

080008177

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

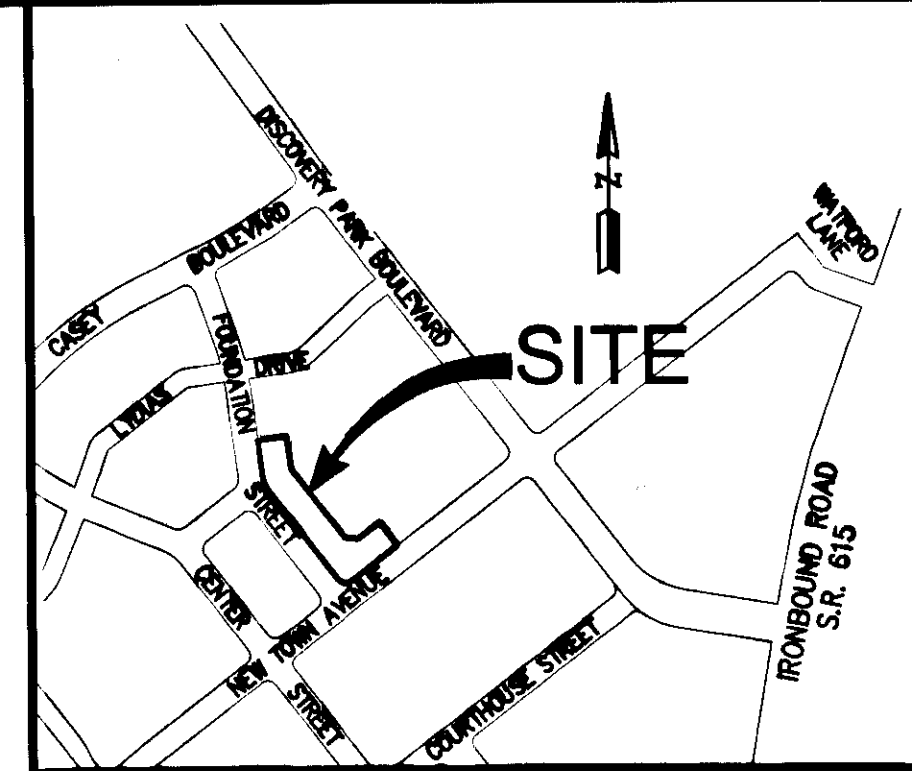
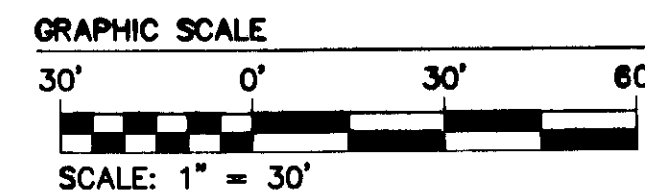
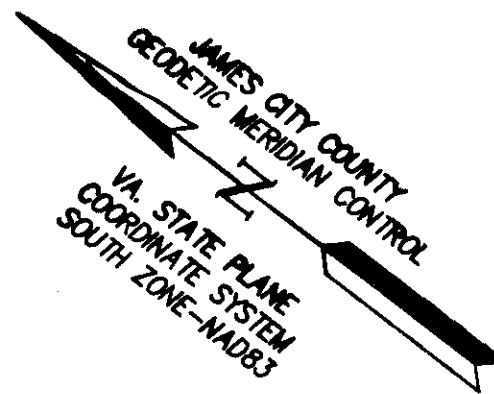
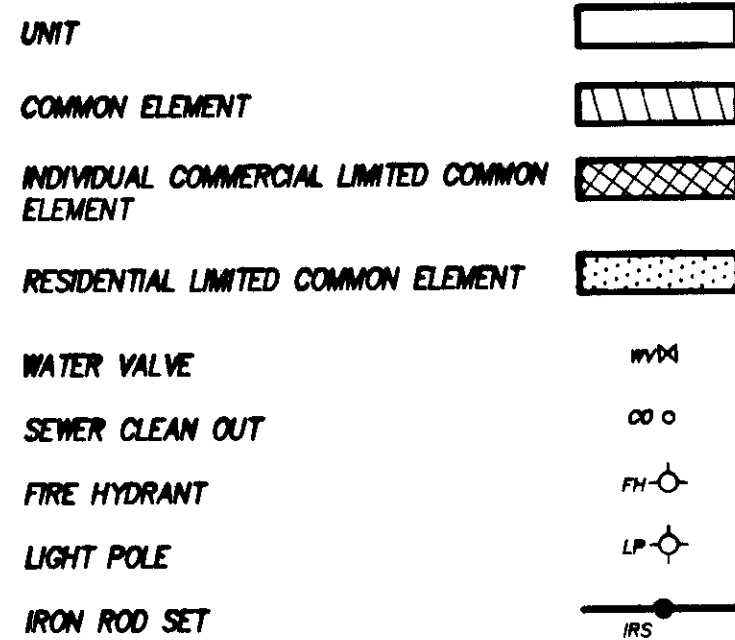
EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY HEATING AND AIR CONDITIONING EQUIPMENT DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THE APPARATUS AND/OR EQUIPMENT LIES WITHIN A UNIT AND OR COMMON ELEMENT. REFERENCE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

