

OWNER'S CONSENT AND DEDICATION

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

FOR W & L LAND, L.L.C. (C. LEMO WALTRIP, II) July 16, 2003 DATE

FOR W & L LAND, L.L.C. (WAVERLY V. BROOKS) July 16, 2003 DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT:

Vernon M. Geddy, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 16th DAY OF July, 2003.

MY COMMISSION EXPIRES 12/31/04

Notary Public signature and name.

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).

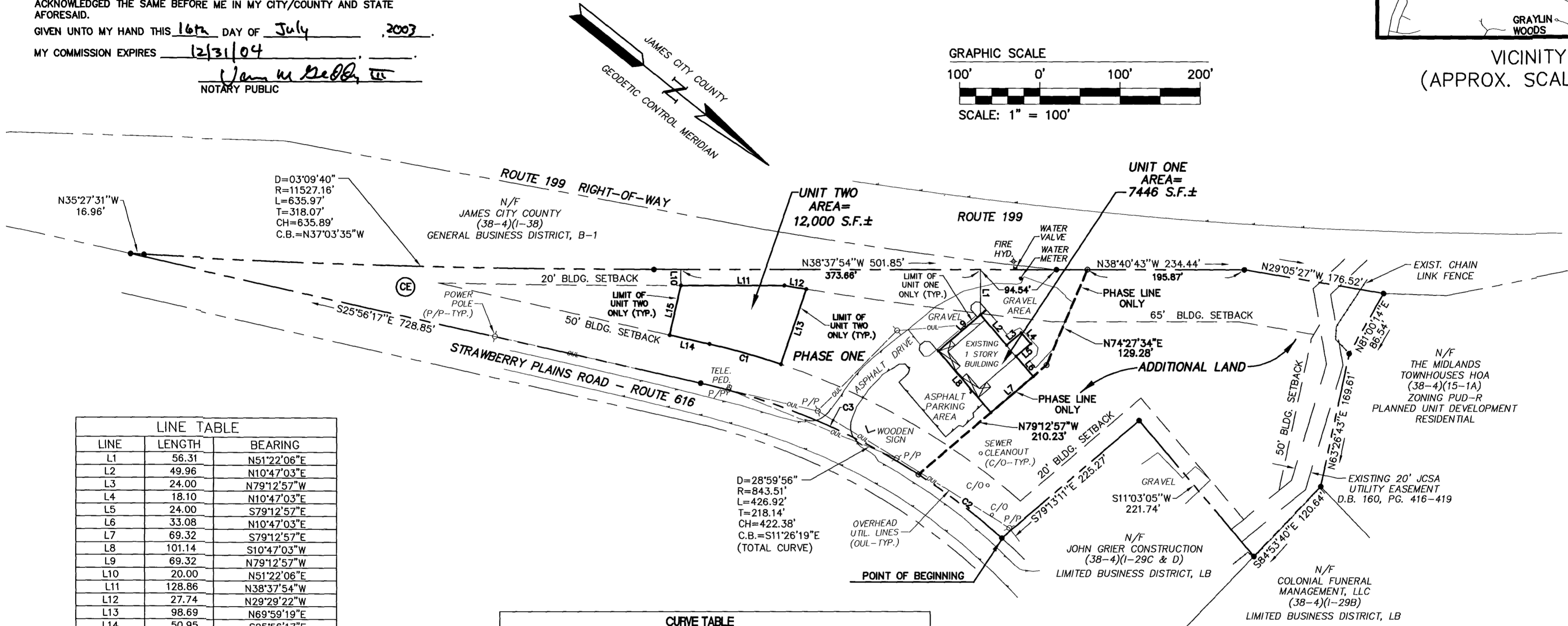
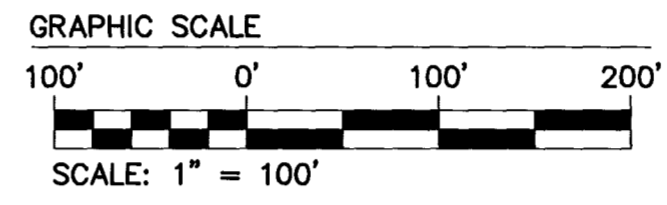
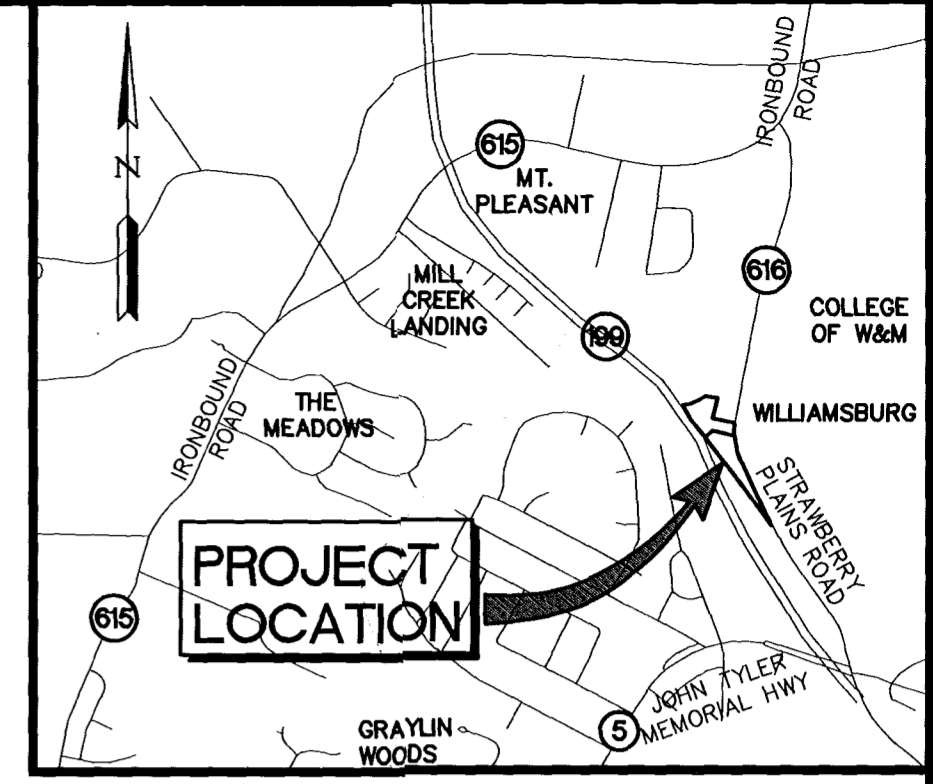
EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED AS LIMITED COMMON ELEMENTS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE 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.

