

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 DATE
FOR 752 L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
A. PETE KOTARIDES
PRINTED NAME

NOTARY

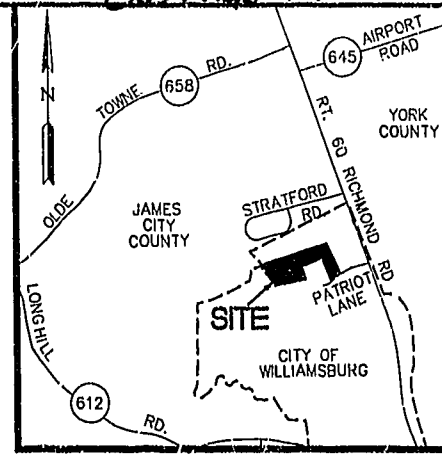
STATE OF VIRGINIA, CITY/COUNTY OF Virginia Beach, TO-WIT:
Tommy R. Upton A NOTARY PUBLIC IN AND FOR THE CITY/
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE
PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE
AFORESAID.

GIVEN UNTO MY HAND THIS 10th DAY OF May, 2002.
MY COMMISSION EXPIRES August 31, 2004.
Tommy R. Upton
NOTARY PUBLIC

GENERAL NOTES:

- BUILDING #24 CONTAINS UNITS: #2401, #2402, #2403, #2404.
- 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 #1)	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)	0.363 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.±
PHASE 24 (BUILDING #24)	0.181 AC.±
ADDITIONAL AREA (PARCEL "B")	0.355 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.

Br. F. 2002, Inc. DATE
TRSTE, INC., A VIRGINIA CORPORATION

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Norfolk, TO-WIT:
Stephanie Parsons 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 May, 2002.
MY COMMISSION EXPIRES 03/31, 2006.
Stephanie B. Parsons
NOTARY PUBLIC



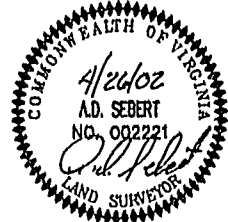
SURVEYOR'S CERTIFICATE

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 DATE
A.D. SEBERT, L.S.

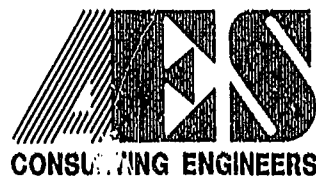
CERTIFICATE OF APPROVAL.
STATE OF VIRGINIA
CITY OF WILLIAMSBURG
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 14 DAY OF May, 2002 AS INSTRUMENT NUMBER 020885 @ 3:14 AM
TESTE: Debra Woodbridge
CLERK

PLAT OF CONDOMINIUM
WESTGATE AT WILLIAMSBURG,
A CONDOMINIUM
PHASE TWENTY-FOUR
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 <u>14 May 2002</u> at <u>3:14</u> MPM. PB <u>86</u> PG <u>17-22</u> DOCUMENT # <u>020885</u> JETSY B. WOOLRIDGE, CLERK <u>Debra Woodbridge</u> Dep. Clerk	

Designed	Drawn
GTW/ADS	JFS
Scale	Date
1"= 100'	4/26/02
Project No.	
8395-6	
Drawing No.	
1 OF 6	

