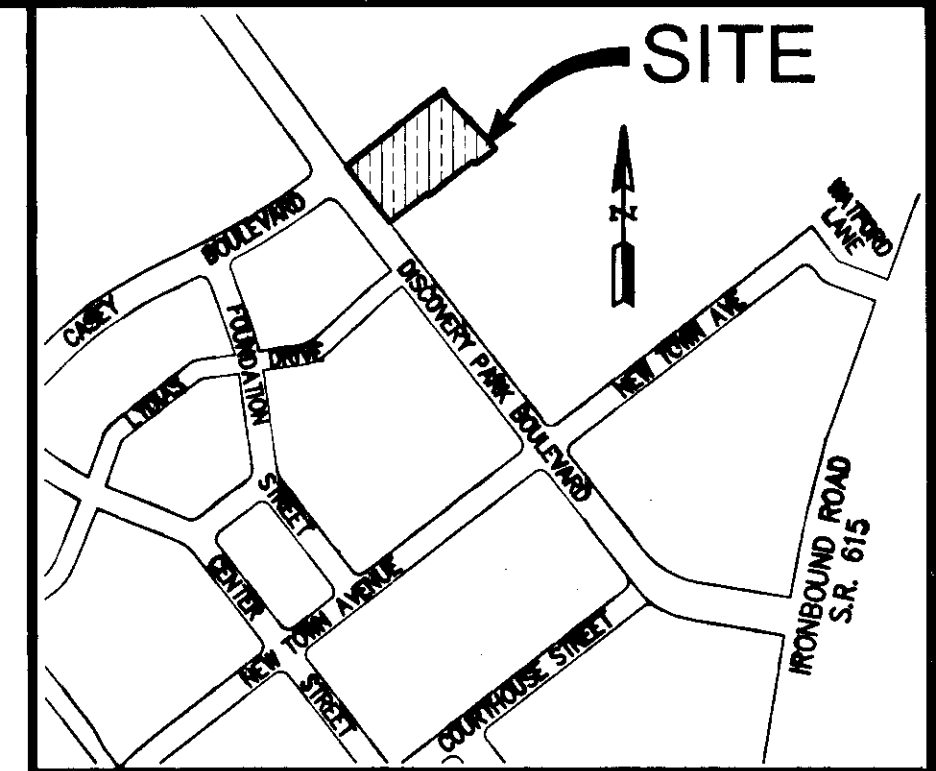
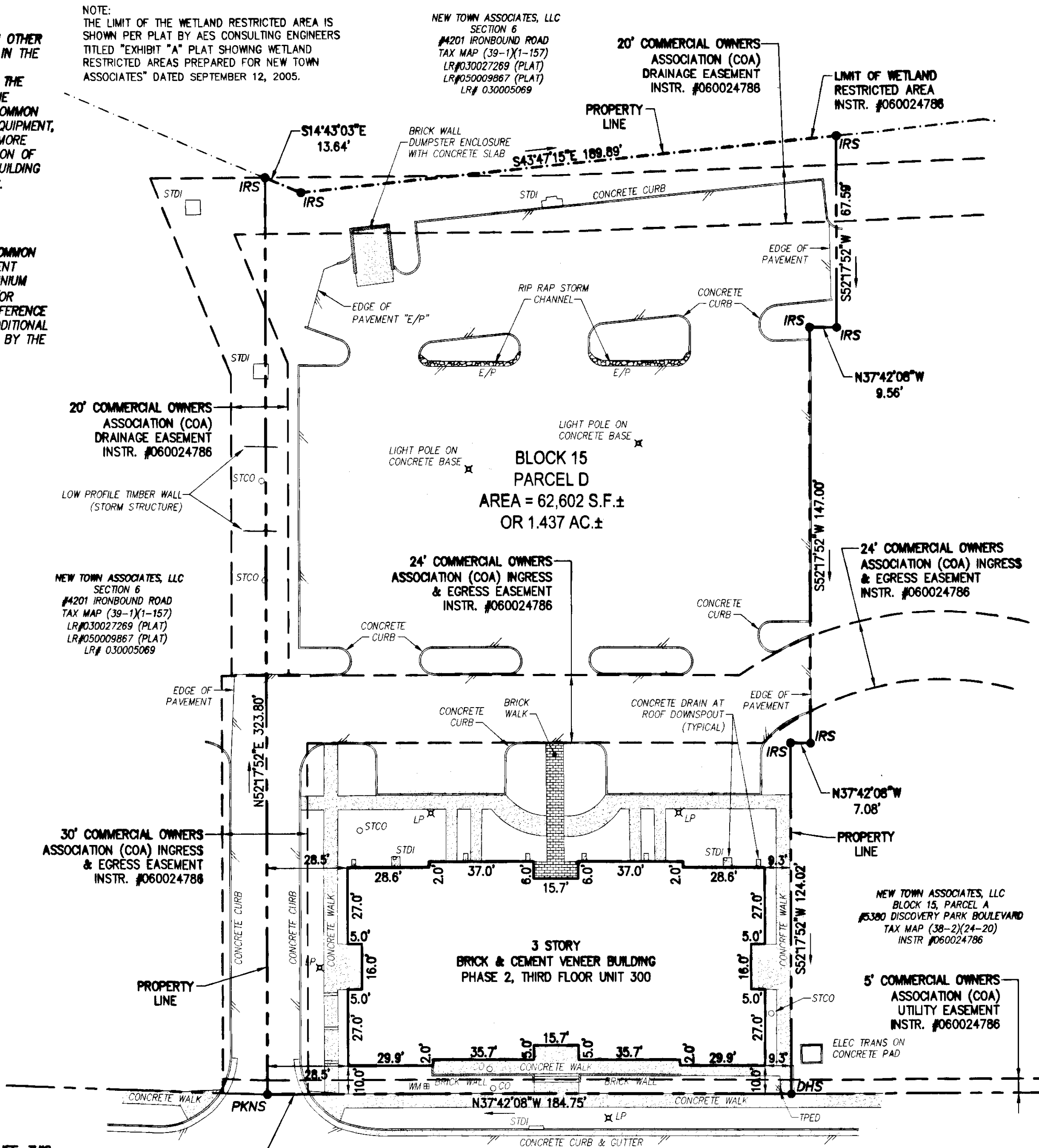
SURVEYOR'S CERTIFICATE

