

090010654

CE- COMMON ELEMENTS

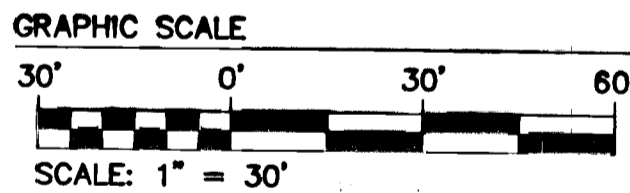
COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS 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.

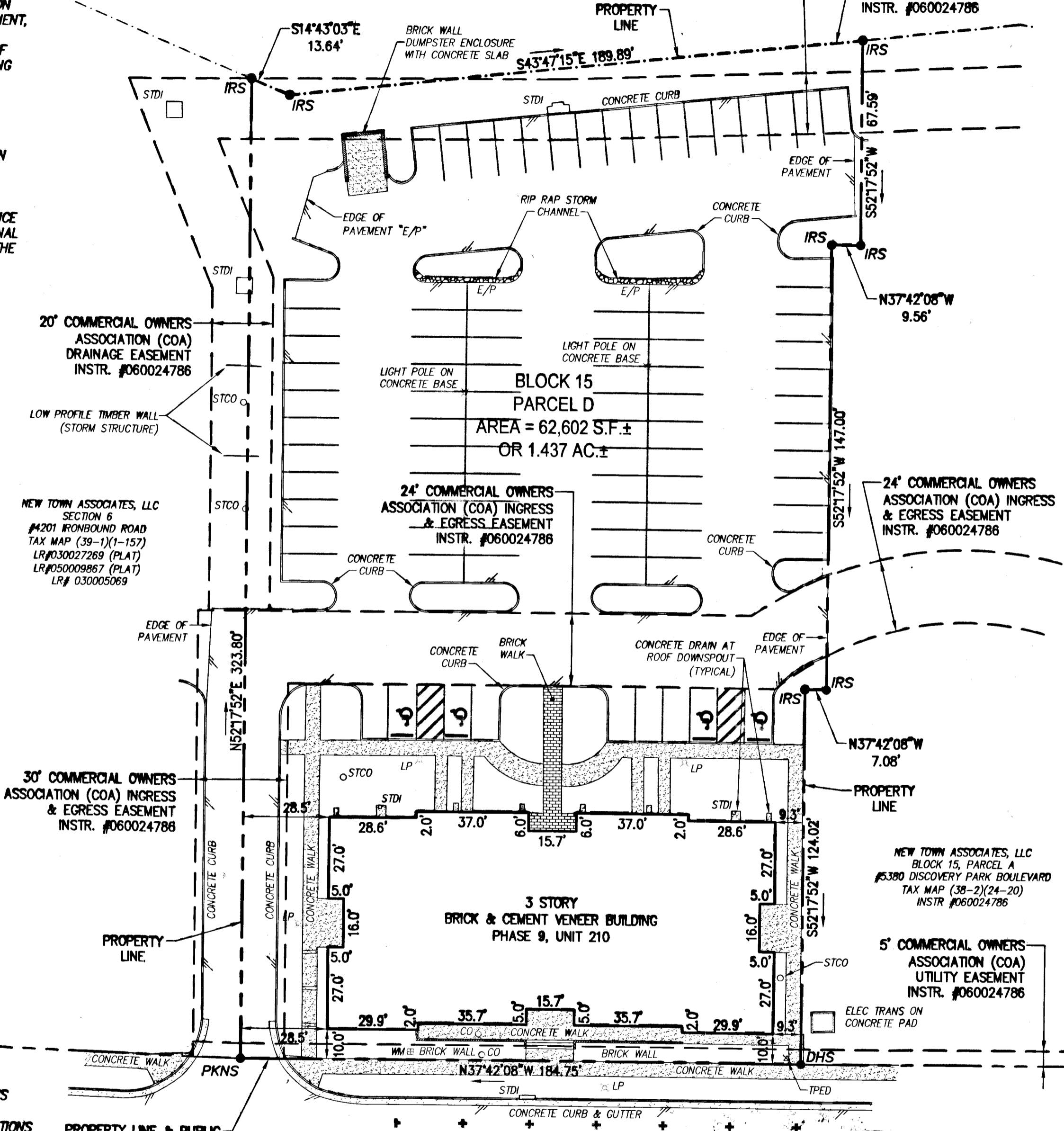
Robert D. Mann
 ROBERT D. MANN, L.S. #002509 9/8/08 DATE

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

20' COMMERCIAL OWNERS ASSOCIATION (COA) DRAINAGE EASEMENT INSTR. #060024786

LIMIT OF WETLAND RESTRICTED AREA INSTR. #060024786



20' COMMERCIAL OWNERS ASSOCIATION (COA) DRAINAGE EASEMENT INSTR. #060024786

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

24' COMMERCIAL OWNERS ASSOCIATION (COA) INGRESS & EGRESS EASEMENT INSTR. #060024786

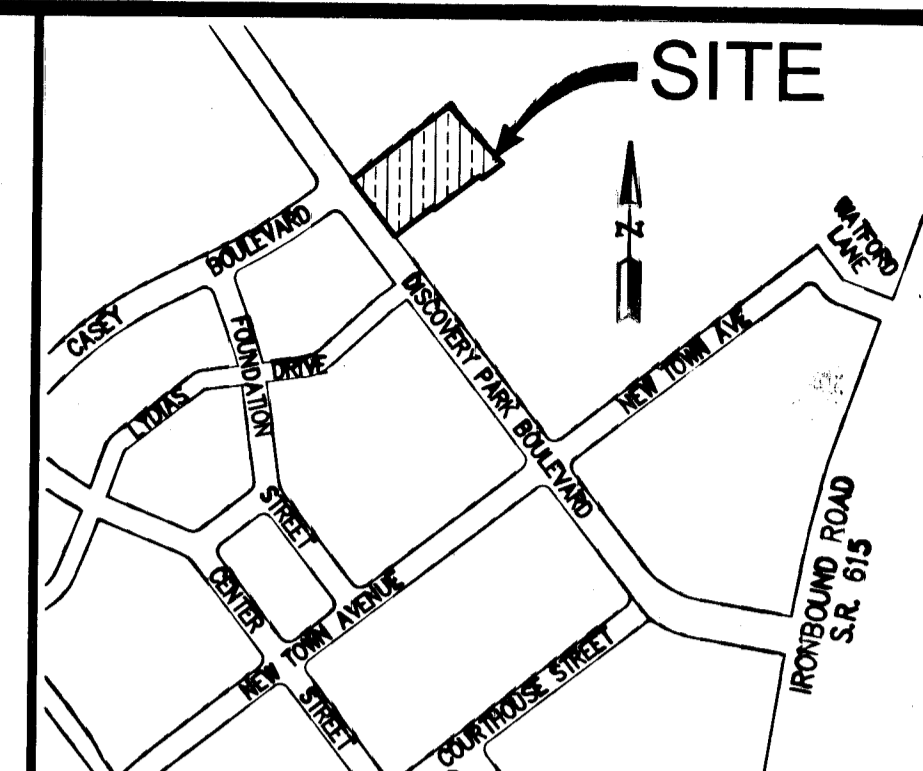
24' COMMERCIAL OWNERS ASSOCIATION (COA) INGRESS & EGRESS EASEMENT INSTR. #060024786

30' COMMERCIAL OWNERS ASSOCIATION (COA) INGRESS & EGRESS EASEMENT INSTR. #060024786

NEW TOWN ASSOCIATES, LLC BLOCK 15, PARCEL A #5380 DISCOVERY PARK BOULEVARD TAX MAP (38-2)(24-20) INSTR #060024786

5' COMMERCIAL OWNERS ASSOCIATION (COA) UTILITY EASEMENT INSTR. #060024786

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



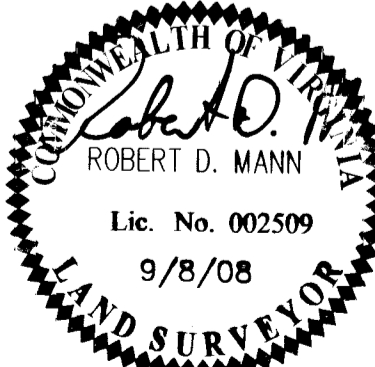
GENERAL NOTES

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. #5109500140C 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: NAVD88
10. BUILDING DIMENSIONS SHOWN ON THIS SHEET ARE TO OUTSIDE PERIMETER OF BUILDING.

5 Large/Small Plat(s) Recorded
 Record # 090010654

EXHIBIT 1

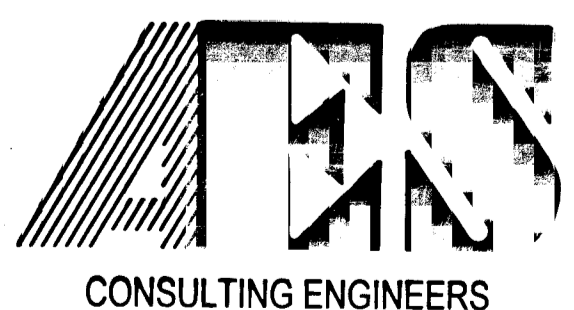
PLAT FOR CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
 PHASE 9, UNIT 210
 OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 15 April 2009 at 1:23 AM/PM, PG DOCUMENT # 090010654 Betsy B. Woolridge, CLERK	
No.	DATE
REVISION / COMMENT / NOTE	
REVISOR BY	REVIEWED BY

Designed AES	Drawn CMA
Scale 1"=30'	Date 9/8/08
Project No. 6632-6-15D	
Drawing No. 1 of 5	

S:\jobs\6632\15D-VentureEast.dwg\SunPlat\Phase 09 Unit 210\663215D Condo Unit 210 01 PLAT.dwg, 9/8/2008 3:17:14 PM, Tony Taylor



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

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG