

#090019509

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC TO LEEBCOR PROPERTIES AT CASEY, LLC BY DEED RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY IN AS INSTRUMENT NO. 080016514.

SURVEYORS CERTIFICATE

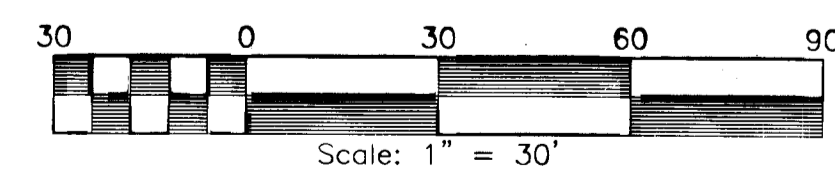
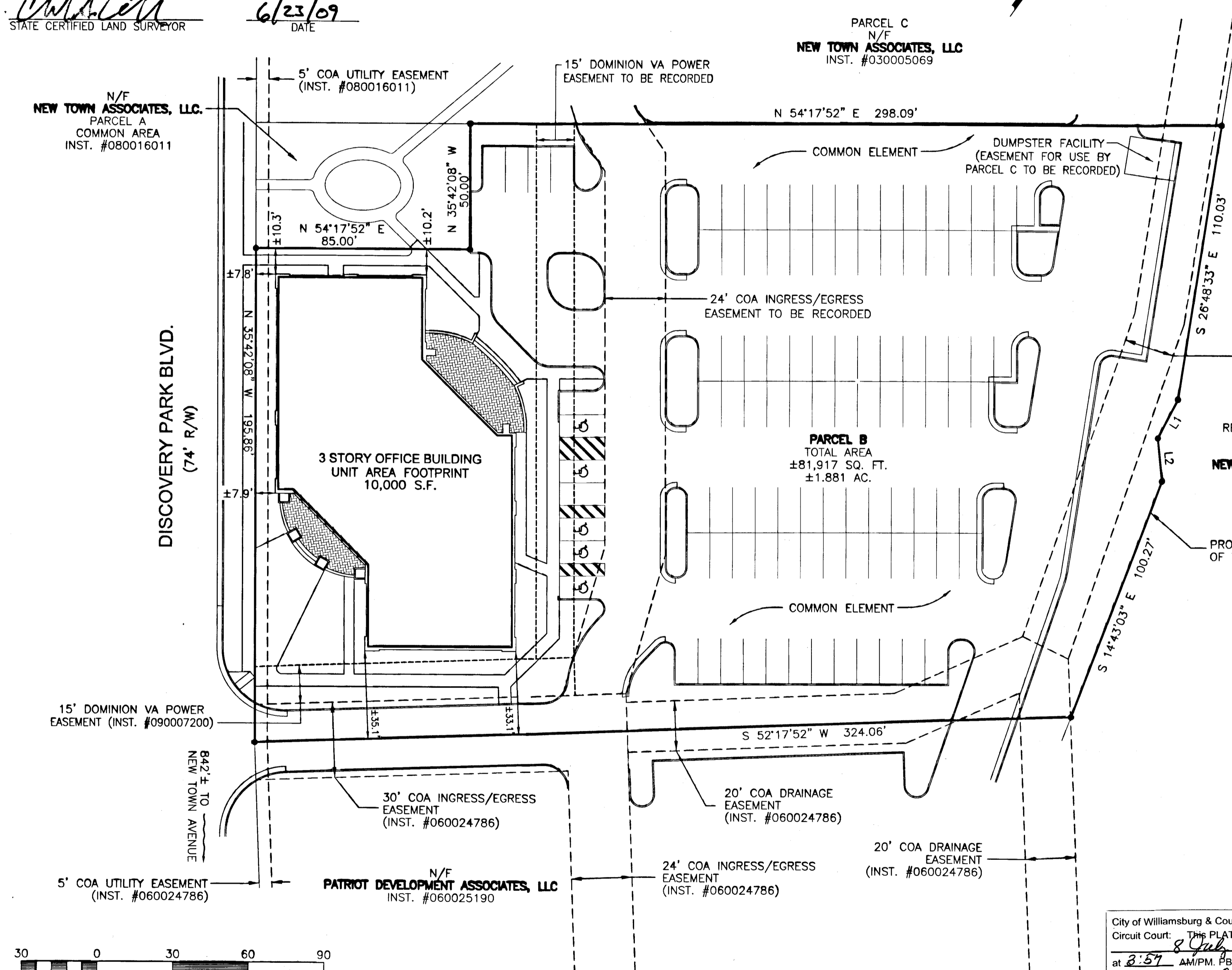
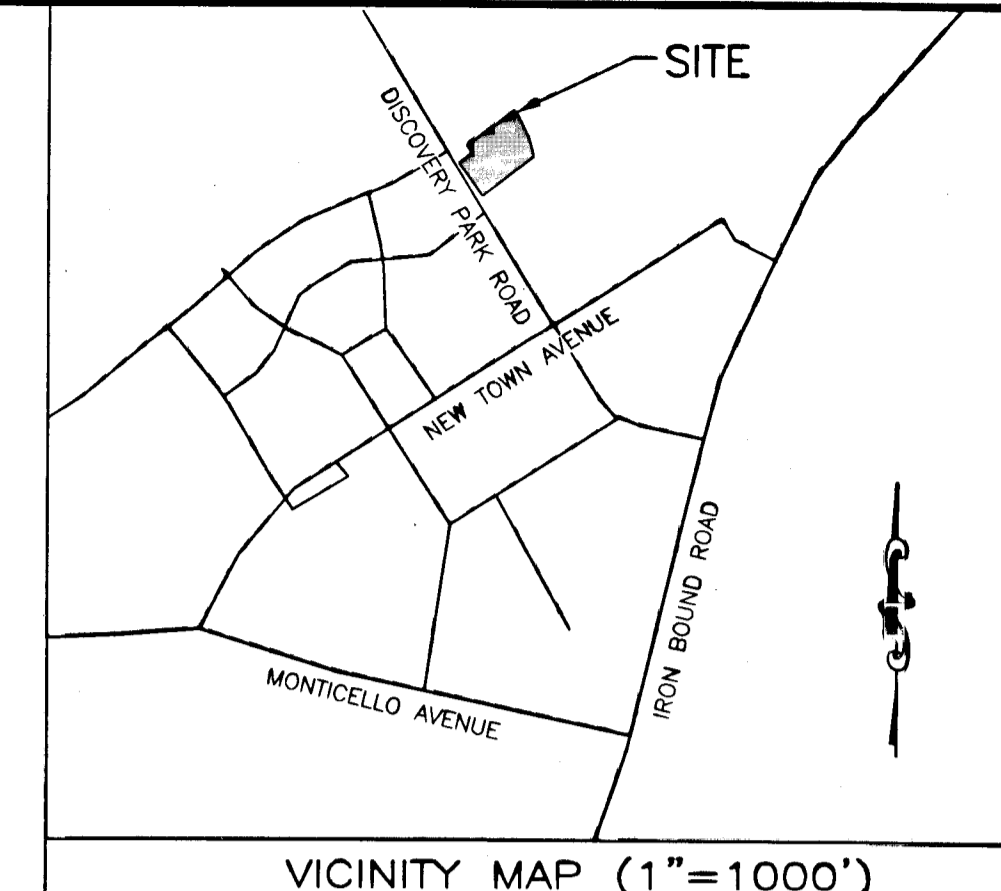
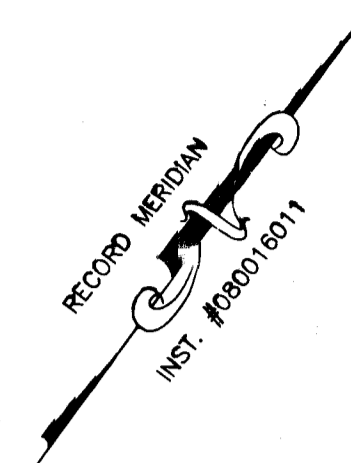
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Charles A. Calhoun
STATE CERTIFIED LAND SURVEYOR

