

**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.

A. Pete Kotarides 9/10/2001  
 FOR 752 L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY DATE  
A. Pete Kotarides  
 PRINTED NAME

**NOTARY**

STATE OF VIRGINIA, CITY/COUNTY OF Virginia Beach, TO-WIT:  
Julia P. Larga A NOTARY PUBLIC IN AND FOR THE CITY/  
 COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE  
 PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS  
 ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE  
 AFORESAID.

GIVEN UNTO MY HAND THIS 10th DAY OF September, 2001  
 MY COMMISSION EXPIRES 11/30/2002  
Julia P. Larga  
 NOTARY PUBLIC

**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.

B. J. ... 9/10/01  
 TRSTE, INC., A VIRGINIA CORPORATION DATE

**NOTARY**

STATE OF VIRGINIA, CITY/COUNTY OF NOLEAK, TO-WIT:  
CHRISTINE A. ... A NOTARY PUBLIC IN AND FOR THE CITY/  
 COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE  
 PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS  
 ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE  
 AFORESAID.

GIVEN UNTO MY HAND THIS 10th DAY OF September, 2001  
 MY COMMISSION EXPIRES 1-31-2002  
Christine A. ...  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

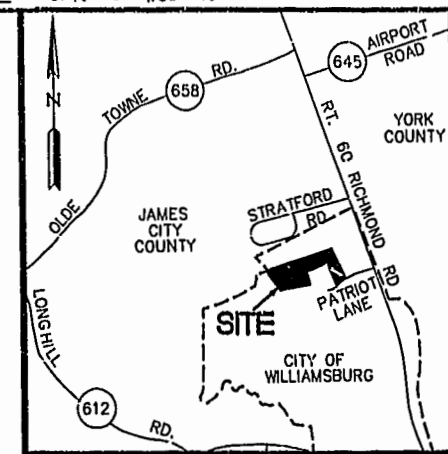
I, A.D. SEBERT, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT AND PLANS FOR WESTGATE AT WILLIAMSBURG, A CONDOMINIUM, LABELED SHEETS 1 THROUGH 6, ARE ACCURATE AND COMPLY WITH SECTION 55-79.58 (A) AND AND SECTION 55-79.58 (B), RESPECTIVELY OF THE VIRGINIA CONDOMINIUM ACT, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED THEREON HAVE BEEN SUBSTANTIALLY COMPLETED UNLESS NOTED OTHERWISE.

A.D. Sebert 8/27/01  
 A.D. SEBERT, L.S. DATE

**GENERAL NOTES:**

- BUILDING #17 CONTAINS UNITS: #1701, #1702, #1703, #1704.
- EACH CONDOMINIUM UNIT CONSISTS OF THE SPACE WITHIN THE VERTICAL AND HORIZONTAL BOUNDARIES ESTABLISHED FOR THAT CONDOMINIUM WITHOUT REGARD TO ANY DEVIATIONS THROUGH SUBSEQUENT MOVEMENT IN THE BUILDING CONTAINING SAME. OWNERSHIP OF A CONDOMINIUM UNIT INCLUDES OWNERSHIP OF ALL MATERIALS COVERING THE SURFACE OF ALL INTERIOR WALL PARTITIONS SEPARATING CONDOMINIUM AND THE INTERIOR SURFACE OF EXTERIOR WALLS, ALL FLOOR MATERIALS ABOVE THE SUB-FLOOR ON THE FIRST FLOOR, ALL CEILING MATERIALS BENEATH THE LOWER SURFACE OF THE LOWEST HORIZONTAL MEMBERS OF THE OVERHEAD SUPPORT SYSTEM, AND ALL PROPERTY OF EVERY NATURE LYING WHOLLY WITHIN A UNIT WHICH IS NOT A NECESSITY OR OTHERWISE RESERVED AS PART OF THE COMMON ELEMENTS.
- COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS DESIGNATED HEREON; AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. 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, ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETX. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.
- LIMITED COMMON ELEMENTS-EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE DOORS, WINDOWS, PORCHES, BALCONIES, DECKS, PATIO AREAS, SIDEWALKS, WALK WAYS, PARTY WALLS, AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF.
- AREAS: PARCEL 1 (TOTAL) 10.935 AC.±

PHASE 1 (BUILDING #27)	2.377 AC.±
PHASE 2 (BUILDING #7)	0.195 AC.±
PHASE 3 (BUILDING #6)	0.196 AC.±
PHASE 4 (BUILDING #5)	0.200 AC.±
PHASE 5 (BUILDING #4)	0.235 AC.±
PHASE 6 (BUILDING #3)	0.343 AC.±
PHASE 7 (BUILDING #2)	0.216 AC.±
PHASE 8 (BUILDING #9)	1.450 AC.±
PHASE 9 (BUILDING #10)	0.196 AC.±
PHASE 10 (BUILDING #1)	0.222 AC.±
PHASE 11 (BUILDING #11)	0.195 AC.±
PHASE 12 (BUILDING #12)	0.227 AC.±
PHASE 13 (BUILDING #13)	1.098 AC.±
PHASE 14 (BUILDING #14)	0.419 AC.±
PHASE 15 (BUILDING #19)	0.235 AC.±
PHASE 16 (BUILDING #15)	0.363 AC.±
PHASE 17 (BUILDING #16)	0.323 AC.±
PHASE 18 (BUILDING #17)	0.251 AC.±
ADDITIONAL AREA (PARCEL "B")	1.126 AC.±
ADDITIONAL AREA (PARCEL "C")	0.396 AC.±
ADDITIONAL AREA (PARCEL "D")	0.658 AC.±
<b>TOTAL</b>	<b>10.935 AC.±</b>