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, B AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

Robert D. Mann
 ROBERT D. MANN, L.S. #002509 3/11/08
 DATE

NOTE:
 THE LIMIT OF THE WETLAND RESTRICTED AREA IS SHOWN PER PLAT BY AES CONSULTING ENGINEERS TITLED "EXHIBIT A" PLAT SHOWING WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES DATED SEPTEMBER 12, 2005.

NEW TOWN ASSOCIATES, LLC
 SECTION 6
 #4201 IRONBOUND ROAD
 TAX MAP (39-1)(1-157)
 LR#030027269 (PLAT)
 LR#050009867 (PLAT)
 LR# 030005069



GENERAL NOTES

1. THE SITE IS CURRENTLY ZONED MU-MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-005-04 AND MP-005-04 APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 26, 2004.
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. OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC 5741 CLEVELAND STREET, SUITE 160 VIRGINIA BEACH, VIRGINIA 23462-1777
- ARCHITECTS: MAGOON & ASSOCIATES 4808 COURTHOUSE STREET, SUITE 208 WILLIAMSBURG, VIRGINIA 23188 PHONE: (757) 253-8675 FAX: (757) 253-8739
4. SITE ADDRESS: 5388 DISCOVERY PARK BOULEVARD
5. TAX PARCEL ID NO.: (38-2)(24-0-0022)
6. LEGAL DESCRIPTION: BLOCK 15, PARCEL D, PART OF SECTION 6 NEW TOWN
7. PROPERTY REF.: INSTRUMENT #060024786 (PLAT)
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 JUNE 5, 2006. PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.
9. HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD(83)
- VERTICAL DATUM: NORTH ATLANTIC VERTICAL DATUM 1929 (NGVD29)
10. BUILDING DIMENSIONS SHOWN ON THIS SHEET ARE TO OUTSIDE PERIMETER OF BUILDING.

