

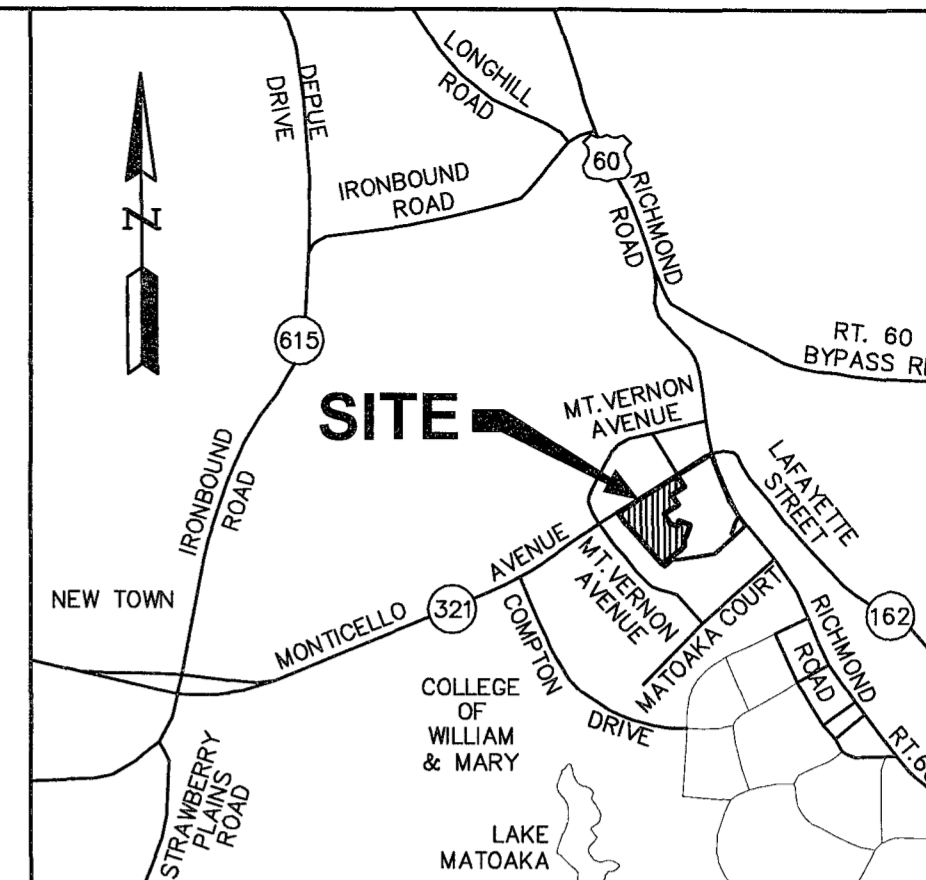
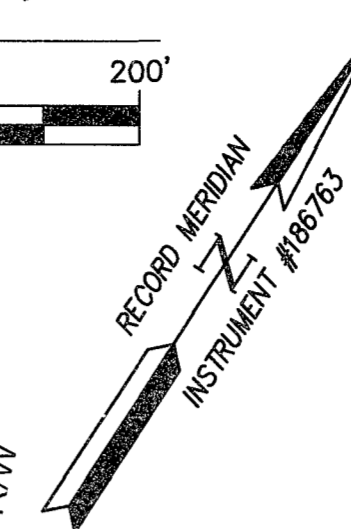
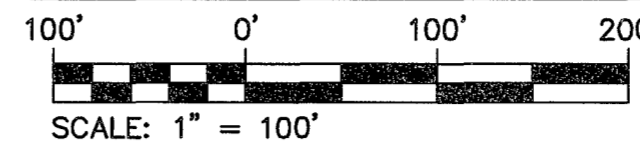
210002257

210449

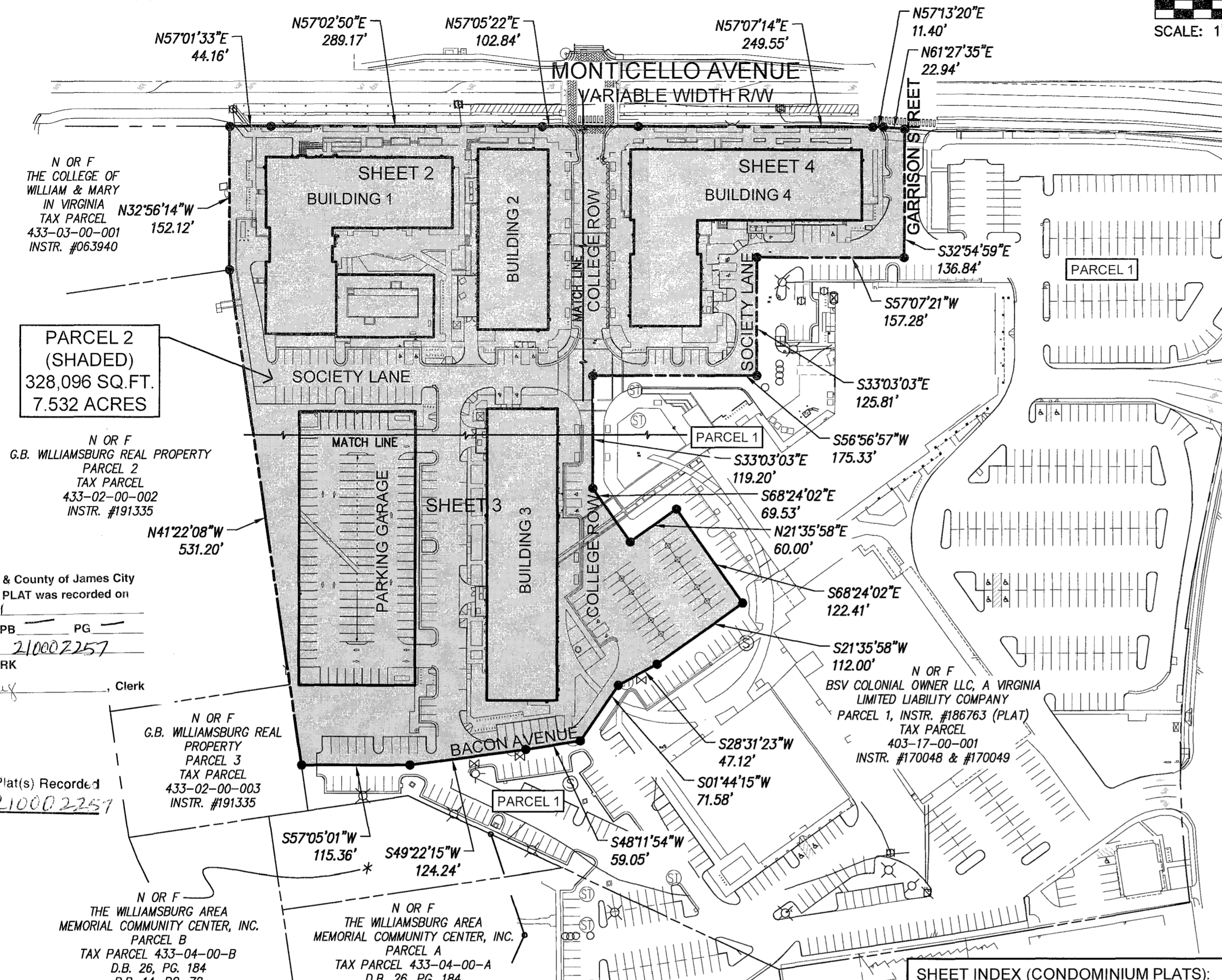
REFERENCE:

- 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'



N OR F THE COLLEGE OF WILLIAM & MARY IN VIRGINIA TAX PARCEL 433-03-00-001 INSTR. #063940

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:

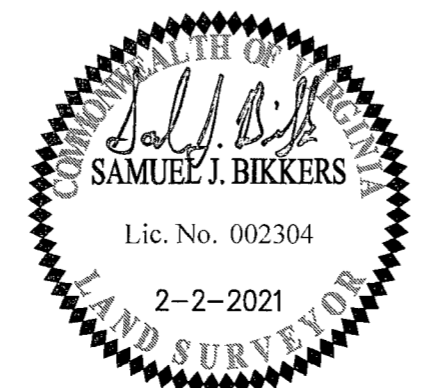
- THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- PROPERTY REFERENCE: INSTRUMENT #186763, PARCEL 2, AREA = 328,096 SQ.FT. OR 7.532 AC.
- PROPERTY 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

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

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



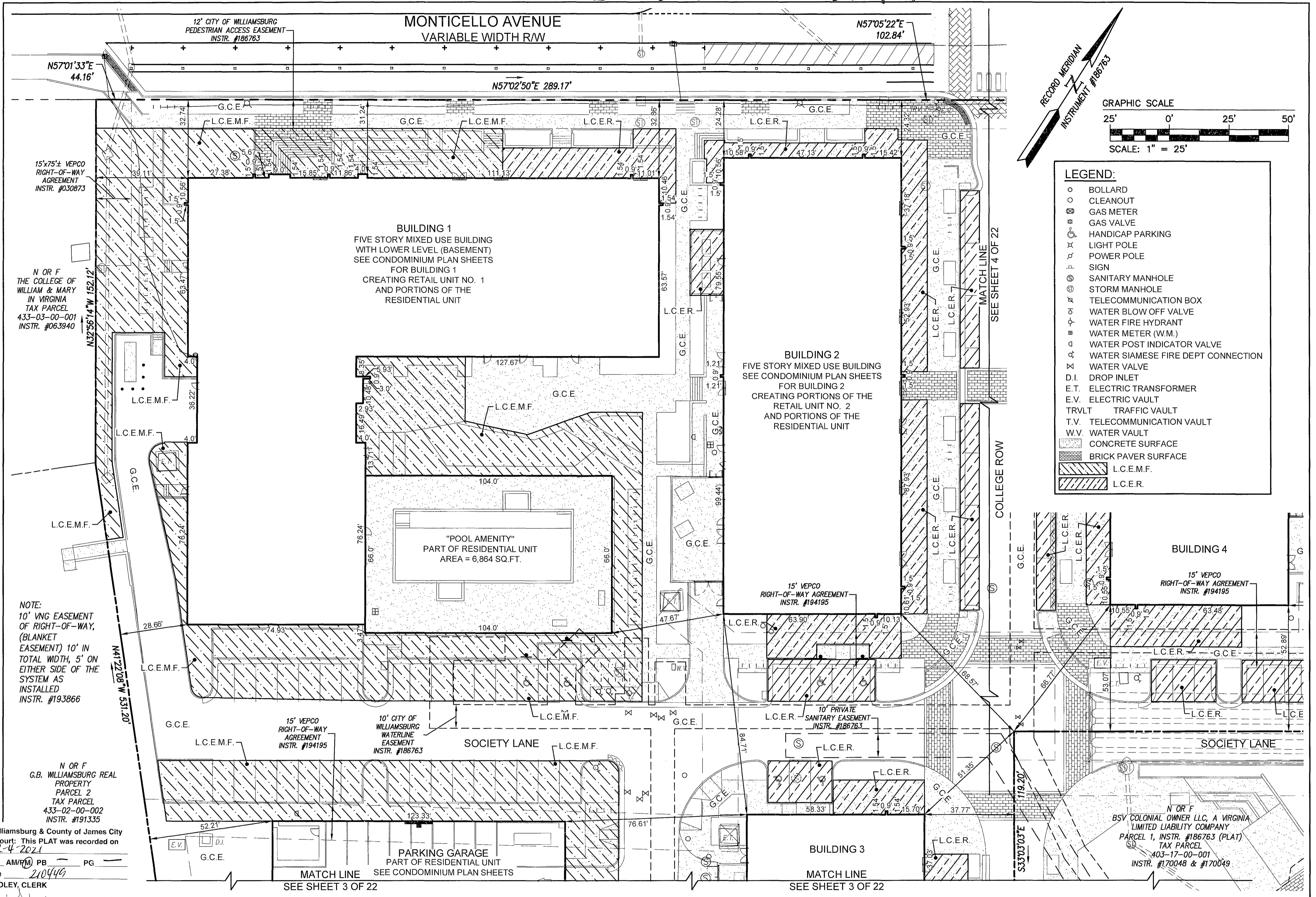
22 Large/Small Plat(s) Recorded herewith as # 210449
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
2-4-2021
at 1:41 AM/PM PB PG
Document # 210449
MONA A. FOLEY, CLERK

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

210002257

210449



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

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

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 55.1-192(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
22 Large/Small Plat(s) Recorded herewith as # 210002257



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 # 21002257 MONA A. FOLEY, CLERK

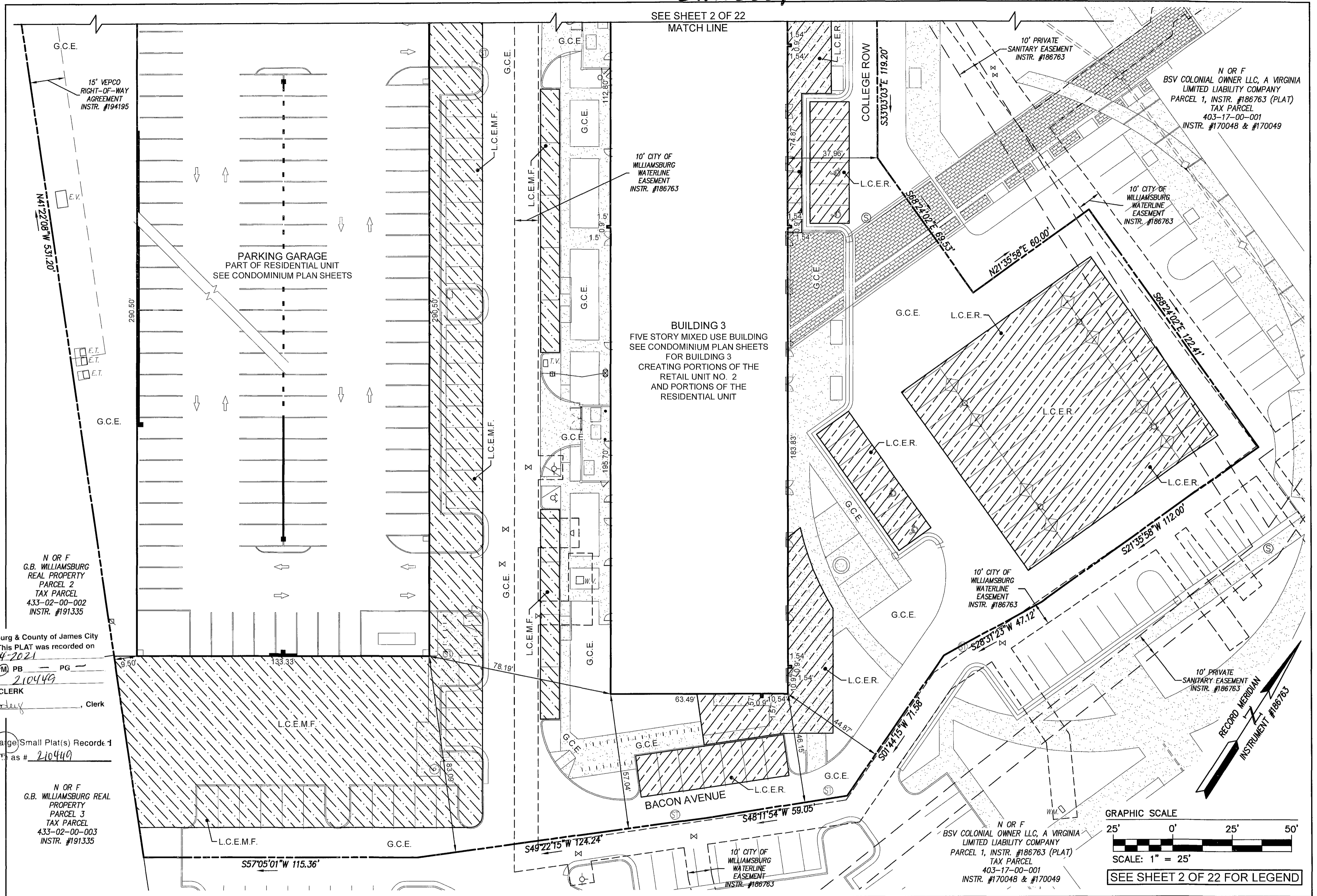
EXHIBIT C-1
CONDOMINIUM PLATS SHOWING
SUBMITTED LAND, IMPROVEMENTS AND EXISTING EASEMENTS
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SJB / CMA
Project Number: W09042-12
Scale: 1" = 25'
Date: 02-02-2021
Sheet Number
2 OF 22

210002257

210449



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

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

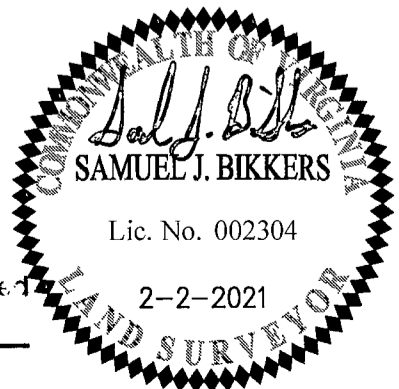
N OR F
 G.B. WILLIAMSBURG REAL
 PROPERTY
 PARCEL 3
 TAX PARCEL
 433-02-00-003
 INSTR. #191335

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

22 Large/Small Plat(s) Recorded
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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
 Clerk

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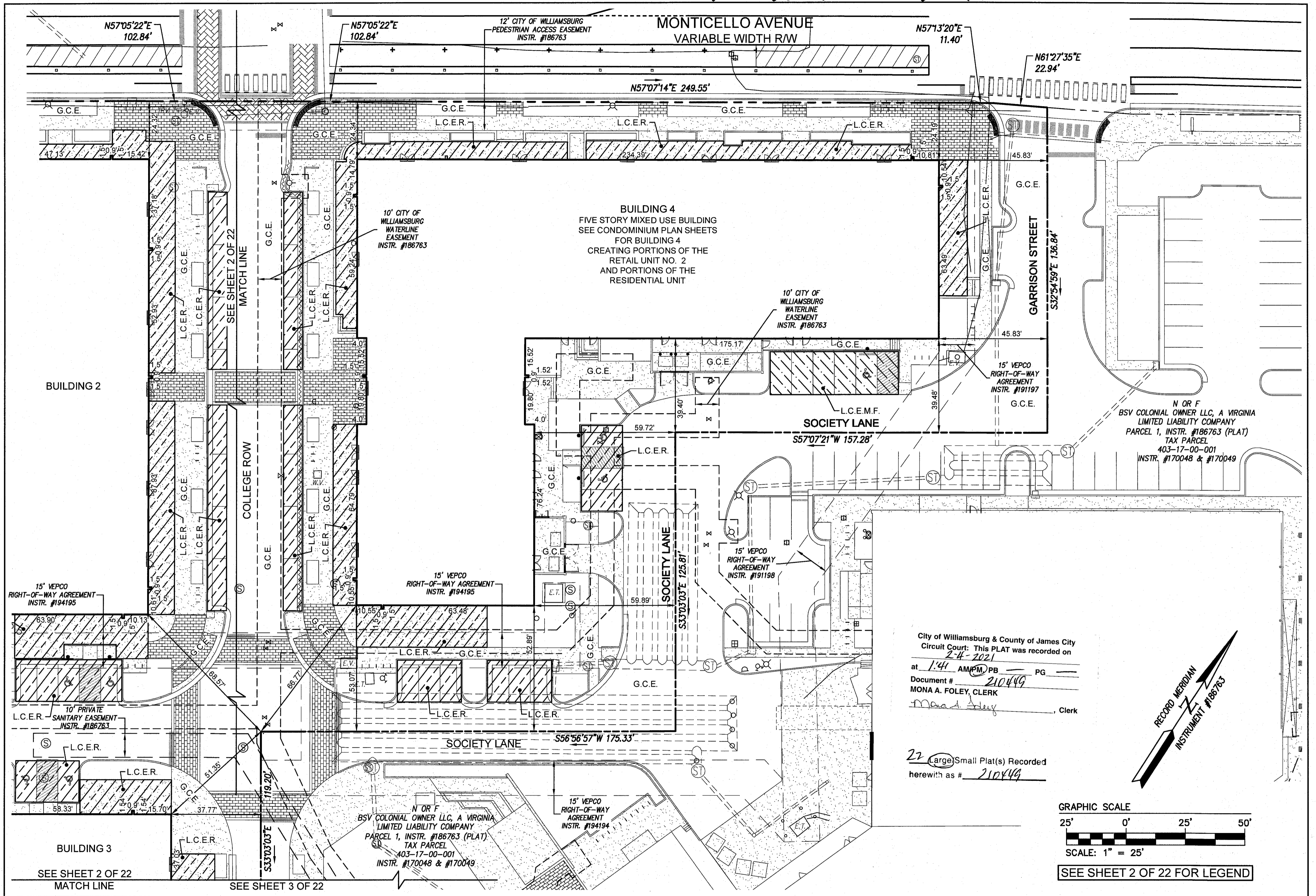
EXHIBIT C-1
 CONDOMINIUM PLATS SHOWING
 SUBMITTED LAND, IMPROVEMENTS AND EXISTING EASEMENTS
MIDTOWN ROW COMMERCIAL CONDOMINIUM
 CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SJB / CMA
 Project Number: W09042-12
 Scale: 1" = 25'
 Date: 02-02-2021
 Sheet Number
3 OF 22

GRAPHIC SCALE
 25' 0' 25' 50'
 SCALE: 1" = 25'
 SEE SHEET 2 OF 22 FOR LEGEND

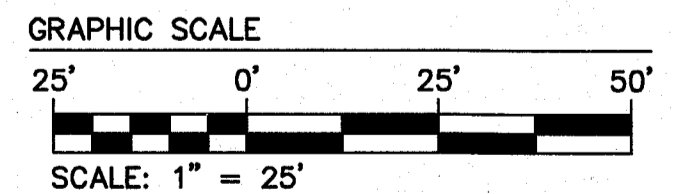
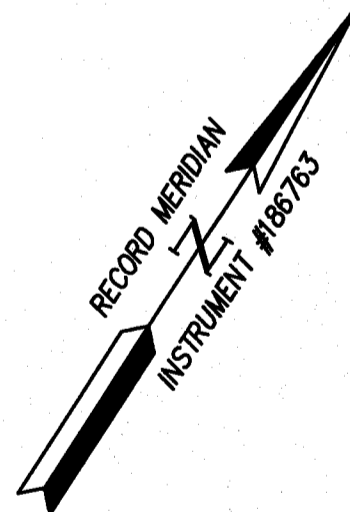
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City of Williamsburg & County of James City
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MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

22 Large/Small Plat(s) Recorded
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SEE SHEET 2 OF 22 FOR LEGEND

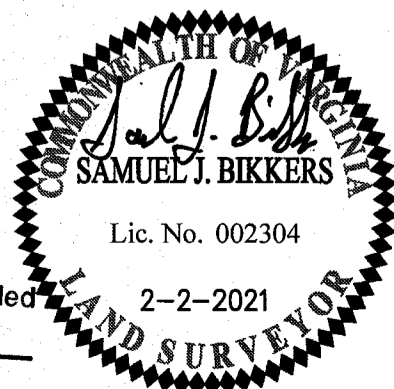
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Samuel J. Bickers
SAMUEL J. BIKKERS, L.S. #002304

2-2-2021
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Mona A. Foley, Clerk

