

S:\Jobs\6632\156\15D-VenturEast\dwg\Sur\Plats\Phase 07 Unit 225\6632e15D Condo Unit 225 01 PLAT.dwg, 6/16/2008 11:07:51 AM, rob.mann

080021555

CE- COMMON ELEMENTS

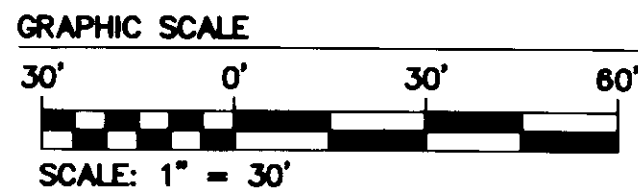
COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS 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
STORM CLEAN OUT
STORM DROP INLET
LIGHT POLE
SANITARY CLEANOUT
TELEPHONE PEDESTAL
IRON ROD SET
DRILL HOLE SET
"P.K." NAIL SET



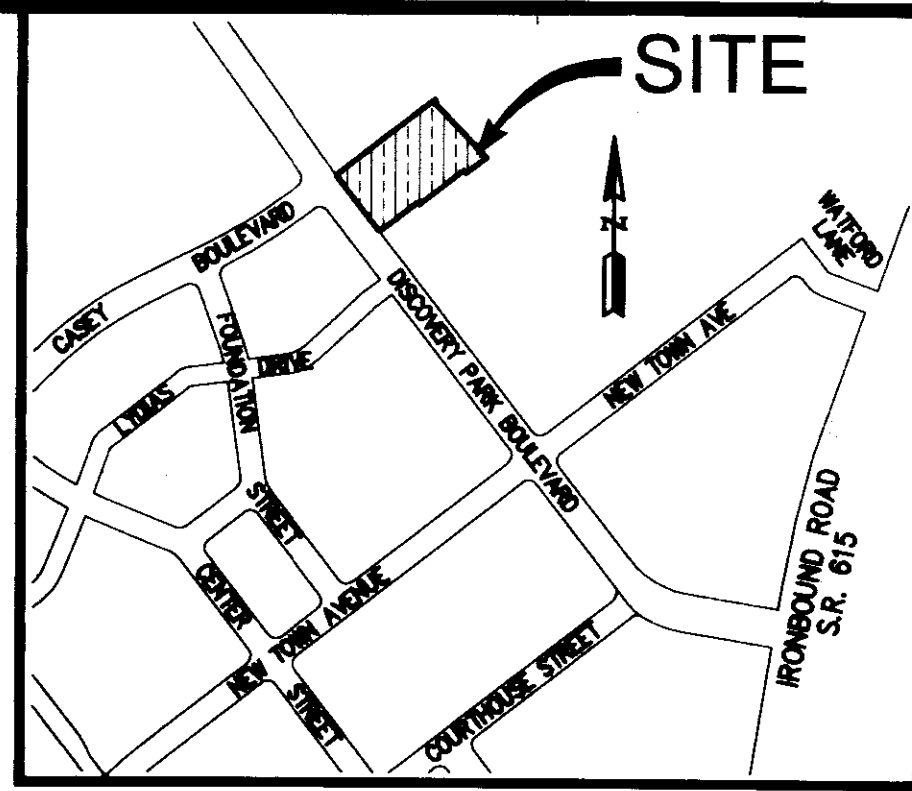
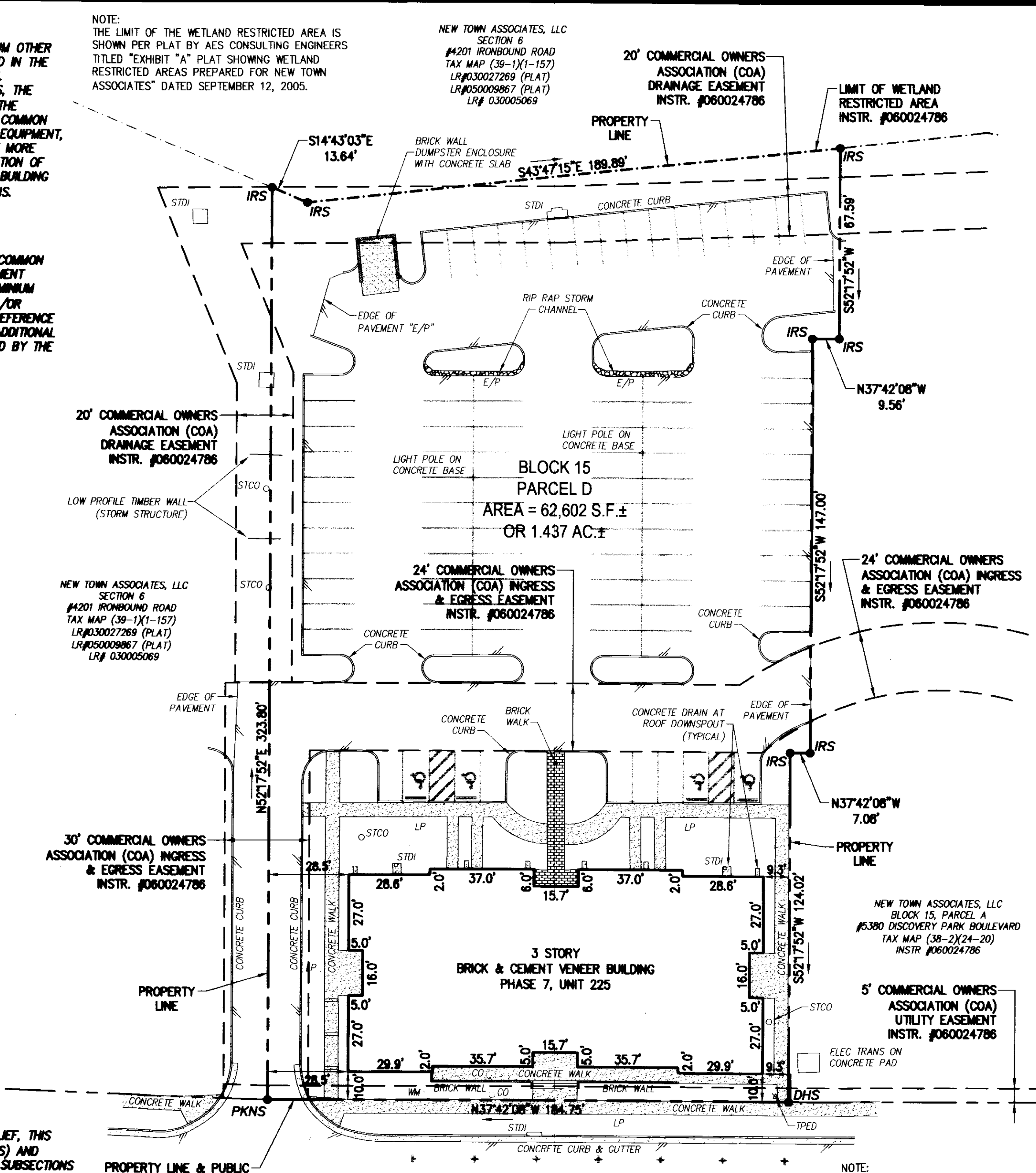
SURVEYOR'S CERTIFICATE