6/23/09
DATE

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN COMMUNITY PANEL 51095C-0140C DATED SEPTEMBER 28, 2007.
3. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS.
4. RECORD PLAT AT INST. #080016011 DOES NOT MATHEMATICALLY CLOSE
5. ALL IMPROVEMENTS SHOWN PER SITE PLAN.



LINE	BEARING	DISTANCE
L1	S 08°01'50" E	17.13'
L2	S 41°12'41" E	17.13'

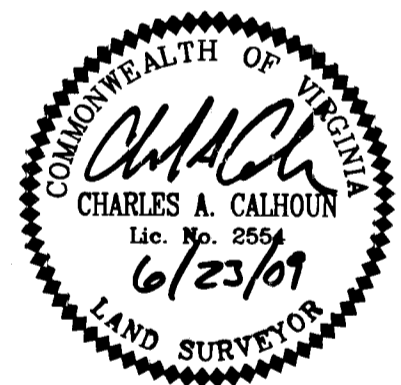
PROPERTY INFORMATION

OWNER: LEEBCOR PROPERTIES AT CASEY, LLC
ADDRESS: 5388 DISCOVERY PARK BLVD

AREA TABULATIONS

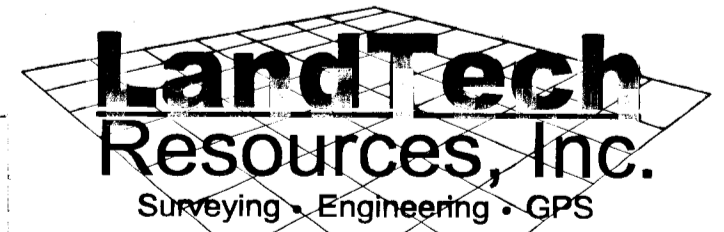
UNIT AREA FOOTPRINT (10,000 S.F.) = 0.230 AC.
COMMON ELEMENT = 1.651 AC.
TOTAL = 1.881 AC.

5 Large/Small Plat(s) Recorded
herein as # 090019509



PLAT AND PLANS OF
**5400 DISCOVERY PARK BOULEVARD
OFFICE CONDOMINIUM**
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

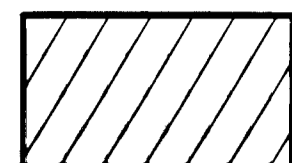
DATE: 06/23/09 SCALE: 1" = 30' JOB# 07-418
SHEET 1 OF 5



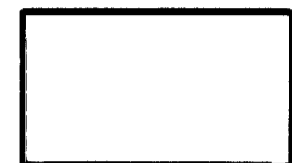
205-E-Bulifante Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 2:57 AM/PM, PB PG
DOCUMENT # 090019509
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

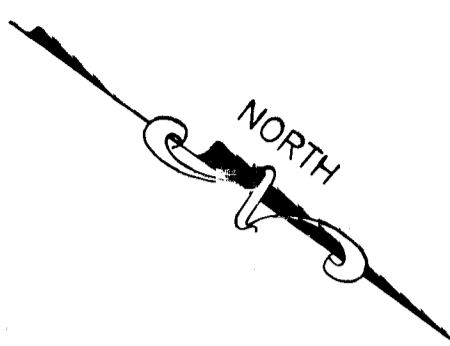
#090019509



COMMON ELEMENT



UNIT AREA



A. **Unit Boundaries.** A Unit consists of a portion of the Condominium designed and intended for individual ownership and use. The boundary of the individual units are as set out in the Declaration of restrictive covenants [the Declaration] attached to this plat and recorded contemporaneously in the Circuit Court of the County of James City.

