

# #060009167

**SURVEYOR'S CERTIFICATE**

I, ROBERT D. MANN, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT FOR PHASE 16, UNIT #16, WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANN., SUBSECTION 55-79.99 (A), AS AMENDED.

*Robert D. Mann*  
 ROBERT D. MANN, L.S. #2509 DATE 4/11/06

**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), ENTRANCE MONUMENTS, DRAINAGE PONDS, 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.

THE UNIT OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF COMMON LANDS TO THE EXTENT THE SAME ARE LOCATED WITHIN THE COMMON ELEMENTS OF THE CONDOMINIUM AND NOT WITHSTANDING THE FACT THAT A PORTION OF THOSE COMMON LANDS MAY BE SUBJECT TO A NATURAL OPEN SPACE EASEMENT DEDICATED TO JAMES CITY COUNTY.

**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 VERANDAHs AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF, (SUCH AS A FENCE AROUND A PATIO, PORCH OR DECK).

**AREA TABULATION**

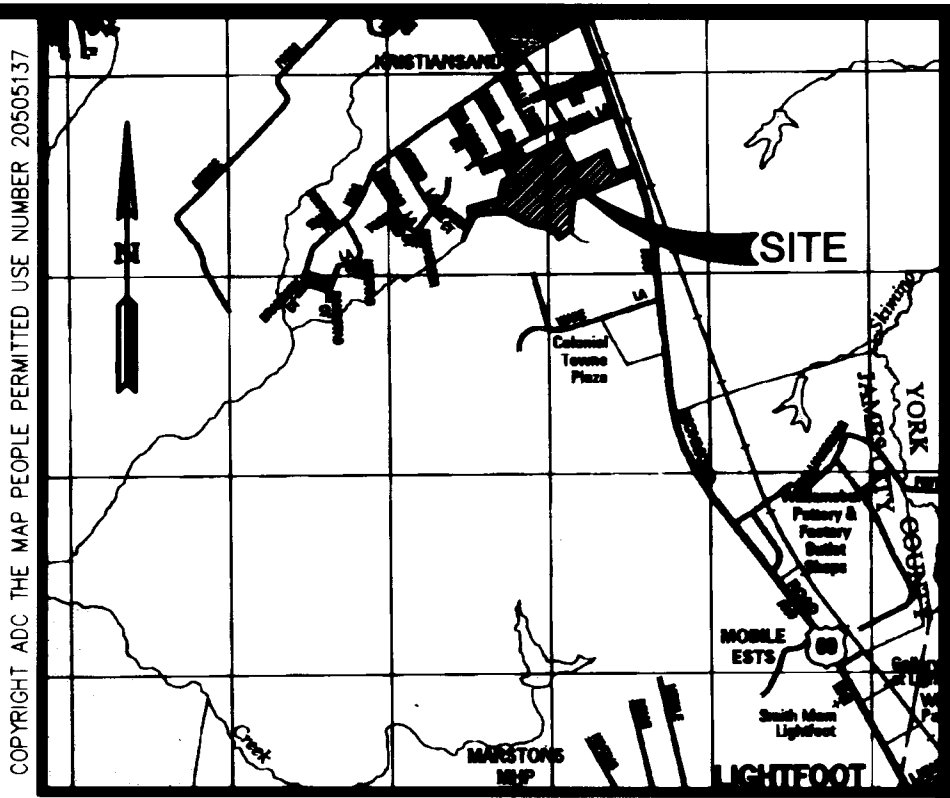
PHASE 1-A	2.611 AC.±
PHASE 3-A	0.367 AC.±
PHASE 4	0.561 AC.±
PHASE 5	4.092 AC.±
PHASE 6	0.367 AC.±
PHASE 7	0.495 AC.±
PHASE 8	0.740 AC.±
PHASE 9	0.372 AC.±
PHASE 10	0.364 AC.±
PHASE 11	0.710 AC.±
PHASE 12	0.787 AC.±
PHASE 13	0.818 AC.±
PHASE 14	2.062 AC.±
PHASE 15	0.770 AC.±
PHASE 16	0.289 AC.±
ADDITIONAL LAND	3.627 AC.±
TOTAL AREA	19.032 AC.±