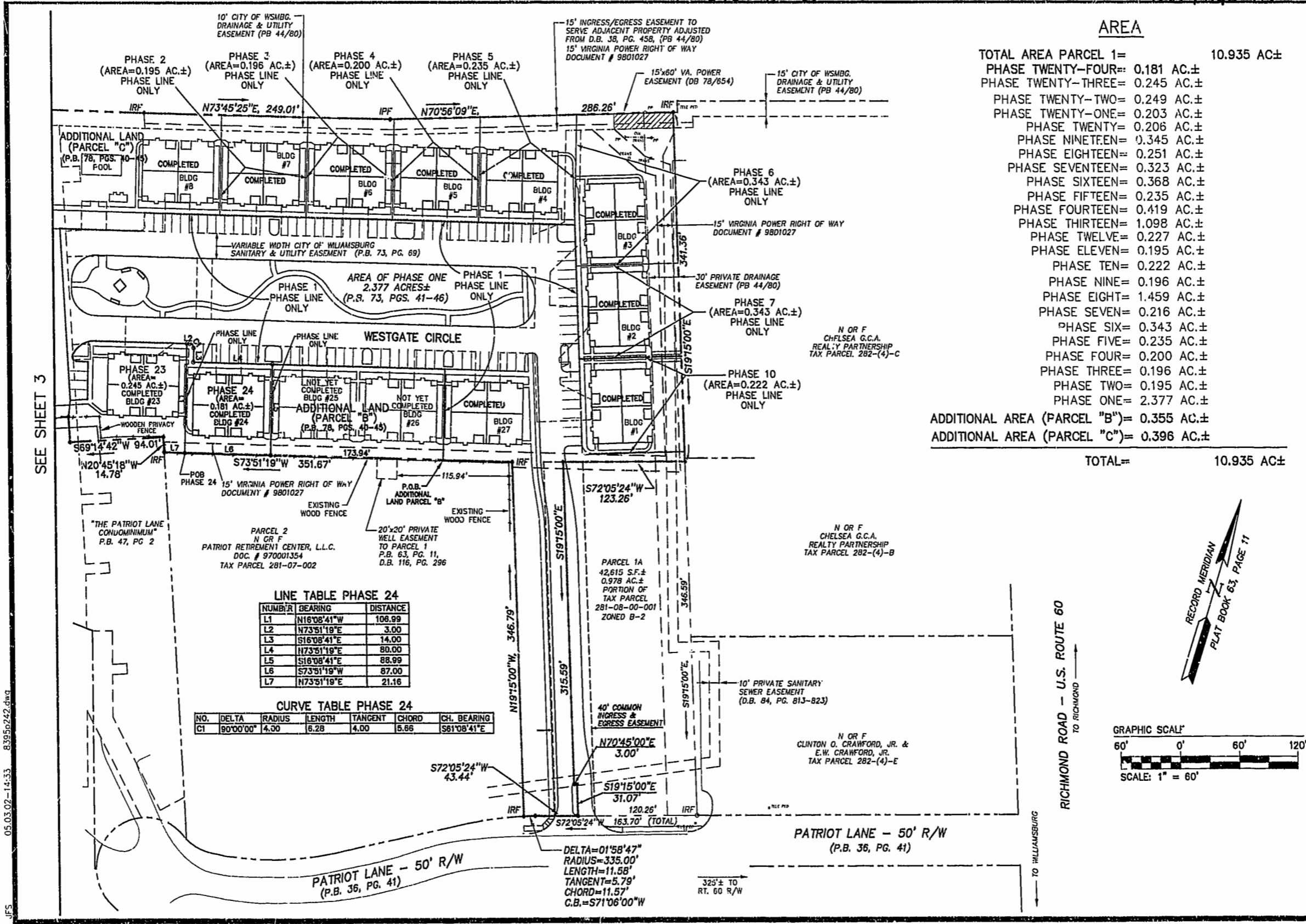


2548 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

8395-241.dwg
05.03.02-14:31
JFS

AREA

TOTAL AREA PARCEL 1=	10.935 AC±
PHASE TWENTY-FOUR=	0.181 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=	0.368 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")=	0.355 AC±
ADDITIONAL AREA (PARCEL "C")=	0.396 AC±
TOTAL=	10.935 AC±

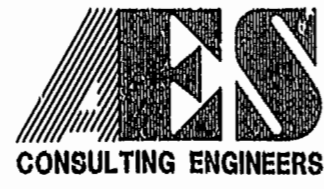
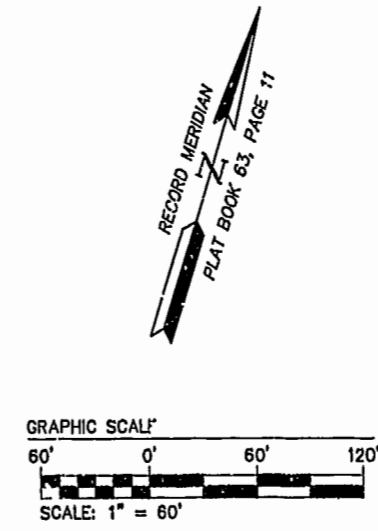


LINE TABLE PHASE 24

NUMBER	BEARING	DISTANCE
L1	N18°08'41"W	106.99
L2	N73°51'18"E	3.00
L3	S16°08'41"E	14.00
L4	N73°51'19"E	80.00
L5	S18°08'41"E	88.99
L6	S73°51'19"W	87.00
L7	N73°51'19"E	21.16

CURVE TABLE PHASE 24

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	4.00	6.28	4.00	5.86	S81°08'41"E



