

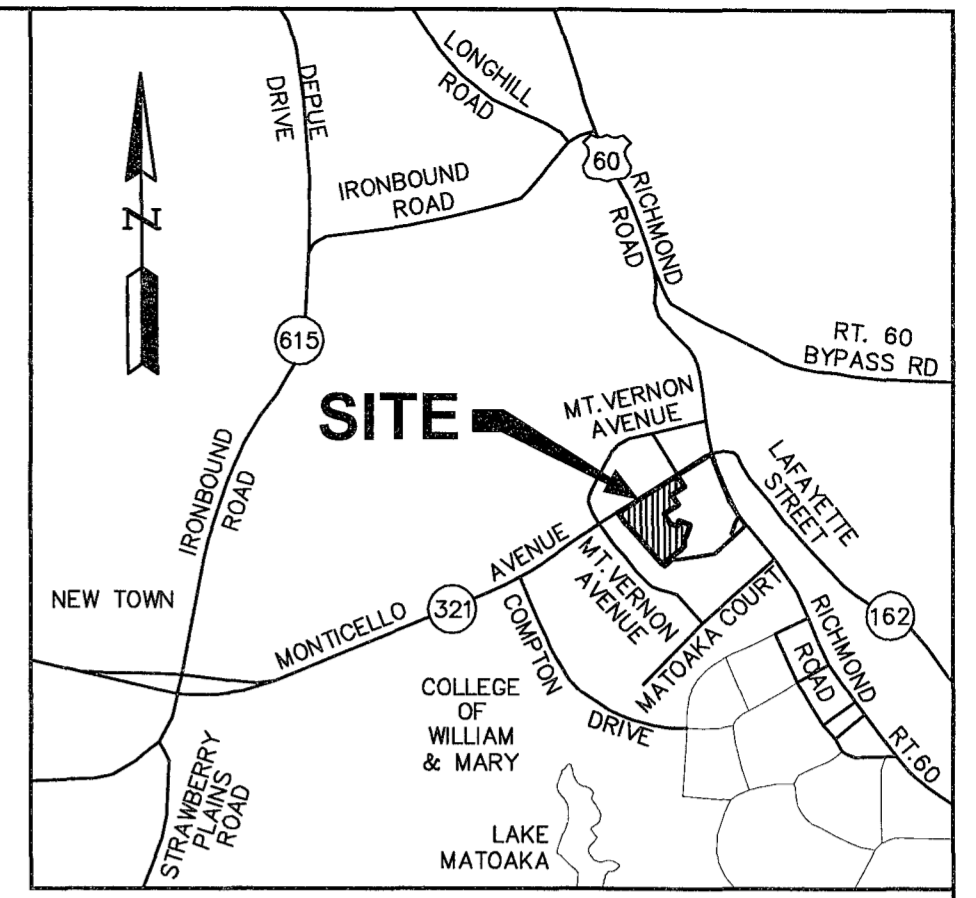
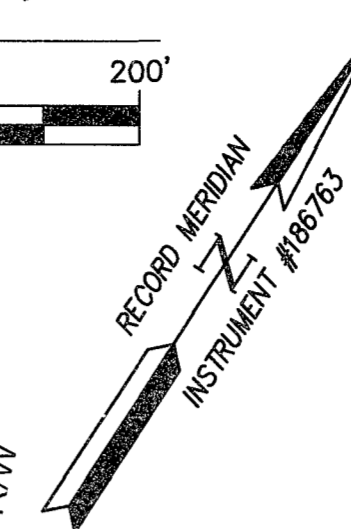
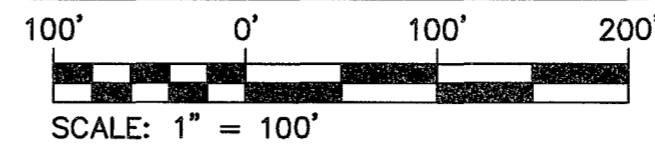