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 6/12/08
ROBERT D. MANN, L.S. #002509 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

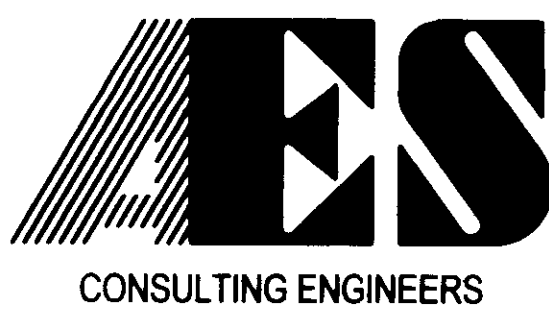


GENERAL NOTES

- 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 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. # 51085C0140C DATED 9/28/07.
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: JAMES CITY COUNTY GEODETIC CONTROL NETWORK 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 Pages/Sheet Plat(s) Recorded herewith # 080021555



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

EXHIBIT 1
PLAT FOR CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 7, UNIT 225
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

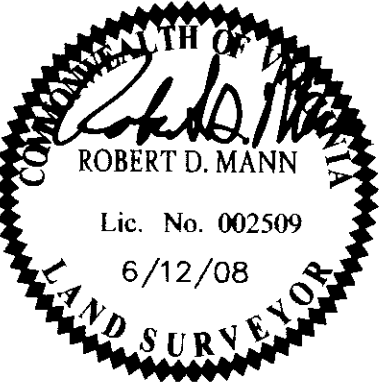


Table with columns: No., DATE, REVISION / COMMENT / NOTE, REVISION BY, REVIEWED BY. Includes recording information for the plat.

