

020661

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.

Alex Pete Kotarids APR 12 03 2002
 FOR 752 L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY DATE
ALEX PETE KOTARIDS
 PRINTED NAME

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF VIRGINIA BEACH, TO-WIT:
Joyce W. Butler 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.

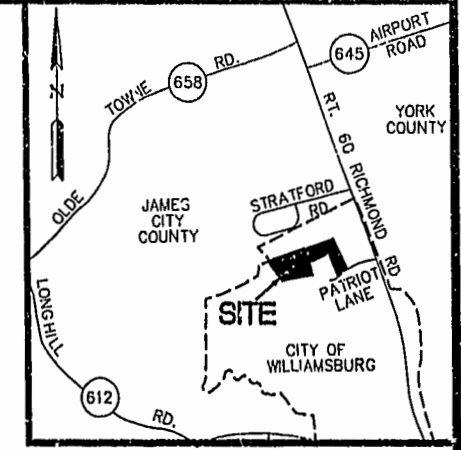
GIVEN UNTO MY HAND THIS 3rd DAY OF April, 2002.
 MY COMMISSION EXPIRES July 31, 2003.

Joyce W. Butler
 NOTARY PUBLIC

GENERAL NOTES:

- BUILDING #23 CONTAINS UNITS: #2301, #2302, #2303, #2304.
- 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, ETC. 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)	1.459 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)	0.388 AC.±
PHASE 17 (BUILDING #16)	0.323 AC.±
PHASE 18 (BUILDING #17)	0.251 AC.±
PHASE 19 (BUILDING #18)	0.345 AC.±
PHASE 20 (BUILDING #20)	0.206 AC.±
PHASE 21 (BUILDING #21)	0.203 AC.±
PHASE 22 (BUILDING #22)	0.249 AC.±
PHASE 23 (BUILDING #23)	0.245 AC.±
ADDITIONAL AREA (PARCEL "B")	0.536 AC.±
ADDITIONAL AREA (PARCEL "C")	0.396 AC.±
TOTAL	10.935 AC.±



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.

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.

By: E. S. ... 4/3/02
 TRSTE, INC., A VIRGINIA CORPORATION DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Norfolk, TO-WIT:
CHRISTINE A. RAVIZZA 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 3rd DAY OF April, 2002.
 MY COMMISSION EXPIRES 1-31

Christine A. Ravizza
 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 CC DOMINIUM ACT, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED THEREON HAVE BEEN SUBSTANTIALLY COMPLETED UNLESS NOTED OTHERWISE.

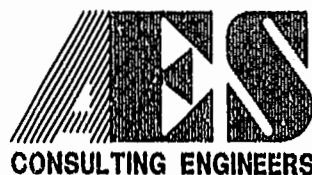
A.D. Sebert 3/12/02
 A.D. SEBERT, L.S. DATE

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 11 DAY OF April, 2002, AS INSTRUMENT NUMBER 020661 @ 11:00AM

TESTE: Betsy B. Woolridge
 CLERK



25248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

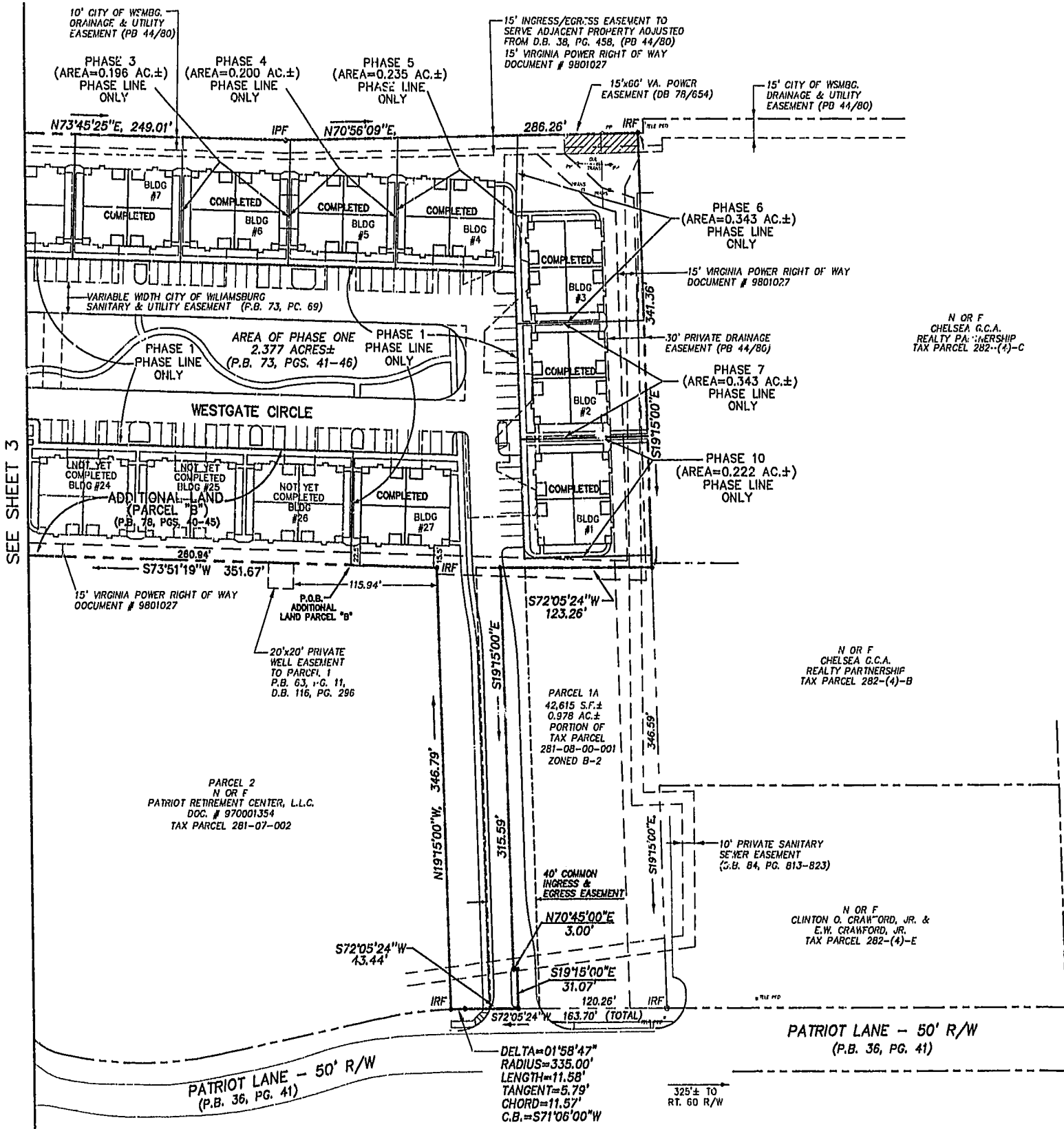
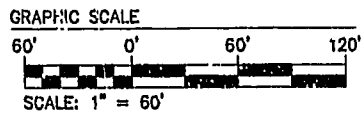
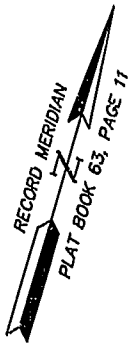
**PLAT OF CONDOMINIUM
 WESTGATE AT WILLIAMSBURG,
 A CONDOMINIUM
 PHASE TWENTY-THREE
 OWNED BY: 752 L.L.C.,
 A VIRGINIA LIMITED LIABILITY COMPANY
 CITY OF WILLIAMSBURG VIRGINIA**



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn JFS
Scale 1"= 100'	Date 3/12/02
Project No. 8395-6	
Drawing No. 1 OF 6	

8:39:50:231.dwg 03.20.02-13:15 JFS

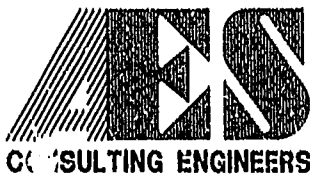


SEE SHEET 3

020661

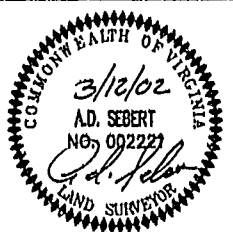
85 page 66

03.25.02-14.02 8395-232



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**PLAT OF CONDOMINIUM
WESTGATE AT WILLIAMSBURG,
A CONDOMINIUM
PHASE TWENTY-THREE**
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 <u>11 April 2002</u> at <u>11:00</u> AM/VV: PB <u>88</u> PG <u>45-70</u>			
DOCUMENT # <u>232661</u> RETSY B. WOOLRIDGE, CLERK <i>Reetsy B. Woolridge</i> , Dep. Clerk			
1	3/25/02	REVISED PER ATTORNEY COMMENTS	JFS
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn JFS
Scale 1" = 60'	Date 3/12/02
Project No. 8395-6	
Drawing No. 2 OF 6	

RICHMOND ROAD - U.S. ROUTE 60
TO RICHMOND

TO WILLIAMSBURG

PATRIOT LANE - 50' R/W
(P.B. 36, PG. 41)

325± TO RT. 60 R/W

DELTA=01°58'47"
RADIUS=335.00'
LENGTH=11.58'
TANGENT=5.79'
CHORD=11.57'
C.B.=S71°06'00"W

N OR F
CHELSEA G.C.A.
REALTY PARTNERSHIP
TAX PARCEL 282-(4)-B

N OR F
CLINTON O. CRAWFORD, JR. &
E.W. CRAWFORD, JR.
TAX PARCEL 282-(4)-E

PARCEL 2
N OR F
PATRIOT RETIREMENT CENTER, L.L.C.
DOC. # 970001354
TAX PARCEL 281-07-002

PARCEL 1A
42,615 S.F.±
0.978 AC.±
PORTION OF
TAX PARCEL
281-08-00-001
ZONED B-2

15' VIRGINIA POWER RIGHT OF WAY
DOCUMENT # 9801027

P.O.B. -
ADDITIONAL
LAND PARCEL "B"
20'x20' PRIVATE
WELL EASEMENT
TO PARCEL 1
P.B. 63, I.C. 11,
D.B. 116, PG. 286

ADDITIONAL LAND
(PARCEL "B")
(P.B. 78, PGS. 40-45)

AREA OF PHASE ONE
2.377 ACRES±
(P.B. 73, PGS. 41-46)

PHASE 3
(AREA=0.196 AC.±)
PHASE LINE
ONLY

PHASE 4
(AREA=0.200 AC.±)
PHASE LINE
ONLY

PHASE 5
(AREA=0.235 AC.±)
PHASE LINE
ONLY

PHASE 6
(AREA=0.343 AC.±)
PHASE LINE
ONLY

PHASE 7
(AREA=0.343 AC.±)
PHASE LINE
ONLY

PHASE 10
(AREA=0.222 AC.±)
PHASE LINE
ONLY

10' CITY OF WSMBC,
DRAINAGE & UTILITY
EASEMENT (PB 44/80)

15' INGRESS/EGRESS EASEMENT TO
SERVE ADJACENT PROPERTY ADJUSTED
FROM D.B. 38, PG. 45B, (PB 44/80)
15' VIRGINIA POWER RIGHT OF WAY
DOCUMENT # 9801027

15' V.G.G. VA. POWER
EASEMENT (DB 78/654)

15' CITY OF WSMBC,
DRAINAGE & UTILITY
EASEMENT (PB 44/80)

VARIABLE WIDTH CITY OF WILLIAMSBURG
SANITARY & UTILITY EASEMENT (P.B. 73, PC. 69)

15' VIRGINIA POWER RIGHT OF WAY
DOCUMENT # 9801027

30' PRIVATE DRAINAGE
EASEMENT (PB 44/80)

N OR F
CHELSEA G.C.A.
REALTY PARTNERSHIP
TAX PARCEL 282-(4)-C

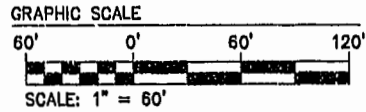
N OR F
CHELSEA G.C.A.
REALTY PARTNERSHIP
TAX PARCEL 282-(4)-B

10' PRIVATE SANITARY
SEWER EASEMENT
(S.B. 84, PG. 813-823)

40' COMMON
INGRESS &
EGRESS EASEMENT

N OR F
CLINTON O. CRAWFORD, JR. &
E.W. CRAWFORD, JR.
TAX PARCEL 282-(4)-E

PATRIOT LANE - 50' R/W
(P.B. 36, PG. 41)



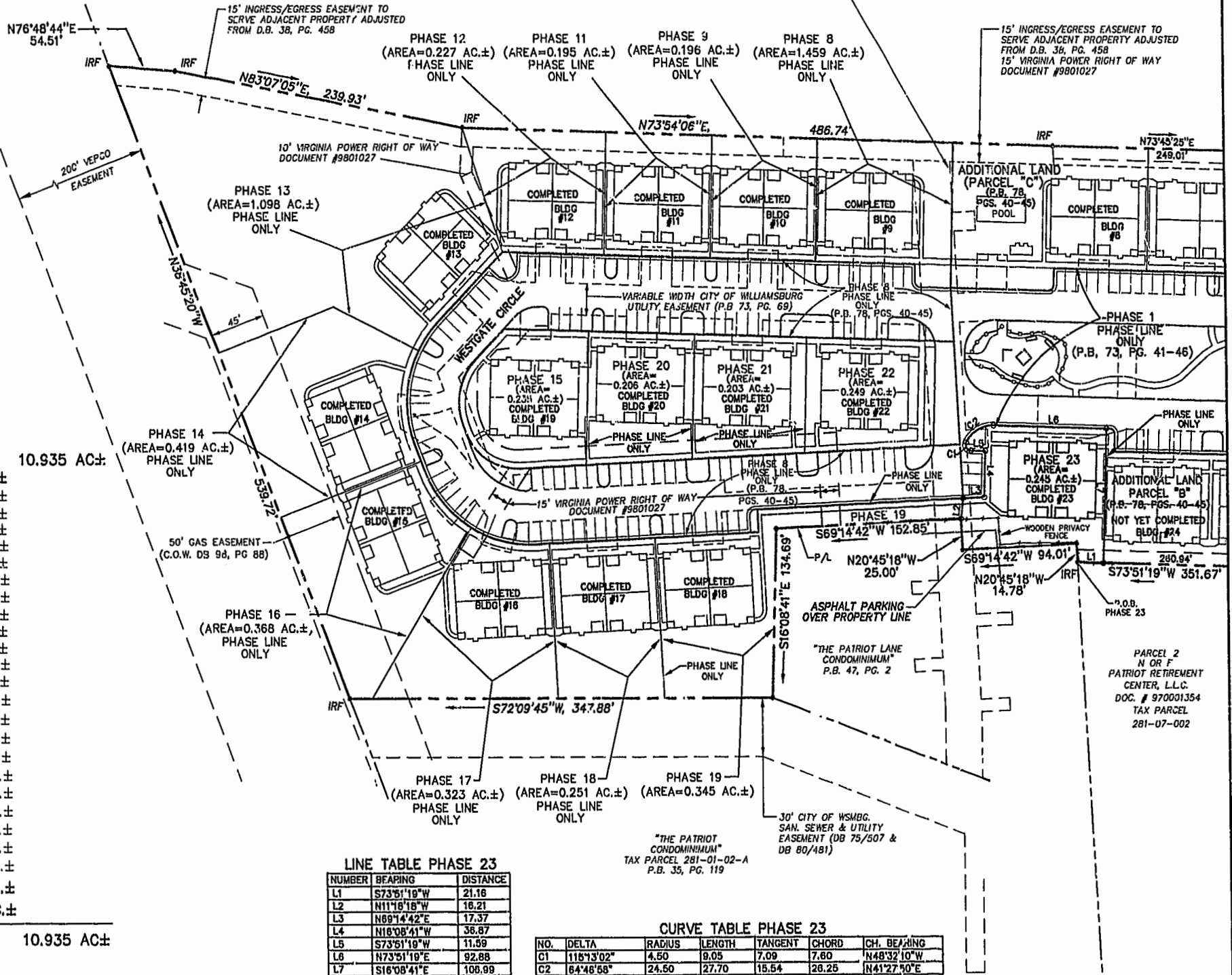
N OR F
WAREURTON & MAHONE ESTATE
TAX PARCEL 282-A-001

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

RECORD MERIDIAN
PLAT BOOK 63, PAGE 11

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



AREA

TOTAL AREA PARCEL 1= 10.935 AC±

PHASE TWENTY-THREE= 0.245 AC±
 PHASE TWENTY-TWO= 0.249 AC±
 PHASE TWENTY-ONE= 0.203 AC±
 PHASE TWENTY= 0.206 AC±
 PHASE NINETEEN= 0.345 AC±
 PHASE EIGHTEEN= 0.251 AC±
 PHASE SEVENTEEN= 0.323 AC±
 PHASE SIXTEEN= 0.365 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")= 0.536 AC±
 ADDITIONAL AREA (PARCEL "C")= 0.396 AC±

TOTAL= 10.935 AC±

LINE TABLE PHASE 23

NUMBER	BEARING	DISTANCE
L1	S73°51'19"W	21.16
L2	N11°18'18"W	16.21
L3	N69°14'42"E	17.37
L4	N18°08'41"W	36.87
L5	S73°51'19"W	11.59
L6	N73°51'19"E	92.88
L7	S18°08'41"E	100.99

CURVE TABLE PHASE 23

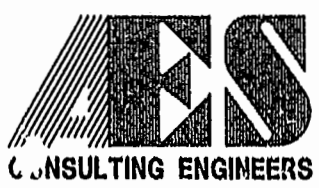
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	118°13'02"	4.50	9.05	7.09	7.80	N48°32'10"W
C2	84°48'58"	24.50	27.70	15.54	26.25	N41°27'50"E

8395p233.dwg
0.3.20.02-13:21
JFS

SEE SHEET 2

#020661

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(757) 253-0040
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PLAT OF CONDOMINIUM
WESTGATE AT WILLIAMSBURG,
A CONDOMINIUM
PHASE TWENTY-THREE
OWNED BY: 752 L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
CITY OF WILLIAMSBURG VIRGINIA

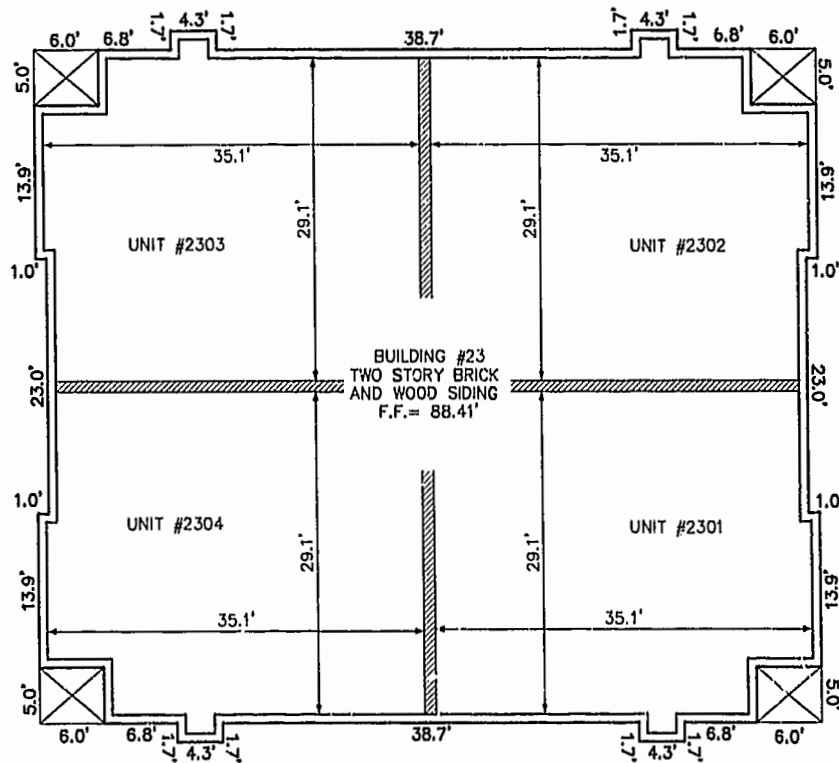
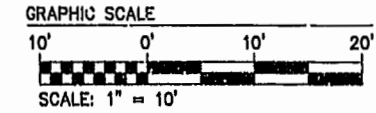