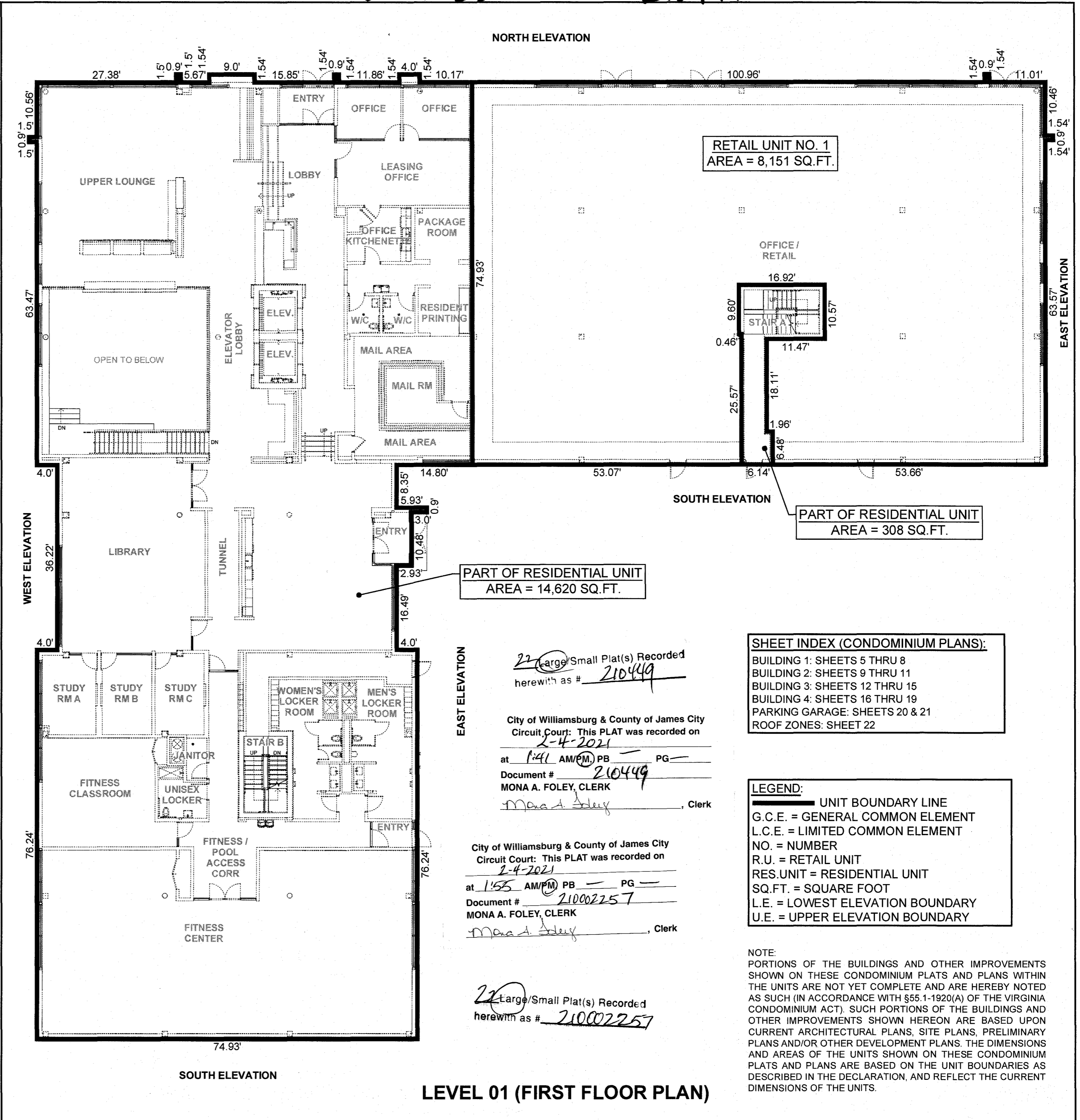
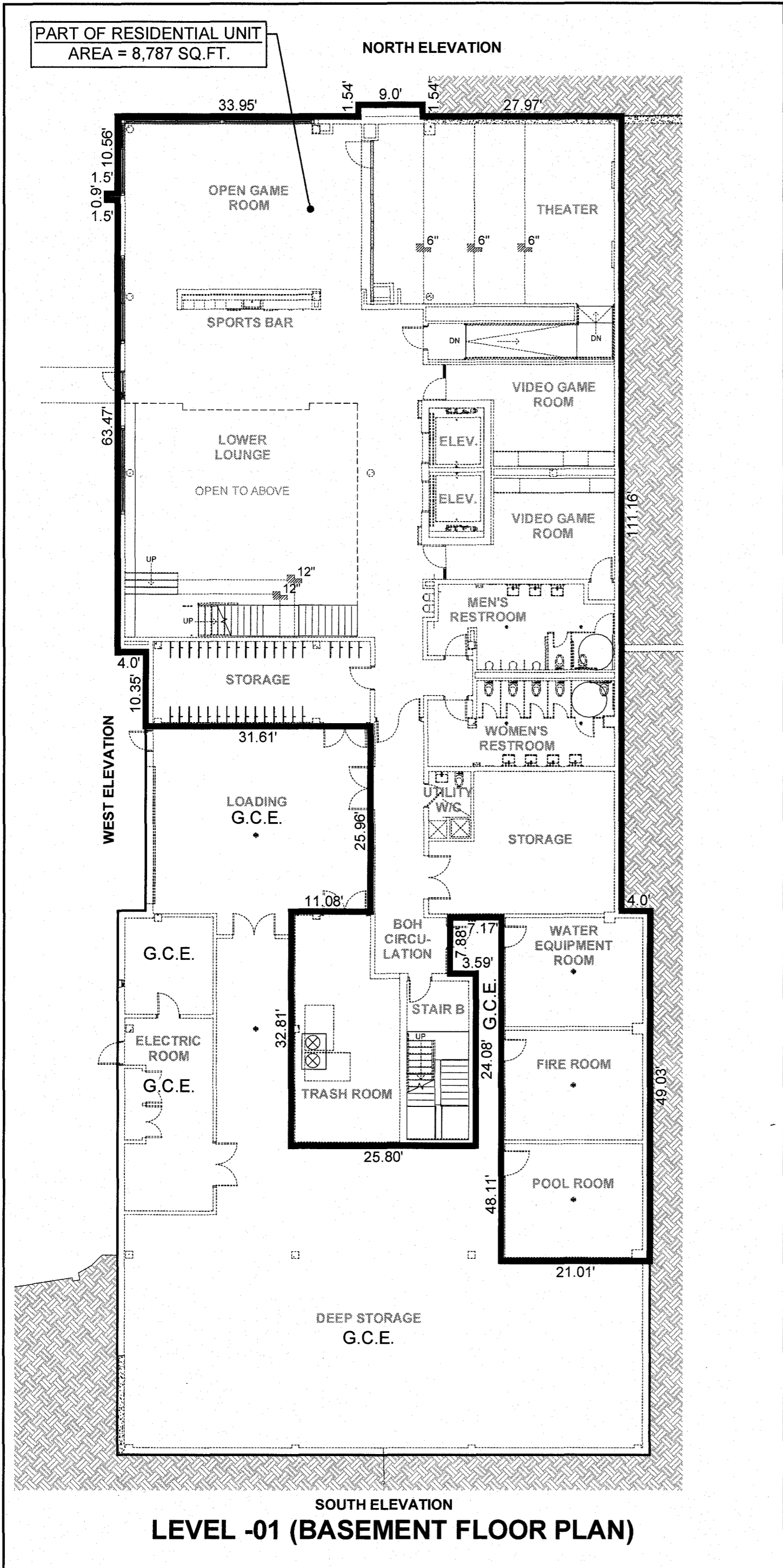
EXHIBIT C-1
CONDOMINIUM PLAT SHOWING
SUBMITTED LAND, IMPROVEMENTS AND EXISTING EASEMENTS
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG VIRGINIA

| | |
|-----------------------------|------------------|
| Project Contacts: SJB / CMA | |
| Project Number: W09042-12 | |
| Scale: 1" = 25' | Date: 02-02-2021 |
| Sheet Number | |
| 4 OF 22 | |

210002257

210449



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

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
Mon A. Foley, Clerk

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
Mon A. Foley, Clerk

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

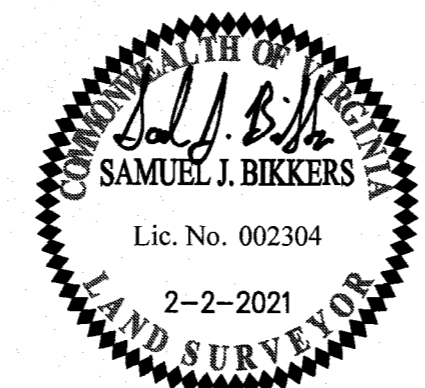
LEGEND:
UNIT BOUNDARY LINE
G.C.E. = GENERAL COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
NO. = NUMBER
R.U. = RETAIL UNIT
RES.UNIT = RESIDENTIAL UNIT
SQ.FT. = SQUARE FOOT
L.E. = LOWEST ELEVATION BOUNDARY
U.E. = UPPER ELEVATION BOUNDARY

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.

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

Samuel J. Bickers
SAMUEL J. BIKKERS, L.S. #002304

2-2-2021
DATE



AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

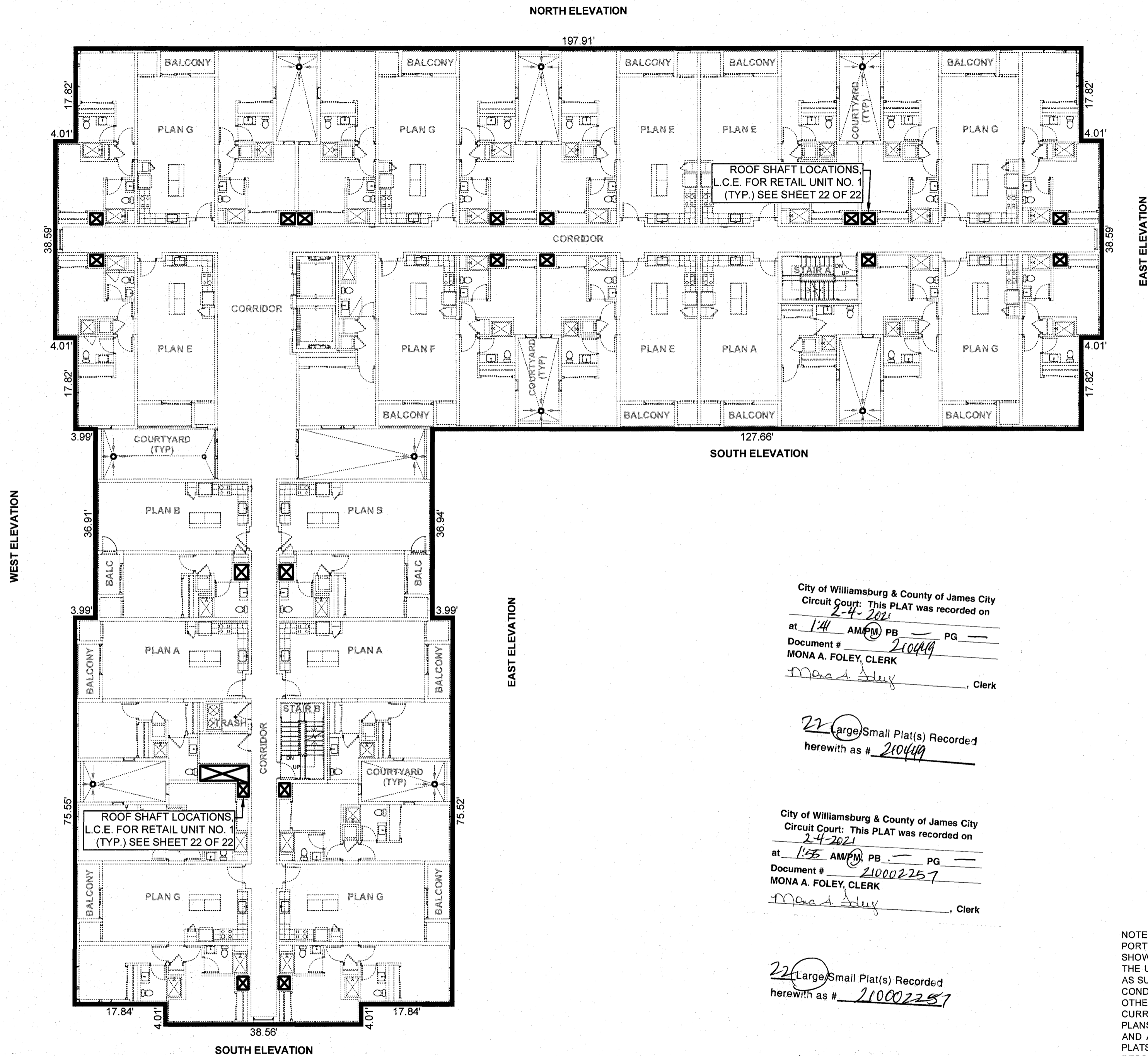
**EXHIBIT C-2
CONDOMINIUM PLANS SHOWING
UNITS AND DIMENSIONS
BUILDING 1
MIDTOWN ROW COMMERCIAL CONDOMINIUM**

CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SJB / CMA
Project Number: W09042-12
Scale: N/A Date: 02-02-2021
Sheet Number
5 OF 22

210002257

210449



PART OF RESIDENTIAL UNIT
 LEVEL 02 AREA = 23,210 SQ.FT.
 LEVEL 03 AREA = 23,210 SQ.FT.
 LEVEL 04 AREA = 23,210 SQ.FT.
 LEVEL 05 AREA = 23,210 SQ.FT.

LEVELS 02, 03, 04, & 05 (TYPICAL RESIDENTIAL FLOOR PLAN)

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 2-4-2021
 at 1:44 AM (PM) PB PG
 Document # 210449
 MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

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

City of Williamsburg & County of James City
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 at 1:55 AM (PM) PB PG
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 MONA A. FOLEY, CLERK
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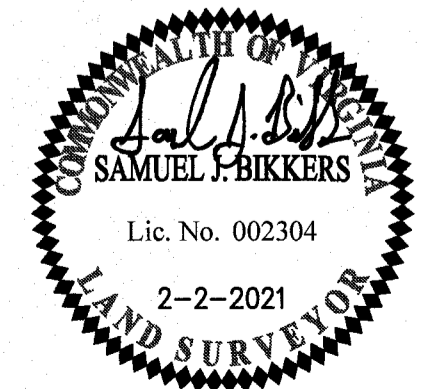
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SURVEYOR'S CERTIFICATE

I, SAMUEL J. BIKKERS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THESE PLANS ARE ACCURATE AND COMPLY WITH SECTION 55.1-1920(B) OF THE VIRGINIA CONDOMINIUM ACT AS AMENDED, AND THAT ALL UNITS OR PORTIONS OF THE SUBMITTED UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.

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



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23168
 Phone: (757) 253-0040
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

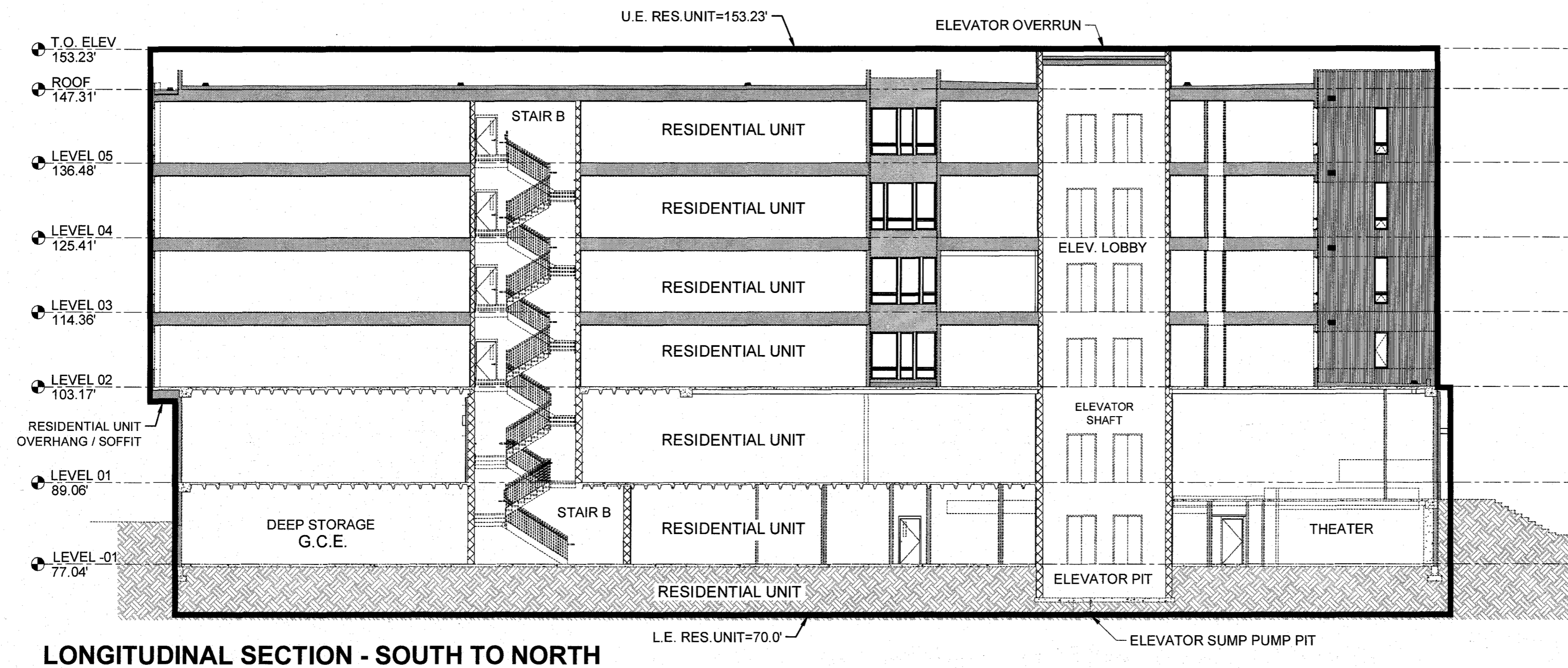
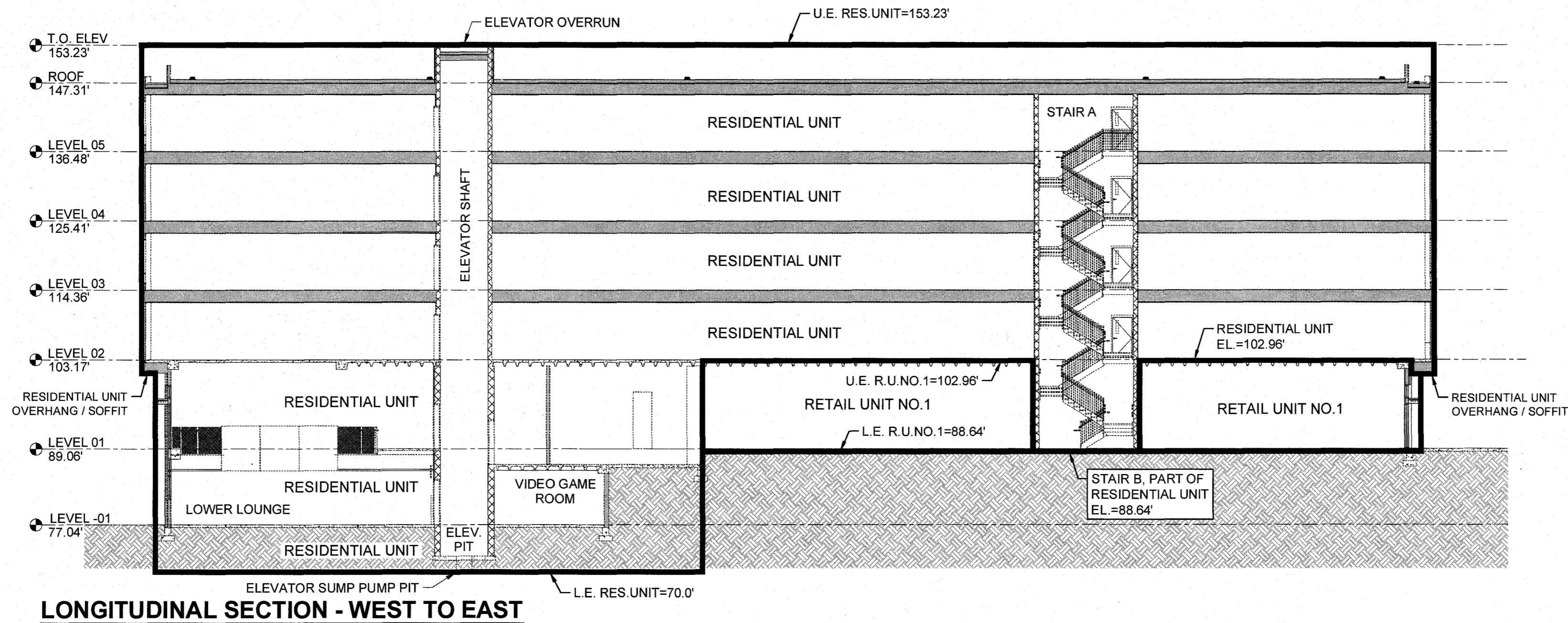
EXHIBIT C-2
CONDOMINIUM PLANS SHOWING
UNITS AND DIMENSIONS
BUILDING 1
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG VIRGINIA

| | |
|-------------------|------------|
| Project Contacts: | SJB / CMA |
| Project Number: | W09042-12 |
| Scale: | Date: |
| N / A | 02-02-2021 |
| Sheet Number | |
| 6 OF 22 | |

210002257

210449



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
Monica Foley, Clerk

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

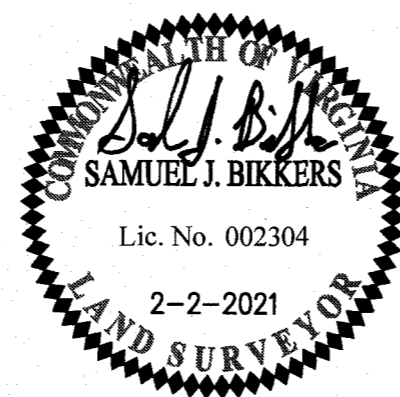
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 2-4-2021
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 MONA A. FOLEY, CLERK
Monica Foley, Clerk

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SURVEYOR'S CERTIFICATE

I, SAMUEL J. BIKKERS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THESE PLANS ARE ACCURATE AND COMPLY WITH SECTION 55.1-1920(B) OF THE VIRGINIA CONDOMINIUM ACT AS AMENDED, AND THAT ALL UNITS OR PORTIONS OF THE SUBMITTED UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.

