

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.

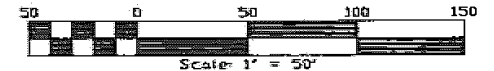
**PROPERTY INFORMATION**

**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]*

**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.



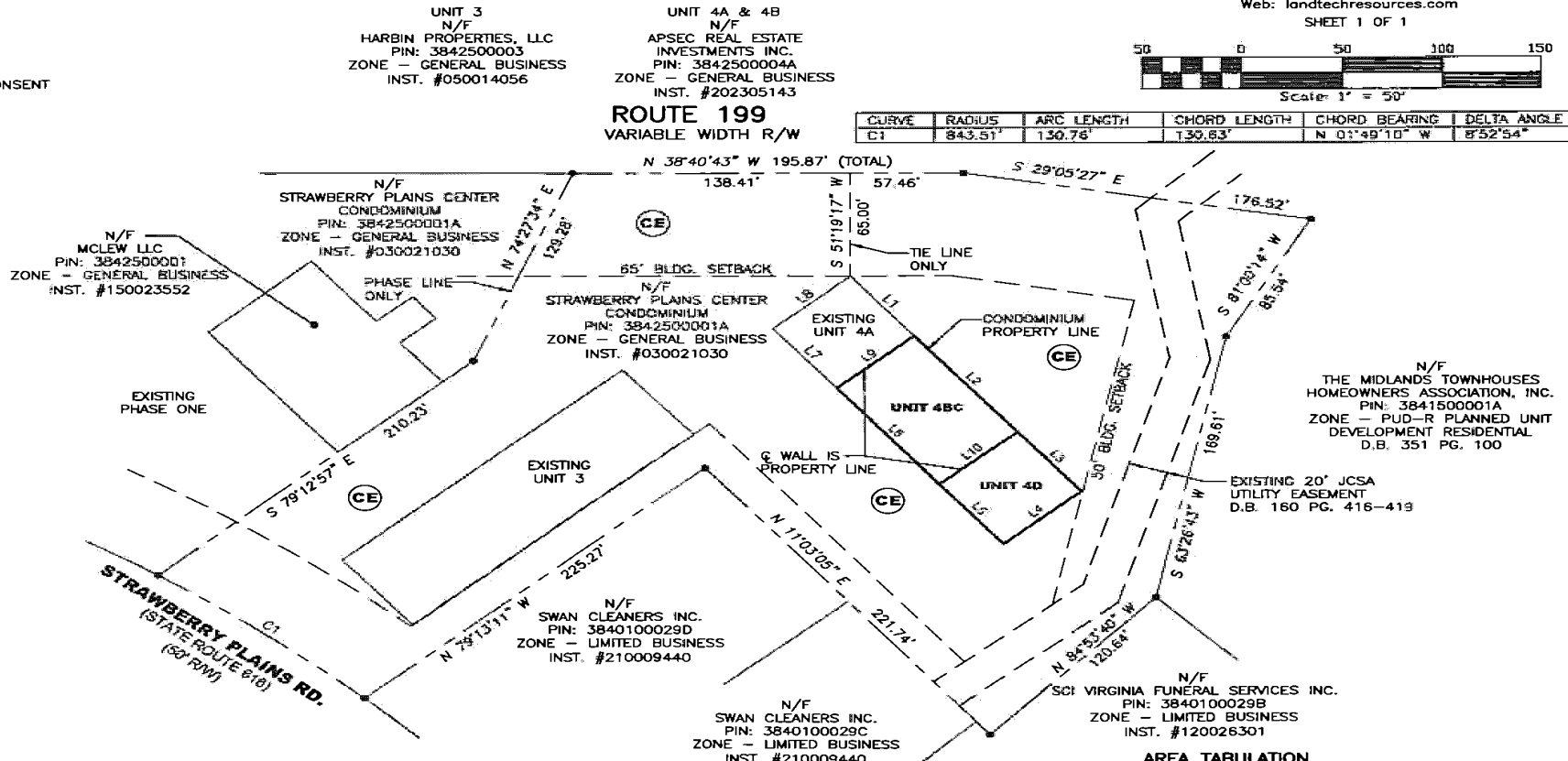
**SURVEYORS CERTIFICATE**

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.

W. Gregory Chase  
STATE CERTIFIED LAND SURVEYOR  
DATE: 05/13/2024

**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



**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.