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11 April 2002
at 11:00 AM, PB 95, PG 65-72
DOCUMENT # 020661
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

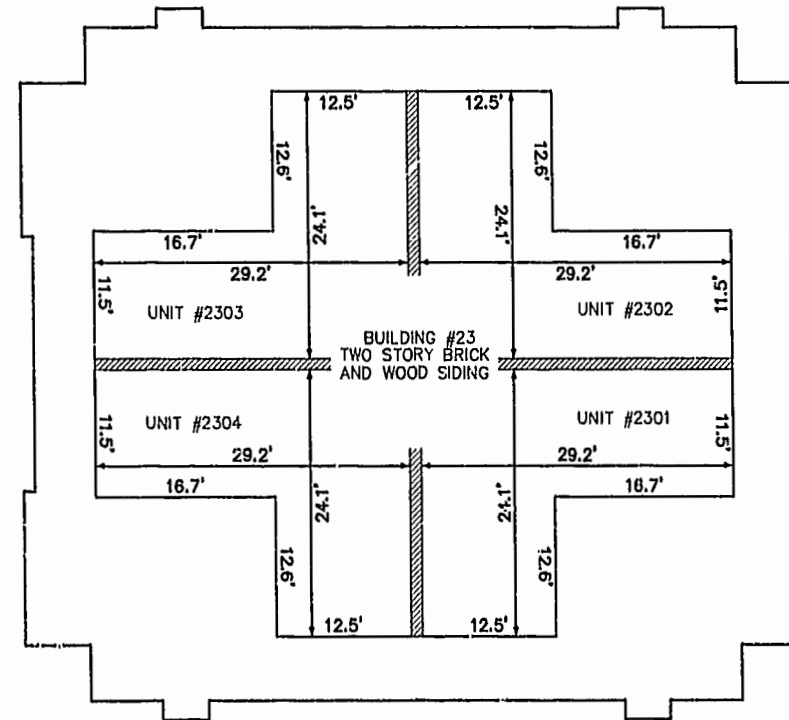
No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/25/02	REVISED PER ATTORNEY COMMENTS	JFS

Designed	Drawn
GTW/ADS	JFS
Scale	Date
1" = 60'	3/12/02
Project No.	
8395-6	
Drawing No.	
3 OF 6	

BUILDING NUMBER	UNIT NUMBER	STREET ADDRESS
23	2301	2301 WESTGATE CIRCLE
23	2302	2302 WESTGATE CIRCLE
23	2303	2303 WESTGATE CIRCLE
23	2304	2304 WESTGATE CIRCLE



