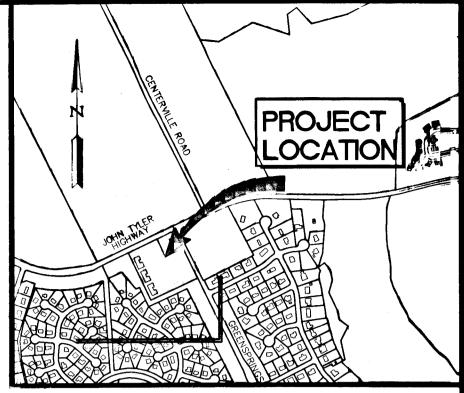
108800090



VICINITY MAP
(APPROX. SCALE 1"=1000")

REFERENCES:

- 1. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BERKELEY'S GREEN AS RECORDED IN DEED BOOK 390, PAGE 264 AND ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BERKELEY'S GREEN AS RECORDED IN DEED BOOK 424, PAGE 503 MAY AFFECT THIS PROPERTY, BUT IS NOT PLOTTABLE.
- 2. DECLARATION OF COVENANTS, INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY AS RECORDED IN DEED BOOK 797, PAGE 503 APPEARS TO AFFECT THIS PROPERTY, BUT IS NOT PLOTTABLE.
- 3. ACREEMENT TO CONSTRUCT SIDEWALKS AS RECORDED IN DEED BOOK 808, PAGE 439 APPEARS TO AFFECT THIS PROPERTY, BUT IS NOT PLOTTABLE.
- 4. EASEMENT GRANTED VIRGINIA ELECTRIC & POWER COMPANY (VIRGINIA POWER) RECORDED AS INSTRUMENT #970001323 DOES AFFECT THIS PROPERTY AND THE APPROXIMATE LOCATION IS SHOWN HEREON.
- 5. EASEMENTS TO COMMONWEALTH TRANSPORTATION COMMISSIONER OF VIRGINIA RECORDED AS INSTRUMENT #050020145 DOES AFFECT THIS PROEPERTY AND IS SHOWN, EXCEPT TEMPORARY CONSTRUCTION EASEMENTS AS NOTED IN SAID DOCUMENT WHICH WERE TO TERMINATE UPON COMPLETION OF CONSTRUCTION OF SAID PROJECT. CONSTRUCTION OF PROJECT APPEARS TO BE COMPLETE.

ADDITIONAL REFERENCES:

INSTRUMENT #970016381
INSTRUMENT #070015007
INSTRUMENT #050020145 - VDOT CERTIFICATE OF TAKE
STATE HIGHWAY PLAT BOOK 9, PAGES 305-306
PLAT BOOK 50, PAGE 15
DEED BOOK 208, PAGE 380 (PLAT)

SENERAL NOTES:

- 1. PROPERTY IS ALL OF TAX MAP PARCEL #(45-2)(1-5C).
- 2. PROPERTY ADDRESS IS 3435 JOHN TYLER HIGHWAY.
- 3. PROPERTY IS CURRENTLY ZONED "LB" LIMITED BUSINESS.
- 4. THIS PROPERTY LIES IS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0120C, EFFECTIVE DATE 09/28/08.
- 5. EXISTING UTILITIES AS SHOWN WERE LOCATED AS EVIDENT ON THE GROUND. OTHER THAN SHOWN NO OTHER UNDERGROUND UTILITIES HAVE BEEN LOCATED BY THIS SURVEY

AREA TABLE

PHASE I ADDITIONAL LANDS	141,497 S.F.± 120,990 S.F.±	3.248 ACRES± 2.778 ACRES±
TOTAL AREA	262,487 S.F.±	6.026 ACRES±

UNIT AREA TABLE

AREA UNIT #1	6,220 S.F.±
AREA UNIT #2	6,186 S.F.±
AREA UNIT #3	6,228 S.F.±
TOTAL AREA-ALL UNITS	18,634 S.F.±

5 Large/Small Plat(s) Recorded herewith as # _09008 301

AND THE RESIDENCE OF THE PARTY OF THE PARTY

LCE) <u>LCE- LIMITED COMMON ELEMENTS</u>

LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONDOMINIUM INSTRUMENTS. EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES, THEREOF.

THE UNDERSIGNED VIRGINIA LAND SURVEYOR HEREBY CERTIFIES TO THE BEST OF MY KNOWLEDEGE AND BELIEF, THAT I HAVE READ SECTION 55-79.58(A) OF THE CODE OF VIRGINIA AND FIND THE PLAT TO BE ACCURATE AND IN COMPLIANCE WITH THE CODE. UNITS #1, #2 AND #3 ARE SUBSTANTIALLY COMPLETE.

RONALD W. EADS, L.S. #001948

SURVEYOR'S CERTIFICATE

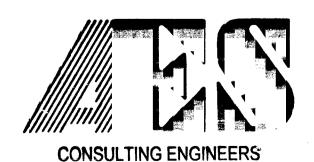
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

RONALD W. EADS, L.S. #001948

DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT
COURT. THIS ALL DAY OF YOUNG. 2009.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS. • 12:03 PM AM/PM
INSTRUMENT # 09000 8301.

TESTE: Beten B. Woolridge, CLERK
Bu Claudia HOrikarla Do Chak



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

PLAT FOR CONDOMINIUM

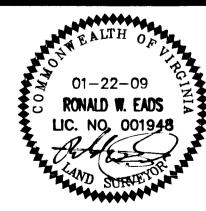
PHASE 1

"GREENSPRINGS COMMONS", A CONDOMINIUM

JAMESTOWN DISTRICT

JAMES CITY COUNTY

VIRGINIA



		·	_
No.	DATE	REVISION / COMMENT / NOTE	

Designed Drawn
AES JDB/RWT
Scale Date
N/A 01/22/00

Project No.
9997-01

Drawing No.
1 01 5

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG