#090019509 **GENERAL NOTES** SOURCE OF TITLE 1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY. ASSOCIATES, LLC TO LEEBCOR PROPERTIES AT CASEY, LLC BY 2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN COMMUNITY DEED RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR PANEL 51095C-0140C DATED SEPTEMBER 28, 2007. JAMES CITY COUNTY IN AS INSTRUMENT NO. 080016514. 3. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS. SURVEYORS CERTIFICATE 4. RECORD PLAT AT INST. #080016011 DOES NOT MATHEMATICALLY CLOSE I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF. 5. ALL IMPROVEMENTS SHOWN PER SITE PLAN. THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. PARCEL C NEW TOWN ASSOCIATES, LLC INST. #030005069 -15' DOMINION VA POWER 5' COA UTILITY EASEMENT EASEMENT TO BE RECORDED (INST. #080016011) NEW TOWN ASSOCIATES, LLC. N 54°17'52" E 298.09' PARCEL A VICINITY MAP (1"=1000') COMMON AREA DUMPSTER FACILITY-INST. #080016011 COMMON ELEMENT (EASEMENT FOR USE BY PARCEL C TO BE RECORDED PROPERTY INFORMATION OWNER: LEEBCOR PROPERTIES AT CASEY, LLC ADDRESS: 5388 DISCOVERY PARK BLVD 10.2 N 54'17'52" E Z 85.00' AREA_TABULATIONS UNIT AREA FOOTPRINT (10,000 S.F) = 0.230 AC. ·24' COA INGRESS/EGRESS COMMON ELEMENT = 1.651 AC. EASEMENT TO BE RECORDED TOTAL = 1.881 ACDISCOVERY PARK BLVD 20' COA DRAINAGE EASEMENT (INST. #080016011) HO. REMAINDER OF NEWTOWN PARCEL B SECTION 6 TOTAL AREA 3 STORY OFFICE BUILDING ±81,917 SQ. FT. NEW TOWN ASSOCIATES, LLC 5_ Large/Small Plat(s) Recorded herewith as # _0900/9509 UNIT AREA FOOTPRINT 10,000 S.F. 5 INST. #030005069 ±1.881 AC. **π**Ο PROPERTY LINE IS LIMITS 5 OF WETLAND RESTRICTED AREA COMMON ELEMENT -CHARLES A. CALHOUR 15' DOMINION VA POWER EASEMENT (INST. #090007200) S 52°17'52" W 324.06' PLAT AND PLANS OF 842'± TO . NEW TOWN 5400 DISCOVERY PARK BOULEVARD OFFICE CONDOMINIUM 20' COA DRAINAGE 30' COA INGRESS/EGRESS EASEMENT EASEMENT BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA (INST. #060024786) (INST. #060024786) DATE: 06/23/09 SCALE: 1" = 30' JOB# 07-418 20' COA DRAINAGE SHEET 1 OF 5 **EASEMENT** 24' COA INGRESS/EGRESS (INST. #060024786) EASEMENT PATRIOT DEVELOPMENT ASSOCIATES, LLC 5' COA UTILITY EASEMENT (INST. #060024786) (INST. #060024786) INST. #060025190 City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Surveying Engineering GPS at <u>3:57</u> AM/PM. PB — PG — DOCUMENT # 090019509 205-E-Bulifants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com
 LINE
 BEARING
 DISTANCE

 L1
 \$ 08.01.50" E
 17.13'

 L2
 \$ 41.12.41" E
 17.13'
 BETSY B. WOOLRIDGE, CLERK Scale: 1 Retry D. Woodridge

- Company of the Comp