**VICINITY MAP**  
 SCALE: 1"=2000'

TAX PARCEL 281-07-00-001  
 ZONED B-3 & RM-2  
 (MULTI-FAMILY DWELLING DISTRICT)  
 SETBACK LIMITS  
 SIDE= 15'  
 REAR= 25'

NOTE:  
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510294-0005 B, DATED 3/2/94.

**CERTIFICATE OF APPROVAL**

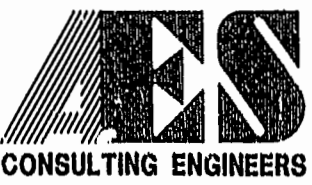
STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG

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 13 DAY OF Sept, 2001, AS INSTRUMENT NUMBER 011395 @ 12:14PM

TESTE: Betsy B. Woolridge  
 CLERK

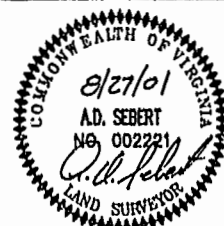
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 13 Sept 2001 at 12:14 PM, PB # 83, PG # 25-30 DOCUMENT # 011395 BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge dep. Clerk



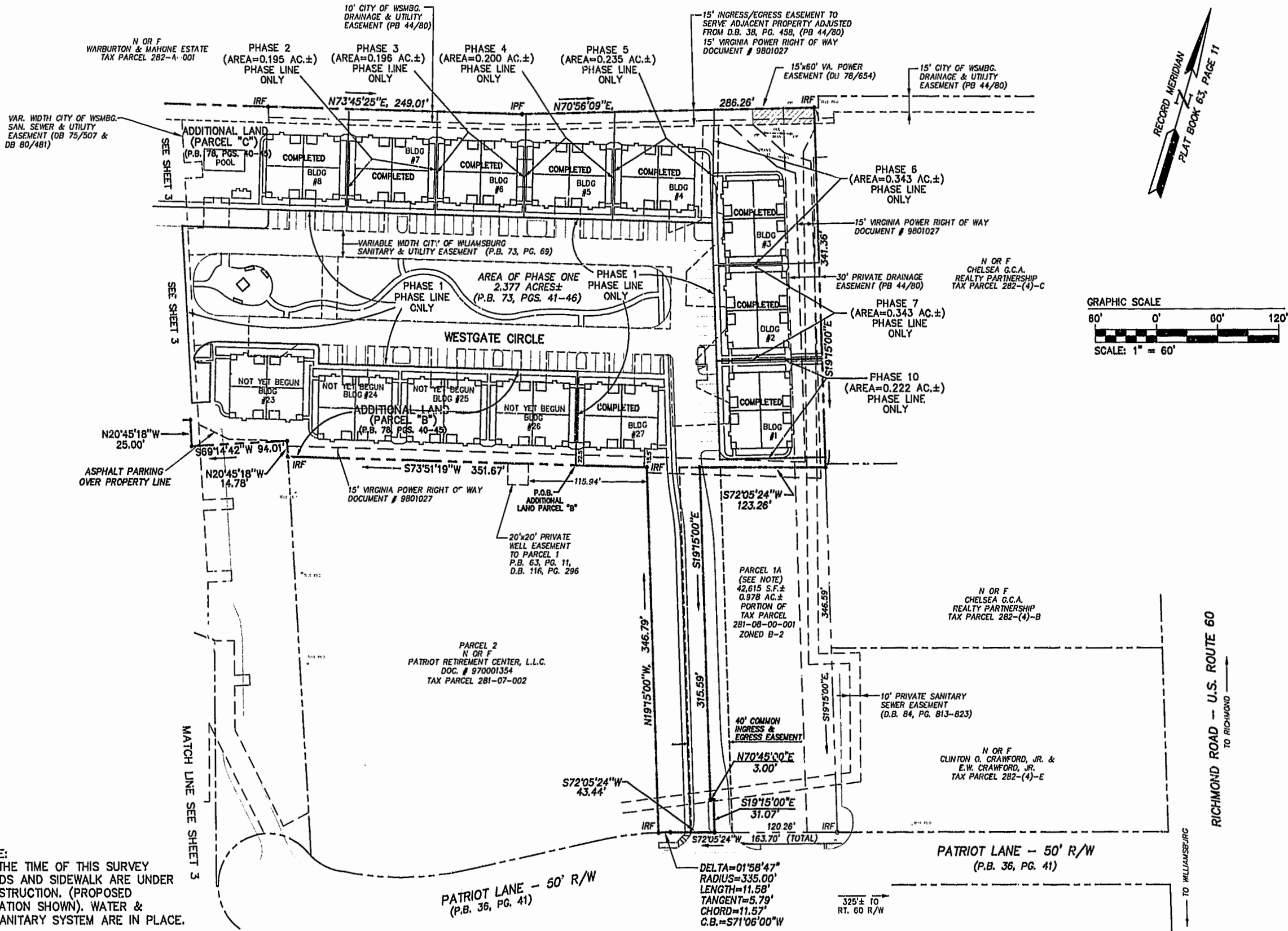
5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