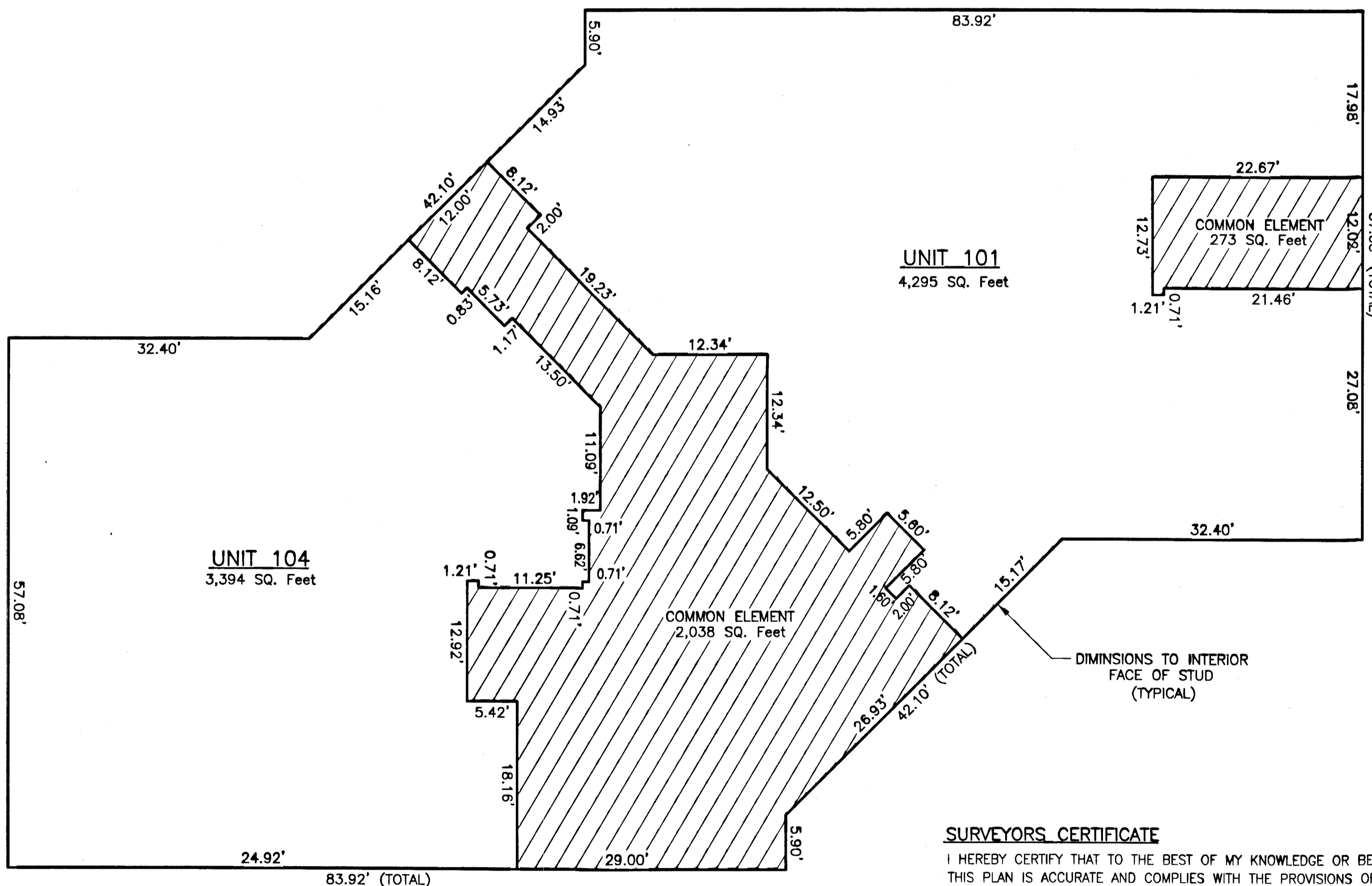
B. **Air Conditioning/Heating/Mechanical.** The air conditioning, refrigerating, heating and electrical lines within the Unit, and the heating/air conditioning unit (heat pump), fan units, water and sewer lines, and other apparatus in connection therewith, which serve an individual unit (wherever located), shall be owned by the Unit Owner as a part of the Unit and are not part of the Common Elements.

C. **"Convertible Land Reservation"**. The total area in Unit 201 and Unit 301 are designated as "Convertible Land". The Declarant reserves a transferrable right to convert by subdivision all or any portion of the Convertible Land from time to time in compliance with § 55-79.61 of the Condominium Act without the consent of any Unit Owner or Mortgagee those units into additional condominium units. The option to convert may be terminated only upon the filing of an amendment to the Declaration by the Declarant. The rights and extent of such conversion and subdivision are governed by applicable law and the Declaration.

DISCOVERY PARK BLVD.

AREA TABULATIONS

UNITS = 7,689 S.F.
COMMON ELEMENT = 2,311 S.F.
FIRST FLOOR AREA = 10,000 S.F.