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



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

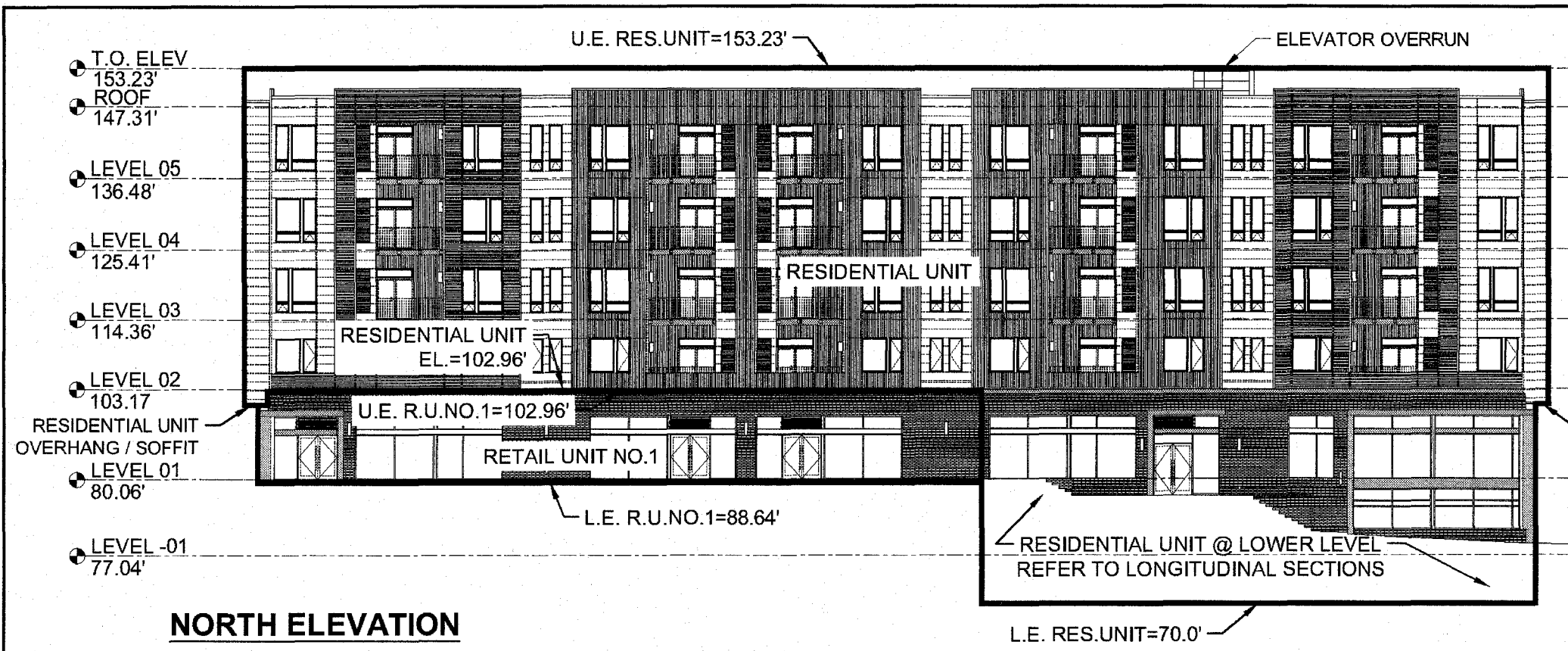
EXHIBIT C-3
 CONDOMINIUM PLANS SHOWING
 SECTION AND ELEVATION VIEWS
 BUILDING 1
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG

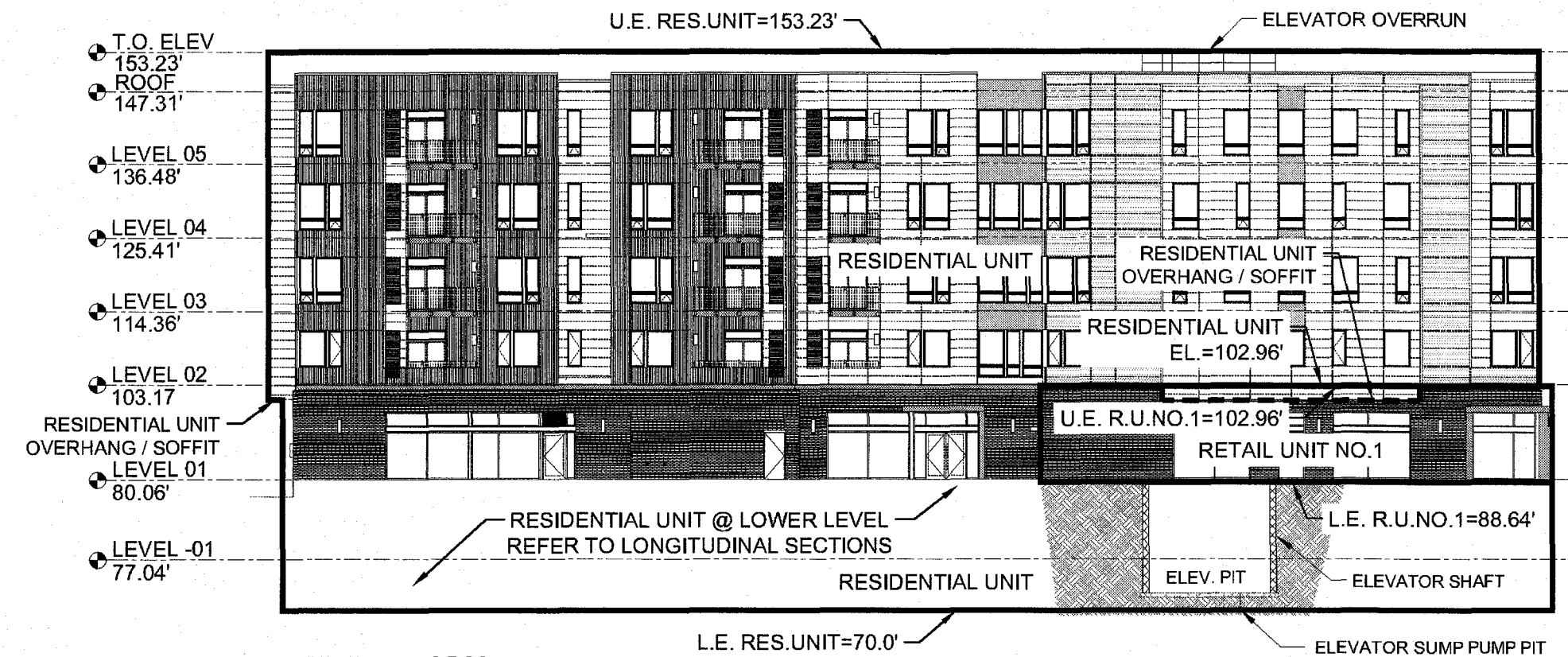
VIRGINIA

Project Contacts: SJB / CMA
 Project Number: W09042-12
 Scale: N/A Date: 02-02-2021
 Sheet Number

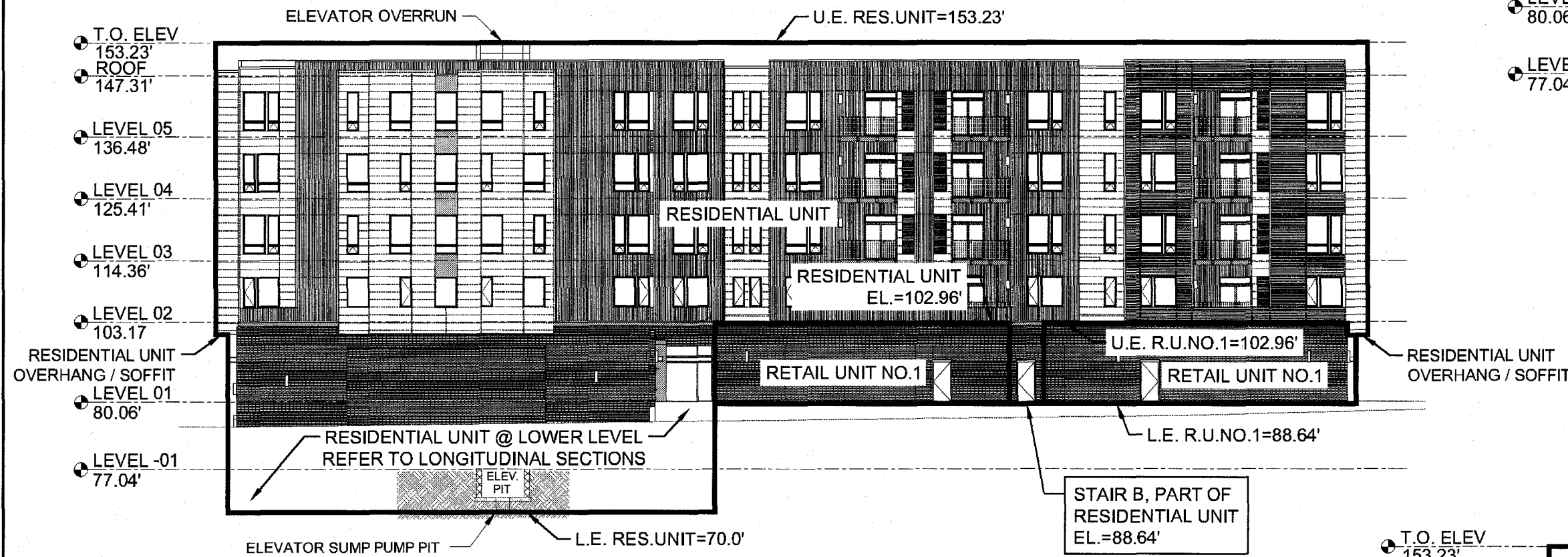
7 OF 22



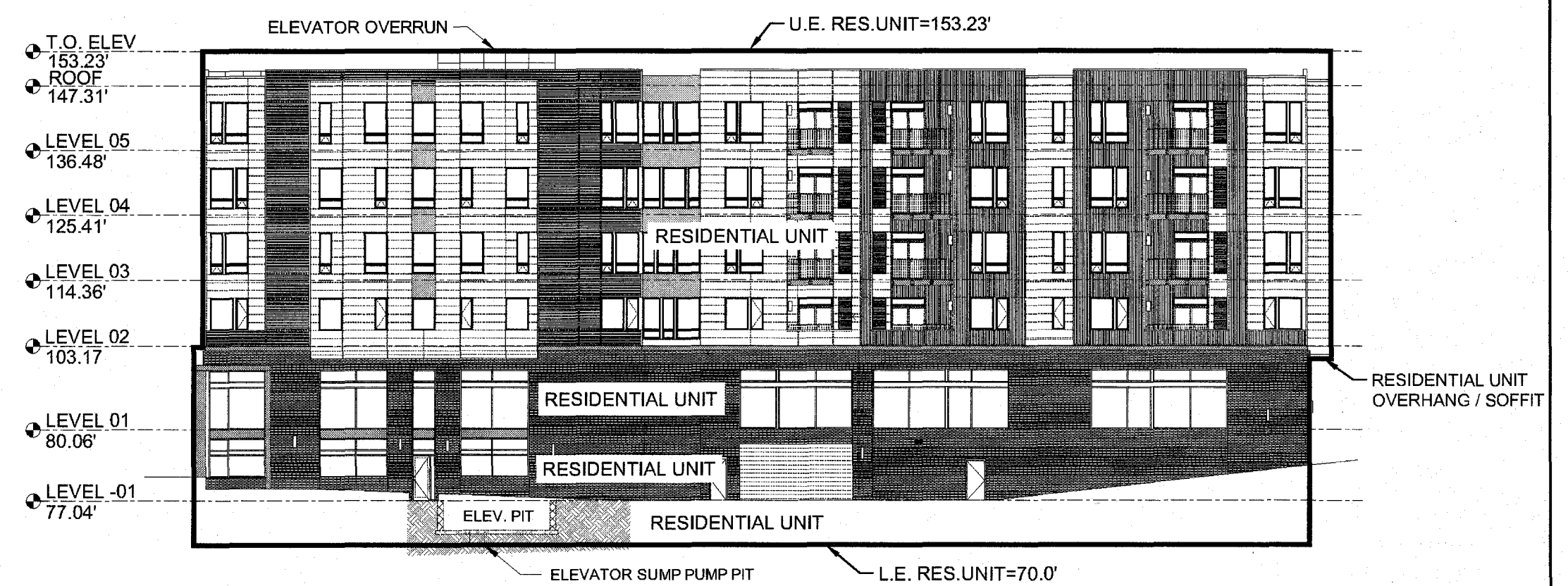
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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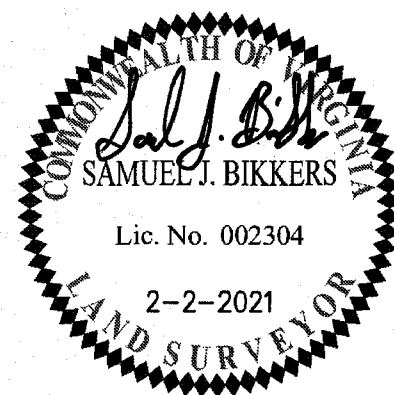
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 SAMUEL J. BIKKERS, L.S. #002304
 2-2-2021
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EXHIBIT C-3
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 SECTION AND ELEVATION VIEWS
 BUILDING 1
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG

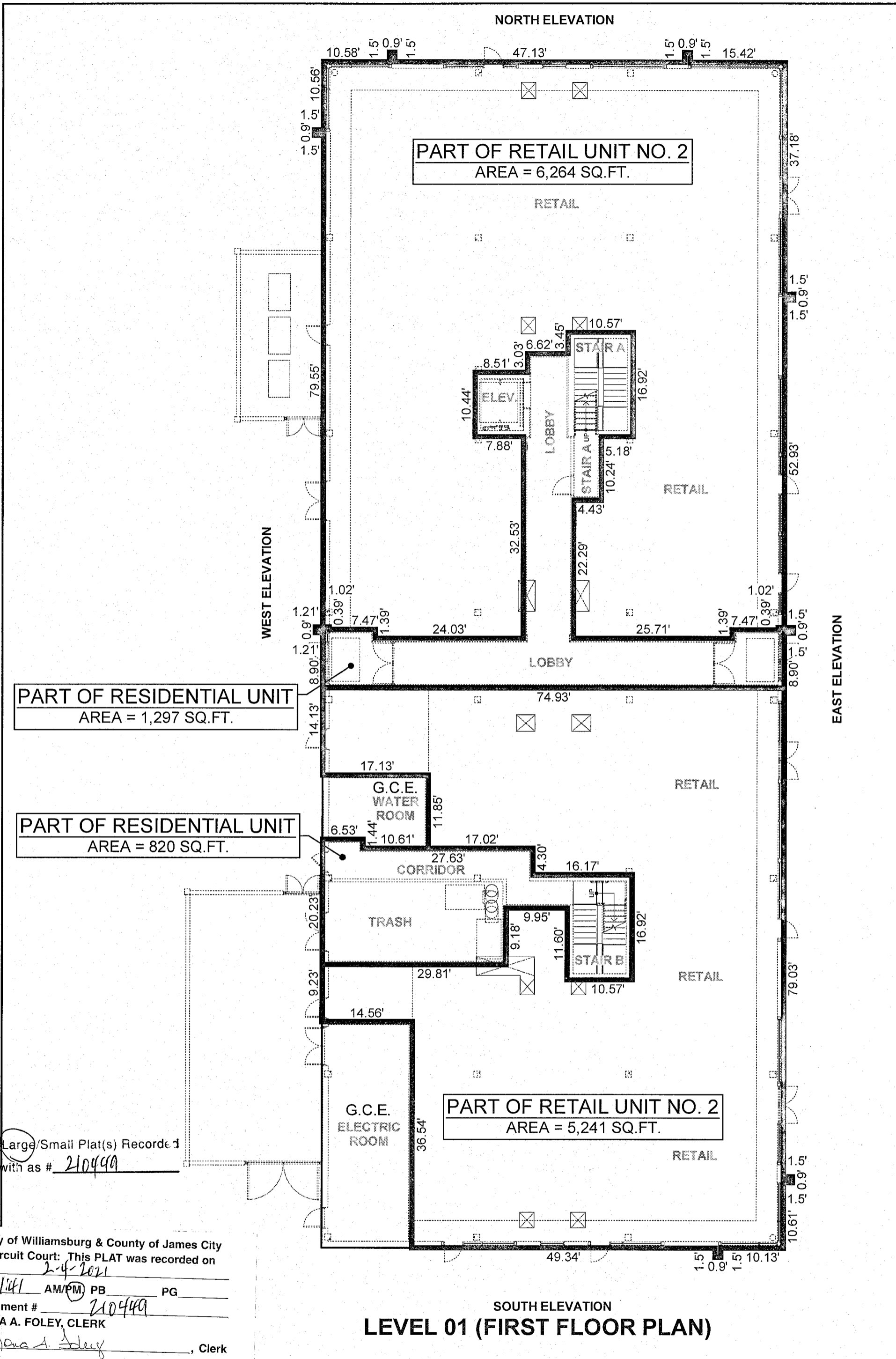
VIRGINIA

Project Contacts: SJB / CMA
 Project Number: W09042-12
 Scale: N / A Date: 02-02-2021
 Sheet Number

8 OF 22

210002257

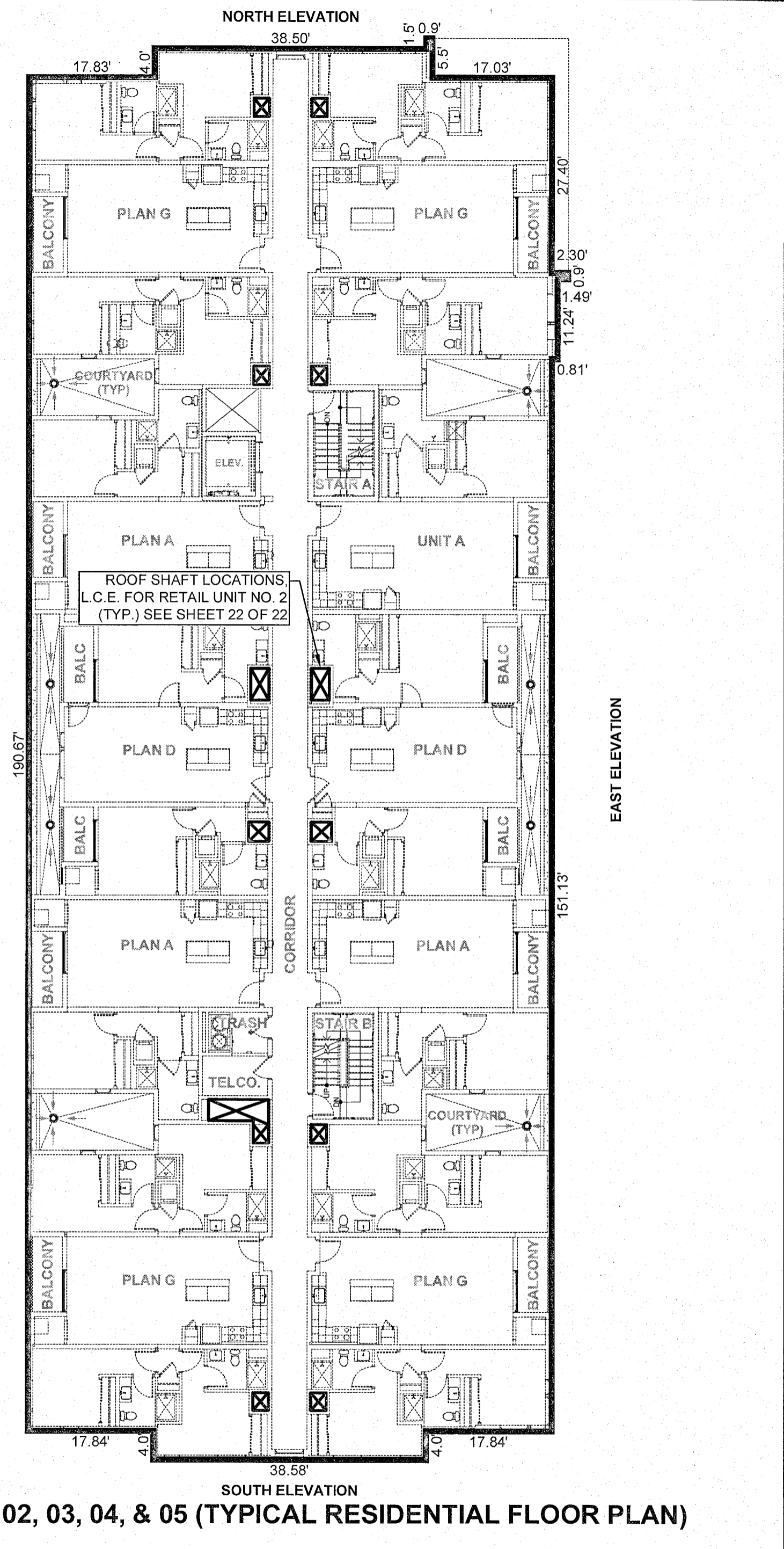
210449



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LEGEND:
 — UNIT BOUNDARY LINE
 G.C.E. = GENERAL COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 NO. = NUMBER
 R.U. = RETAIL UNIT
 RES. UNIT = RESIDENTIAL UNIT
 SQ.FT. = SQUARE FOOT
 L.E. = LOWEST ELEVATION BOUNDARY
 U.E. = UPPER ELEVATION BOUNDARY

Part of Residential Unit
 LEVEL 02 AREA = 14,484 SQ.FT.
 LEVEL 03 AREA = 14,484 SQ.FT.
 LEVEL 04 AREA = 14,484 SQ.FT.
 LEVEL 05 AREA = 14,484 SQ.FT.