NOTE:
 SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.

NOTE:
 COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)

5 Large/Small Plat(s) Recorded herewith as # 080007600

EXHIBIT B

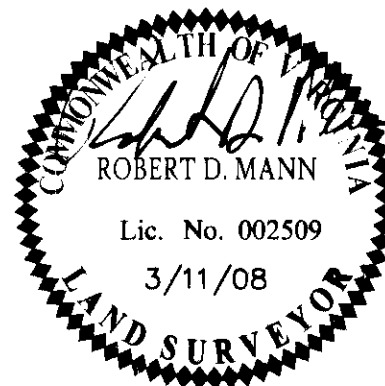
PLAT FOR CONDOMINIUM

PATRIOT PARK, A CONDOMINIUM

PHASE 2, THIRD FLOOR

OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

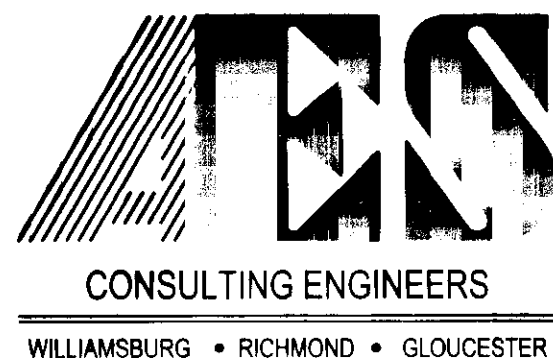
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 13 March 2008
 at 12:18 AM/PM, PG. -
 DOCUMENT # 080007600
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn CMA
Scale 1"=30'	Date 3/11/08
Project No. 6632-6-15D	
Drawing No. 1 of 5	

No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY

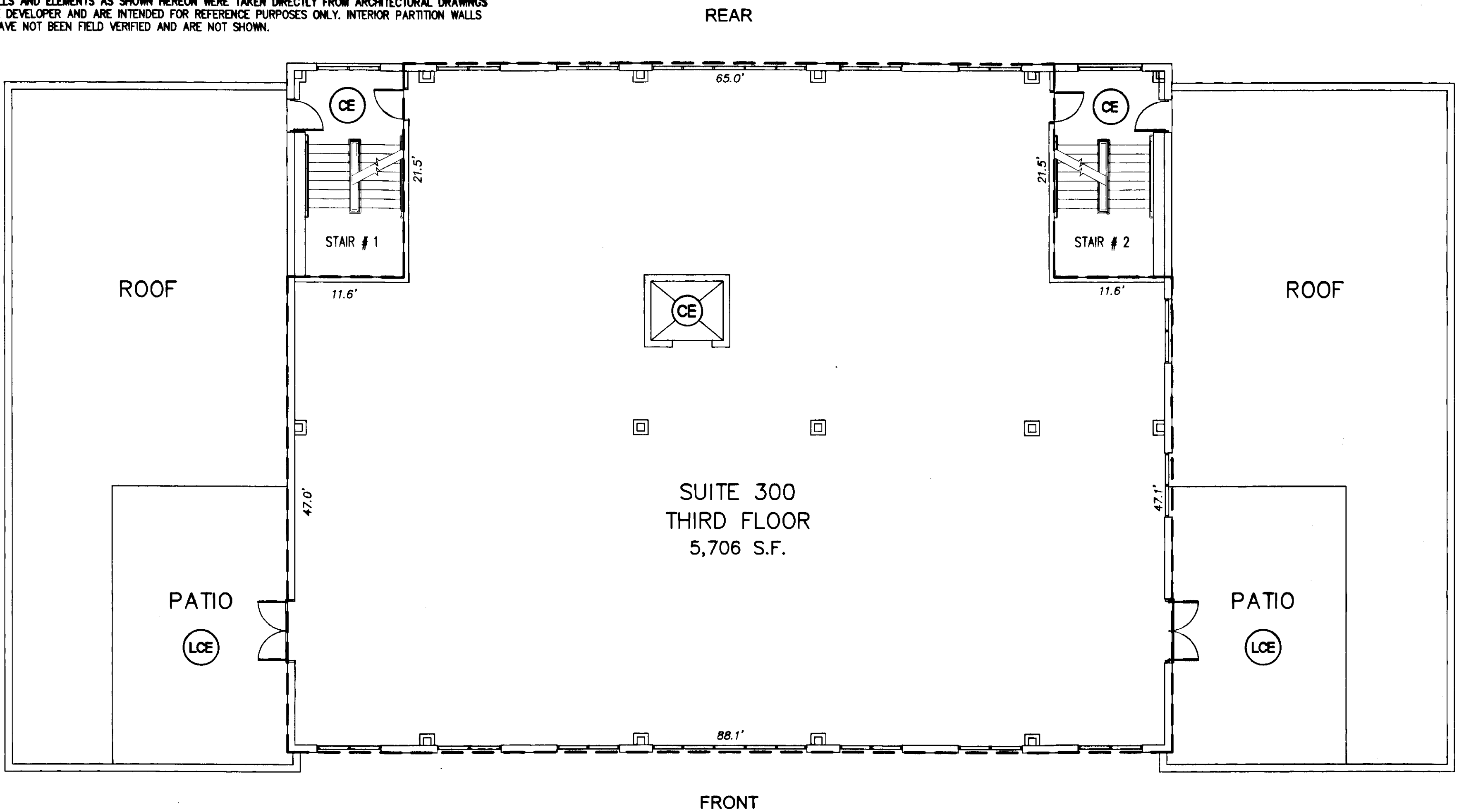
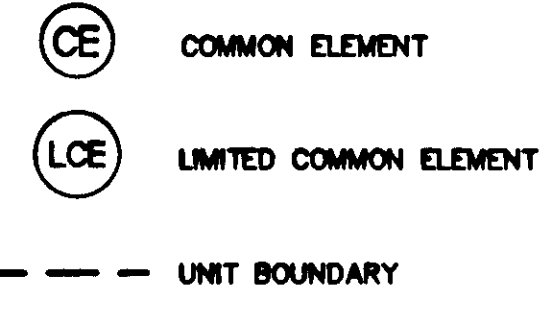