**GENERAL NOTES**

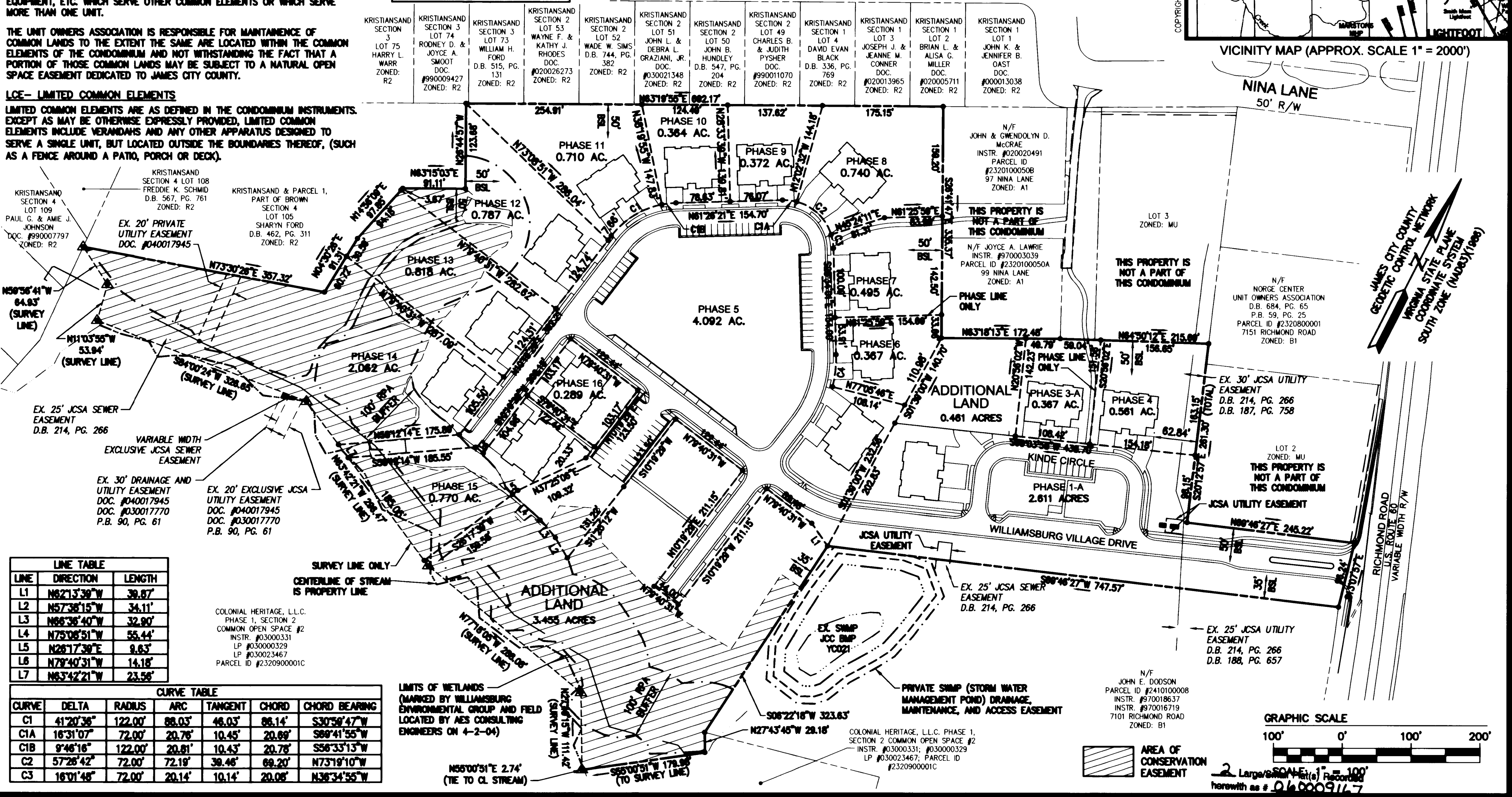
1. SITE IS ZONED M-U, (MIXED USE) - WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040016082)
2. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (1) OF THE JAMES CITY COUNTY CODE.
3. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
4. THE PROPERTY AS SHOWN IS ALL OF TAX PARCEL (23-2)(1-50). PROPERTY ADDRESS: 7145 RICHMOND ROAD.
5. THIS PROPERTY LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), PER F.L.R.M. 510201-0020 B, DATED FEBRUARY 6, 1991.
6. PROPERTY REF.: INSTRUMENT #040017945.
7. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
8. THIS PLAT IS BASED ON AVAILABLE DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

**RONDANE PLACE**

60' R/W



VICINITY MAP (APPROX. SCALE 1" = 2000')



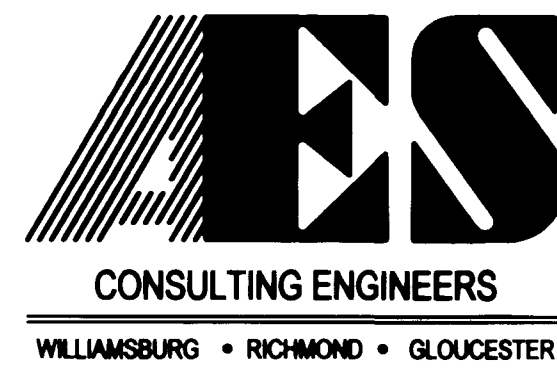
**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N62°13'39"W	39.67'
L2	N57°36'15"W	34.11'
L3	N66°36'40"W	32.90'
L4	N79°08'51"W	55.44'
L5	N28°17'39"E	9.63'
L6	N79°40'31"W	14.18'
L7	N63°42'21"W	23.58'

**CURVE TABLE**

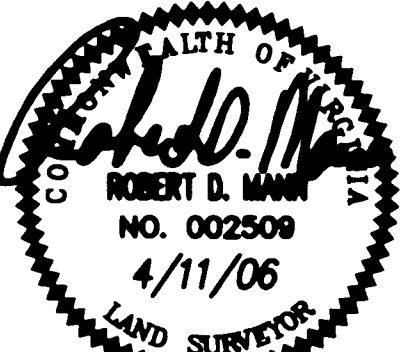
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	41°20'36"	122.00'	88.03'	46.03'	88.14'	S30°58'47"W
C1A	16°31'07"	72.00'	20.78'	10.45'	20.69'	S89°41'55"W
C1B	9°46'18"	122.00'	20.81'	10.43'	20.78'	S56°33'13"W
C2	57°26'42"	72.00'	72.19'	39.46'	69.20'	N73°19'10"W
C3	16°01'46"	72.00'	20.14'	10.14'	20.08'	N38°34'55"W

S:\Jobs\19286\02-Norge Condo Plats\dwg\Plats\Record\Phase 16\Final Land Plat PH 161928602Condo Sh 001 PHASE16.dwg, 4/17/2006 2:46:22 PM, EAW



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
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"EXHIBIT M-1"  
 PLAT OF CONDOMINIUM  
**WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM**  
 PHASE 16, UNIT #16  
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 4-21-2006  
 at 11:54 AM/PM, PG. \_\_\_\_\_  
 DOCUMENT # 060009167  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

Designed	Drawn
VMB/JAG	ROD
Scale	Date
1"=100'	4/11/06
Project No.	9286-2
Drawing No.	1 of 2