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

City of Williamsburg & County of James City
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Mona A. Foley, Clerk

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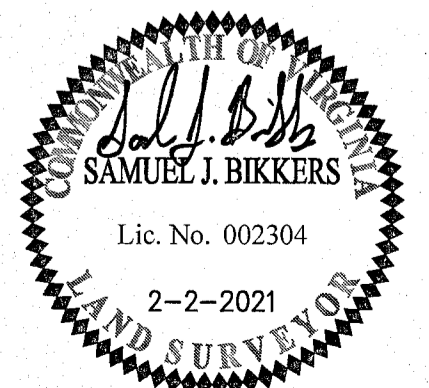


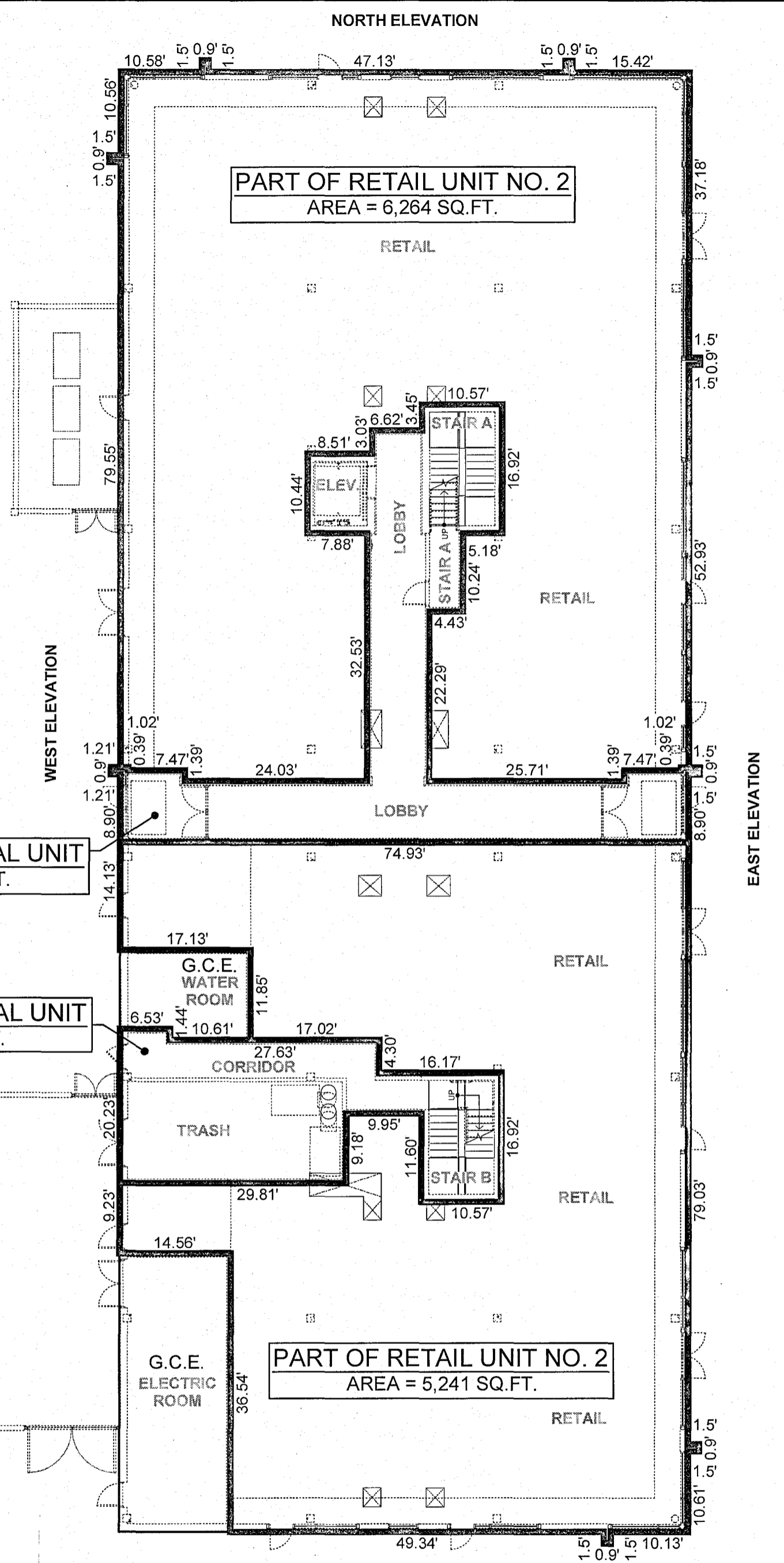
EXHIBIT C-2
CONDOMINIUM PLANS SHOWING UNITS AND DIMENSIONS
BUILDING 2
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SJB / CMA
 Project Number: W09042-12
 Scale: N/A Date: 02-02-2021
 Sheet Number
9 OF 22

210002257

210449

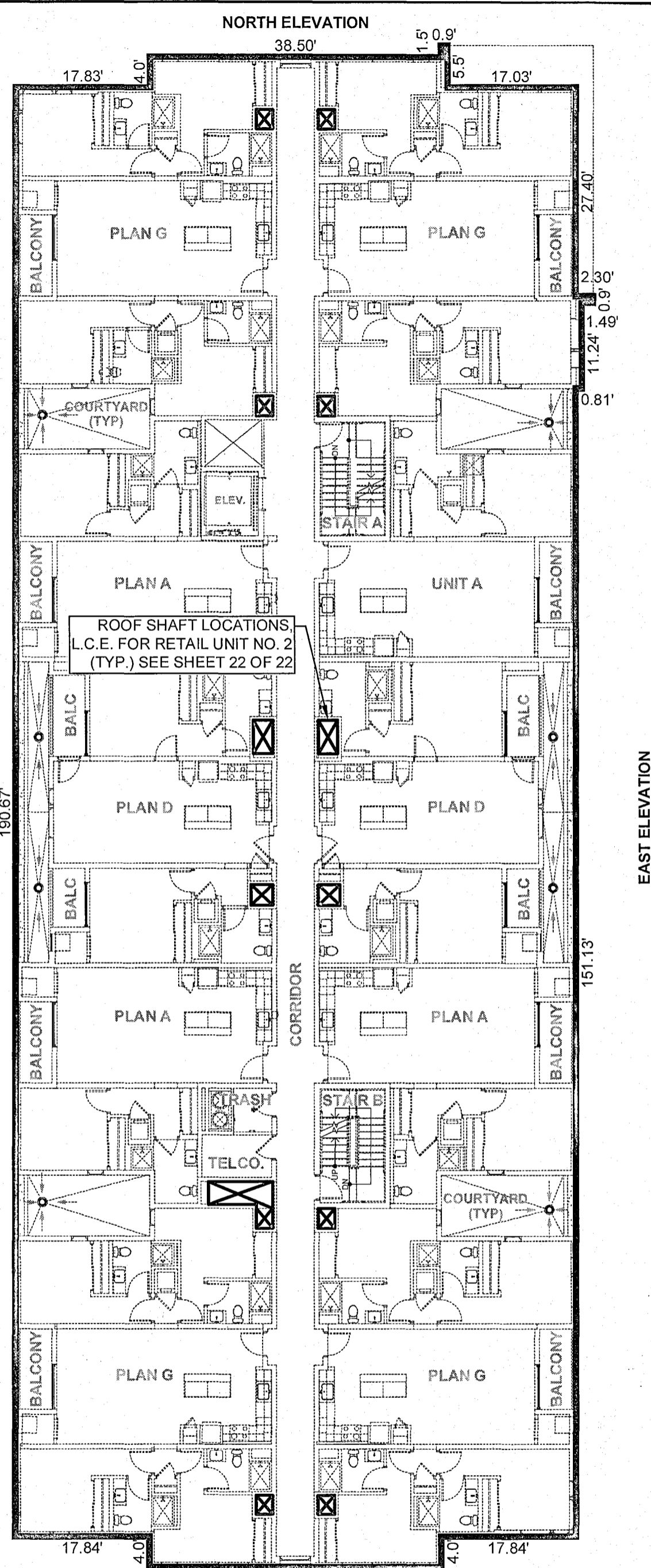


SOUTH ELEVATION
LEVEL 01 (FIRST FLOOR PLAN)

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LEGEND:
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 L.C.E. = LIMITED COMMON ELEMENT
 NO. = NUMBER
 R.U. = RETAIL UNIT
 RES. UNIT = RESIDENTIAL UNIT
 SQ.FT. = SQUARE FOOT
 L.E. = LOWEST ELEVATION BOUNDARY
 U.E. = UPPER ELEVATION BOUNDARY

PART OF RESIDENTIAL UNIT
 LEVEL 02 AREA = 14,484 SQ.FT.
 LEVEL 03 AREA = 14,484 SQ.FT.
 LEVEL 04 AREA = 14,484 SQ.FT.
 LEVEL 05 AREA = 14,484 SQ.FT.



SOUTH ELEVATION
LEVELS 02, 03, 04, & 05 (TYPICAL RESIDENTIAL FLOOR PLAN)

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

City of Williamsburg & County of James City
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Samuel J. Bickers
 SAMUEL J. BIKKERS, L.S. #002304
 2-2-2021
 DATE

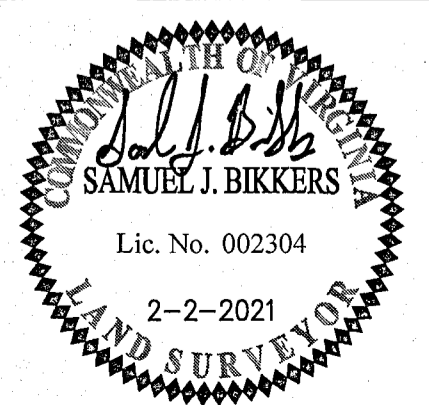
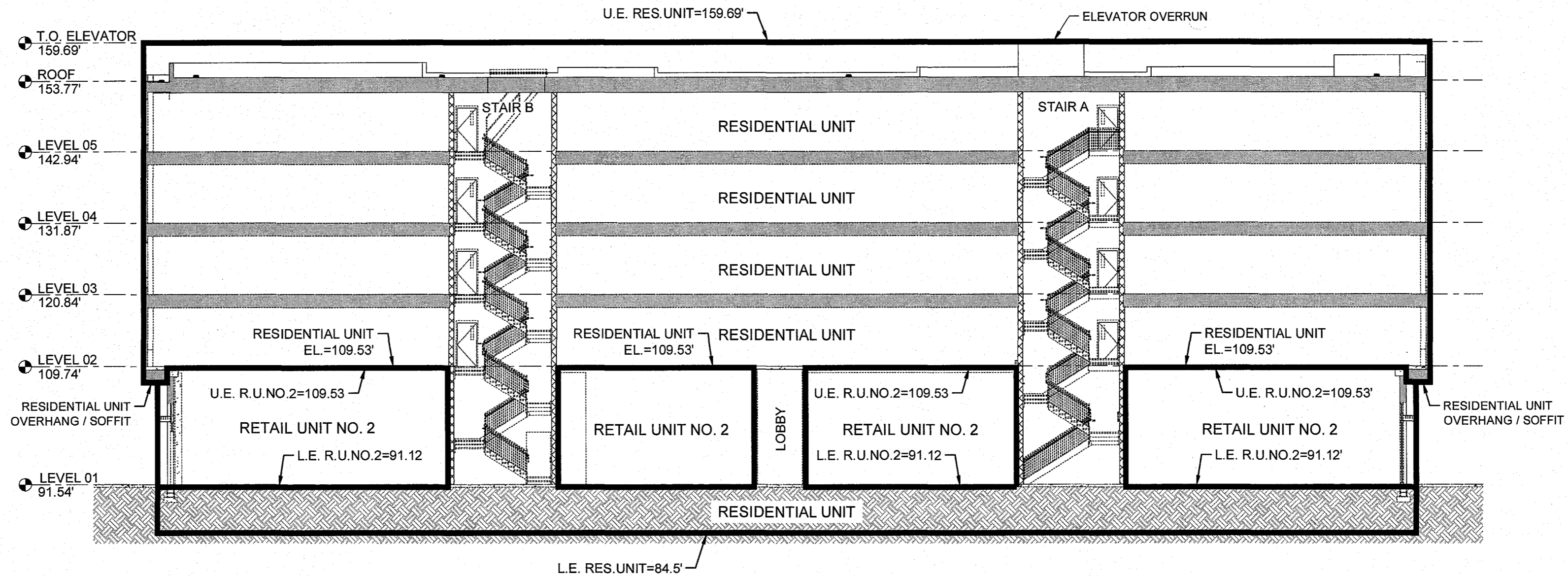


EXHIBIT C-2
 CONDOMINIUM PLANS SHOWING
 UNITS AND DIMENSIONS
 BUILDING 2
MIDTOWN ROW COMMERCIAL CONDOMINIUM
 CITY OF WILLIAMSBURG VIRGINIA

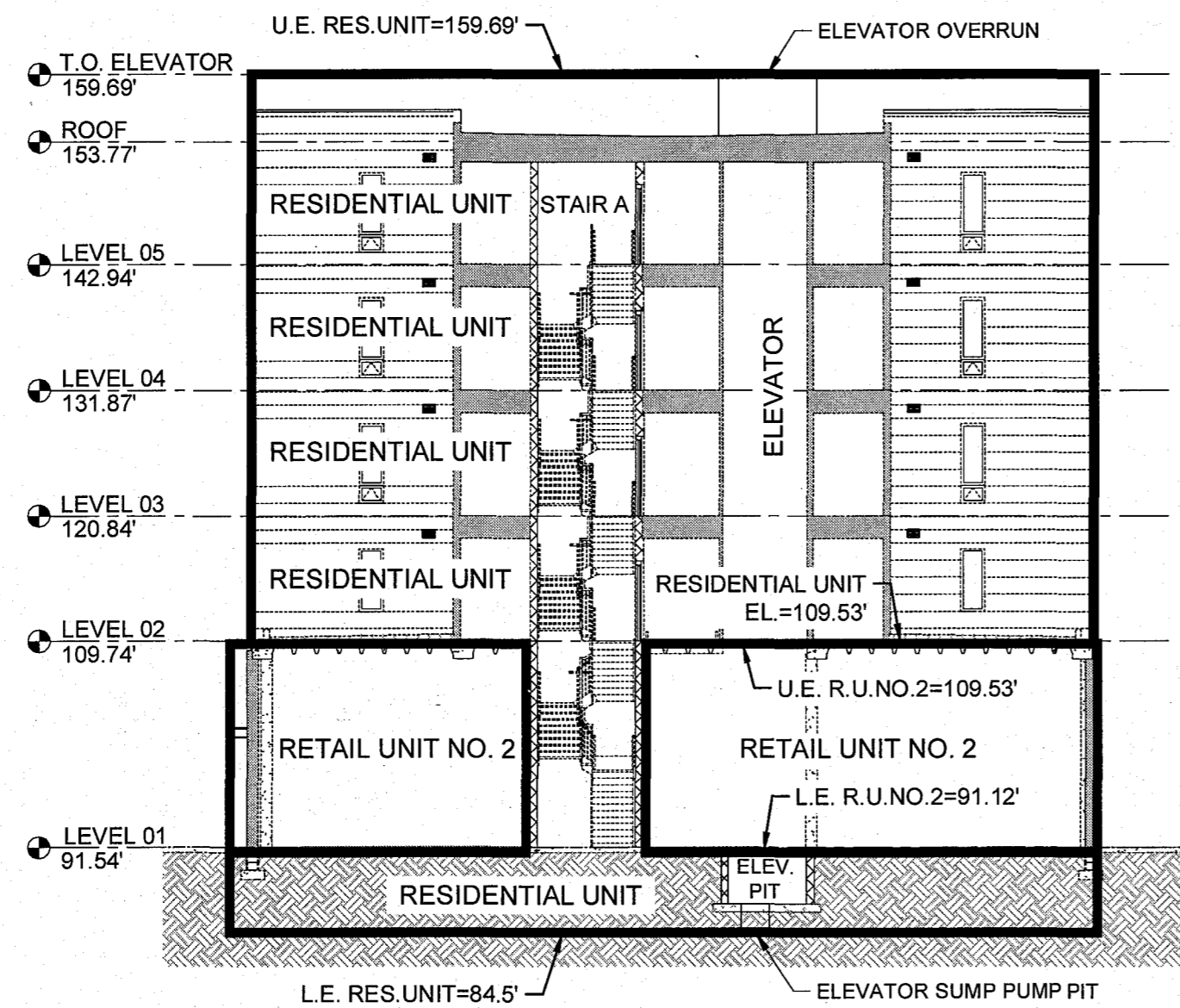
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|-----------------------------|------------------|
| Project Contacts: SJB / CMA | |
| Project Number: W09042-12 | |
| Scale: N/A | Date: 02-02-2021 |
| Sheet Number | |
| 9 OF 22 | |

21000 2257

210449



LONGITUDINAL SECTION - SOUTH TO NORTH



LONGITUDINAL SECTION - EAST TO WEST

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 # 21000 2257
 MONA A. FOLEY, CLERK
 Mona A. Foley, Clerk

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 2-4-2021
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 Document # 210449
 MONA A. FOLEY, CLERK
 Mona A. Foley, Clerk

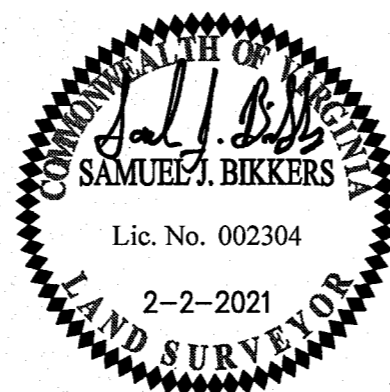
22 Large/Small Plat(s) Recorded
 herewith as # 210002257

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 DATE



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
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Hampton Roads | Central Virginia | Middle Peninsula

EXHIBIT C-3
 CONDOMINIUM PLANS SHOWING
 SECTION AND ELEVATION VIEWS
 BUILDING 2
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG

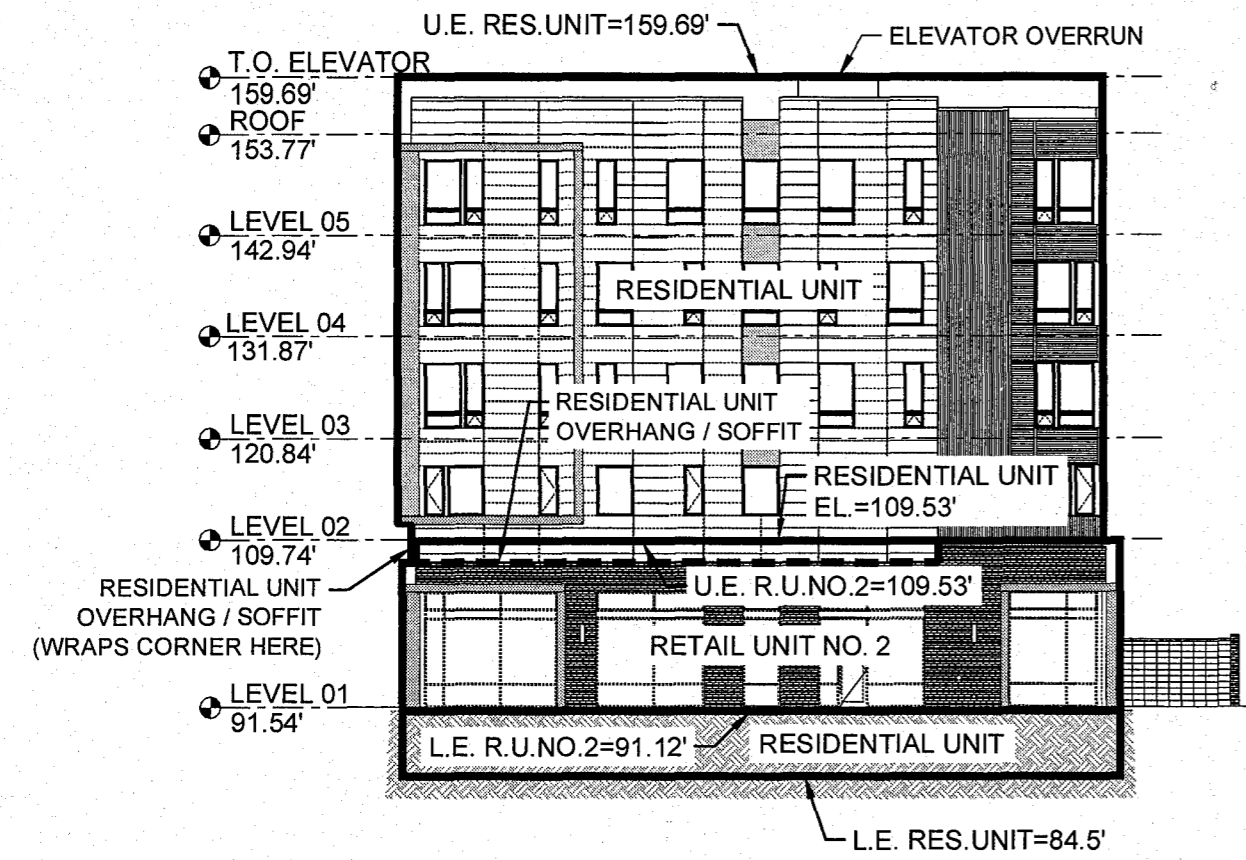
VIRGINIA

| | |
|-----------------------------|------------------|
| Project Contacts: SJB / CMA | |
| Project Number: W09042-12 | |
| Scale: N/A | Date: 02-02-2021 |
| Sheet Number | |