**PLAT OF CONDOMINIUM WESTGATE AT WILLIAMSBURG, A CONDOMINIUM PHASE EIGHTEEN OWNED BY: 752 L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY**  
 CITY OF WILLIAMSBURG VIRGINIA

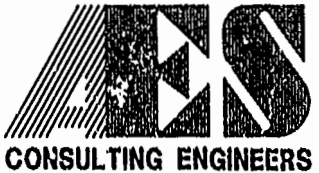


No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn JFS
Scale 1"=100'	Date 8/27/01
Project No. 8395-6	
Drawing No. 1 OF 6	



NOTE:  
 AT THE TIME OF THIS SURVEY  
 ROADS AND SIDEWALK ARE UNDER  
 CONSTRUCTION. (PROPOSED  
 LOCATION SHOWN). WATER &  
 & SANITARY SYSTEM ARE IN PLACE.



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PLAT OF CONDOMINIUM  
 WESTGATE AT WILLIAMSBURG,  
 A CONDOMINIUM  
 PHASE EIGHTEEN  
 OWNED BY: 752 L.L.C.,  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 CITY OF WILLIAMSBURG VIRGINIA



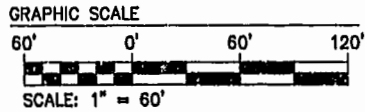
No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 13 Nov 2001  
 at 12:14 PM, P.B. 23, PG. 25-30  
 DOCUMENT # 11395  
 BETSY B. WOOLRIDGE, CLERK  
 Dep. Clerk

Designed GTW/ADS	Drawn JFS
Scale 1" = 60'	Date 8/27/01
Project No. 8395-6	
Drawing No. 2 OF 6	

RICHMOND ROAD - U.S. ROUTE 60  
 TO RICHMOND  
 TO WILLIAMSBURG

NOTE:  
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ROADS AND SIDEWALK ARE UNDER  
CONSTRUCTION. (PROPOSED  
LOCATION SHOWN). WATER &  
& SANITARY SYSTEM ARE IN PLACE.



N/F  
JAMESTOWN ACADEMY  
TAX PARCEL 281-03-A

N OR F  
WARBURTON & MAHONE ESTATE  
TAX PARCEL 282-A-001

VARIABLE WIDTH CITY OF WILLIAMSBURG  
SAN. SEWER & UTILITY  
EASEMENT (DB 75/507 &  
DB 80/481)

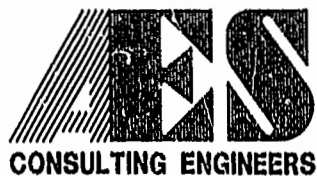
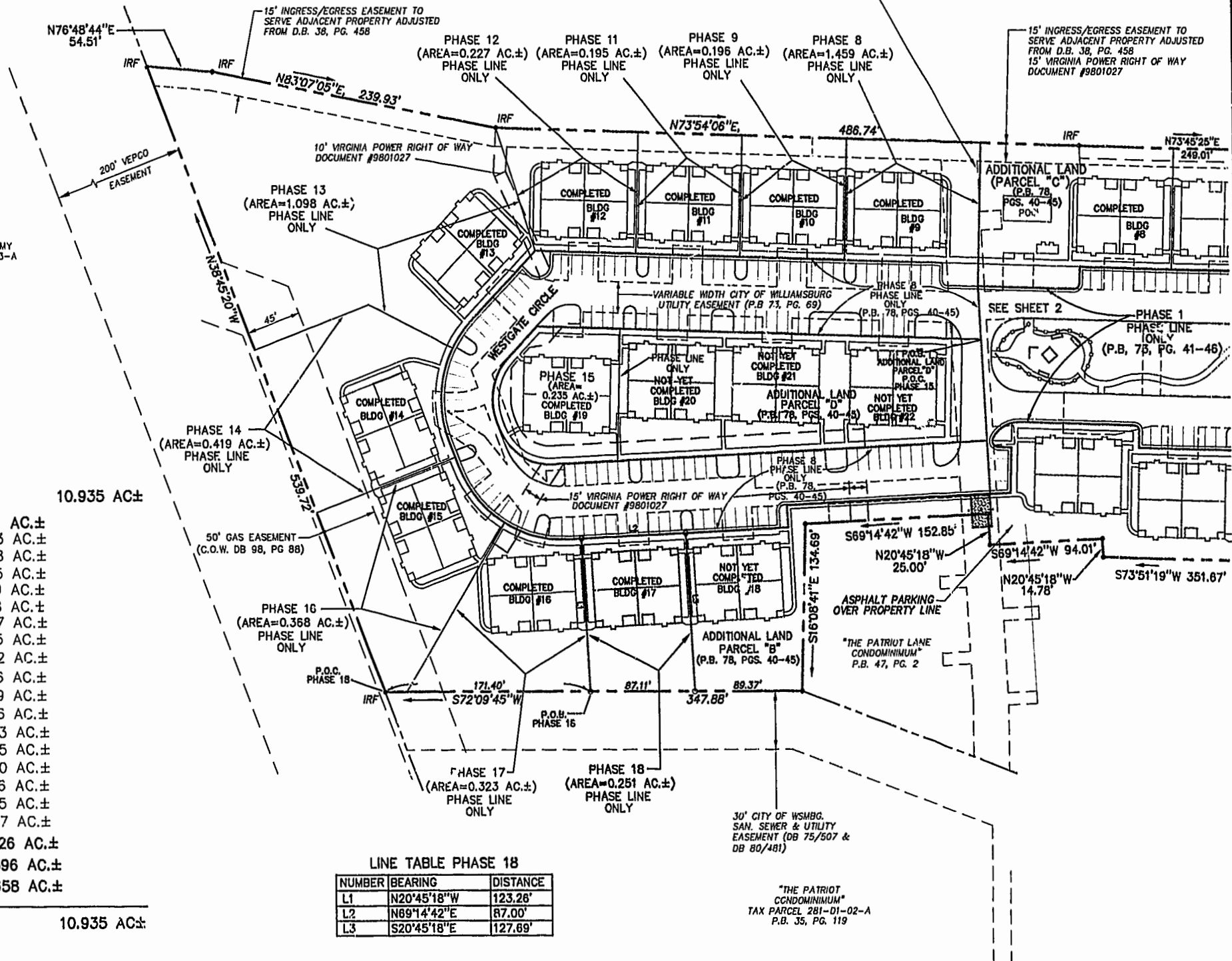
15' INGRESS/EGRESS EASEMENT TO  
SERVE ADJACENT PROPERTY ADJUSTED  
FROM D.B. 38, PG. 458  
15' VIRGINIA POWER RIGHT OF WAY  
DOCUMENT #9801027