5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

080007600

NOTES:

1. COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS ARE SUBSTANTIALLY COMPLETE.
2. ALL BUILDING FLOOR PLANS AND DETAILS SHOWN ARE PER ARCHITECTURAL PLANS PROVIDED TO AES CONSULTING ENGINEERS BY THE DEVELOPER.
3. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT AS SHOWN IN THE PLAN IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB.
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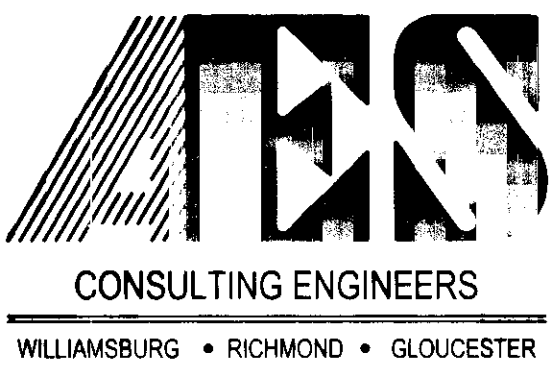


THIRD FLOOR PLAN

NOT TO SCALE

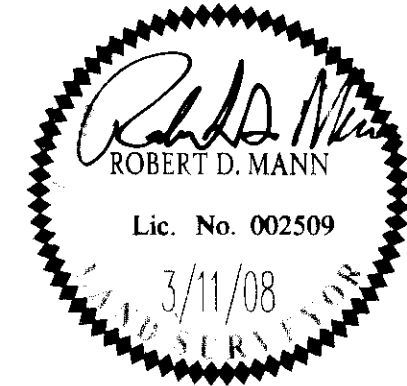
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"EXHIBIT 1"



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PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 2, THIRD FLOOR
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City			
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BETSY B. WOOLRIDGE, CLERK			
Betsy B. Woolridge Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AWT
Scale NTS	Date 3/11/08
Project No. 6632-6-15D	
Drawing No. 2 of 5	

080007600



(CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 - - - UNIT BOUNDARY

FRONT ELEVATION (DISCOVERY PARK BLVD.)