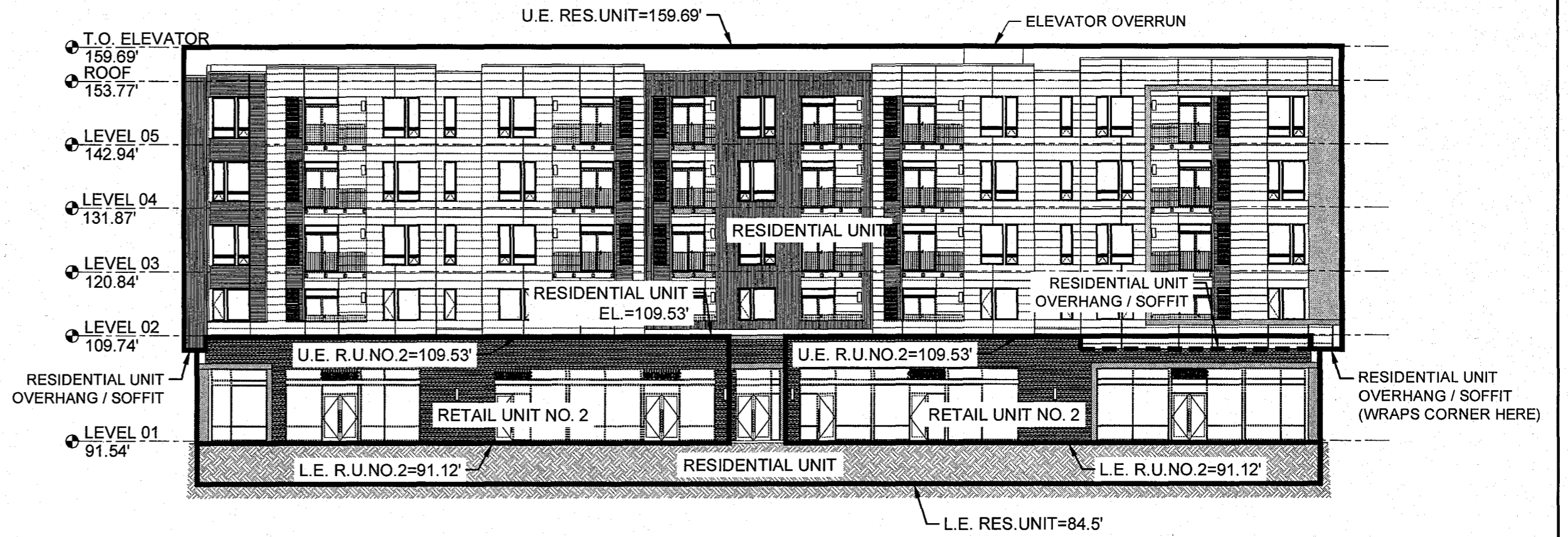
10 OF 22

210002257

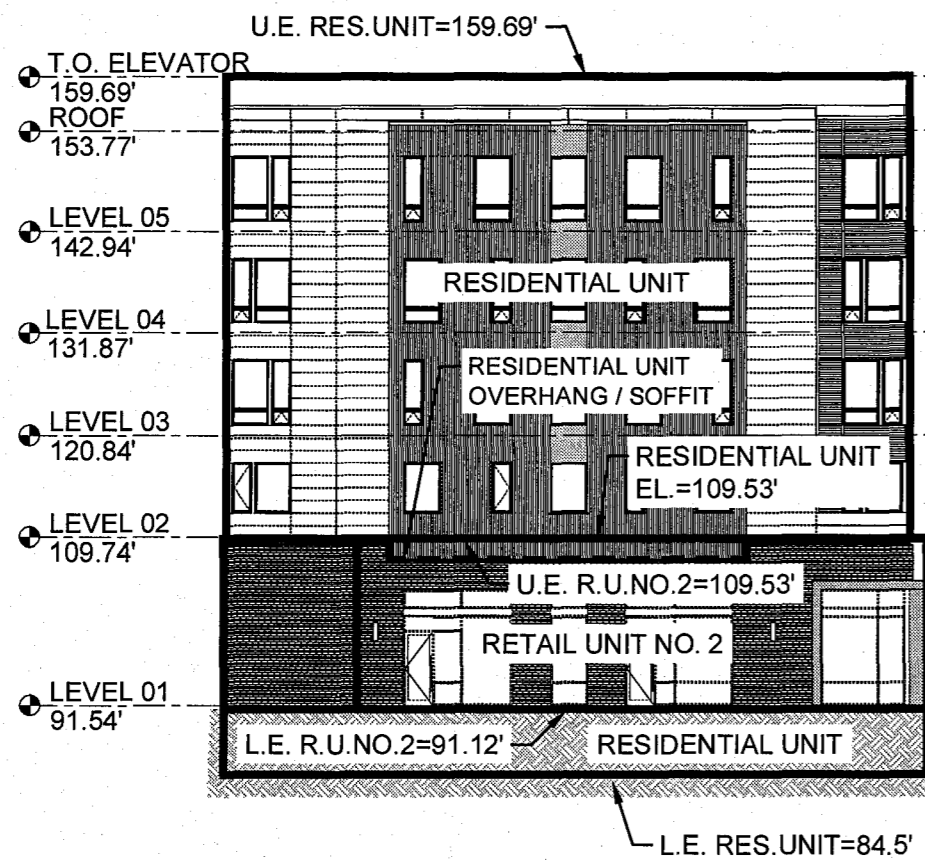
210449



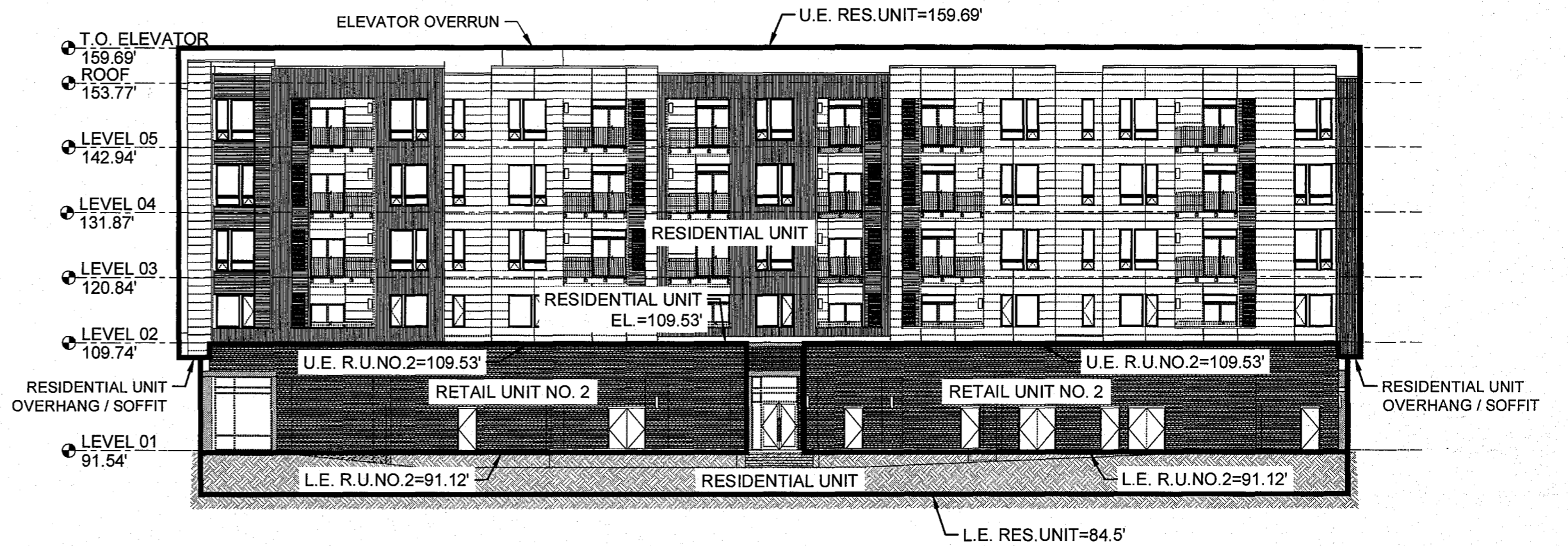
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

City of Williamsburg & County of James City
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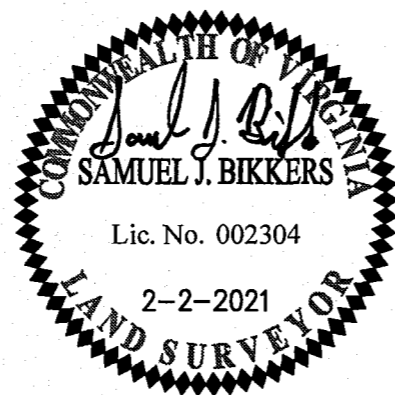
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Samuel J. Bickers
 SAMUEL J. BIKKERS, L.S. #002304
 2-2-2021
 DATE



Hampton Roads | Central Virginia | Middle Peninsula

EXHIBIT C-3
 CONDOMINIUM PLANS SHOWING
 SECTION AND ELEVATION VIEWS
 BUILDING 2
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG

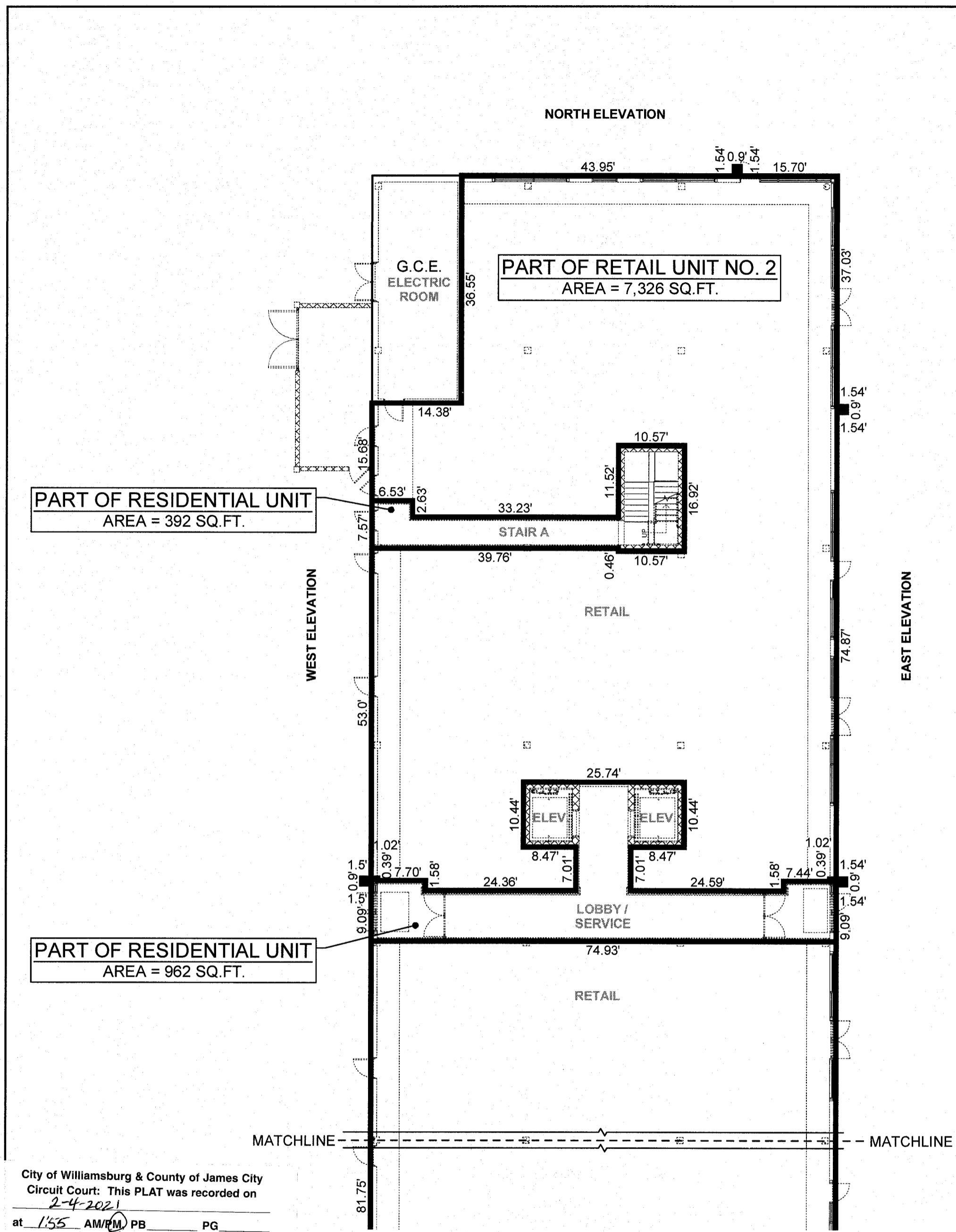
VIRGINIA

Project Contacts: SJB / CMA
 Project Number: W09042-12
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11 OF 22

210002257

210449



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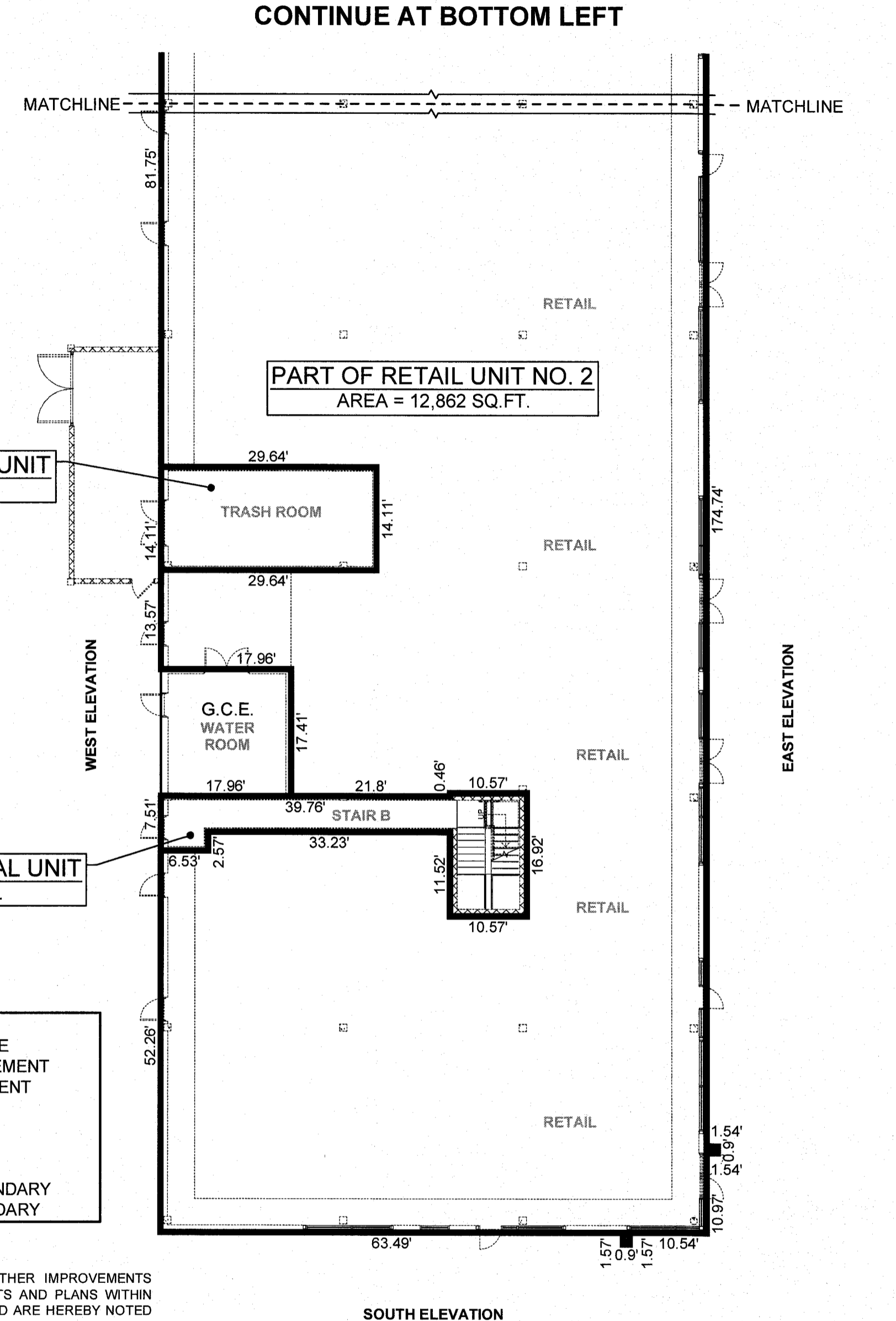
PART OF RESIDENTIAL UNIT
 AREA = 418 SQ.FT.

PART OF RESIDENTIAL UNIT
 AREA = 392 SQ.FT.

LEGEND:
 UNIT BOUNDARY LINE
 G.C.E. = GENERAL COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
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**EXHIBIT C-2
 CONDOMINIUM PLANS SHOWING
 UNITS AND DIMENSIONS
 BUILDING 3
 MIDTOWN ROW COMMERCIAL CONDOMINIUM**

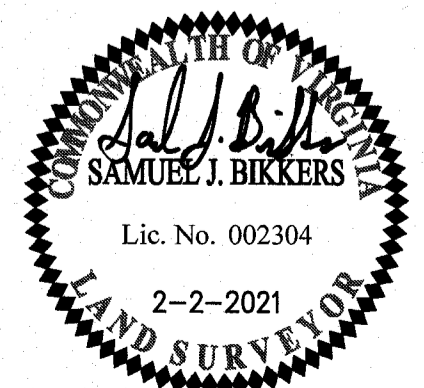
CITY OF WILLIAMSBURG VIRGINIA

| | |
|-----------------------------|------------------|
| Project Contacts: SJB / CMA | |
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| 12 OF 22 | |

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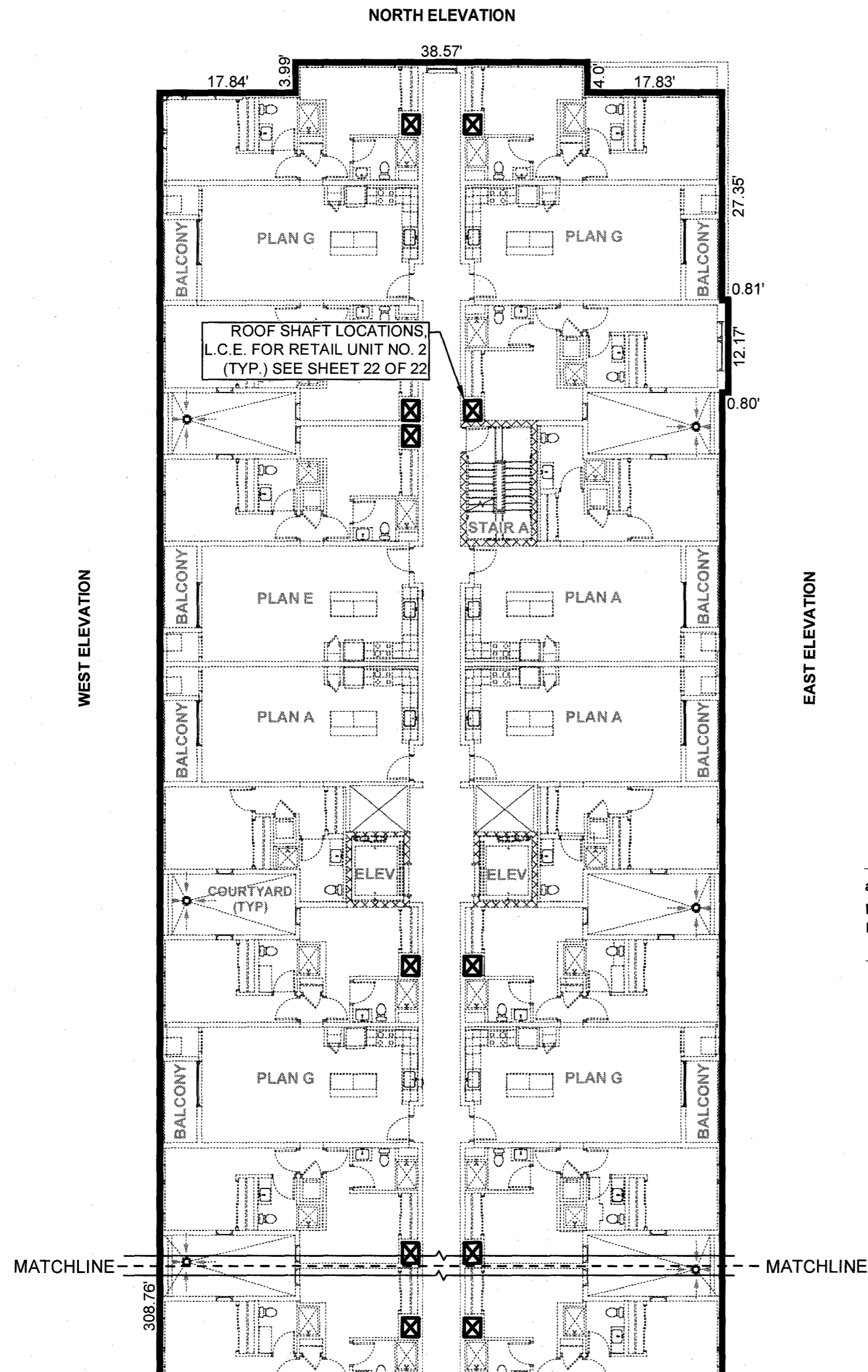
Samuel J. Bickers
 SAMUEL J. BIKKERS, L.S. #002304

2-2-2021
 DATE

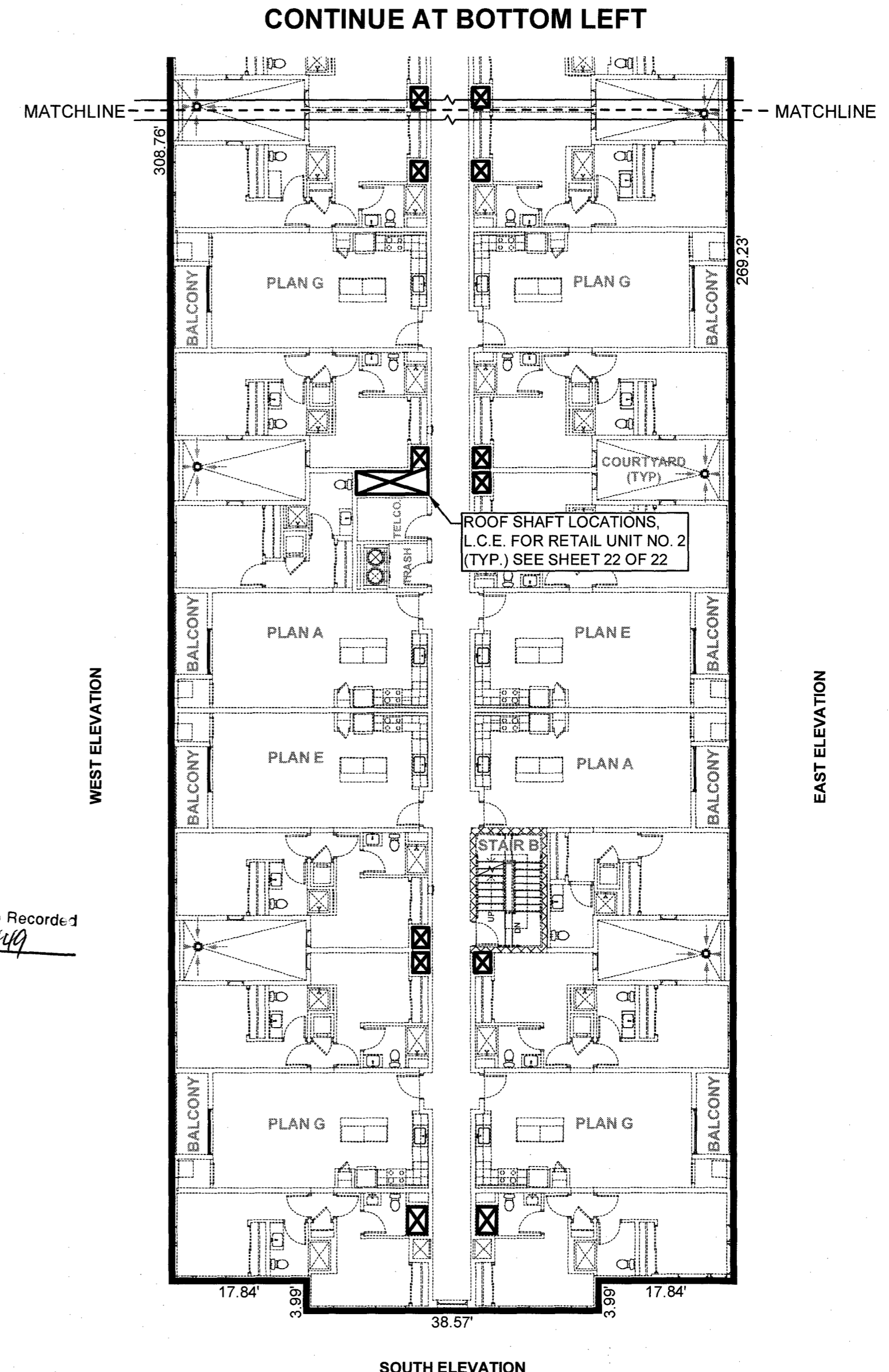


210002257

210449



LEVELS 02, 03, 04, & 05 (TYPICAL RESIDENTIAL FLOOR PLAN) CONTINUED FROM TOP RIGHT



LEVELS 02, 03, 04, & 05 (TYPICAL RESIDENTIAL FLOOR PLAN)

City of Williamsburg & County of James City
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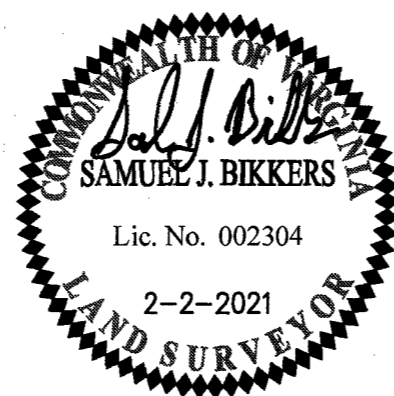
PART OF RESIDENTIAL UNIT
 LEVEL 02 AREA = 23,246 SQ.FT.
 LEVEL 03 AREA = 23,246 SQ.FT.
 LEVEL 04 AREA = 23,246 SQ.FT.
 LEVEL 05 AREA = 23,246 SQ.FT.