AREA

TOTAL AREA PARCEL 1=	10.935 AC±
PHASE EIGHTEEN=	0.251 AC.±
PHASE SEVENTEEN=	0.323 AC.±
PHASE SIXTEEN=	0.368 AC.±
PHASE FIFTEEN=	0.235 AC.±
PHASE FOURTEEN=	0.419 AC.±
PHASE THIRTEEN=	1.098 AC.±
PHASE TWELVE=	0.227 AC.±
PHASE ELEVEN=	0.195 AC.±
PHASE TEN=	0.222 AC.±
PHASE NINE=	0.196 AC.±
PHASE EIGHT=	1.459 AC.±
PHASE SEVEN=	0.216 AC.±
PHASE SIX=	0.343 AC.±
PHASE FIVE=	0.235 AC.±
PHASE FOUR=	0.200 AC.±
PHASE THREE=	0.196 AC.±
PHASE TWO=	0.195 AC.±
PHASE ONE=	2.377 AC.±
ADDITIONAL AREA (PARCEL "B")=	1.126 AC.±
ADDITIONAL AREA (PARCEL "C")=	0.396 AC.±
ADDITIONAL AREA (PARCEL "D")=	0.658 AC.±
<b>TOTAL=</b>	<b>10.935 AC±</b>

LINE TABLE PHASE 18

NUMBER	BEARING	DISTANCE
L1	N20°45'18"W	123.26'
L2	N89°14'42"E	87.00'
L3	S20°45'18"E	127.89'



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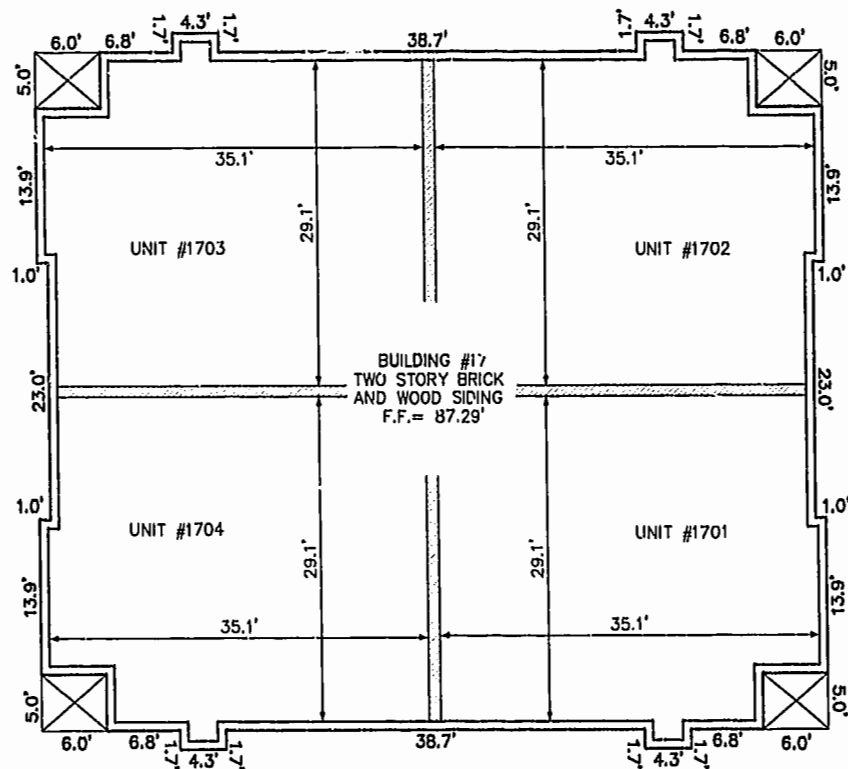
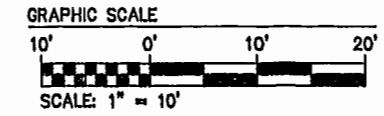
PLAT OF CONDOMINIUM  
WESTGATE AT WILLIAMSBURG,  
A CONDOMINIUM  
PHASE EIGHTEEN  
OWNED BY: 752 L.L.C.,  
A VIRGINIA LIMITED LIABILITY COMPANY  
CITY OF WILLIAMSBURG VIRGINIA



