

VICINITY MAP (NOT TO SCALE)

CE - COMMON ELEMENTS

COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS DEFINED IN THE CONDOMINIUM INSTRUMENTS (AS DEFINED IN THE DECLARATION OF CONDOMINIUM).

EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREA, THE GROUNDS (WHETHER OR NOT LANDSCAPED), AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.

LCE - LIMITED COMMON ELEMENTS

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.

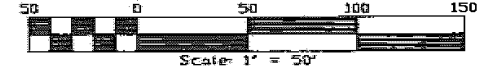
PROPERTY INFORMATION

UNIT 4B
 3709 STRAWBERRY PLAINS ROAD
 PROPERTY OWNER:
 APSEC REAL ESTATE INVESTMENTS INC.
 INST. #202305143
 PIN: 3842500004
 ZONED: B1 (GENERAL BUSINESS)

PLAT REFERENCES:
 INST. #050007437

**PLAT OF SUBDIVISION
 UNIT 4B
 STAWBERRY PLAINS CENTER
 A CONDOMINIUM
 PHASE TWO**

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: 05/13/2024 JOB #: 24-111
LandTech Resources, Inc.
 Engineering & Surveying Consultants
 205E Bulifants Blvd., Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com
 SHEET 1 OF 1



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	843.51'	130.76'	130.63'	N 01°49'10" W	8°52'54"

OWNER'S CONSENT FOR APSEC REAL ESTATE INVESTMENTS INC.

THE PLATTING OF THE CONDOMINIUM AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

APSEC REAL ESTATE INVESTMENTS INC.

By: *[Signature]* DATE: 5/13/24

APSEC REAL ESTATE INVESTMENTS INC.

STATE OF _____
 COUNTY OF _____
 TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

REGISTRATION NO. _____

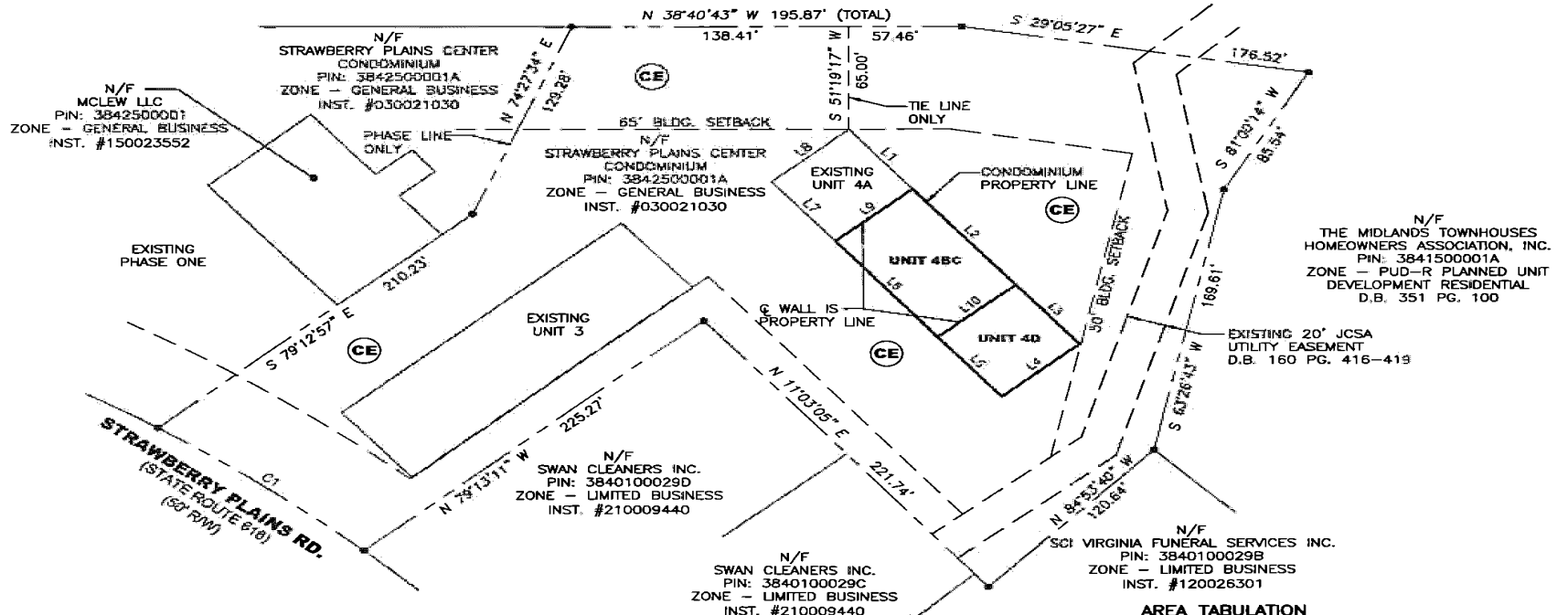
LINE	BEARING	DISTANCE
L1	N 11°03'05" E	49.81'
L2	N 11°03'05" E	80.50'
L3	N 11°03'05" E	49.69'
L4	S 78°56'55" E	51.50'
L5	S 11°03'05" W	49.69'
L6	S 11°03'05" W	80.50'
L7	S 11°03'05" W	49.81'
L8	N 78°56'55" W	51.50'
L9	N 78°56'55" W	51.50'
L10	N 78°56'55" W	51.50'

[Signature]

UNIT 3
 N/F
 HARBIN PROPERTIES, LLC
 PIN: 3842500003
 ZONE - GENERAL BUSINESS
 INST. #050014056

UNIT 4A & 4B
 N/F
 APSEC REAL ESTATE INVESTMENTS INC.
 PIN: 3842500004A
 ZONE - GENERAL BUSINESS
 INST. #202305143

ROUTE 199
 VARIABLE WIDTH R/W



N/F
 THE MIDLANDS TOWNHOUSES HOMEOWNERS ASSOCIATION, INC.
 PIN: 3841500001A
 ZONE - PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL
 D.B. 351 PG. 100

EXISTING 20' JCSA UTILITY EASEMENT
 D.B. 160 PG. 416-419

N/F
 SCI VIRGINIA FUNERAL SERVICES INC.
 PIN: 3840100029B
 ZONE - LIMITED BUSINESS
 INST. #120026301

N/F
 SWAN CLEANERS INC.
 PIN: 3840100029C
 ZONE - LIMITED BUSINESS
 INST. #210009440

N/F
 SWAN CLEANERS INC.
 PIN: 3840100029D
 ZONE - LIMITED BUSINESS
 INST. #210009440

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
UNIT 4B	6,705 S.F. / 0.154 AC.	-
UNIT 4BC	-	4,146 S.F. / 0.095 AC.
UNIT 4D	-	2,559 S.F. / 0.059 AC.
TOTAL AREA	6,705 S.F. / 0.154 AC.	6,705 S.F. / 0.154 AC.

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
- THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C0138D DATED DECEMBER 16, 2015.
- ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ON FEBRUARY 7, 2000 THE PLANNING COMMISSION APPROVED THE ENCROACHMENT INTO THE LANDSCAPE BUFFER ALONG ROUTE 199 FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND VEHICULAR ACCESS CONNECTION ASSOCIATED WITH THIS PROJECT.



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 55-79.5B (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

By: *[Signature]*
 STATE CERTIFIED LAND SURVEYOR

05/13/2024
 DATE

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS _____ DAY OF _____, 2024.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # _____
 TESTE _____
 BY _____, CLERK