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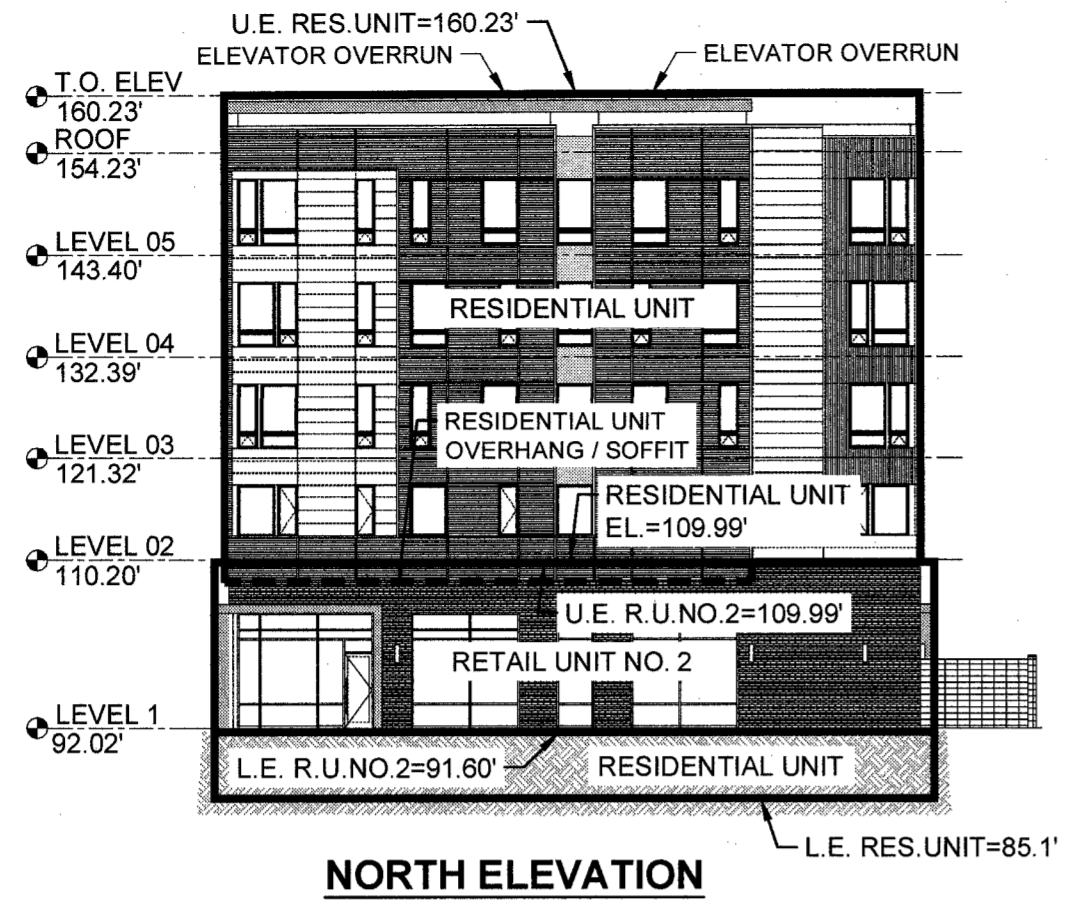


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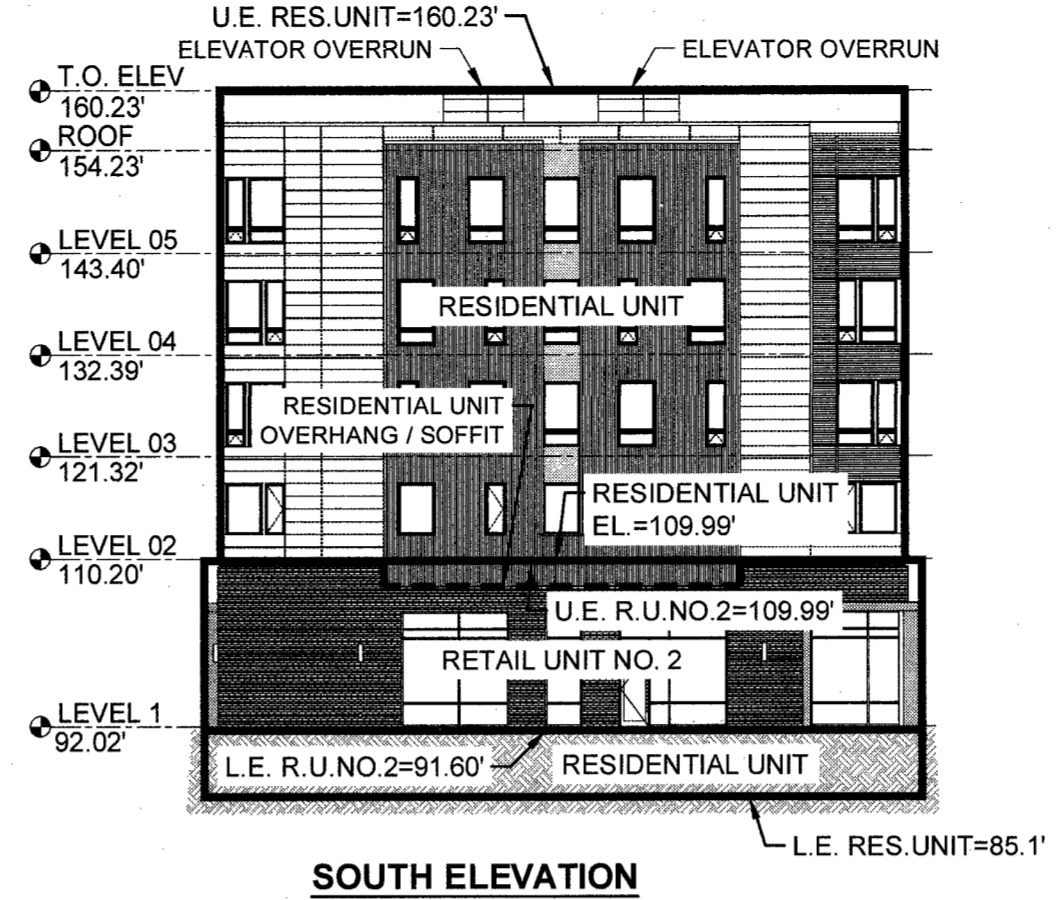
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CONDOMINIUM PLANS SHOWING
UNITS AND DIMENSIONS
BUILDING 3
MIDTOWN ROW COMMERCIAL CONDOMINIUM
 CITY OF WILLIAMSBURG VIRGINIA

| | |
|-----------------------------|------------------|
| Project Contacts: SJB / CMA | |
| Project Number: W09042-12 | |
| Scale: N/A | Date: 02-02-2021 |
| Sheet Number | |
| 13 OF 22 | |

210002257 210449



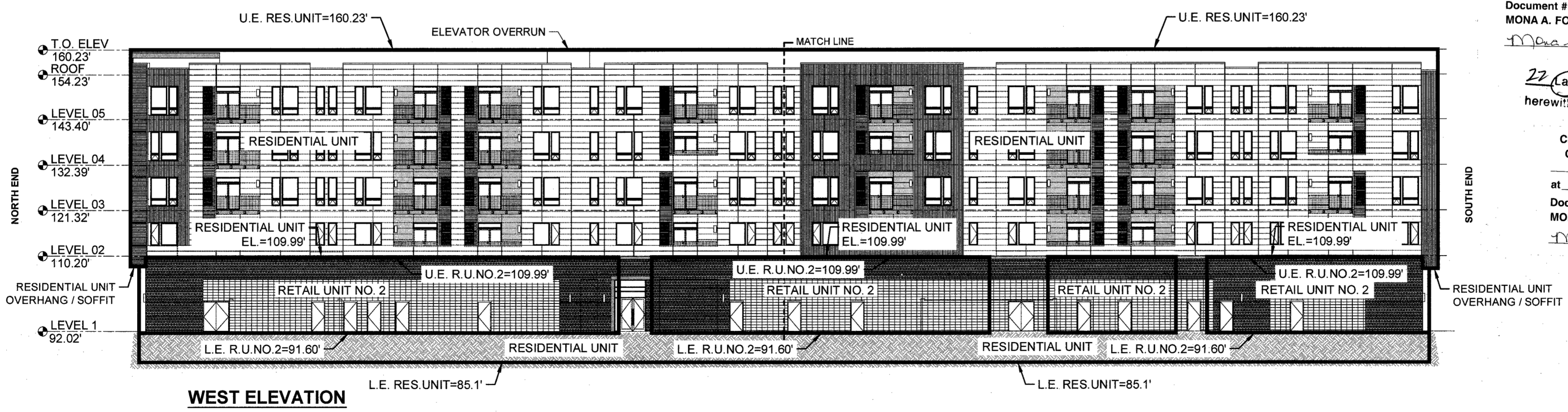
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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 A. Foley, Clerk

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

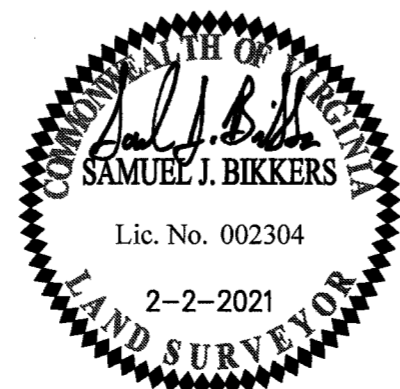
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
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 at 1:55 AM (PM) PB PG
 Document # 210002257
 MONA A. FOLEY, CLERK
 Mona A. Foley, Clerk

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

SURVEYOR'S CERTIFICATE

I, SAMUEL J. BIKKERS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THESE PLANS ARE ACCURATE AND COMPLY WITH SECTION 55.1-1920(B) OF THE VIRGINIA CONDOMINIUM ACT AS AMENDED, AND THAT ALL UNITS OR PORTIONS OF THE SUBMITTED UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.

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

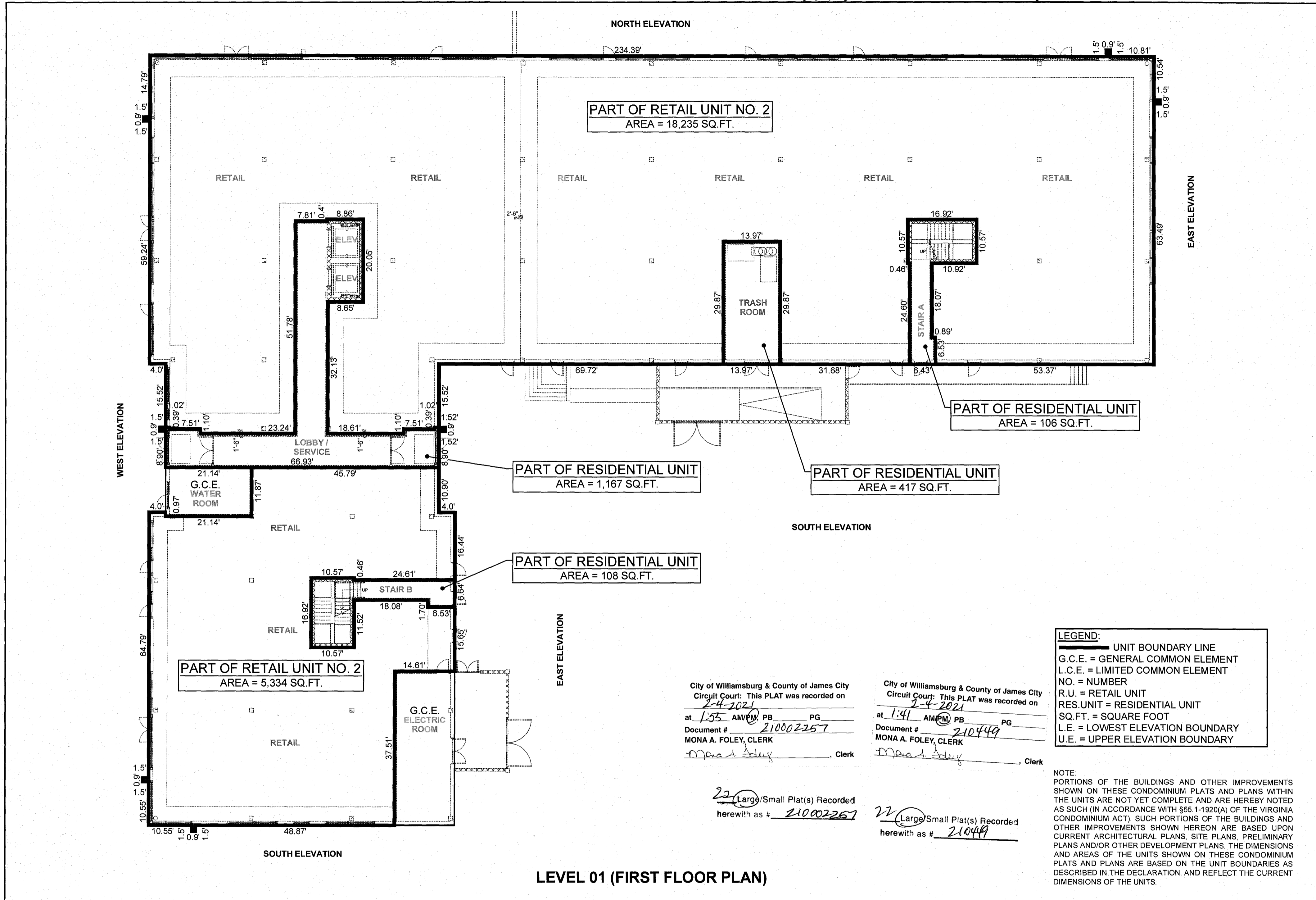


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 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 www.aesva.com
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EXHIBIT C-3
 CONDOMINIUM PLANS SHOWING
 SECTION AND ELEVATION VIEWS
 BUILDING 3
MIDTOWN ROW COMMERCIAL CONDOMINIUM
 CITY OF WILLIAMSBURG VIRGINIA

| | |
|-------------------|------------|
| Project Contacts: | SJB / CMA |
| Project Number: | W09042-12 |
| Scale: | N / A |
| Date: | 02-02-2021 |
| Sheet Number | 15 OF 22 |

210002257 210449



LEVEL 01 (FIRST FLOOR PLAN)

LEGEND:
 — UNIT BOUNDARY LINE
 G.C.E. = GENERAL COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 NO. = NUMBER
 R.U. = RETAIL UNIT
 RES.UNIT = RESIDENTIAL UNIT
 SQ.FT. = SQUARE FOOT
 L.E. = LOWEST ELEVATION BOUNDARY
 U.E. = UPPER ELEVATION BOUNDARY

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Monica Foley, Clerk

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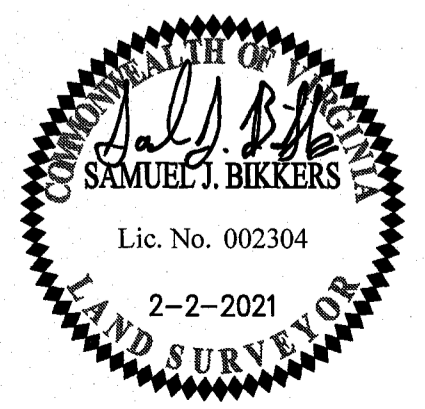
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Samuel J. Bickers
 SAMUEL J. BIKKERS, L.S. #002304
 2-2-2021
 DATE



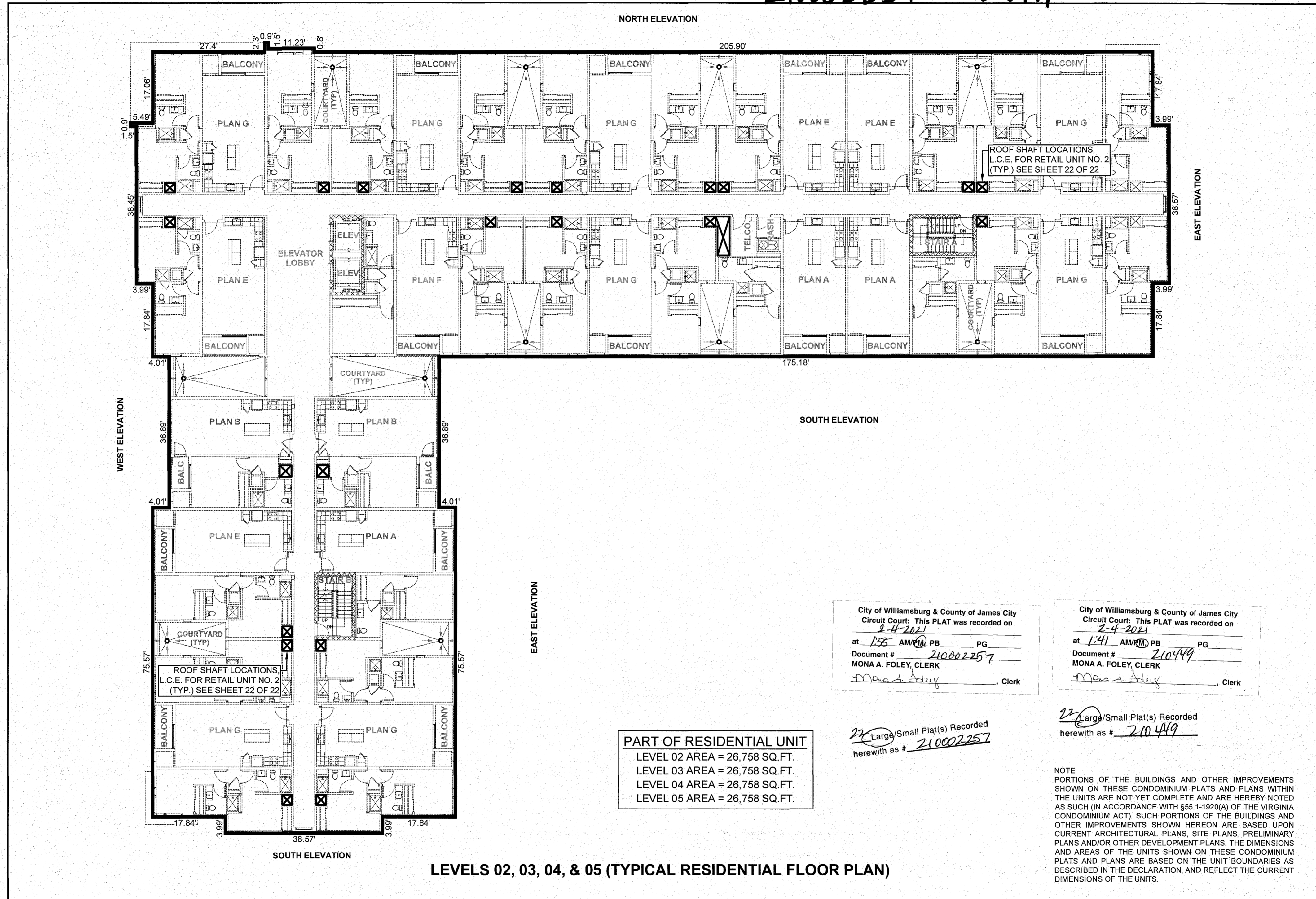
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

EXHIBIT C-2
CONDOMINIUM PLANS SHOWING
UNITS AND DIMENSIONS
BUILDING 4
MIDTOWN ROW COMMERCIAL CONDOMINIUM
 CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SJB / CMA
 Project Number: W09042-12
 Scale: N/A Date: 02-02-2021
 Sheet Number
16 OF 22

210002257 210449



ROOF SHAFT LOCATIONS, L.C.E. FOR RETAIL UNIT NO. 2 (TYP.) SEE SHEET 22 OF 22

ROOF SHAFT LOCATIONS, L.C.E. FOR RETAIL UNIT NO. 2 (TYP.) SEE SHEET 22 OF 22

PART OF RESIDENTIAL UNIT
 LEVEL 02 AREA = 26,758 SQ.FT.
 LEVEL 03 AREA = 26,758 SQ.FT.
 LEVEL 04 AREA = 26,758 SQ.FT.
 LEVEL 05 AREA = 26,758 SQ.FT.

City of Williamsburg & County of James City
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Mona A. Foley, Clerk

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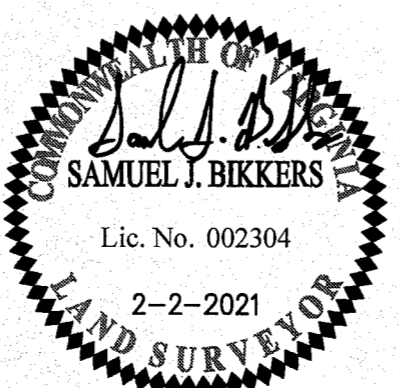
22 Large/Small Plat(s) Recorded
 herewith as # 210002257

22 Large/Small Plat(s) Recorded
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LEVELS 02, 03, 04, & 05 (TYPICAL RESIDENTIAL FLOOR PLAN)

SURVEYOR'S CERTIFICATE
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 DATE



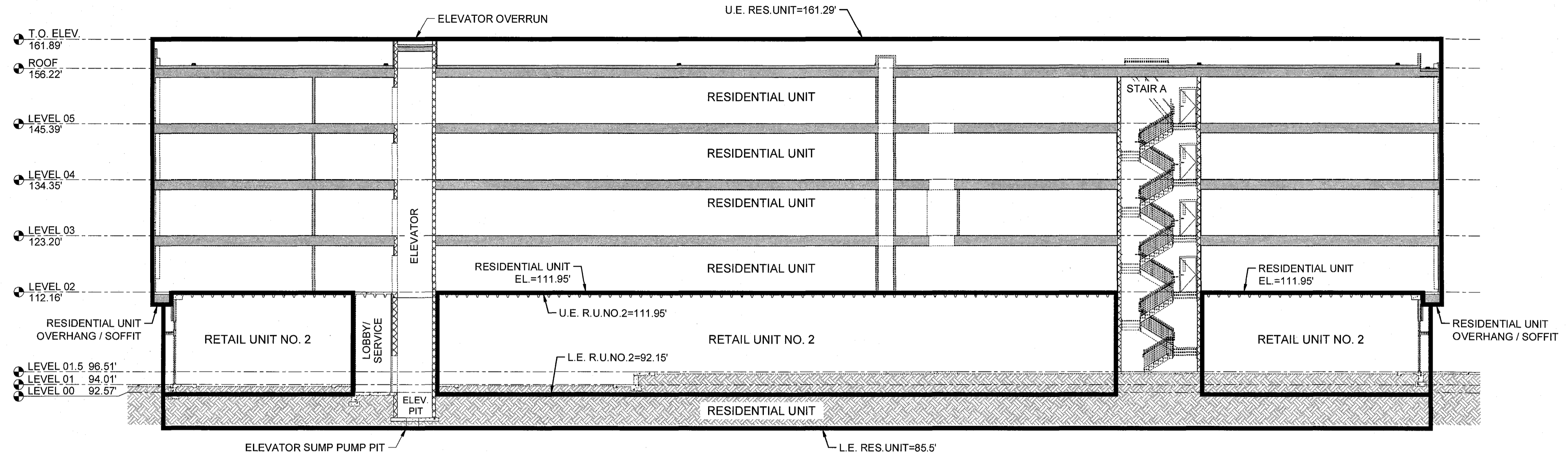
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EXHIBIT C-2
 CONDOMINIUM PLANS SHOWING
 UNITS AND DIMENSIONS
 BUILDING 4
MIDTOWN ROW COMMERCIAL CONDOMINIUM
 CITY OF WILLIAMSBURG VIRGINIA