FRONT OF BUILDING
FIRST FLOOR

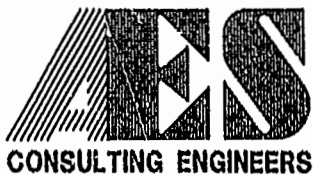


FRONT OF BUILDING
SECOND FLOOR

03.20.02-13:23 JFS 8395p234.dwg

0206601

85 PAGE



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



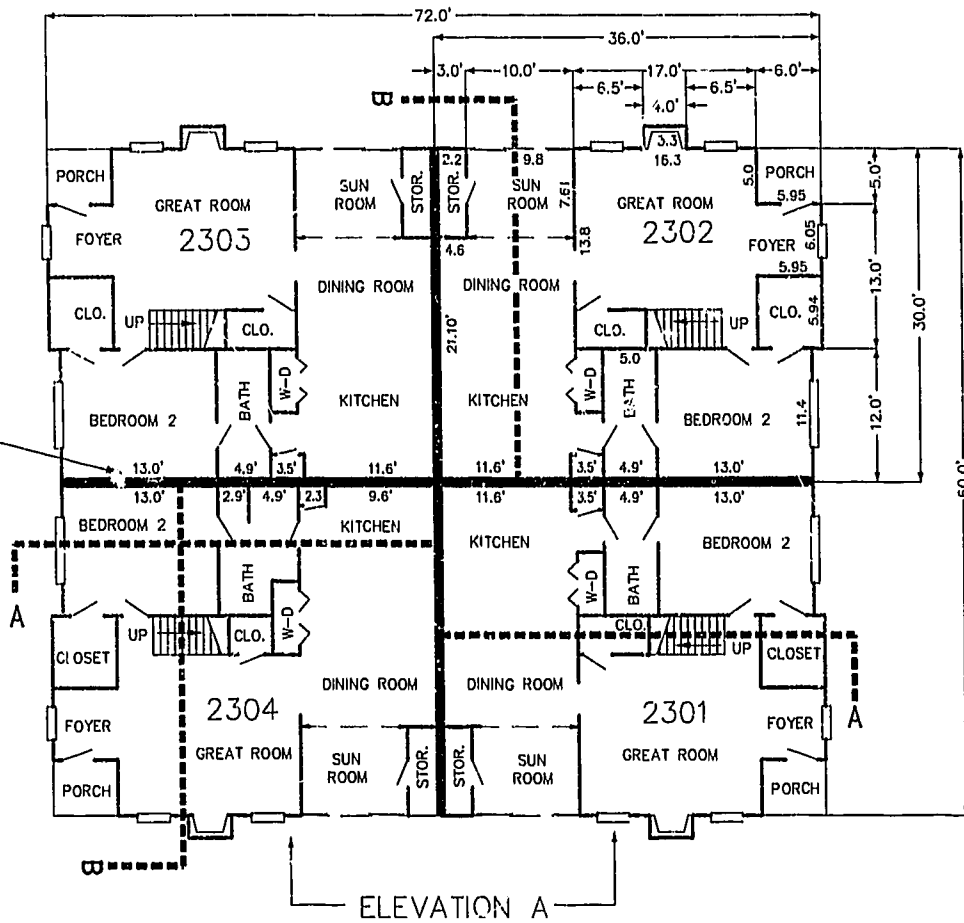
No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Scale Date
11:00 AM, PB 25 PG 65-70
at 11:00 AM, PB 25 PG 65-70
DOCUMENT # 020661
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

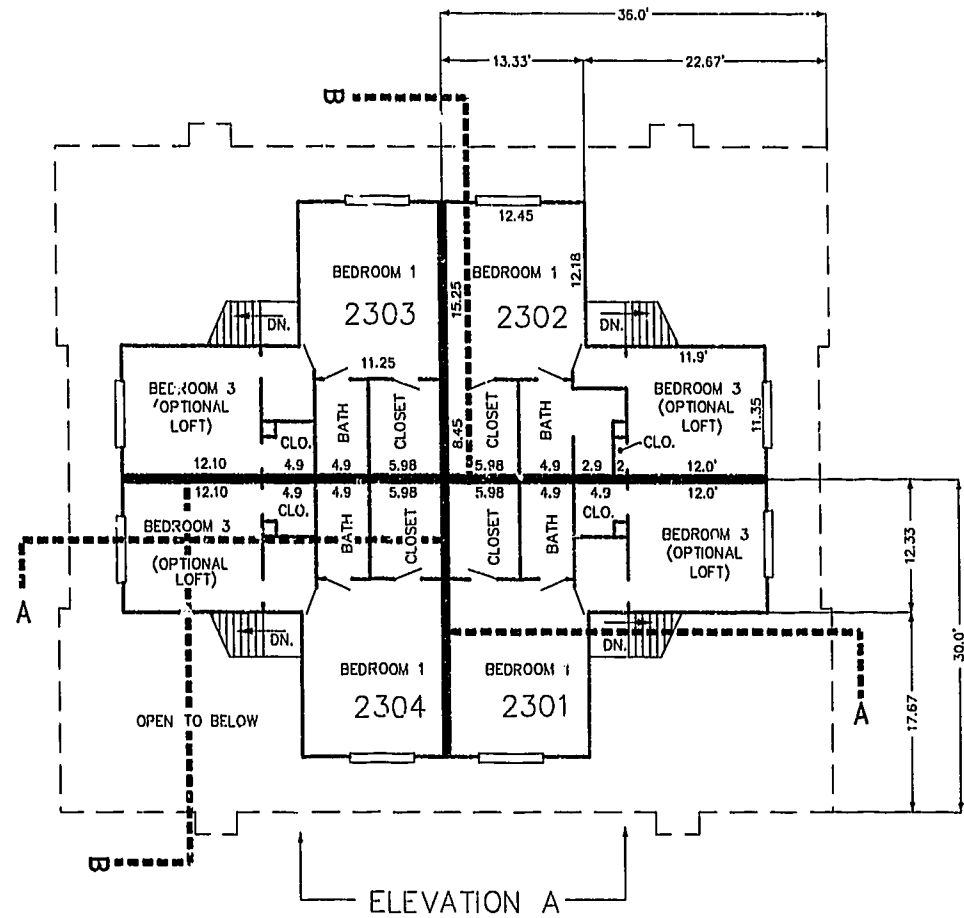
Designed GTW/ADS	Drawn JFS
Scale 1" = 10'	Date 3/12/02
Project No. 8395-6	
Drawing No. 4 OF 6	

