

AREA TABLE - PHASE ONE

TOTAL AREA	310,441 SQ.FT. or 7.127 AC.
UNIT AREA	33,974 SQ.FT. or 0.780 AC.
COMMON AREA	130,812 SQ.FT. or 3.003 AC.
RECREATION AREA	145,665 SQ.FT. or 3.344 AC.

PARCEL 1A
(P.B. 49, PG. 63)

INGRESS/EGRESS
EASEMENT
(P.B. 49, PG. 64)

PARCEL 2B
(P.B. 51, PG. 70)

NOTES:

1. THE TOTAL AREA OF PARCEL 12 IS 586,462 SQ.FT. (13.463 AC.) OF WHICH 199,584 SQ.FT. (4.582 AC.) IS ADDITIONAL LAND.
2. THE AREA OF THE SUBMITTED LAND IS 386,878 SQ.FT. (8.881 AC.)
3. THE COMMON AREA IS TO BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION AND HAS A TOTAL AREA OF 3.003 AC.

KINGS WAY (60' R/W)
(P.B. 51, PG. 27)

3' PEDESTRIAN ACCESS
EASEMENT

EASEMENT RESERVED FOR
RIGHT-OF-WAY IMPROVEMENTS
(P.B. 53, PG. 46)

MATCH LINE
SHEET 3

R = 188.00'
L = 23.81'

10' TELEPHONE
EASEMENT
(D.B. 477, PG. 108)

S 45°16'50" E
14.01'

N 00°14'53" E 707.27' (O.A.)

PHASE ONE
TOTAL AREA = 7.127 AC.
or 310,441 SQ.FT.
UNIT AREA (33,974 SQ.FT.
0.780 AC.) SEE AREA TABLE

ADDITIONAL LAND
SEE NOTE 1 THIS SHEET

15' VIRGINIA POWER
EASEMENT (TYP.)

ADDITIONAL LAND
SEE NOTE 1 THIS SHEET

PHASE FIVE
AREA = 21,095 SQ.FT.
= 0.484 AC.
BLDG. #500

MATCH LINE
SHEET 2

JOHN TYLER HIGHWAY

R = 3.00'
L = 4.71'

DETAIL N.T.S.

PARCEL 6
(P.B. 52, PG. 78)

30' INGRESS/EGRESS
EASEMENT
(P.B. 52, PG. 78)

PARCEL 7
(P.B. 52, PG. 78)

10' TELEPHONE
EASEMENT
(D.B. 477, PG. 108)

PHASE THREE
AREA = 0.491 AC. = 21,379 SQ. FT.

50' DRAINAGE &
UTILITY EASEMENT
(P.B. 52, PG. 78)

PARCEL 8
(P.B. 52, PG. 78)

PARCEL 9
(P.B. 52, PG. 78)

20' UTILITY EASEMENT
(P.B. 53, PG. 46)

PHASE TWO
BLDG. #100
AREA = 18,792 SQ.FT.
= 0.431 AC.

MATCH LINE
SHEET 2

ADDITIONAL LAND
SEE NOTE 1 THIS SHEET

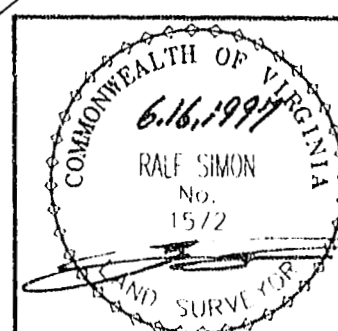
CAROLINA BLVD.
(60' R/W)

VARIABLE WIDTH VIRGINIA
POWER EASEMENT

EXHIBIT #1 PHASE SIX

DRAWN BY: HJS
DATE: 05/30/97
COMP BY: DATE: 08/09/96
L.A.Q.
CHECKED BY: HBA
DATE: 06/03/97

LAFONTAINE CONDOMINIUMS
AT
WILLIAMSBURG CROSSING
PHASE SIX
FOR
UNIVERSITY SQUARE ASSOCIATES
JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA
SIZE: C DISK/BOX: 60/14 FILENAME: LF-P6.DWG REV:
SCALE: 1" = 50' DATE: 05/30/97 SHEET 1 of 4



Hassell & Folkes, P.C.
Engineers Surveyors Planners
525 Volvo Parkway
Chesapeake, VA 23320
(757) 547-9531

I RALF SIMON, A CERTIFIED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55 - 79.58A OF THE CODE OF VIRGINIA. I FURTHER HEREBY CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

THE UNDERSIGNED CERTIFIED LAND SURVEYOR CERTIFIES THAT HE HAS READ SECTION 55 - 79.58B OF THE CODE OF VIRGINIA, AND FINDS THIS PLAT TO BE ACCURATE AND IN COMPLIANCE WITH THE CODE. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

6.16.1997
DATE LAND SURVEYOR

PLAT RECORDED IN
PB 66 PAGE 76-79

MATCH LINE SHEET 2

11:46 AM
Recorded 20 day of June 1997
DOCUMENT # 970019618
Heather S. Ward, Clerk of Circuit Court, Clerk
By: Dawn E. Ma... Dep. Clerk