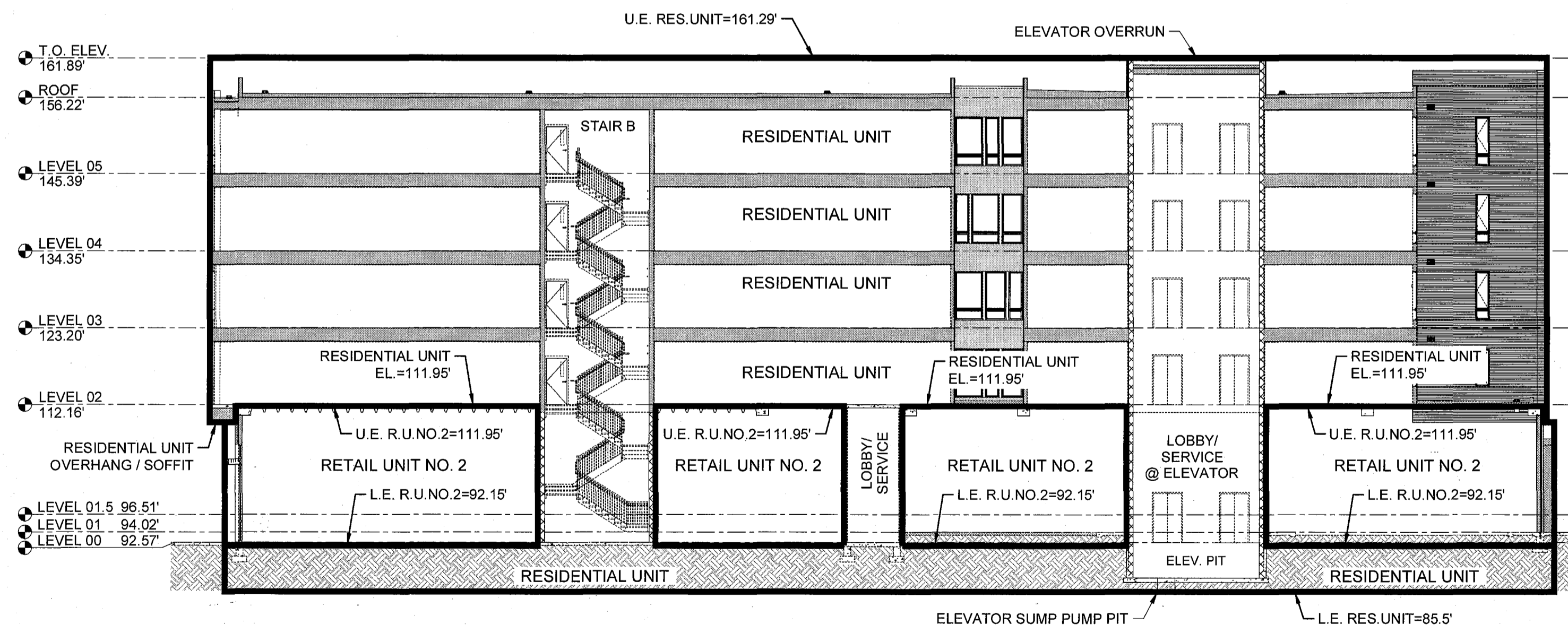
Project Contacts: SJB / CMA
 Project Number: W09042-12
 Scale: N/A Date: 02-02-2021
 Sheet Number
17 OF 22

210002257

210449



LONGITUDINAL SECTION - WEST TO EAST



LONGITUDINAL SECTION - SOUTH TO NORTH

City of Williamsburg & County of James City
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Mona A. Foley, Clerk

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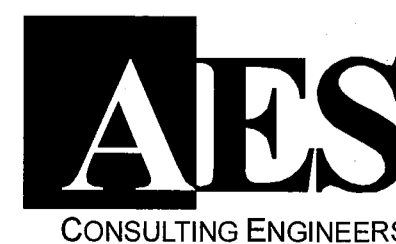
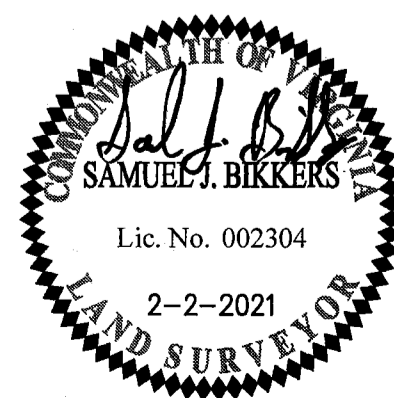
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 SAMUEL J. BIKKERS, L.S. #002304
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EXHIBIT C-3
 CONDOMINIUM PLANS SHOWING
 SECTION AND ELEVATION VIEWS
 BUILDING 4
 MIDTOWN ROW COMMERCIAL CONDOMINIUM

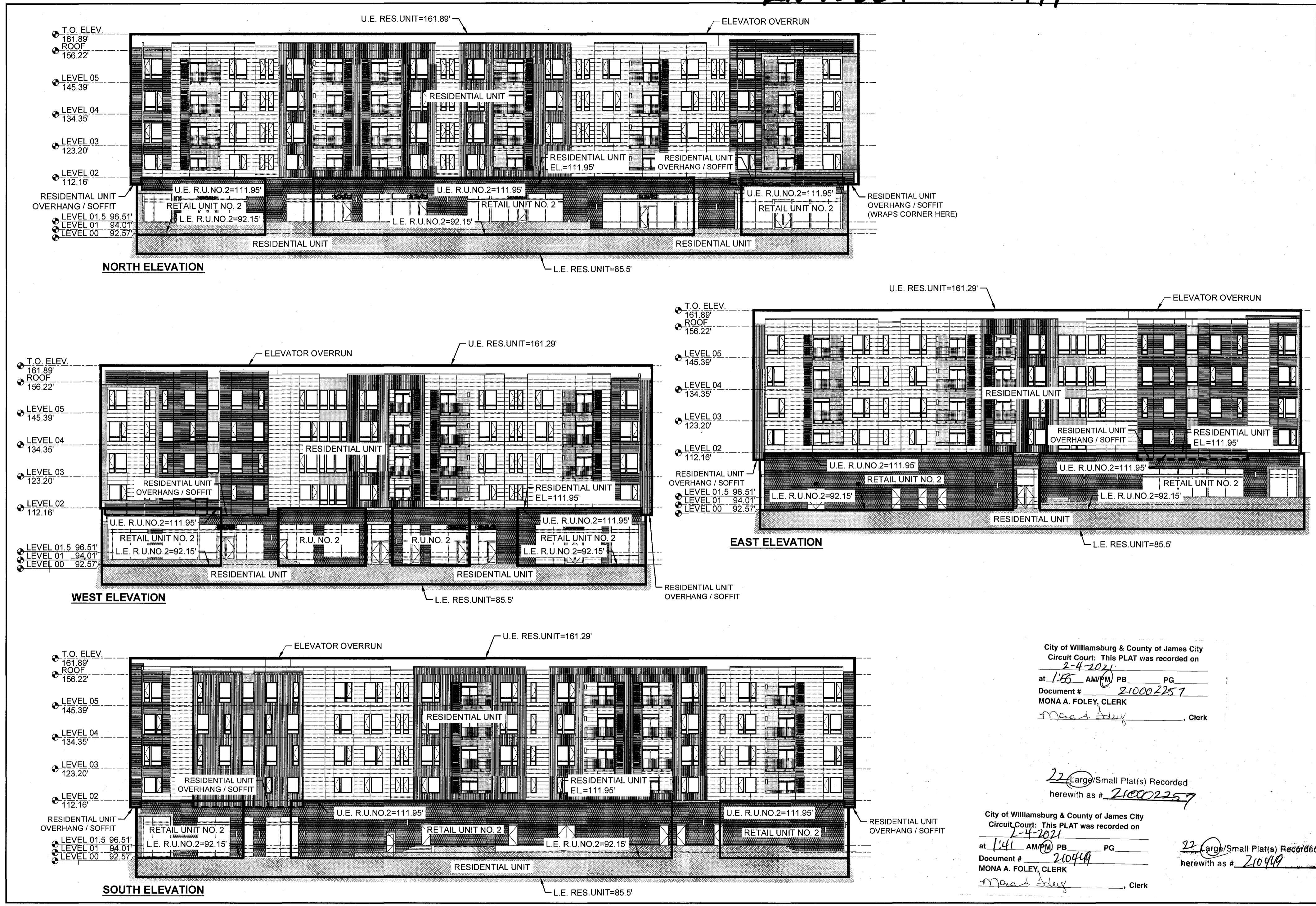
CITY OF WILLIAMSBURG

VIRGINIA

Project Contacts: SJB / CMA
 Project Number: W09042-12
 Scale: N/A Date: 02-02-2021
 Sheet Number

18 OF 22

210002257 210449



City of Williamsburg & County of James City
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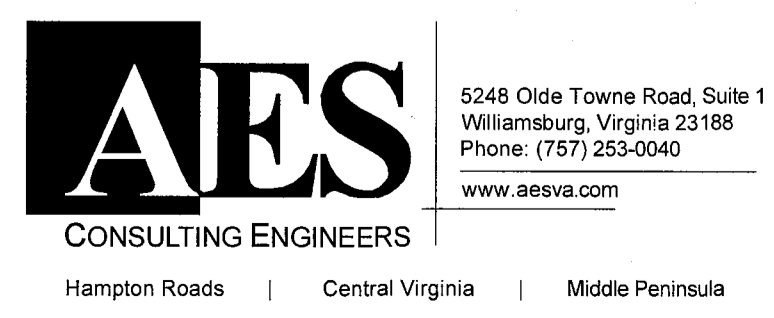
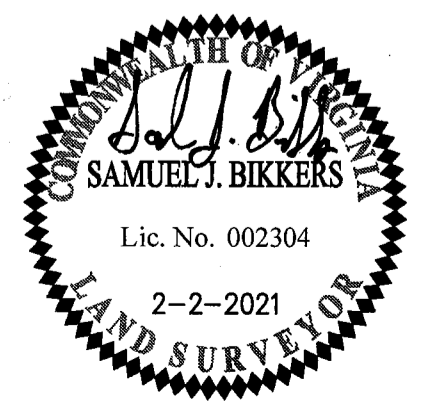
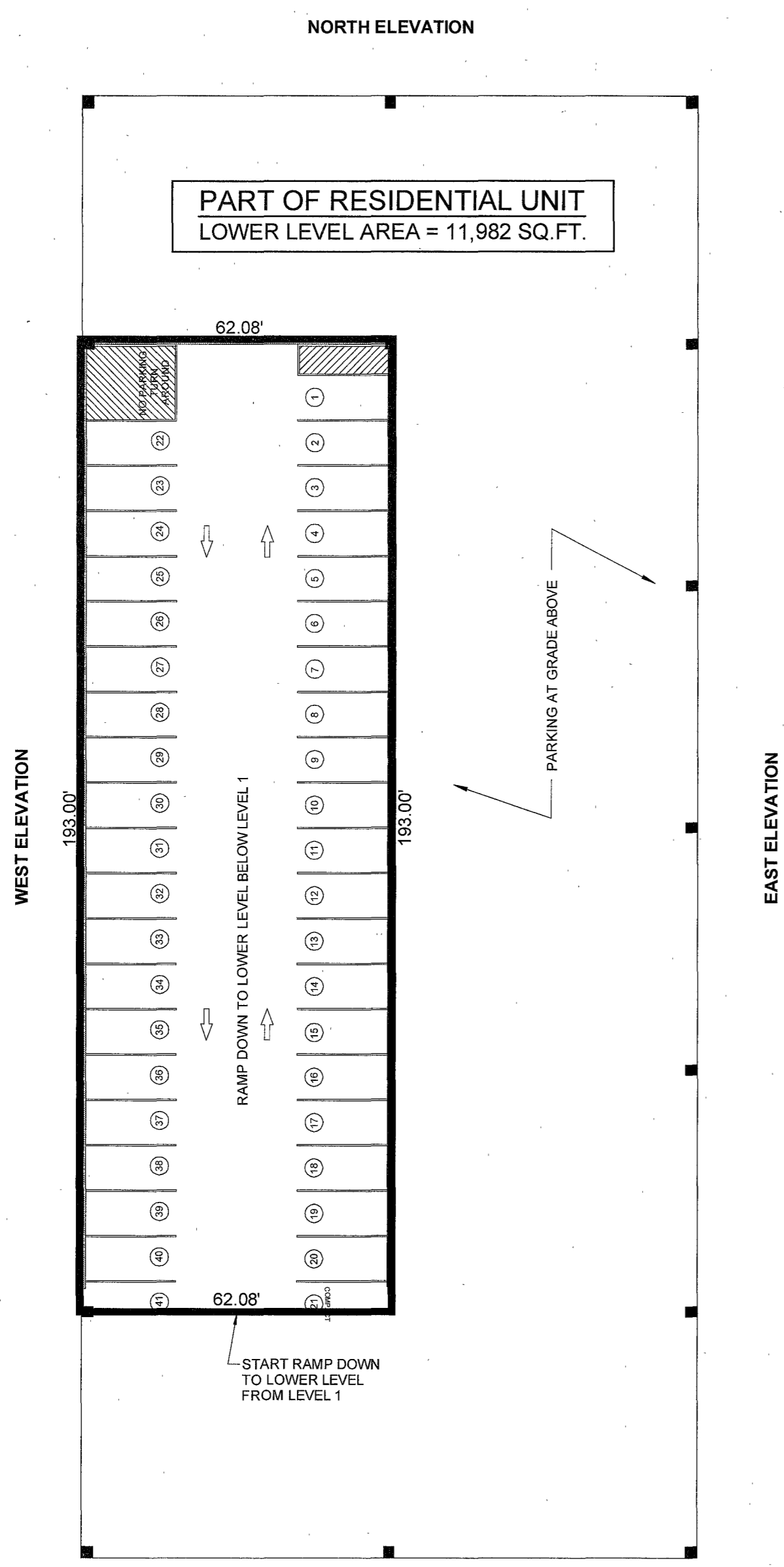


EXHIBIT C-3
 CONDOMINIUM PLANS SHOWING
 SECTION AND ELEVATION VIEWS
 BUILDING 4
MIDTOWN ROW COMMERCIAL CONDOMINIUM
 CITY OF WILLIAMSBURG VIRGINIA

| | |
|-------------------|------------|
| Project Contacts: | SJB / CMA |
| Project Number: | W09042-12 |
| Scale: | Date: |
| N/A | 02-02-2021 |
| Sheet Number | |
| 19 OF 22 | |

210002257 210449



PART OF RESIDENTIAL UNIT
LOWER LEVEL AREA = 11,982 SQ.FT.

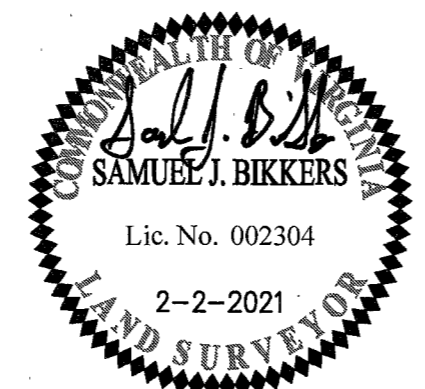
LOWER LEVEL

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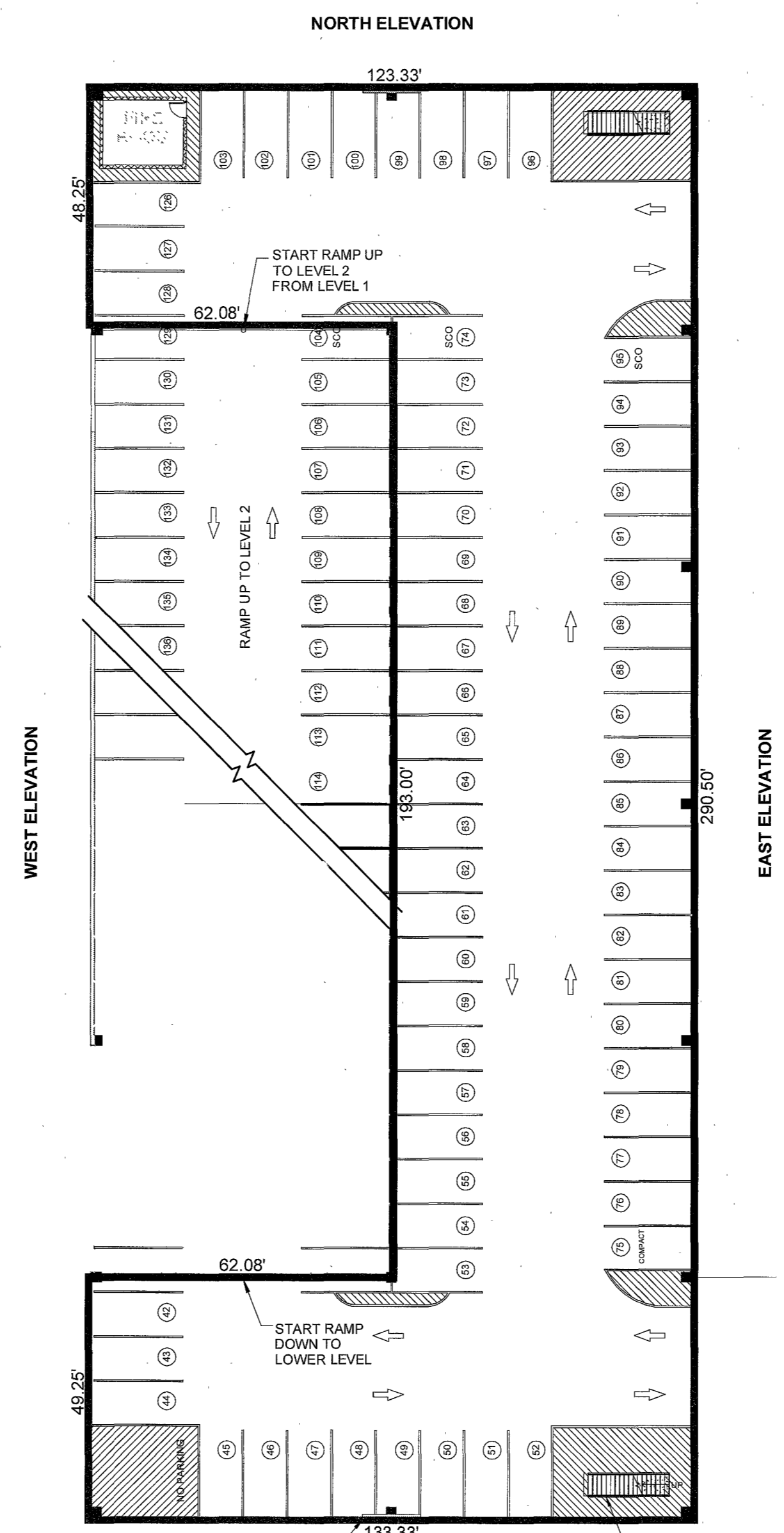
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Samuel J. Bickers
SAMUEL J. BIKKERS, L.S. #002304
2-2-2021
DATE



PART OF RESIDENTIAL UNIT
LEVEL 1 AREA = 23,846 SQ.FT.

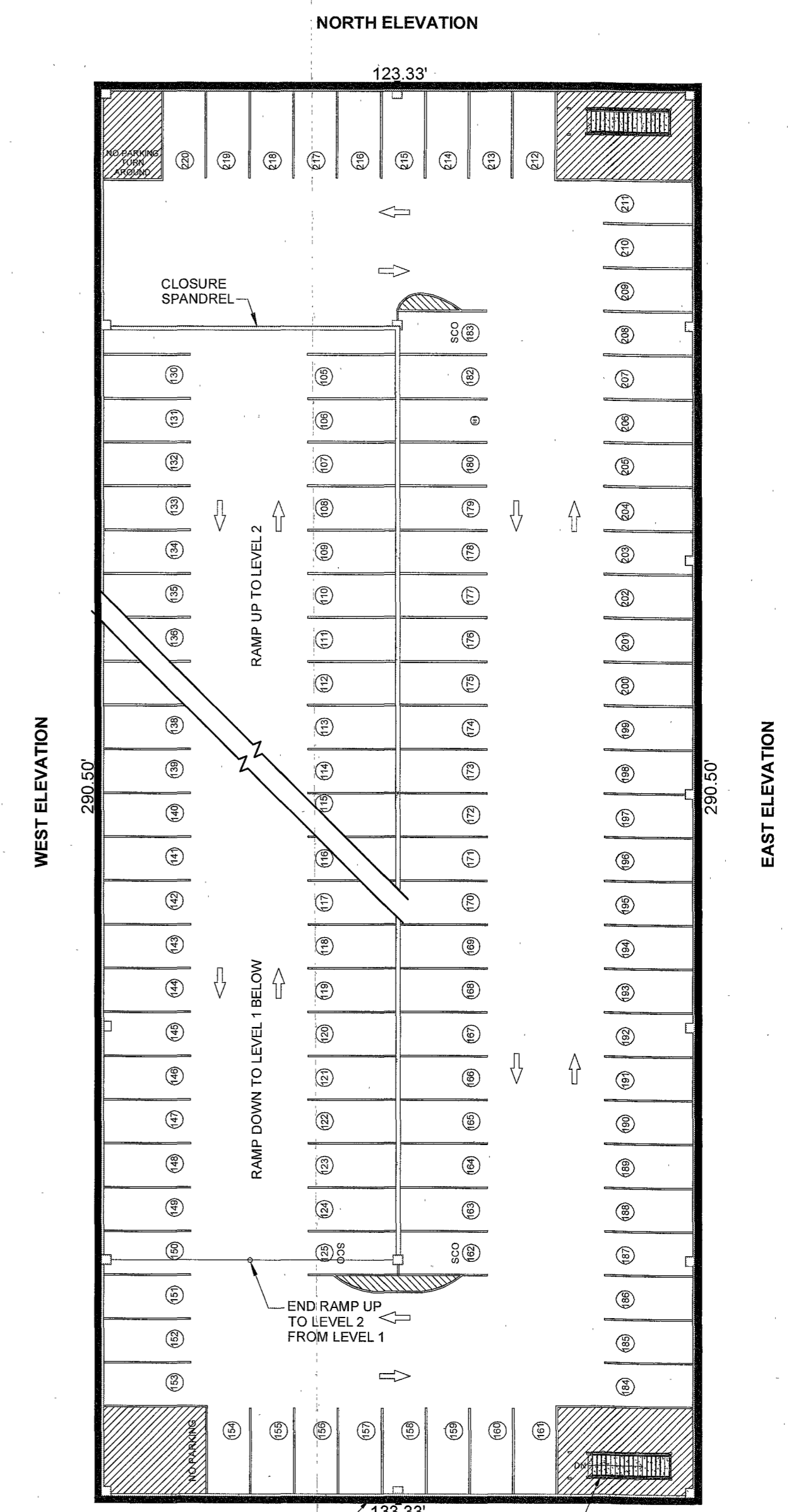


LEVEL 1 (GROUND FLOOR)

22 (Large/Small Plat(s) Recorded
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City of Williamsburg & County of James City
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PART OF RESIDENTIAL UNIT
LEVEL 2 AREA = 35,828 SQ.FT.