Table with columns: Designed (AES), Drawn (CMA), Scale (1"=30'), Date (6/12/08), Project No. (6632-6-15D), Drawing No. (1 of 5).

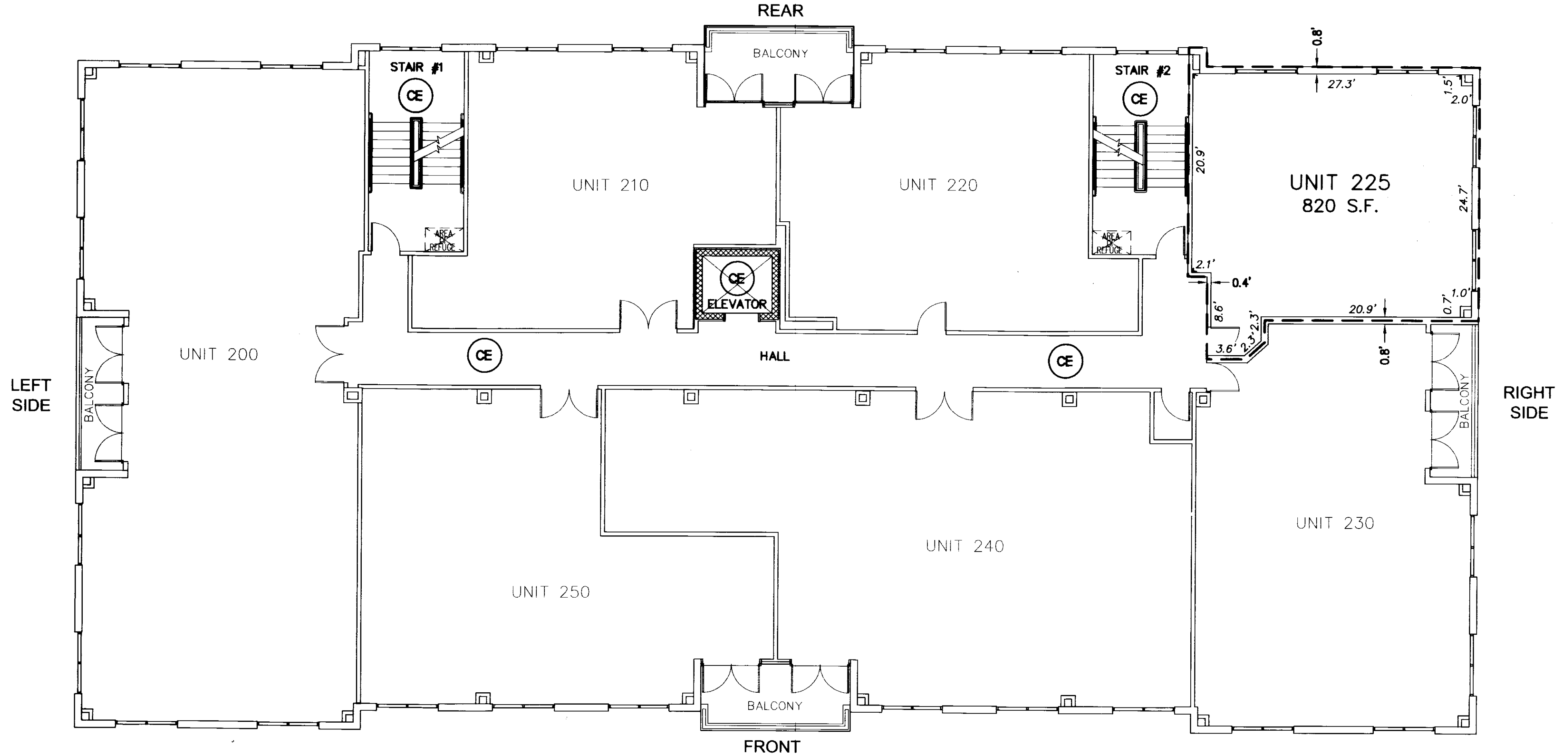
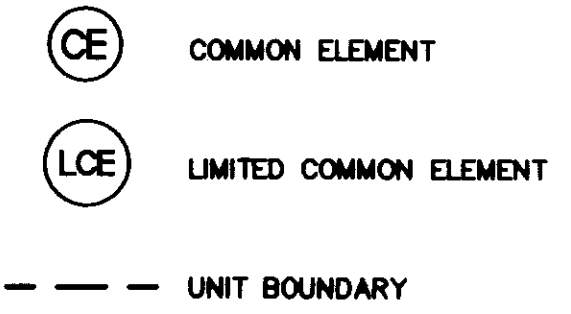
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S:\Jobs\663215D-VentureEast\dwg\Sun\Plans\Phase 07 Unit 225\6632615D Condo Unit 225 02 2nd FLOOR PLAN.dwg, 6/16/2008 11:45:36 AM, rob.mann