68

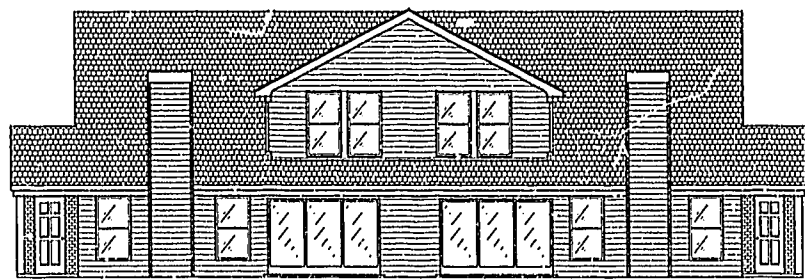
PARTY WALL
(FIRE WALL)
TYPICAL



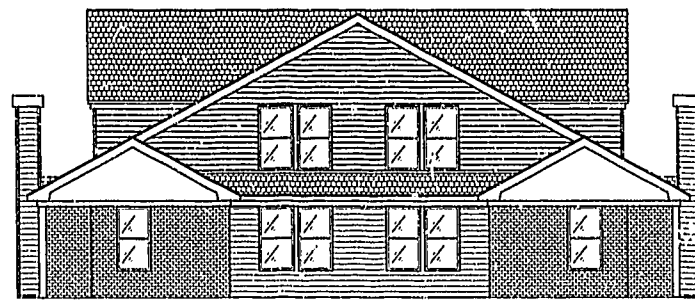
FIRST FLOOR PLAN
(UNIT #2302 IS TYPICAL)



SECOND FLOOR PLAN
(UNIT #2302 IS TYPICAL)



ELEVATION A

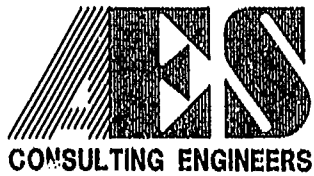


ELEVATION B

JFS 03.20.02-13:24 8395-35.dwg

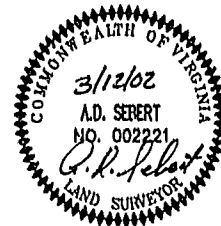
#020661

85 PAGE 69



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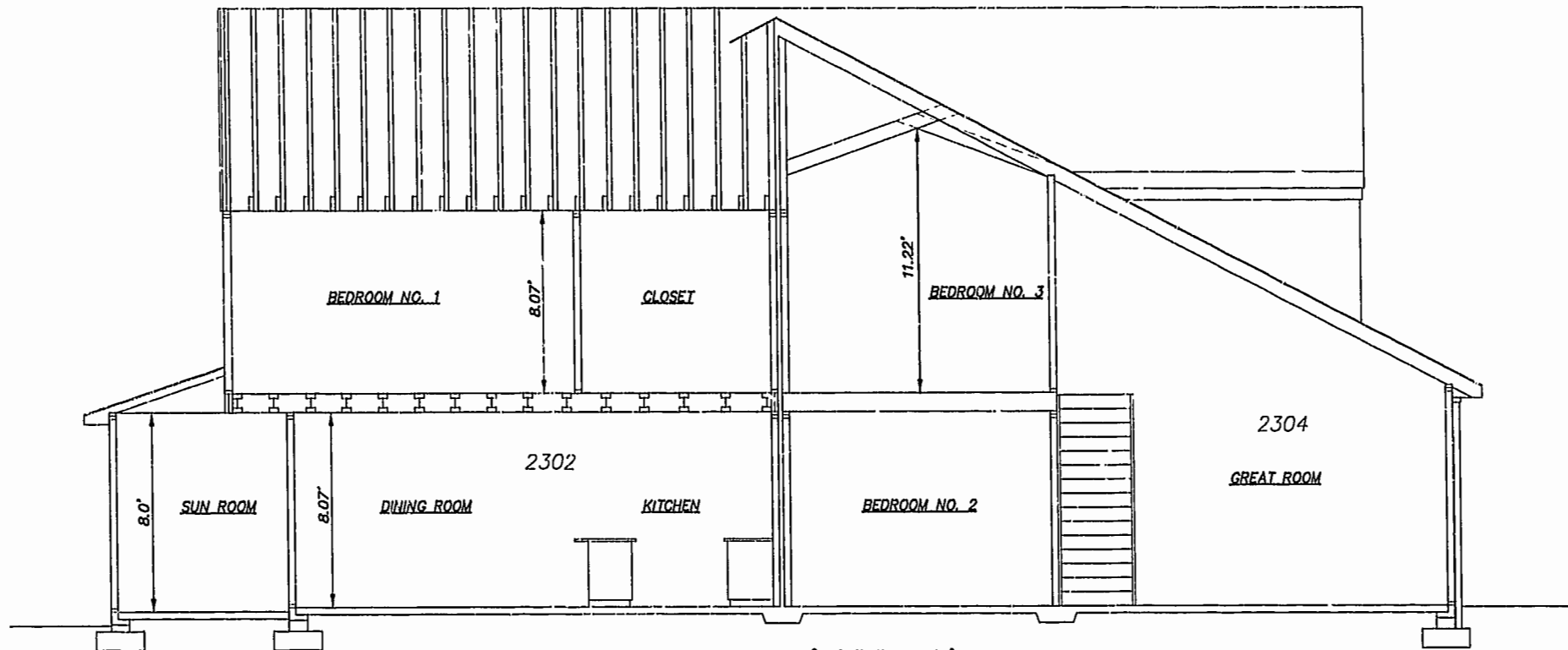
PLAT OF CONDOMINIUM
WESTGATE AT WILLIAMSBURG,
A CONDOMINIUM
PHASE TWENTY-THREE
OWNED BY: 752 L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
CITY OF WILLIAMSBURG VIRGINIA