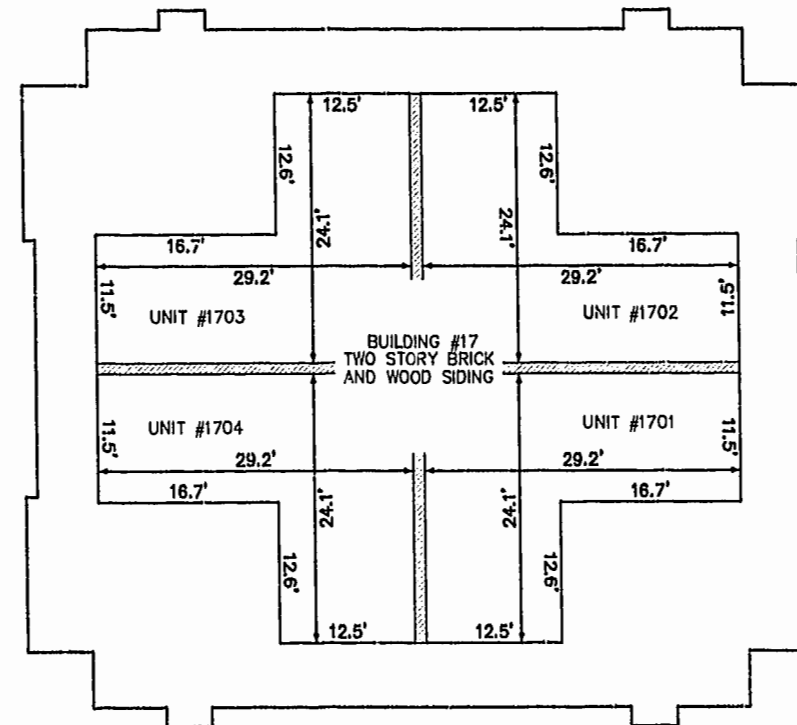
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12/27/01 at 12:14 PM, PG. 25-30 DOCUMENT # 011395 BEISY B. WOOLRIDGE, CLERK	
No.	DATE
REVISION / COMMENT / NOTE	
BY	

Designed GTW/ADS	Drawn JFS
Scale 1" = 60'	Date 8/27/01
Project No. 8395-6	
Drawing No. 3 OF 6	

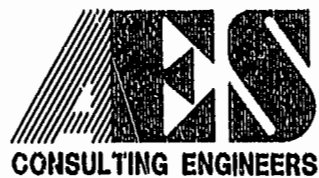
BUILDING NUMBER	UNIT NUMBER	STREET ADDRESS
17	1701	1701 WESTGATE CIRCLE
17	1702	1702 WESTGATE CIRCLE
17	1703	1703 WESTGATE CIRCLE
17	1704	1704 WESTGATE CIRCLE