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OFFICE CONDOMINIUM**

BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 06/23/09 SCALE: 1" = 10' JOB# 07-418
SHEET 2 OF 5

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (B) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Chl A. Ch
STATE CERTIFIED LAND SURVEYOR

6/23/09
DATE

FIRST FLOOR LAYOUT

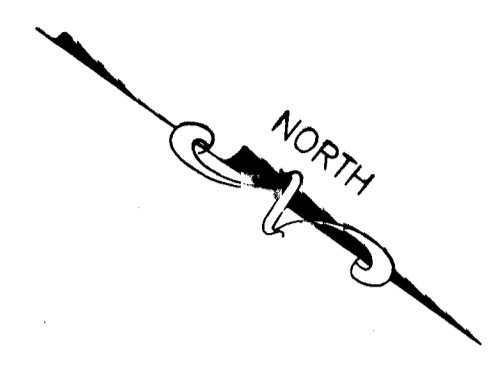
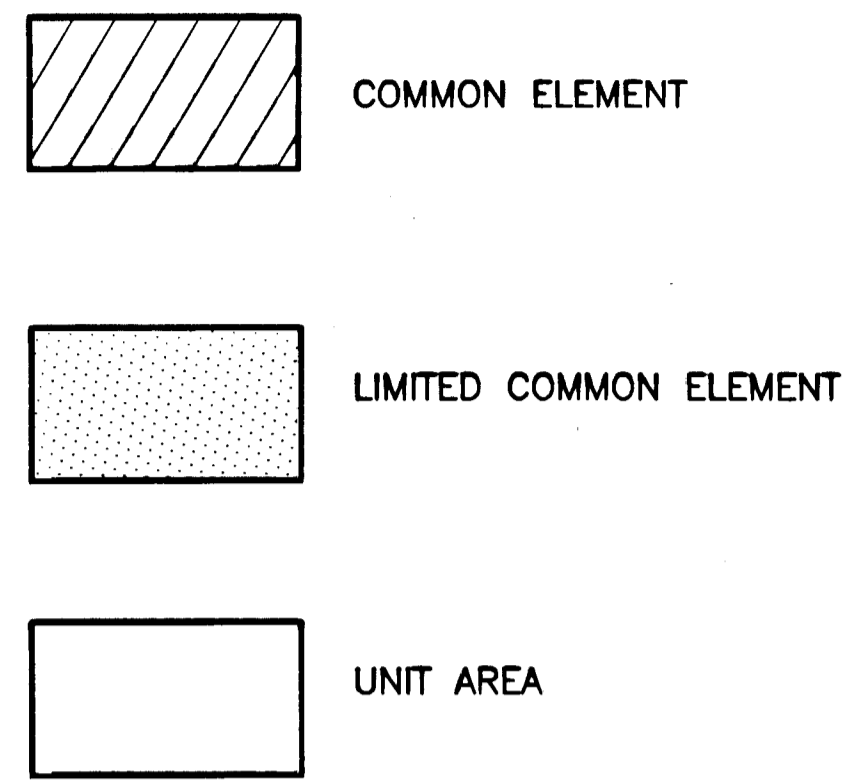
SCALE 1"=10'

5 Large/Small Plat(s) Recorded
herewith as # 090019509

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8 July 2009
at *3:57* AM/PM, PG *—*
DOCUMENT # *090019509*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