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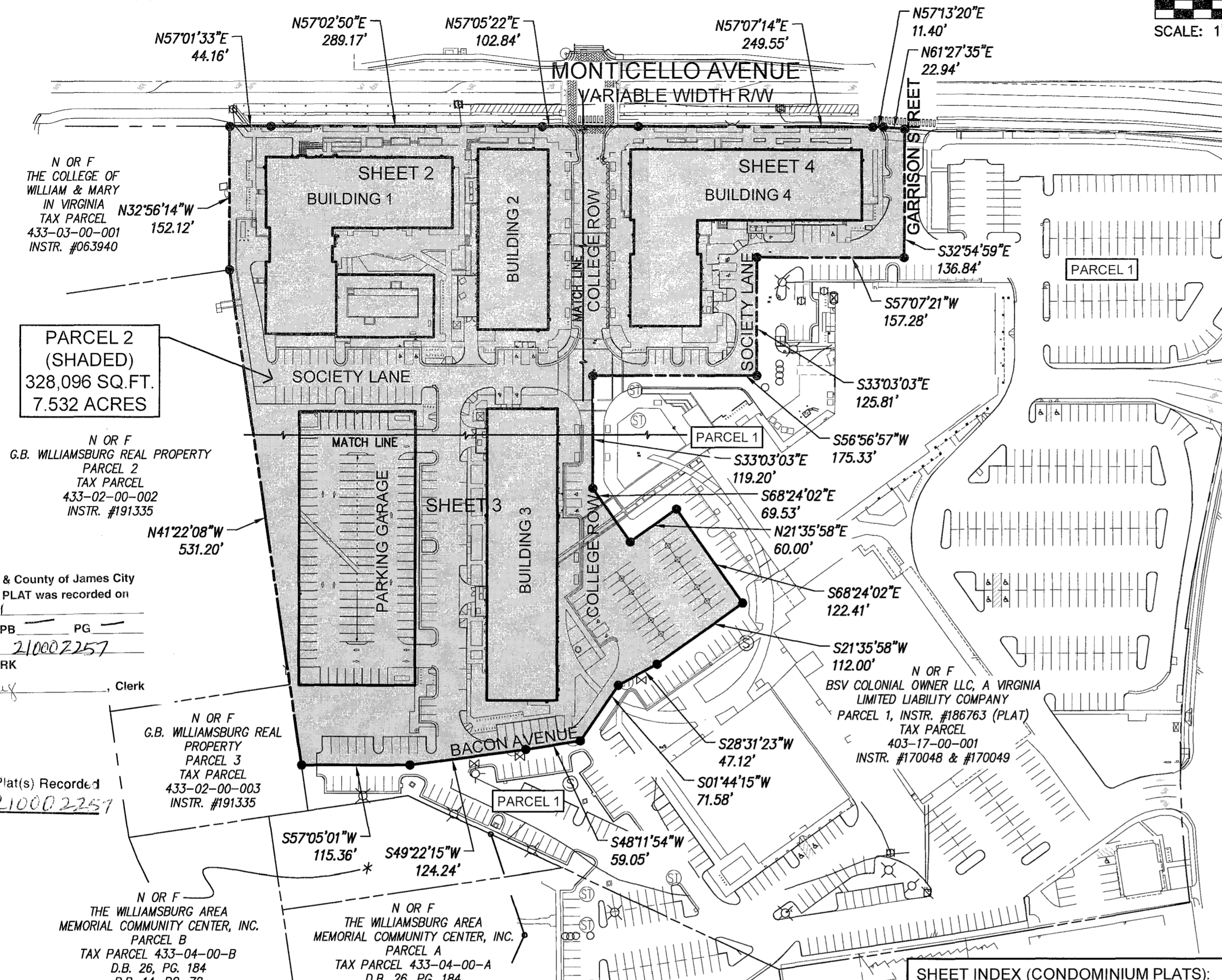
REFERENCE:

- THIS SHEET SHOWS THE OVERALL BOUNDARY WITH METES AND BOUNDS OF PARCEL 2. THE ADJOINING PARCEL 1, WHICH COMPRISES THE WHOLE OF THE AREA KNOWN AS "MIDTOWN ROW MIXED USE DEVELOPMENT" AND IS INTENDED TO SHOW THE CONNECTIVITY / FLUIDNESS BETWEEN THE TWO PARCELS.
- REFER TO SHEETS 2, 3, & 4, FOR DETAILED LOCATION OF SUBMITTED LANDS, IMPROVEMENTS AND EXISTING EASEMENTS.

GRAPHIC SCALE



VICINITY MAP: SCALE: 1" = 2000'



PARCEL 2 (SHADED)
328,096 SQ.FT.
7.532 ACRES

N OR F
G.B. WILLIAMSBURG REAL PROPERTY
PARCEL 2
TAX PARCEL
433-02-00-002
INSTR. #191335

N OR F
G.B. WILLIAMSBURG REAL PROPERTY
PARCEL 3
TAX PARCEL
433-02-00-003
INSTR. #191335

N OR F
THE WILLIAMSBURG AREA
MEMORIAL COMMUNITY CENTER, INC.
PARCEL B
TAX PARCEL 433-04-00-B
D.B. 26, PG. 184
P.B. 14, PG. 78

N OR F
THE WILLIAMSBURG AREA
MEMORIAL COMMUNITY CENTER, INC.
PARCEL A
TAX PARCEL 433-04-00-A
D.B. 26, PG. 184
P.B. 14, PG. 78

N OR F
BSV COLONIAL OWNER LLC, A VIRGINIA
LIMITED LIABILITY COMPANY
PARCEL 1, INSTR. #186763 (PLAT)
TAX PARCEL
403-17-00-001
INSTR. #170048 & #170049

LEASE PARCEL
78,687 SQ.FT.
1.806 ACRES
D.B. 74, PG. 452

CONDOMINIUM NOTES:

- THE PROPERTY AS SHOWN HEREON, BEING ALL OF PARCEL 2, SITUATED IN THE CITY OF WILLIAMSBURG, VIRGINIA, SHOWN TO CONTAIN 7.532 ACRES MORE OR LESS, AS SHOWN ON THE PLAT PREPARED BY AES CONSULTING ENGINEERS, DATED JUNE 1, 2018, ENTITLED "PLAT OF SUBDIVISION, LOT LINE EXTINGUISHMENT AND EASEMENT DEDICATION, BEING THE PROPERTY OF BSV COLONIAL OWNER LLC" RECORDED AS INSTRUMENT NO. 186763 IN THE CLERK'S OFFICE OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA ("LAND RECORDS"), IS HEREBY SUBJECTED TO THE CONDOMINIUM REGIME FOR THE MIDTOWN ROW COMMERCIAL CONDOMINIUM ("CONDOMINIUM") IN ACCORDANCE WITH THE VIRGINIA CONDOMINIUM ACT, TITLE 55.1, SUBTITLE IV, CHAPTER 19, §55.1-1900 ET SEQ. OF THE CODE OF VIRGINIA, 1950 EDITION, AS AMENDED.
- THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THESE CONDOMINIUM PLATS & PLANS ARE BASED ON THE UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION, AND REFLECT THE FIELD MEASURED DIMENSIONS OF THE UNITS. SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY AND DESIGNATED AS "SQ. FT." HEREON.
- THE UPPER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT, EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF. THE LOWER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE (OR PLANES), AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THESE CONDOMINIUM PLATS AND PLANS, EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF.
- THE LATERAL OR PERIMETRICAL BOUNDARY OF EACH UNIT IS A VERTICAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THESE CONDOMINIUM PLATS AND PLANS, EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF THE UNIT.
- EACH UNIT SHALL CONSIST OF A THREE-DIMENSIONAL SPACE AS DEFINED IN THE DECLARATION OF CONDOMINIUM FOR THE CONDOMINIUM. THERE ARE PRESENTLY TWO (2) RETAIL UNITS AND ONE (1) RESIDENTIAL UNIT WITHIN THE CONDOMINIUM. EACH UNIT IS DESIGNATED AS FOLLOWS: "RETAIL UNIT NO. 1", "RETAIL UNIT NO. 2" OR "RESIDENTIAL UNIT".
- THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THESE CONDOMINIUM PLATS AND PLANS ARE BASED ON THE UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION, AND REFLECT THE UNIT OWNERS' CURRENT DEVELOPMENT PLANS. THE UNIT OWNERS RESERVE THE RIGHT TO CHANGE, MODIFY AND/OR ALTER THE LOCATION, SIZE AND CONFIGURATION OF THE UNITS TO PROPERLY REFLECT THE AS-BUILT LOCATIONS AND DIMENSIONS OF THE UNITS AND OTHER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED WITHIN THE CONDOMINIUM, AND THE UNIT OWNERS FURTHER RESERVE THE RIGHT TO SUBDIVIDE, RECONFIGURE, WITHDRAW AND/OR MODIFY ANY UNITS WITHIN THE CONDOMINIUM, ALL AS MORE FULLY PROVIDED IN THE DECLARATION.
- THE UNITS AND IMPROVEMENTS SHOWN UPON THESE CONDOMINIUM PLATS AND PLANS ARE BASED UPON EXISTING DEVELOPMENT PLANS, ARCHITECTURAL PLANS, SITE PLANS AND/OR PRELIMINARY PLANS. THE UNIT OWNERS HEREBY RESERVE THE RIGHT TO DEVELOP SUCH UNITS AND IMPROVEMENTS IN A MANNER OTHER THAN AS SHOWN ON THESE CONDOMINIUM PLATS AND PLANS, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO CHANGE, MODIFY AND/OR ALTER THE TYPE, CHARACTER, CONFIGURATION, LOCATION, NUMBER AND BOUNDARIES OF SUCH UNITS AND IMPROVEMENTS, AND THE RIGHT TO DEVELOP AND CONSTRUCT ALL OR ANY PORTION OF SUCH UNITS AND IMPROVEMENTS IN A MANNER OTHER THAN AS SHOWN ON THESE CONDOMINIUM PLATS AND PLANS.
- THE COMMON ELEMENTS SHALL BE DEFINED AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE CONDOMINIUM AND SHALL CONSIST OF ALL PORTIONS OF THE PROPERTY OTHER THAN THE UNITS AS SHOWN ON THESE CONDOMINIUM PLATS AND PLANS OR AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE CONDOMINIUM.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD1988 DATUM, AND THE LOWER ELEVATION REPRESENTS THE LOWER AVERAGE ELEVATION OF A PREDETERMINED HORIZONTAL PLANE (OR PLANES) FOR EACH UNIT AND THE UPPER ELEVATION REPRESENTS THE UPPER AVERAGE ELEVATION OF A PREDETERMINED HORIZONTAL PLANE (OR PLANES) FOR EACH UNIT.
- L.E. = LOWER ELEVATION (COINCIDES WITH THE UNIT LOWER BOUNDARY).
- U.E. = UPPER ELEVATION (COINCIDES WITH THE UNIT UPPER BOUNDARY).
- G.C.E. = GENERAL COMMON ELEMENTS WHICH SHALL CORRESPOND TO ALL OF THE PROPERTY SHOWN ON THESE CONDOMINIUM PLATS AND PLANS, EXCEPT THE UNITS AND THE LIMITED COMMON ELEMENTS MULTI-FAMILY AND LIMITED COMMON ELEMENTS RESIDENTIAL.
- L.C.E.M.F. = LIMITED COMMON ELEMENTS MULTI-FAMILY WHICH SHALL INCLUDE THE AREAS DESIGNATED HEREON AND/OR IN THE DECLARATION FOR THE CONDOMINIUM AS LIMITED COMMON ELEMENTS, WHICH LIMITED COMMON ELEMENTS SHALL BE APPURTENANT TO THE RESIDENTIAL UNIT DESIGNATED HEREON OR IN THE DECLARATION.
- L.C.E.R. = LIMITED COMMON ELEMENTS RETAIL WHICH SHALL INCLUDE THE AREAS DESIGNATED HEREON AND/OR IN THE DECLARATION FOR THE CONDOMINIUM AS LIMITED COMMON ELEMENTS, WHICH LIMITED COMMON ELEMENTS SHALL BE APPURTENANT TO THE RETAIL UNITS DESIGNATED HEREON OR IN THE DECLARATION.

SHEET INDEX (CONDOMINIUM PLATS):

OVERALL BOUNDARY: SHEET 1
 BUILDING 1: SHEET 2
 BUILDING 2: SHEET 2
 BUILDING 3: SHEETS 2 & 3
 BUILDING 4: SHEET 4
 PARKING GARAGE: SHEETS 2 & 3

SHEET INDEX (CONDOMINIUM PLANS):

BUILDING 1: SHEETS 5 THRU 8
 BUILDING 2: SHEETS 9 THRU 11
 BUILDING 3: SHEETS 12 THRU 15
 BUILDING 4: SHEETS 16 THRU 19
 PARKING GARAGE: SHEETS 20 & 21
 ROOF ZONES: SHEET 22