NOT TO SCALE



LEFT SIDE ELEVATION

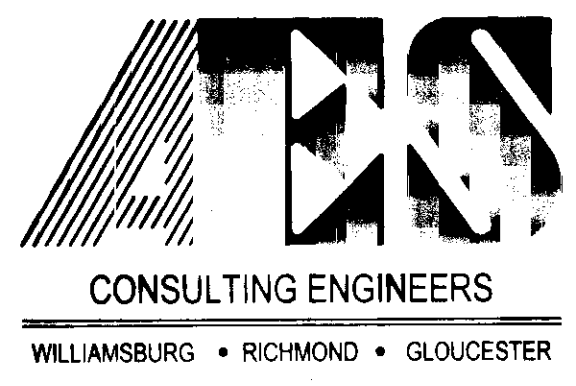
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5 Large/Small Plat(s) Recorded
080007600

NOTES:

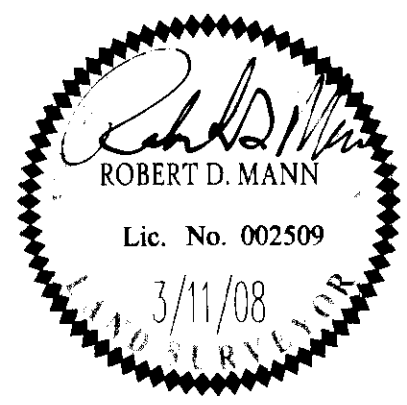
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"EXHIBIT 1"



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PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 2, THIRD FLOOR
 OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



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City of Williamsburg & County of James City
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 AM/PM, PB PG
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 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn AWT
Scale NTS	Date 3/11/08
Project No. 6632-6-150	
Drawing No. 3 of 5	

080007600

(CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 --- UNIT BOUNDARY



REAR ELEVATION (PARKING LOT)

NOT TO SCALE



RIGHT SIDE ELEVATION

NOT TO SCALE

5 Large/Small Plat(s) Recorded
 with as # 080007600

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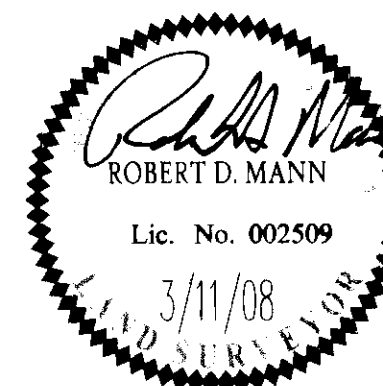
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CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND • GLOUCESTER

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 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