LandTech
Resources, Inc.
Surveying • Engineering • GPS
205-E-Bulifants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
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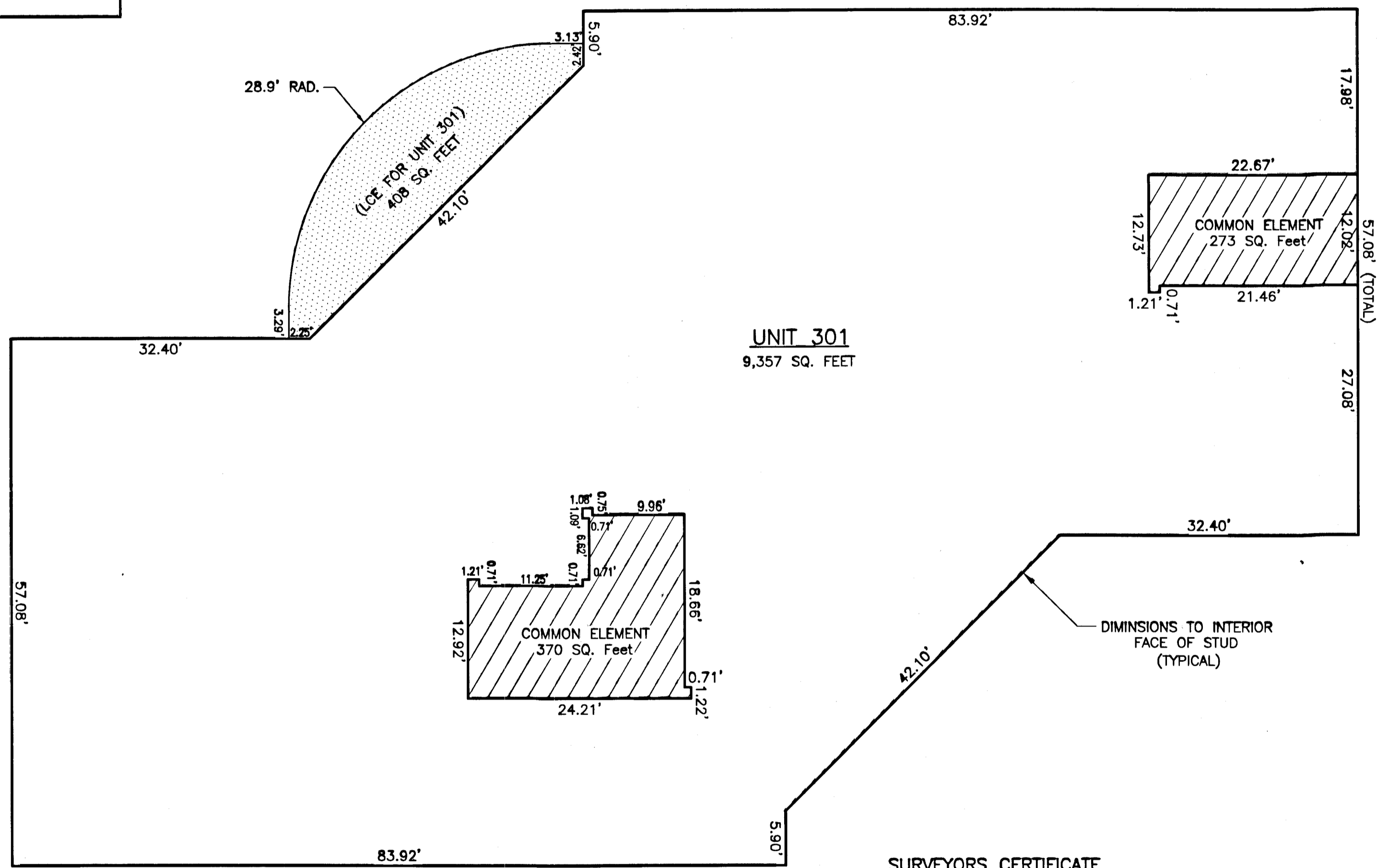


DISCOVERY PARK BLVD.

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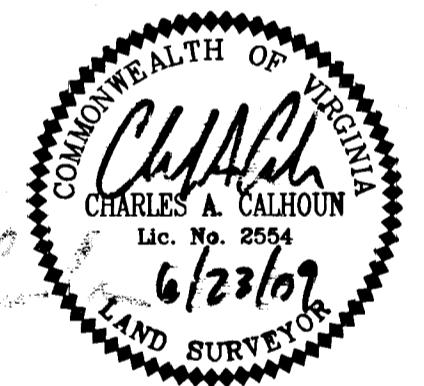
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AREA TABULATIONS

UNITS	= 9,357 S.F.
COMMON ELEMENT	= 643 S.F.
THIRD FLOOR AREA	= 10,000 S.F.



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 BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 06/23/09 SCALE: 1" = 10' JOB# 07-418
 SHEET 4 OF 5

SURVEYORS CERTIFICATE

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Charles A. Calhoun
 STATE CERTIFIED LAND SURVEYOR DATE 6/23/09

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
8 July 2009
 at 3:57 AM/PM, PG. —
 DOCUMENT # 090019505
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

THIRD FLOOR LAYOUT
 SCALE 1"=10'