GENERAL NOTES:

- THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- PROPERTY REFERENCE: INSTRUMENT #186763, PARCEL 2, AREA = 328,096 SQ.FT. OR 7.532 AC.
- PROPERTY IS ALL OF CITY OF WILLIAMSBURG PARCEL ID: #433-13-00-002.
- PROPERTY ADDRESS (BUILDING #1): #221 MONTICELLO AVENUE.
- PROPERTY IS ZONED: URBAN BUSINESS DISTRICT B-3.
- WATER AND SEWER SERVICES ARE PROVIDED BY THE CITY OF WILLIAMSBURG. ALL WATER AND SEWER SYSTEMS ON SITE ARE PRIVATE AND MUST COMPLY WITH BUILDING CODE REQUIREMENTS.
- THIS PROPERTY LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0136D AND #51095C0138D, EFFECTIVE DATES 12/16/2015.
- PORTIONS OF THIS SITE LIE IN RESOURCE MANAGEMENT AREAS (RMA) AS DESIGNATED IN THE CHESAPEAKE BAY RESERVATION ORDINANCE.
- UNIT LIMITS WERE COMPUTED USING THE ARCHITECTURAL PLANS PREPARED BY BONSTRA HARESIGN ARCHITECTS; PROJECT: 2016-031, DATE: 08-05-2020.
- SITE IS CURRENTLY UNDER CONSTRUCTION. PORTIONS OF THE IMPROVEMENTS SHOWN ARE TAKEN FROM PRIOR SURVEYS AND PROPOSED PLANS PER AMENDMENT #9 SITE PLAN FOR MIDTOWN ROW MIXED USED DEVELOPMENT PREPARED BY AES.

NOTE:
PORTIONS OF THE BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THESE CONDOMINIUM PLATS AND PLANS WITHIN THE UNITS ARE NOT YET COMPLETE AND ARE HEREBY NOTED AS SUCH (IN ACCORDANCE WITH §55.1-1920(A) OF THE VIRGINIA CONDOMINIUM ACT). SUCH PORTIONS OF THE BUILDINGS AND OTHER IMPROVEMENTS SHOWN HEREON ARE BASED UPON CURRENT ARCHITECTURAL PLANS, SITE PLANS, PRELIMINARY PLANS AND/OR OTHER DEVELOPMENT PLANS. THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THESE CONDOMINIUM PLATS AND PLANS ARE BASED ON THE UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION, AND REFLECT THE CURRENT DIMENSIONS OF THE UNITS.

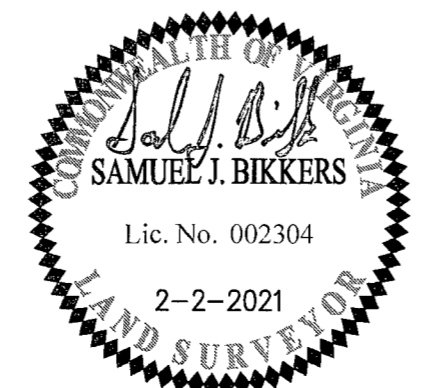
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
2-4-2021
at 1:55 AM/PM PB PG
Document # 210002257
MONA A. FOLEY, CLERK
Mona Foley Clerk

22 Large/Small Plat(s) Recorded
herewith as # 210002257

22 Large/Small Plat(s) Recorded
herewith as # 210449

SURVEYOR'S CERTIFICATE
I, SAMUEL J. BIKKERS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH SECTION 55.1-1920(A) OF THE VIRGINIA CONDOMINIUM ACT AS AMENDED, AND THAT ALL UNITS OR PORTIONS OF SUCH UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.

Samuel J. Bickers
SAMUEL J. BIKKERS, L.S. #002304
2-2-2021
DATE



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
2-4-2021
at 1:41 AM/PM PB PG
Document # 210449
MONA A. FOLEY, CLERK
Mona Foley Clerk

EXHIBIT C-1
CONDOMINIUM PLATS SHOWING
SUBMITTED LAND, IMPROVEMENTS AND EXISTING EASEMENTS
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SJB / CMA
Project Number: W09042-12
Scale: 1" = 100' Date: 02-02-2021
Sheet Number
1 OF 22