080021555

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.
4. THE UPPER (HORIZONTAL) BOUNDARY IS THE PLANE OF THE LOWER SURFACE OF THE SUSPENDED ACOUSTIC CEILING OF THE UNIT.
5. THE VERTICAL (SIDE) BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANE OF THE CENTERLINE OF THE INTERIOR WALL DIVIDING ANY TWO UNITS AND/OR THE OUTSIDE FACE OF THE EXTERIOR WALL OF THE PERIMETER UNIT, EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER UNIT BOUNDARIES.
6. LOWER, UPPER AND SIDE BOUNDARIES ARE MORE FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
7. THE INTERIOR WALLS AND ELEMENTS AS SHOWN HEREON WERE TAKEN DIRECTLY FROM ARCHITECTURAL DRAWINGS PROVIDED BY THE DEVELOPER AND ARE INTENDED FOR REFERENCE PURPOSES ONLY. INTERIOR PARTITION WALLS AND ELEMENTS HAVE NOT BEEN FIELD VERIFIED AND ARE NOT SHOWN.

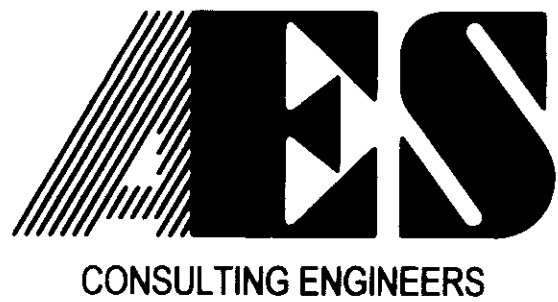


SECOND FLOOR PLAN

NOT TO SCALE

Large/Small Plat(s) Recorded herewith as # 080021555

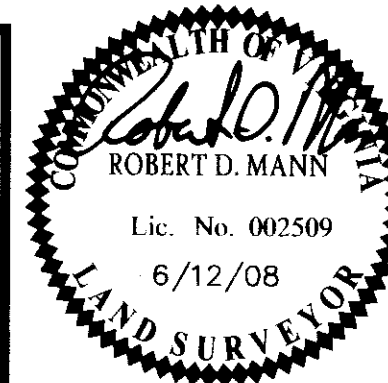
"EXHIBIT 1"



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Fax (757) 220-8994

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PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 7, UNIT 225
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 3:15 PM, PG. 27 August 2008
DOCUMENT # 080021555
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed	Drawn
AES	AWT
Scale	Date
NTS	6/12/08
Project No.	
6632-6-15D	
Drawing No.	
2 of 5	

S:\Jobs\6632156\15D-VenturEast\dwg\Sun\Plat\Phase 07 Unit 225 03 FRONT ELEVATION.dwg, 6/16/2008 11:47:11 AM, rob.mann

080021555



FRONT ELEVATION (DISCOVERY PARK BLVD.)
NOT TO SCALE

- ⊙ COMMON ELEMENT
- ⊙ LIMITED COMMON ELEMENT
- UNIT BOUNDARY

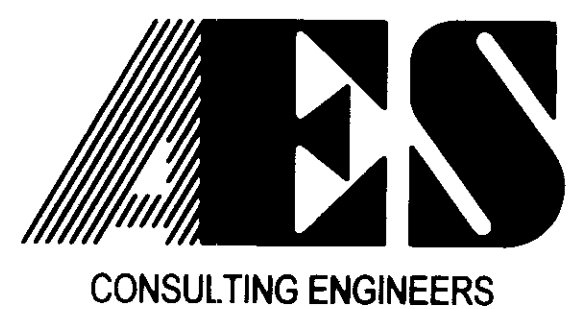
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LEFT SIDE ELEVATION
NOT TO SCALE