FRONT OF BUILDING  
FIRST FLOOR



FRONT OF BUILDING  
SECOND FLOOR



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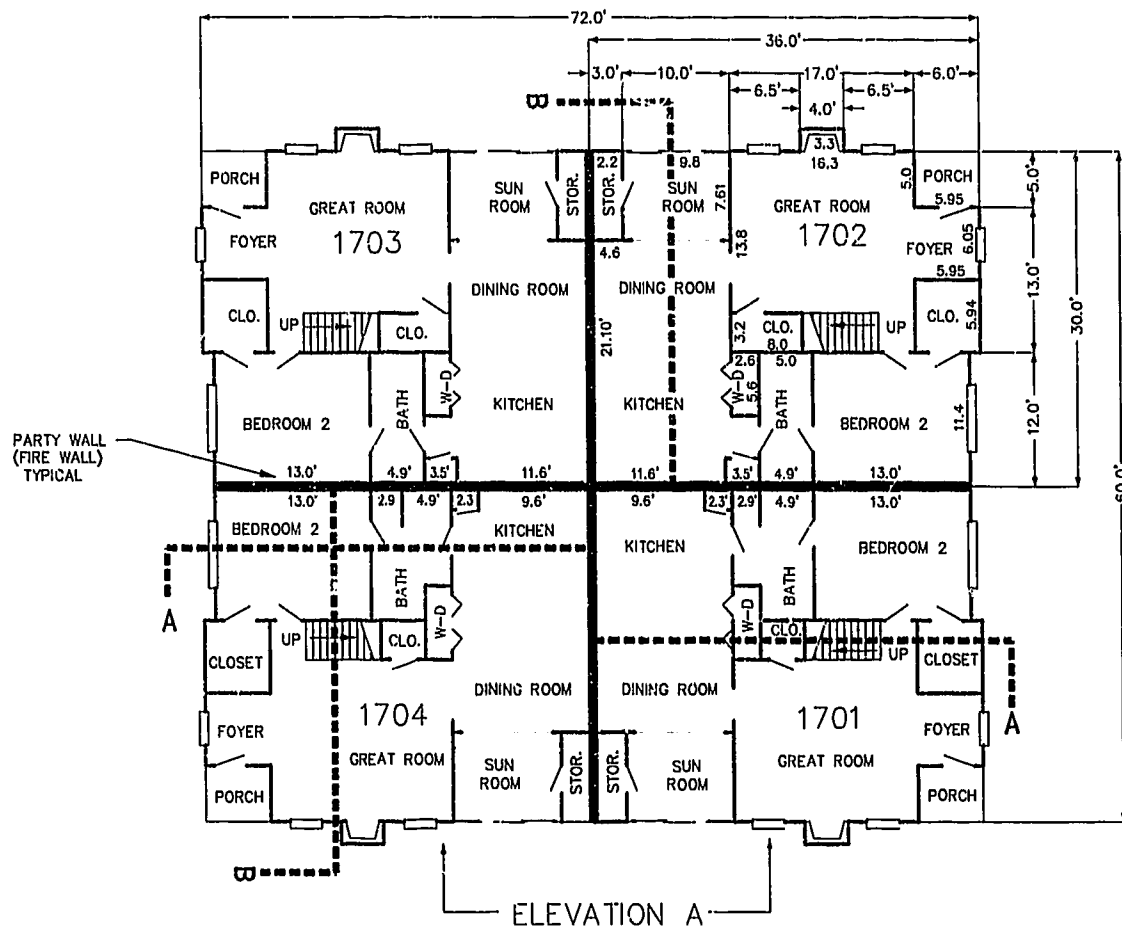
PLAT OF CONDOMINIUM  
WESTGATE AT WILLIAMSBURG,  
A CONDOMINIUM  
PHASE EIGHTEEN  
OWNED BY: 752 L.L.C.,  
A VIRGINIA LIMITED LIABILITY COMPANY  
CITY OF WILLIAMSBURG VIRGINIA



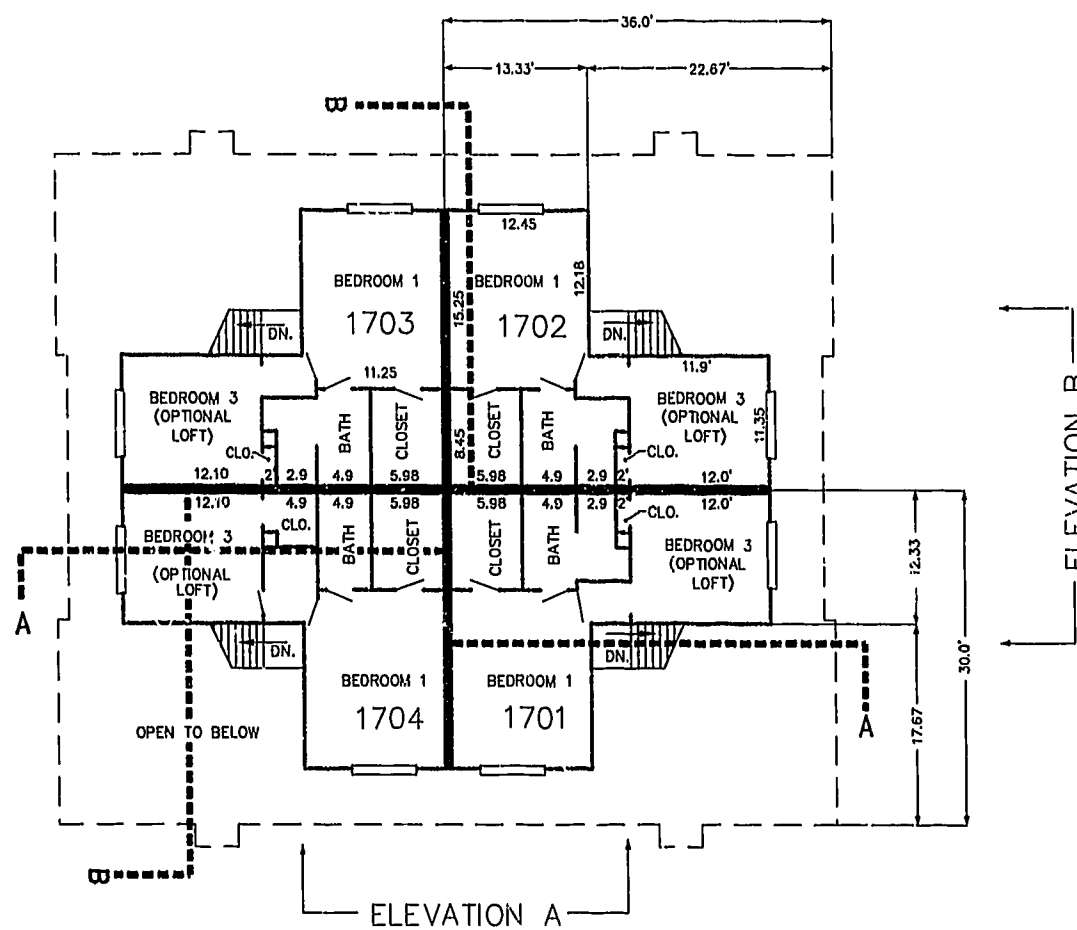
No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
13 Sept 2001  
at 12:14 PM, PB 83, PG 25-30  
DOCUMENT # 011395  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge*, Clerk