GENERAL NOTES

- 1. SITE IS ZONED B-1, GENERAL BUSINESS DISTRICT.
2. SITE IS TAX PARCEL (38-4) (1-38A). STREET ADDRESS: #3701 STRAWBERRY PLAINS ROAD
3. ALL SANITARY SEWER AND WATER SYSTEM COMPONENTS SHALL BE THE LATEST VERSION OF THE JCSA SANITARY INSTALLED IN ACCORDANCE WITH SEWER AND WATER DISTRIBUTION SYSTEM CONSTRUCTION.
4. SETBACK LINES: (GENERAL REQUIREMENTS) FRONT: 50' REAR: 20' SIDE: 20'
5. ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.
6. 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.
7. EXISTING UTILITIES AS SHOWN WERE LOCATED AS EVIDENT, NO UNDERGROUND UTILITIES WERE LOCATED BY THIS SURVEY.



LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L15 with their respective measurements.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, TANGENT, CHORD, CH. BEARING. Lists curves C1, C2, and C3.

AREA TABULATION with columns: UNIT ONE, UNIT TWO, COMMON AREA, TOTAL AREA PHASE ONE, ADDITIONAL LAND, TOTAL AREA. Shows total area of 248,833 S.F.±.

SURVEYOR'S CERTIFICATE

I, RONALD W. EADS, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT FOR STRAWBERRY PLAINS CENTER, A CONDOMINIUM, IS ACCURATE AND COMPLIES WITH SECTION 55-79.58 (A) OF THE VIRGINIA CONDOMINIUM AS, AMENDED.

Ronald W. Eads signature and name, dated 6-24-03.

REFERENCES:

- INSTRUMENT #990001219
INSTRUMENT #000011207
DEED BOOK 75, PAGE 559 (NOT PLOTTABLE)
DEED BOOK 44, PAGE 193-194
DEED BOOK 78, PAGE 501-502
DEED BOOK 160, PAGE 416-419
DEED BOOK 372, PAGE 680-682

NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510294-00035 B, DATED 2/6/91.

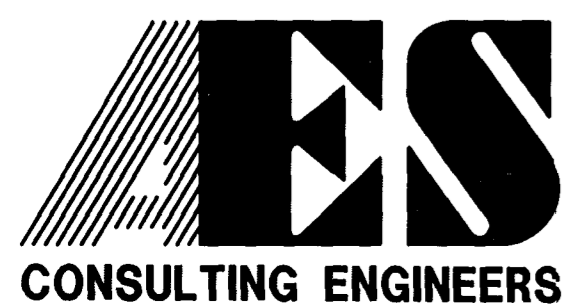
CERTIFICATE OF APPROVAL

STATE OF VIRGINIA CITY OF WILLIAMSBURG IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 16th DAY OF July, 2003 AS INSTRUMENT NUMBER 030021030

TESTE: Betsy B. Woolridge, Clerk

PLAT RECORDED IN P.B. NO. 90 PAGE 96

872001.p01.DWG 07.01.03-14:31 JFS



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF CONDOMINIUM STRAWBERRY PLAINS CENTER A CONDOMINIUM PHASE ONE OWNED BY: W & L LAND, L.L.C. JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

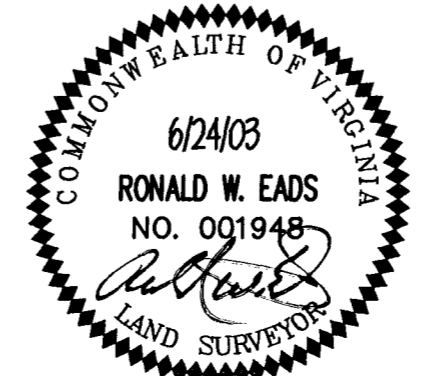


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes recording information for City of Williamsburg & County of James City.

Table with columns: Designed AES, Drawn JFS, Scale 1"=100', Date 6/24/03, Project No. 8720-1, Drawing No. 1 OF 1.