GENERAL NOTES

- THE SITE IS CURRENTLY ZONED MU-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. # 51095C0140C DATED 9/28/07.
- OWNER/DEVELOPER:** FOUNDATION SQUARE, LLC
4029 IRONBOUND ROAD, SUITE 200
WILLIAMSBURG, VA 23188
CONTACT: MEL SPRUILL
PHONE NO.: (757) 220-7815
FAX NO.: (757) 229-2542

ARCHITECTS: MAGOON & ASSOCIATES ARCHITECTS
4808 COURTHOUSE STREET, SUITE 208
WILLIAMSBURG, VA 23188
CONTACT: VERNON GEDDY
PHONE NO.: (757) 253-8739
- SITE ADDRESS: 4345 NEW TOWN AVENUE
- TAX PARCEL ID NO.: 3822400008
- LEGAL DESCRIPTION: BLOCK 10 PARCEL B
- PROPERTY REF.: INSTRUMENT #060008511 (DEED)
INSTRUMENT #050028771 (PLAT)
- 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 CENTER PARKING OVERVIEW" LETTER JANUARY 2004.

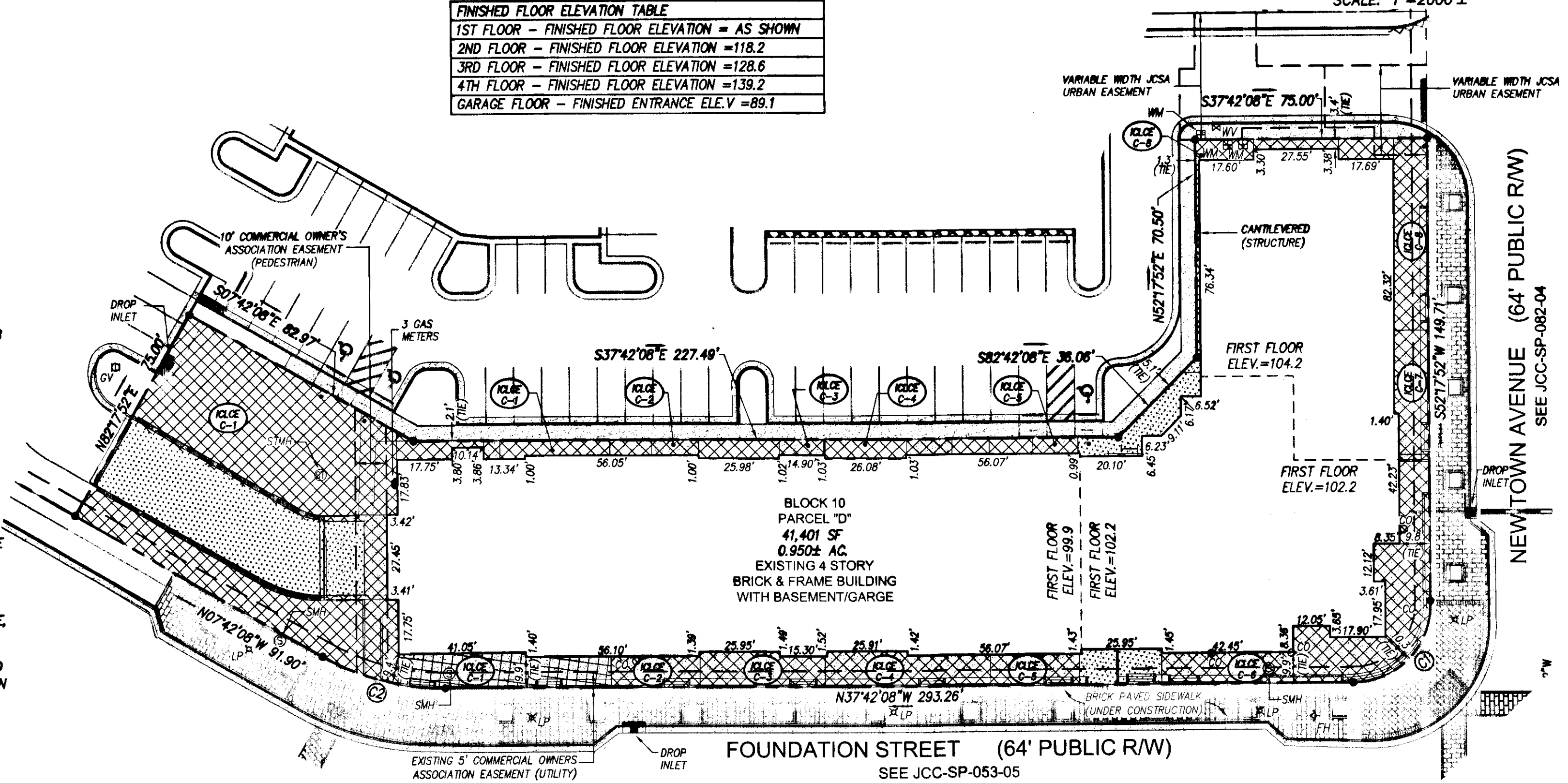
LEGEND



VICINITY MAP
SCALE: 1"=2000±

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	S82°42'08"E
C2	30°00'00"	79.00	41.36	21.17	40.89	S22°42'08"E

FINISHED FLOOR ELEVATION TABLE	