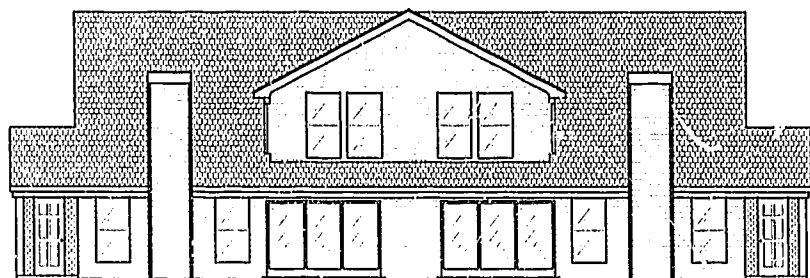
Designed GTW/ADS	Drawn JFS
Scale 1" = 10'	Date 8/27/01
Project No. 8395-6	
Drawing No. 4 OF 6	



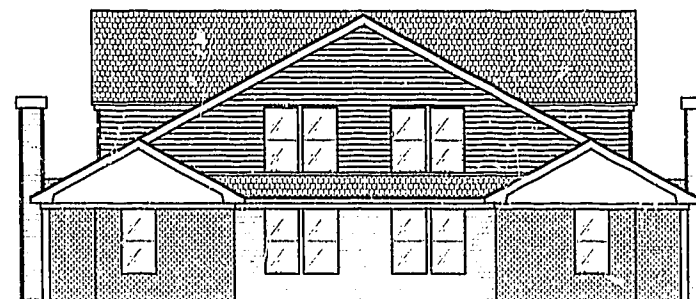
FIRST FLOOR PLAN  
(UNIT #1702 IS TYPICAL)



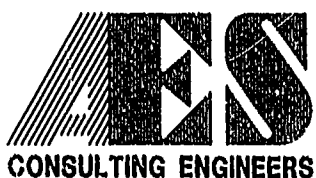
SECOND FLOOR PLAN  
(UNIT #1702 IS TYPICAL)



ELEVATION A

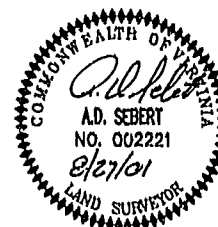


ELEVATION B



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PLAT OF CONDOMINIUM  
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A CONDOMINIUM  
PHASE EIGHTEEN  
OWNED BY: 752 L.L.C.,  
A VIRGINIA LIMITED LIABILITY COMPANY  
CITY OF WILLIAMSBURG VIRGINIA