LEVEL 2

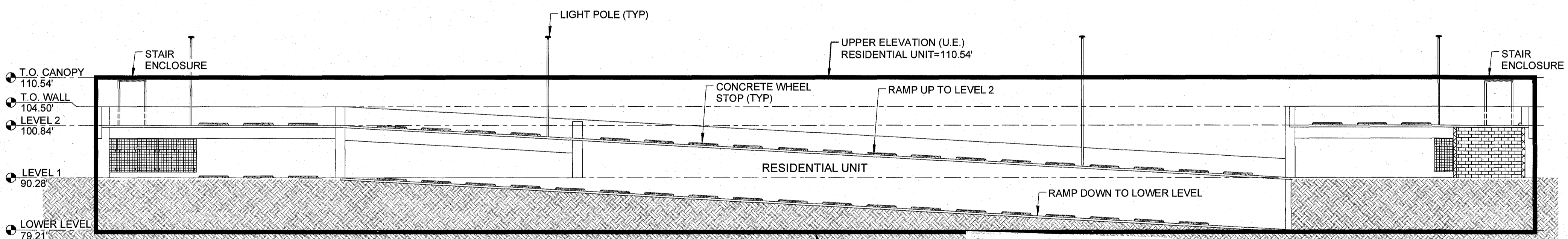
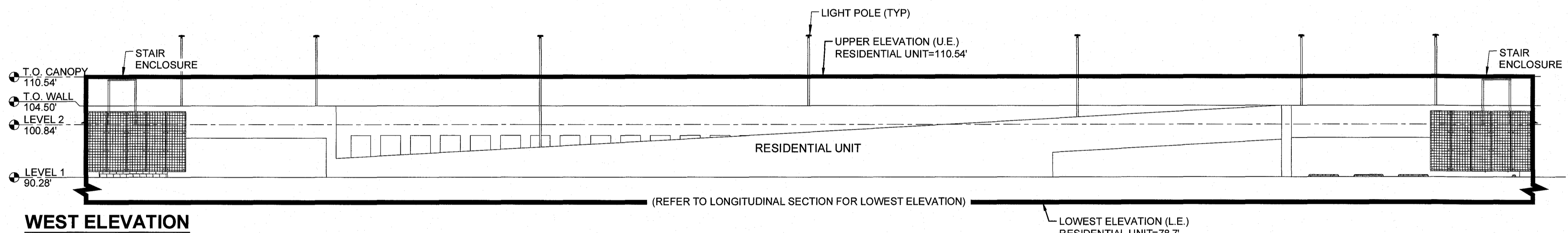
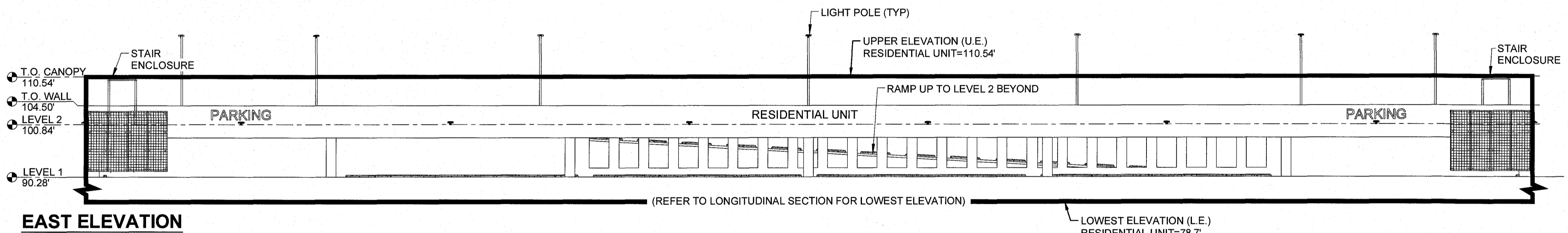
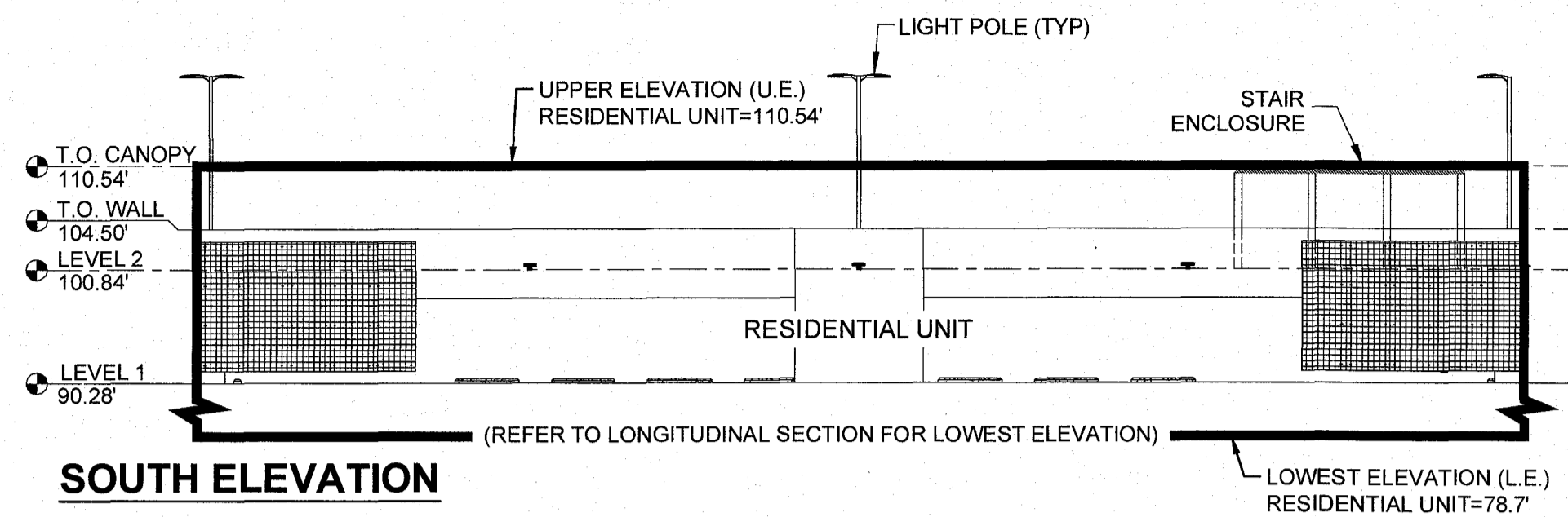
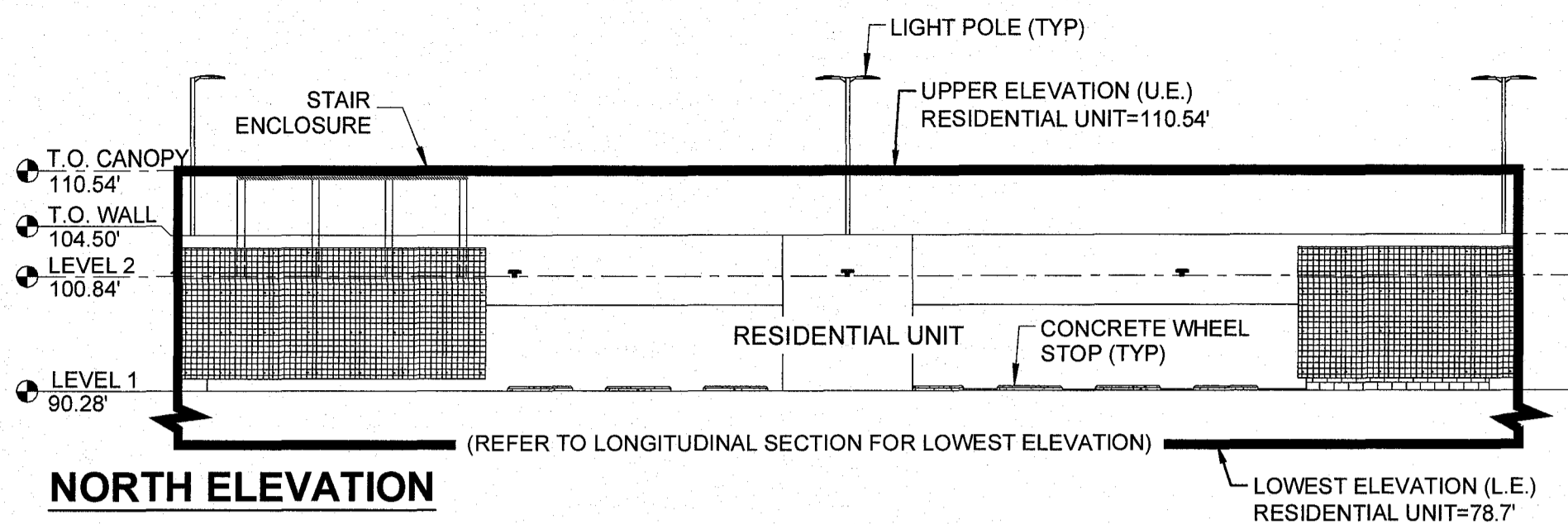
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Mona A. Foley, Clerk

EXHIBIT C-2
CONDOMINIUM PLANS SHOWING
UNITS AND DIMENSIONS
PARKING GARAGE
MIDTOWN ROW COMMERCIAL CONDOMINIUM
CITY OF WILLIAMSBURG VIRGINIA

| | |
|-----------------------------|------------------|
| Project Contacts: SJB / CMA | |
| Project Number: W09042-12 | |
| Scale: N/A | Date: 02-02-2021 |
| Sheet Number | |
| 20 OF 22 | |

210002257 210449



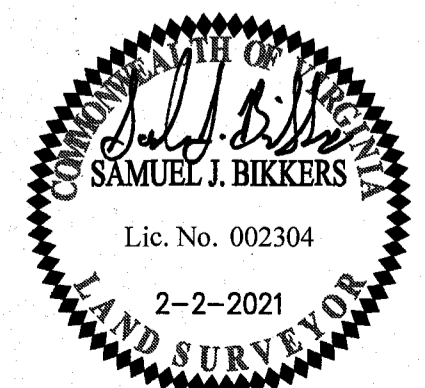
LONGITUDINAL SECTION - SOUTH TO NORTH

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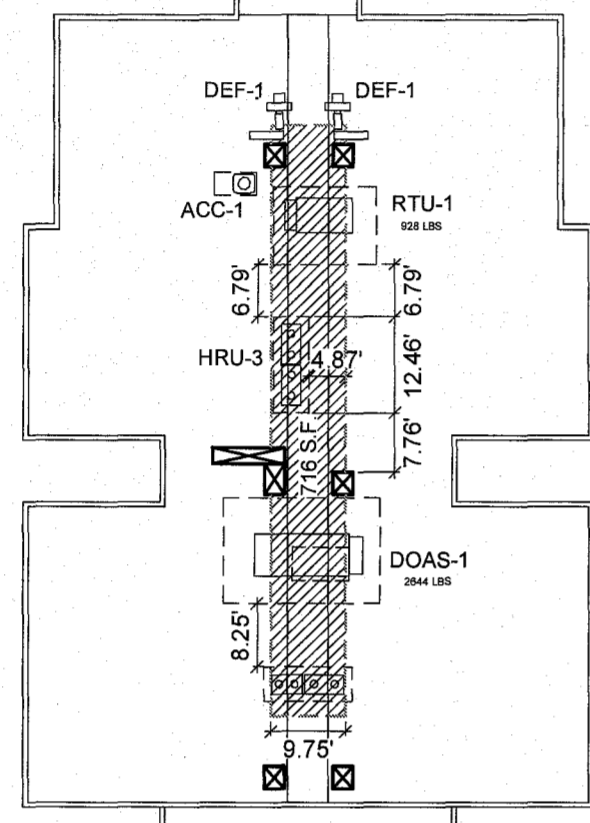
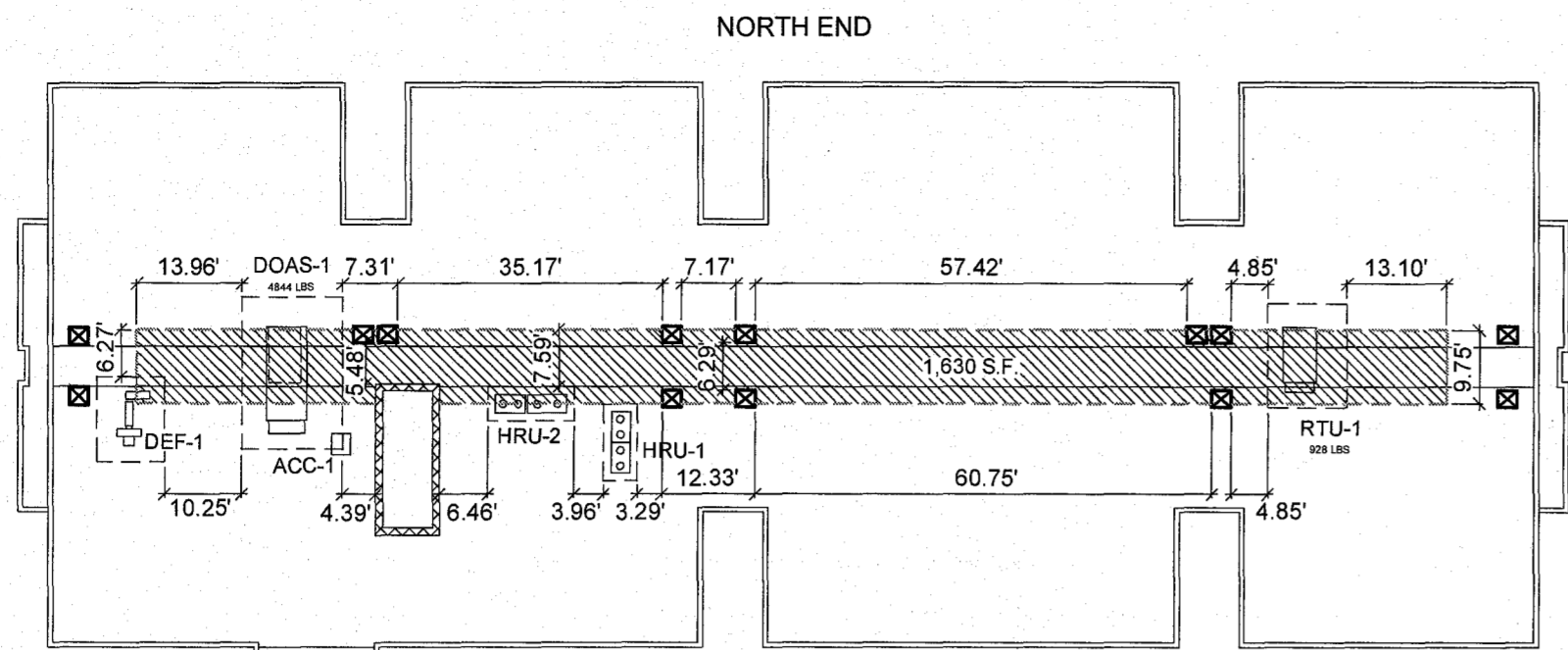


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EXHIBIT C-3
CONDOMINIUM PLANS SHOWING
SECTION AND ELEVATION VIEWS
PARKING GARAGE
MIDTOWN ROW COMMERCIAL CONDOMINIUM
CITY OF WILLIAMSBURG VIRGINIA

| | |
|-----------------------------|------------------|
| Project Contacts: SJB / CMA | |
| Project Number: W09042-12 | |
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| 21 OF 22 | |

21002257 210449

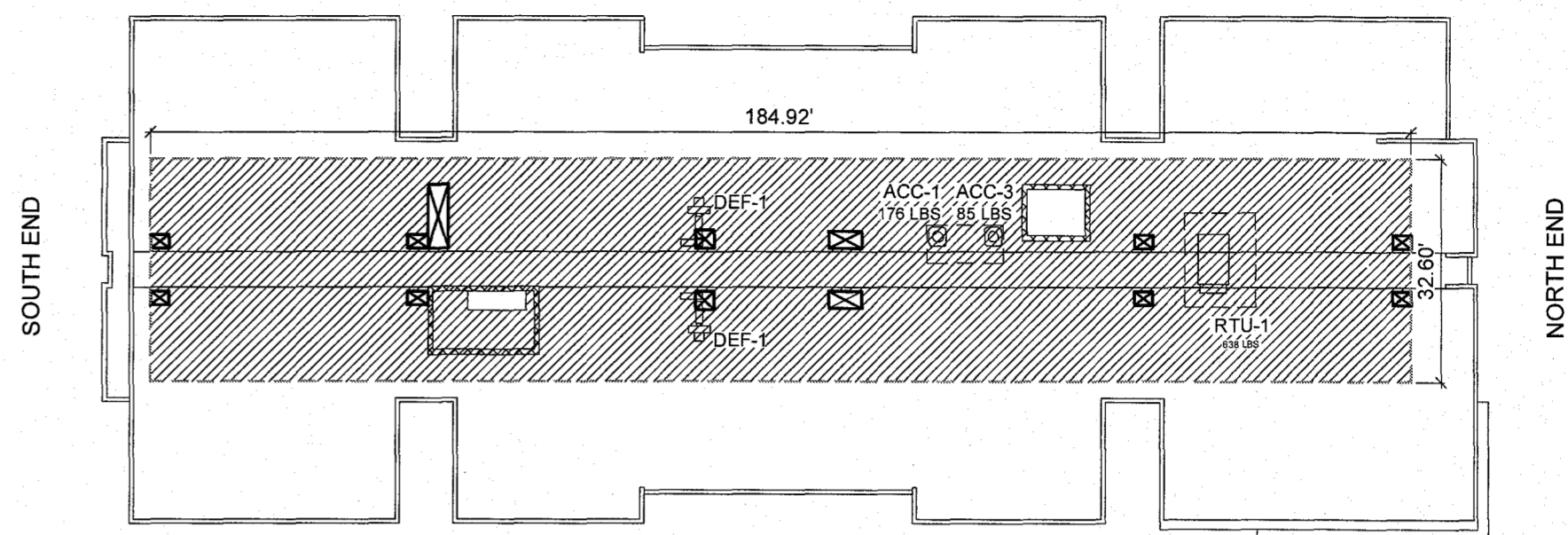


MIDTOWN ROW - BUILDING 1
AVAILABLE ROOF AREA FOR RETAIL = 2,346 SQ.FT.

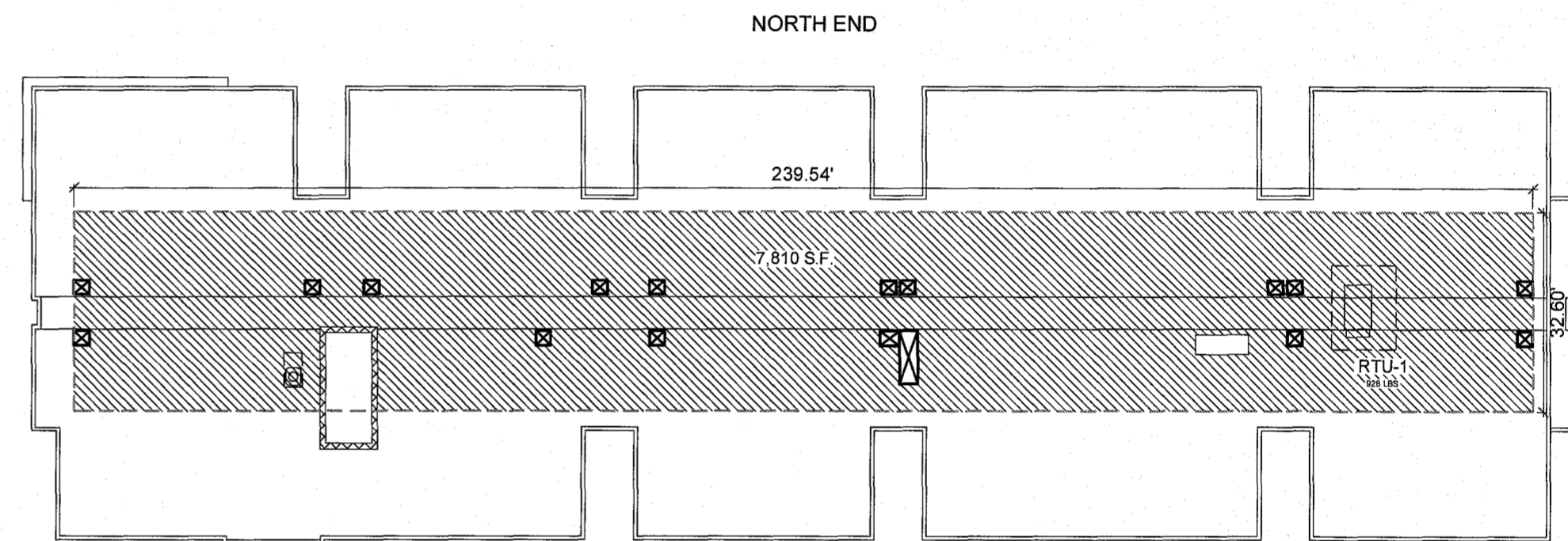
LEGEND: NOT TO SCALE

- ALLOWABLE MECHANICAL ROOF ZONE - 125 PSF MECHANICAL LIVE LOAD
- ALLOWABLE MECHANICAL ROOF ZONE - DEDICATED FOR RESIDENTIAL ONLY
- ROOF SHAFT LOCATION WITH CAP - DEDICATED AS L.C.E. FOR RETAIL UNITS ONLY WITHIN APPLICABLE BUILDING
- POTENTIAL RETAIL ROOFTOP EQUIPMENT LAYOUT (FOR PLANNING PURPOSES ONLY)

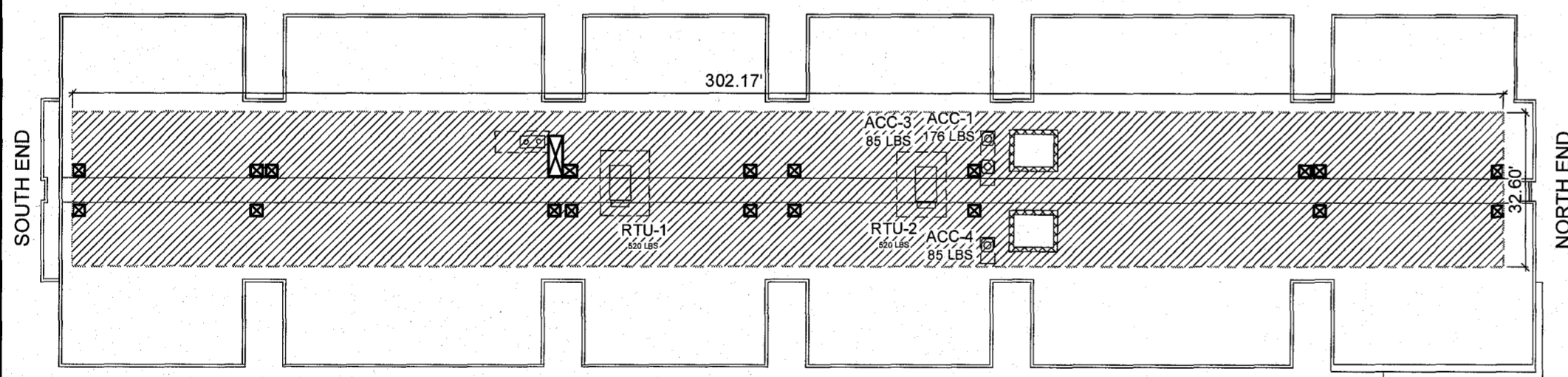
NOTE: RETAIL MECHANICAL ZONE IS ALLOWABLE WITHIN THE HATCHED AREA, BUT OUTSIDE THE DOTTED LINES INDICATED.
NOTE: ALL DIMENSIONS ARE APPROXIMATE.



MIDTOWN ROW - BUILDING 2
AVAILABLE ROOF AREA FOR RETAIL = 6,029 SQ.FT.



MIDTOWN ROW - BUILDING 4
AVAILABLE ROOF AREA FOR RETAIL = 10,608 SQ.FT.



MIDTOWN ROW - BUILDING 3
AVAILABLE ROOF AREA FOR RETAIL = 9,884 SQ.FT.

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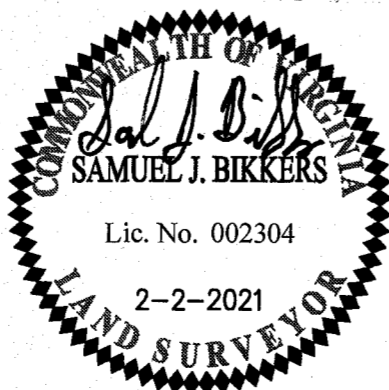
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EXHIBIT C-4
CONDOMINIUM PLANS SHOWING
RETAIL AND RESIDENTIAL ROOF ZONES
BUILDING 1, BUILDING 2, BUILDING 3 AND BUILDING 4
MIDTOWN ROW COMMERCIAL CONDOMINIUM

CITY OF WILLIAMSBURG

VIRGINIA

Project Contacts: SJB / CMA
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