City of Williamsburg & County of James City
Recorded as # 080021555

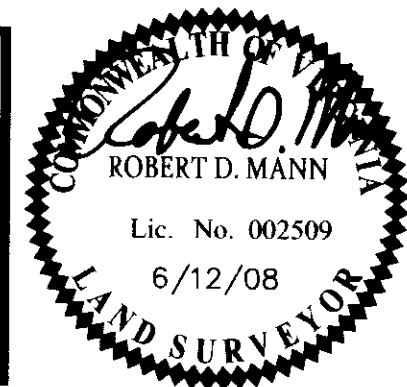
"EXHIBIT 1"



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PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 7, UNIT 225
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
27 August 2008
at 3:15 PM, PG. 1
DOCUMENT # 080021555
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Clerk

Designed AES	Drawn AWT
Scale NTS	Date 6/12/08
Project No. 6632-6-150	
Drawing No. 3 of 5	

S:\Jobs\6632156\15D-VenturEast\dwg\SunPlat\Phase 07 Unit 225\663215D Condo Unit 225 04 REAR ELEVATION.dwg, 6/16/2008 11:48:50 AM, rob.mann

080021555



REAR ELEVATION (PARKING LOT)

NOT TO SCALE

- COMMON ELEMENT
- LIMITED COMMON ELEMENT
- UNIT BOUNDARY

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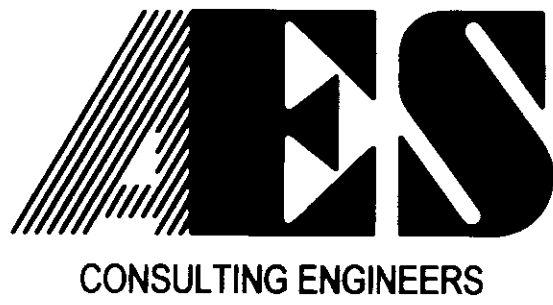


RIGHT SIDE ELEVATION

NOT TO SCALE

5-10-08 Platist Recorded
080021555

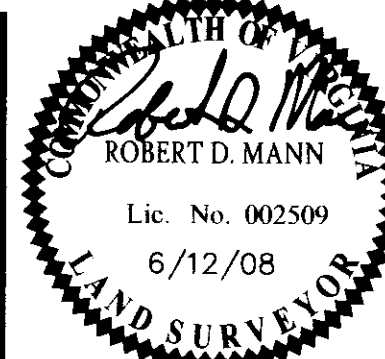
"EXHIBIT 1"



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Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 7, UNIT 225
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