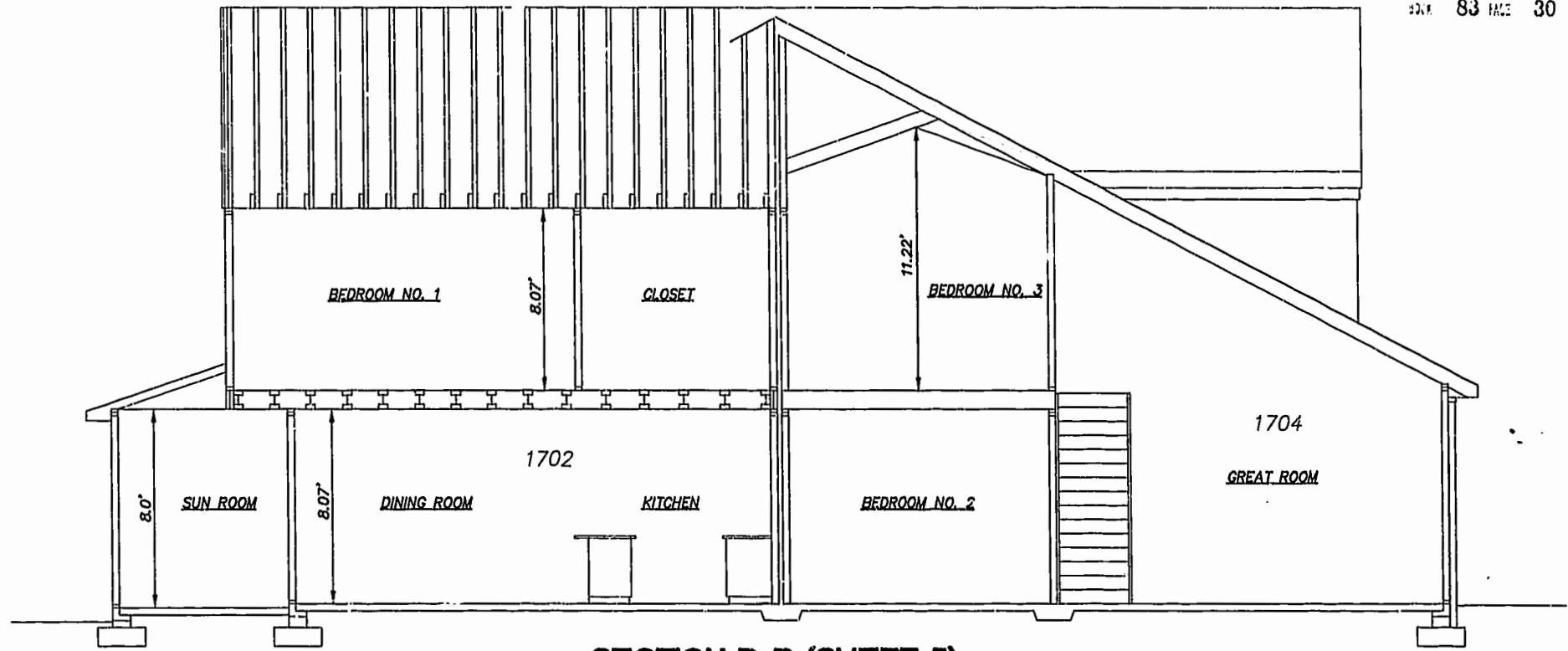


No.	DATE	REVISION / COMMENT / NOTE	BY

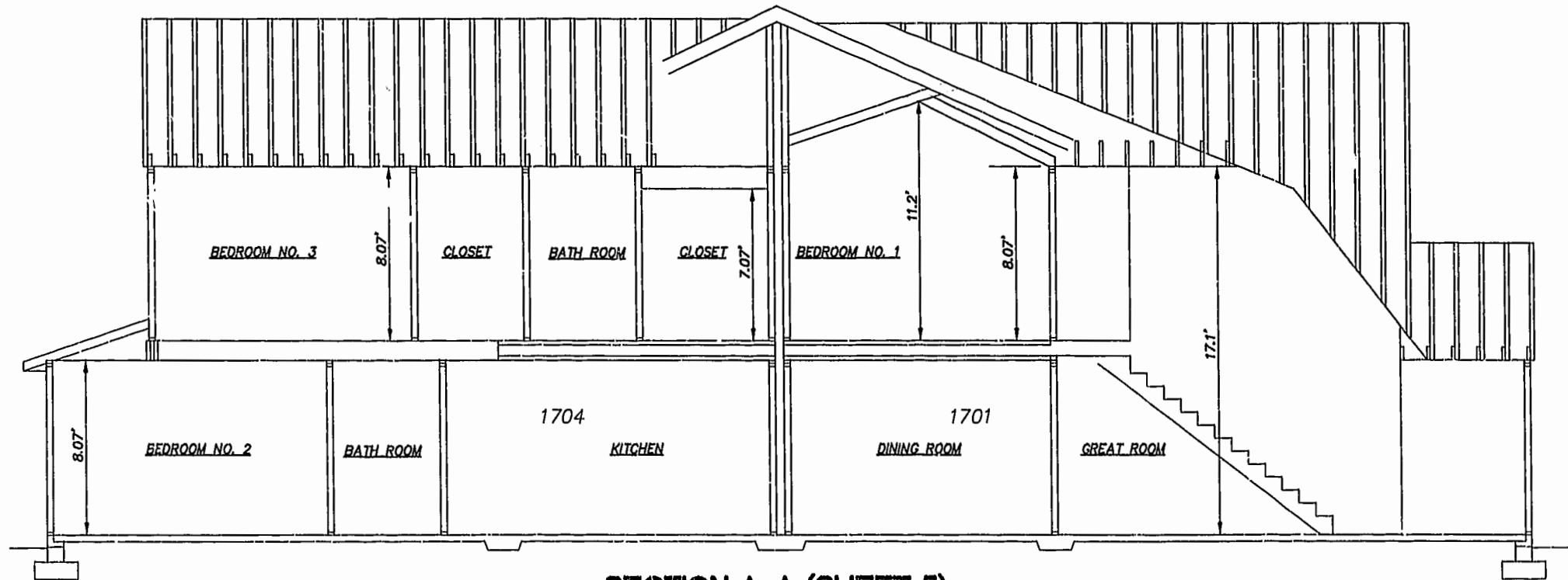
Designed JTW/ADS	Drawn JFS
Scale 1" = 10'	Date 8/27/01
Project No. 8395-6	
Drawing No. 5 OF 6	

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
13 Oct 2001  
at 12:14 PM, PB 83 PG 25-30  
DOCUMENT # 011395  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge, Rep. Clerk

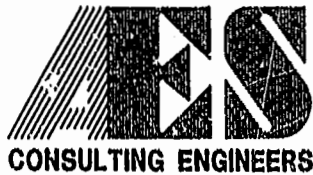




SECTION B-B (SHEET 5)



SECTION A-A (SHEET 5)



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PLAT OF CONDOMINIUM  
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 A CONDOMINIUM  
 PHASE EIGHTEEN  
 OWNED BY: 752 L.L.C.,  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 CITY OF WILLIAMSBURG VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <i>13 Oct. 2001</i> at <i>12:14</i> <i>PM</i> , P.B.# <i>PG-25-30</i> DOCUMENT # <i>011395</i> BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Dep. Clerk		
No.	DATE	REVISION / COMMENT / NOTE
		BY

Designed GTW/ADS	Drawn AWT/JFS
Scale 1" = 4'	Date 8/27/01
Project No. 8395-6	
Drawing No. 6 OF 6	