0800012280

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.

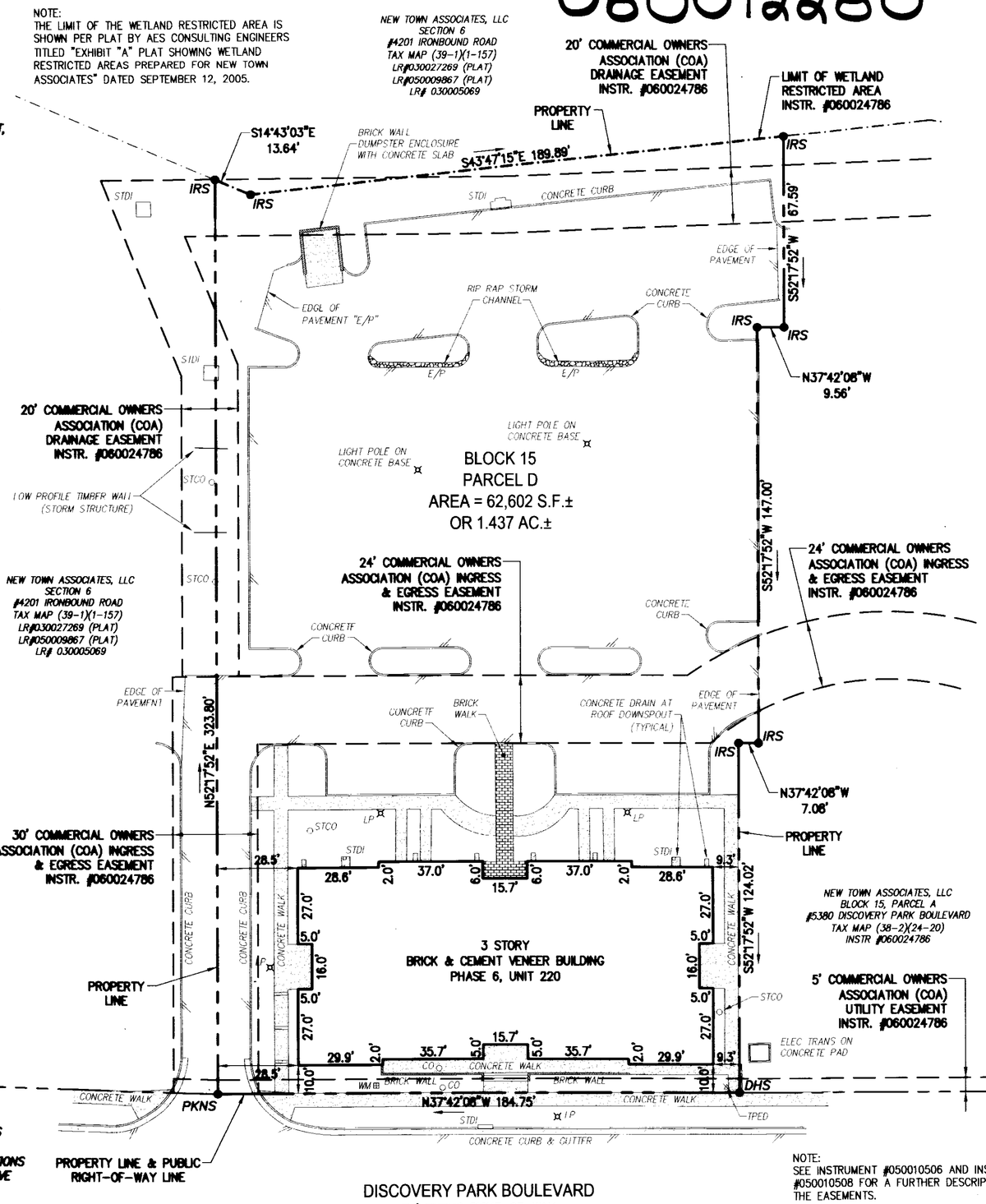
LCE– LIMITED COMMON ELEMENTS

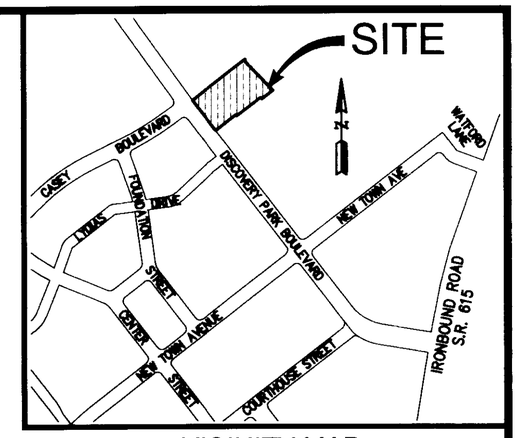
EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY HEATING AND AIR CONDITIONING EQUIPMENT DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THE APPARATUS AND/OR EQUIPMENT LIES WITHIN A UNIT AND OR COMMON ELEMENT. REFERENCE 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

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.





VICINITY MAP
SCALE: 1"=500'

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.

RECORD MERIDIAN
INSTRUMENT #060024786

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF KNOWLEDGE AND BELIEF, THIS PLAT IS ACCURATE (WITHIN NORMAL CONSTRUCTION TOLERANCES) AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATED SUBSECTIONS 55–79.58 A, B AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

ROBERT D. MANN, L.S. #002509 — DATE 4/21/08

PROPERTY LINE & PUBLIC RIGHT–OF–WAY LINE

DISCOVERY PARK BOULEVARD
74' PUBLIC RIGHT–OF–WAY
INSTR. #060004140

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 # 0800012280

EXHIBIT 1

AES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT FOR CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 6, UNIT 220
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
4/21/08
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 12 May 2008
at 1:09 AM/PM. PB — PG —
DOCUMENT # 0800012280
BETSY B. WOOLRIDGE, CLERK
Clerk

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

Designed AES	Drawn CMA
Scale 1"=30'	Date 4/21/08
Project No. 6632–6–15D	
Drawing No. 1 of 5	

S:\Jobs\6632\S6\15D-VenturEast\dwg\Sur\Plats\Phase 06 Unit 220\6632615D Condo Unit 220 01 PLAT.dwg, 4/22/2008 3:01:11 PM, Tony.Taylor