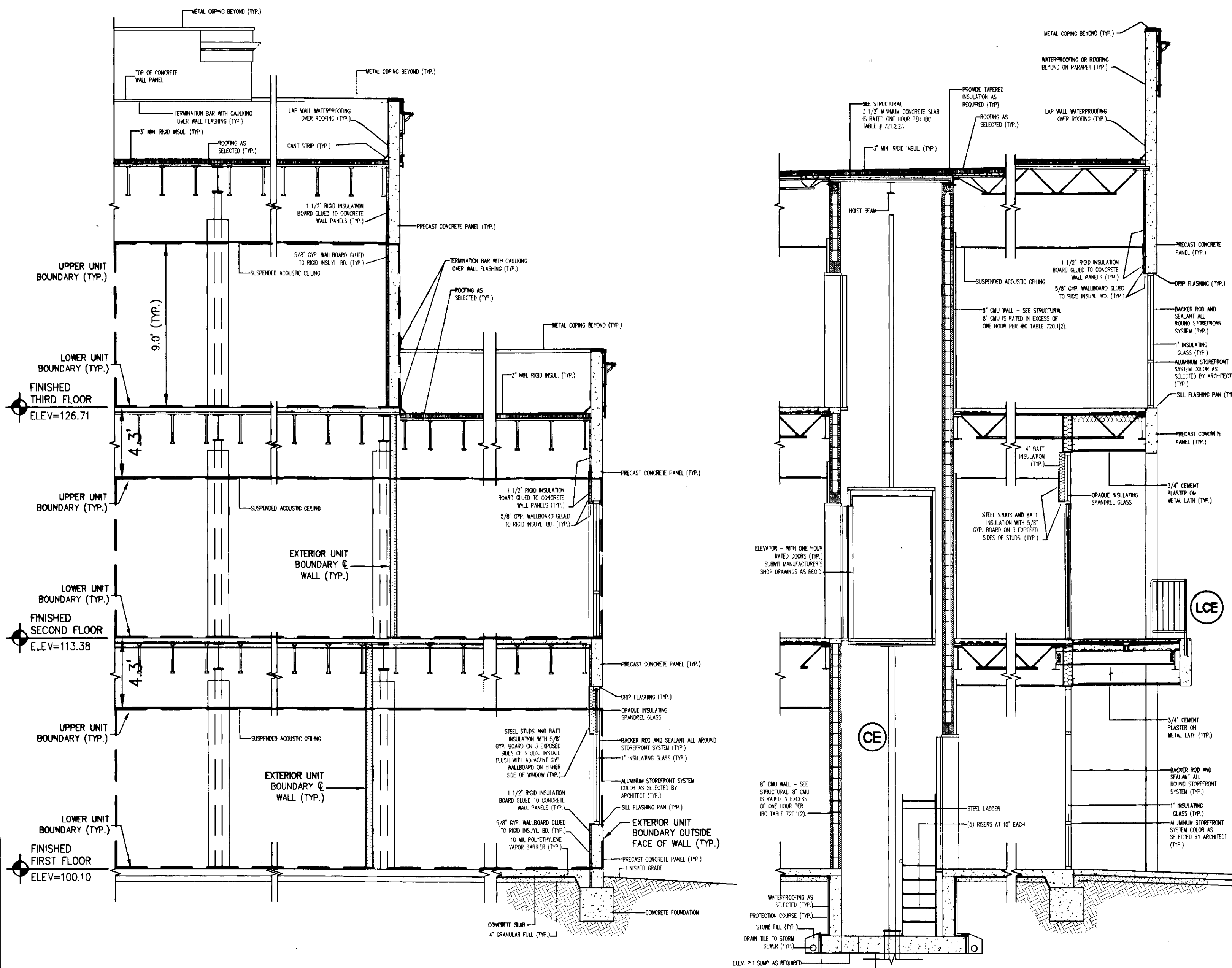


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Designed AES	Drawn AWT
Scale NTS	Date 3/11/08
Project No. 6632-6-150	
Drawing No. 4 of 5	

080007600

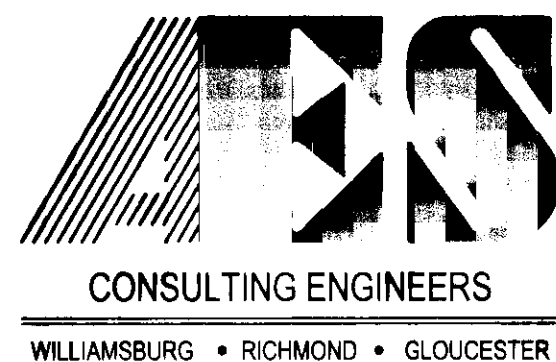


(CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 --- UNIT BOUNDARY

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TYPICAL BUILDING SECTION

NOT TO SCALE

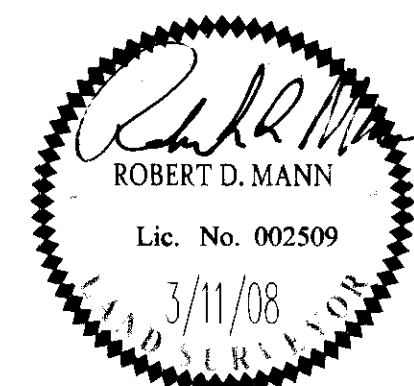


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"EXHIBIT 1"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
 PHASE 2, THIRD FLOOR
 OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
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5 080007600