1ST FLOOR - FINISHED FLOOR ELEVATION = AS SHOWN	
2ND FLOOR - FINISHED FLOOR ELEVATION =118.2	
3RD FLOOR - FINISHED FLOOR ELEVATION =128.6	
4TH FLOOR - FINISHED FLOOR ELEVATION =139.2	
GARAGE FLOOR - FINISHED ENTRANCE ELEV =89.1	



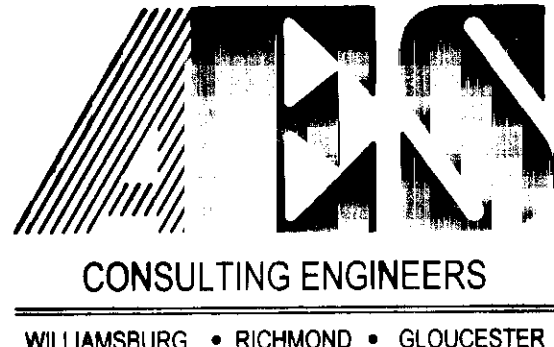
SURVEYOR'S CERTIFICATE

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 3/14/08
ROBERT D. MANN, L.S. #2509 DATE.

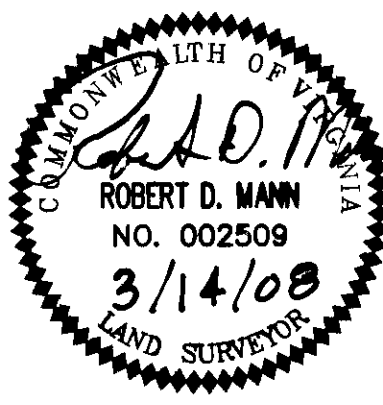
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 11, 2008
at *12:46* AM/PM, PG. *1*
DOCUMENT # *080008177*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

L Large/Small Plat(s) Recorded
herewith as # *080008177*



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

EXHIBIT B
PLAT FOR CONDOMINIUM
FOUNDATION SQUARE, A CONDOMINIUM
OWNER/DEVELOPER: FOUNDATION SQUARE, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR BY	REVIEWED BY

Designed	Drawn
RDM	RDM/MLH
Scale	Date
1"=30'	2/28/08
Project No. 8632E24-4	
Drawing No. 1 OF 1	