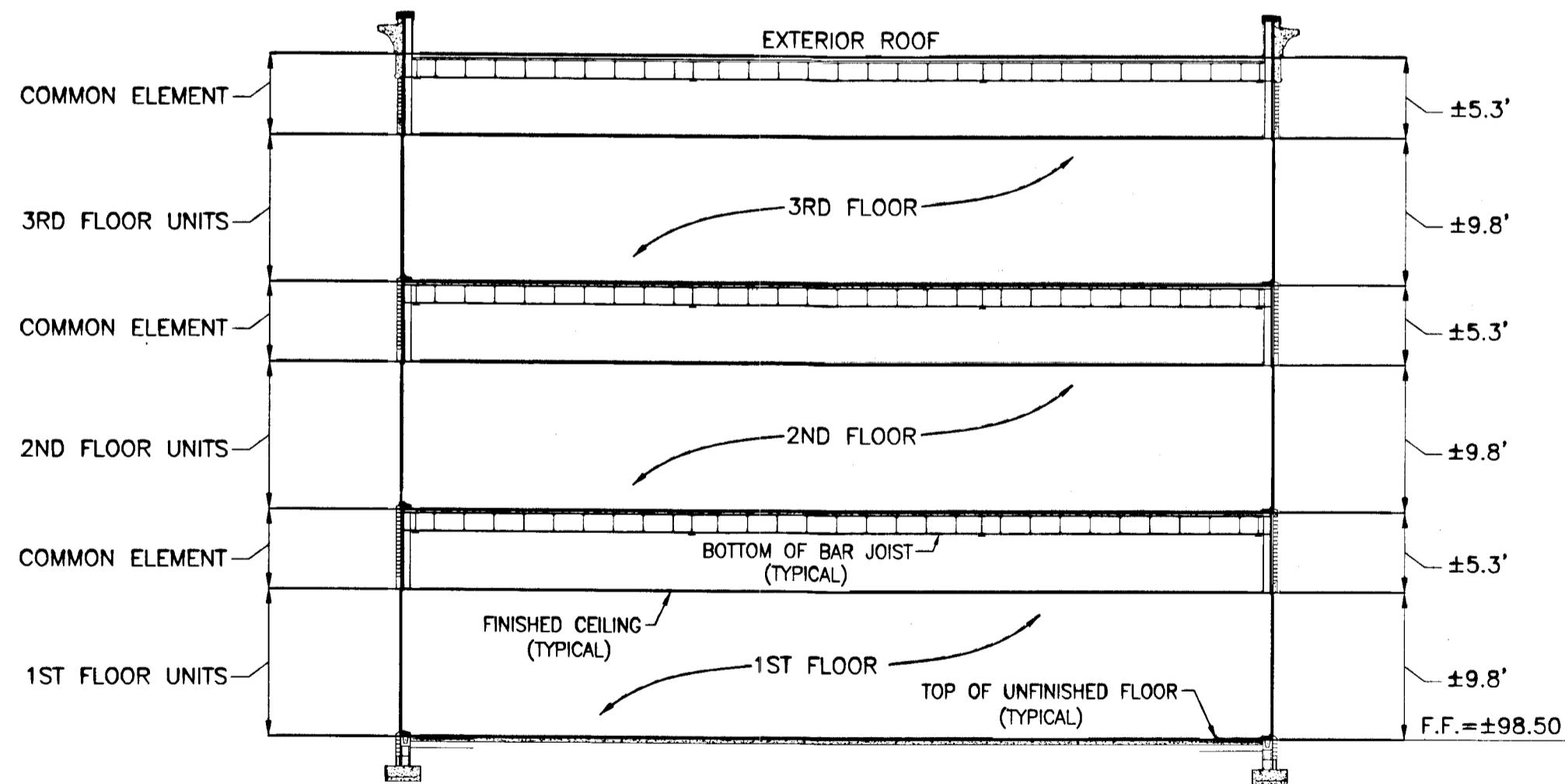
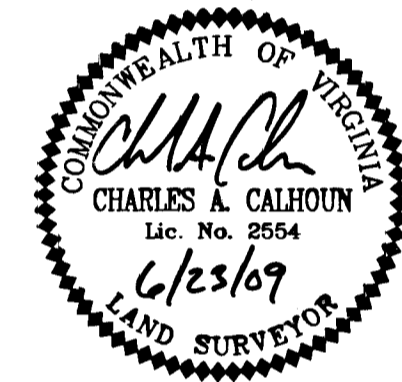
5 Large/Small Print(s) Recorded
 herewith as # 090019529

LandTech Resources, Inc.
 Surveying • Engineering • GPS
 205-E-Bulifant Blvd., Williamsburg, VA 23188
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 web: landtechresources.com

#090019509



BUILDING ELEVATION
SCALE 1"=10'



BUILDING SECTION
SCALE 1"=10'

AREA TABULATIONS	
UNIT 101	= 4,295 S.F.
UNIT 104	= 3,394 S.F.
UNIT 201	= 9,357 S.F.
UNIT 301	= 9,357 S.F.
COMMON ELEMENTS	= 3,597 S.F.
TOTAL	= 30,000 S.F.

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