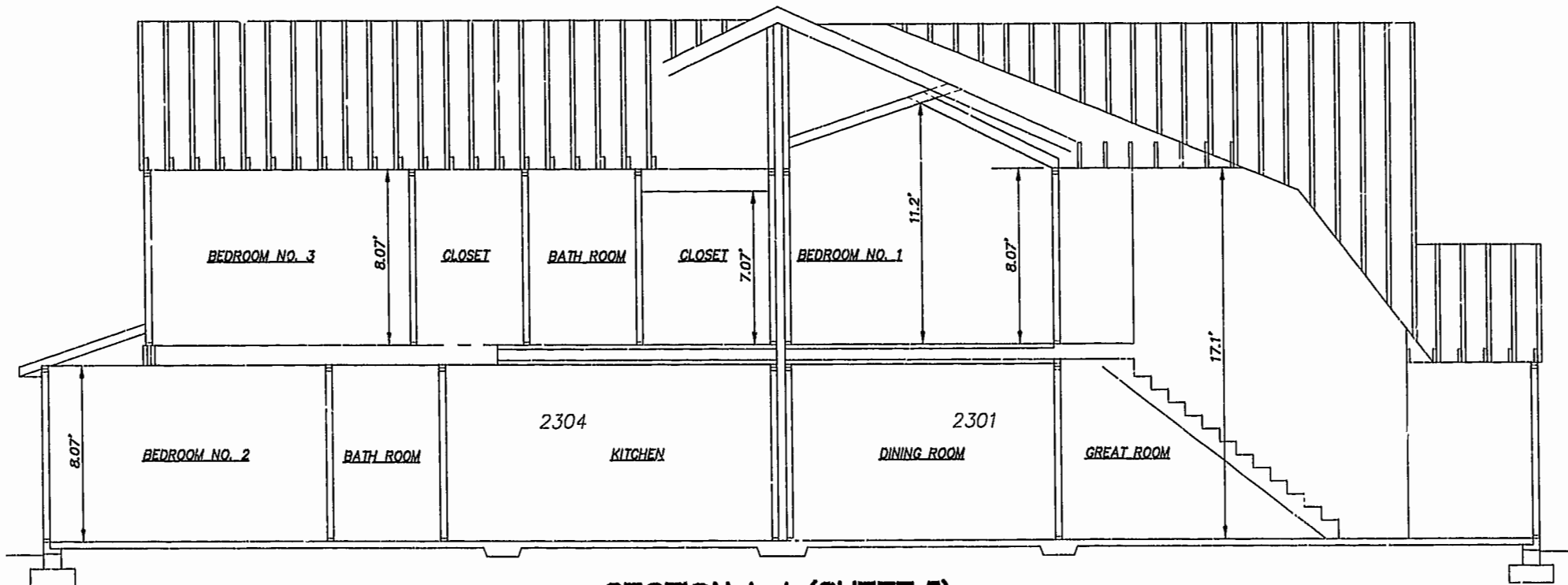
No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT, was recorded on
11 April 2002
at *11:00 AM*, PB *85*, PG *65-70*
DOCUMENT # *020661*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Rep. Clerk

Designed GTW/ADS	Drawn JFS
Scale 1" = 10'	Date 3/12/02
Project No. 8395--6	
Drawing No. 5 OF 6	



SECTION B-B (SHEET 5)

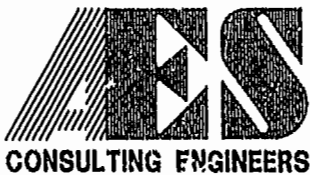


SECTION A-A (SHEET 5)

#020661

85 PAGE 70

03.20.02-13.26 8395p236.dwg JFS



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PLAT OF CONDOMINIUM
 WESTGATE AT WILLIAMSBURG,
 A CONDOMINIUM
 PHASE TWENTY-THREE
 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 11 April 2002 at 11:00 AM in P.B. 85, PG 65-70 DOCUMENT # 020661 Betsy B. Woolridge, Clerk City of Williamsburg, Rep. Clerk	

Designed GTW/ADS	Drawn AWT/JFS
Scale 1" = 4'	Date 3/12/02
Project No. 8395-6	
Drawing No. 6 OF 6	