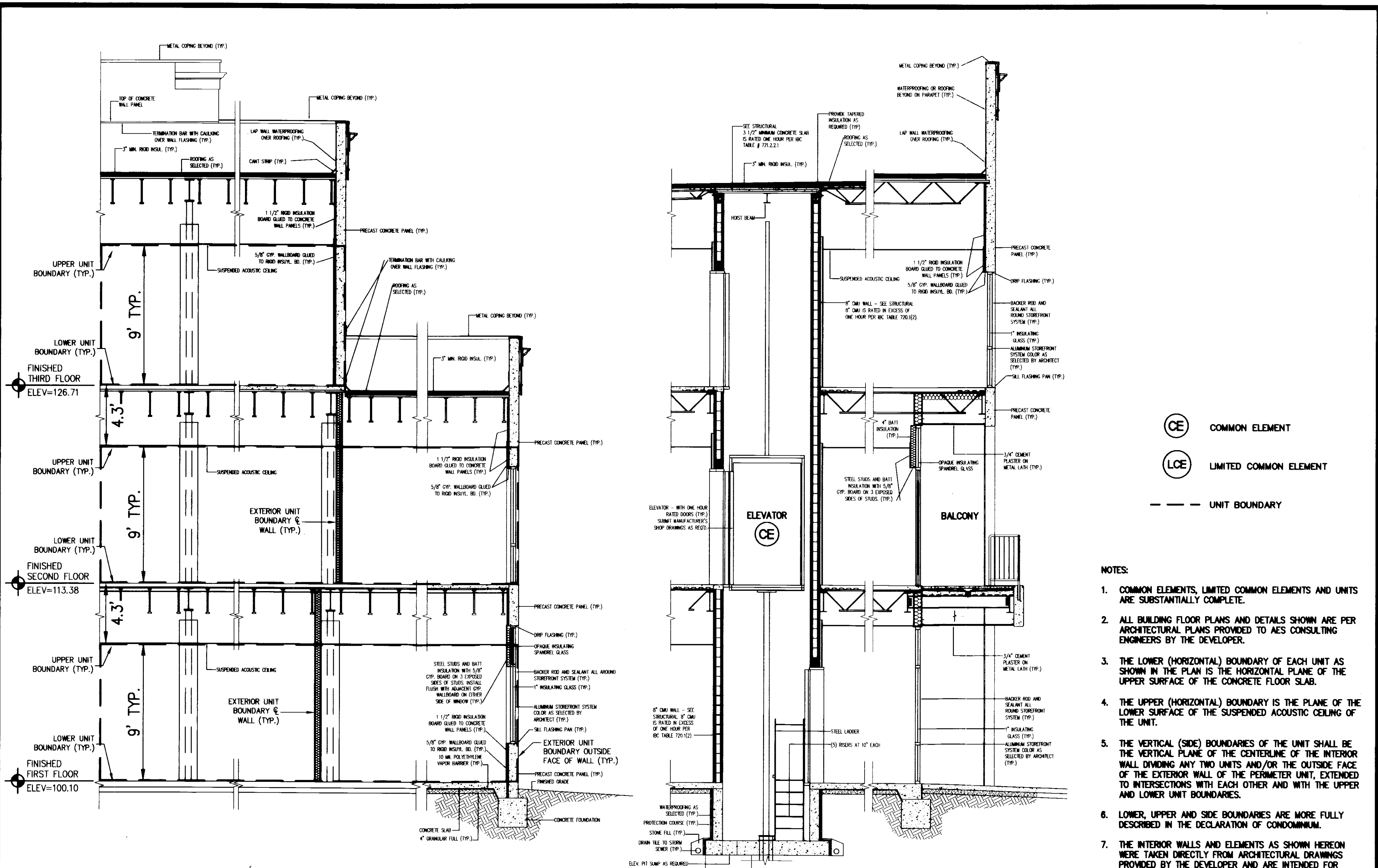
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
27 August 2008
at 3:15 PM, PG
DOCUMENT # 080021555
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn AWT
Scale NTS	Date 6/12/08
Project No. 6632-6-15D	
Drawing No. 4 of 5	

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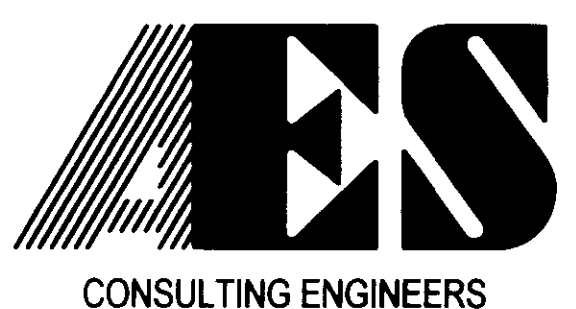
TYPICAL BUILDING SECTION

NOT TO SCALE

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

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5. [Signature] Plat(s) Recorded
 hereon as 080021555

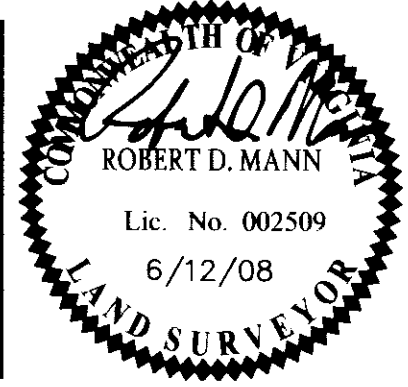


2548 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

"EXHIBIT 1"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
 PHASE 7, UNIT 225
 OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



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

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 27 August 2008
 at 3:15 P.M. PG. 1
 DOCUMENT # 080021555
 BETSY B. WOOLRIDGE, CLERK
 [Signature] Clerk

Designed AES	Drawn AWT
Scale NTS	Date 6/12/08
Project No. 6632-6-15D	
Drawing No. 5 of 5	