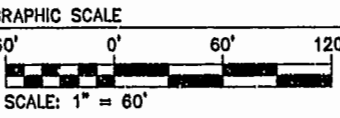
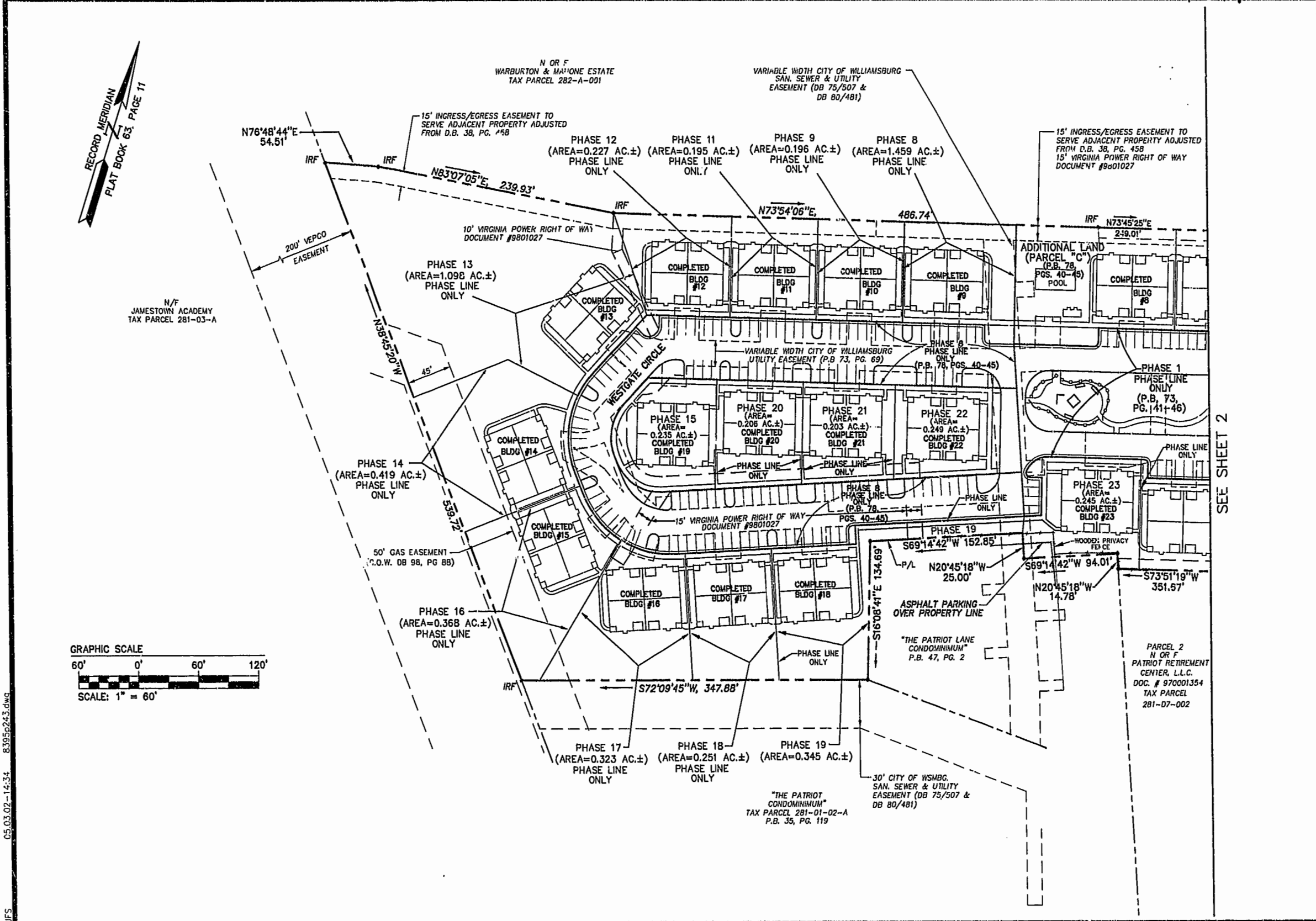
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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



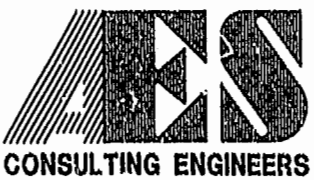
City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on	
at 3:14 AM/PM, PB 86, PG 17-27	
DOCUMENT # 020885	
BETSY B. WOOLRIDGE, CLERK	
No. DATE REVISION / COMMENT / NOTE BY	

Designed	Drawn
GTW/ADS	JFS
Scale	Date
1" = 60'	4/26/02
Project No.	
8395-6	
Drawing No.	
2 OF 6	



05.03.02-14:34 8395p243.dwg JFS

SEE SHEET 2



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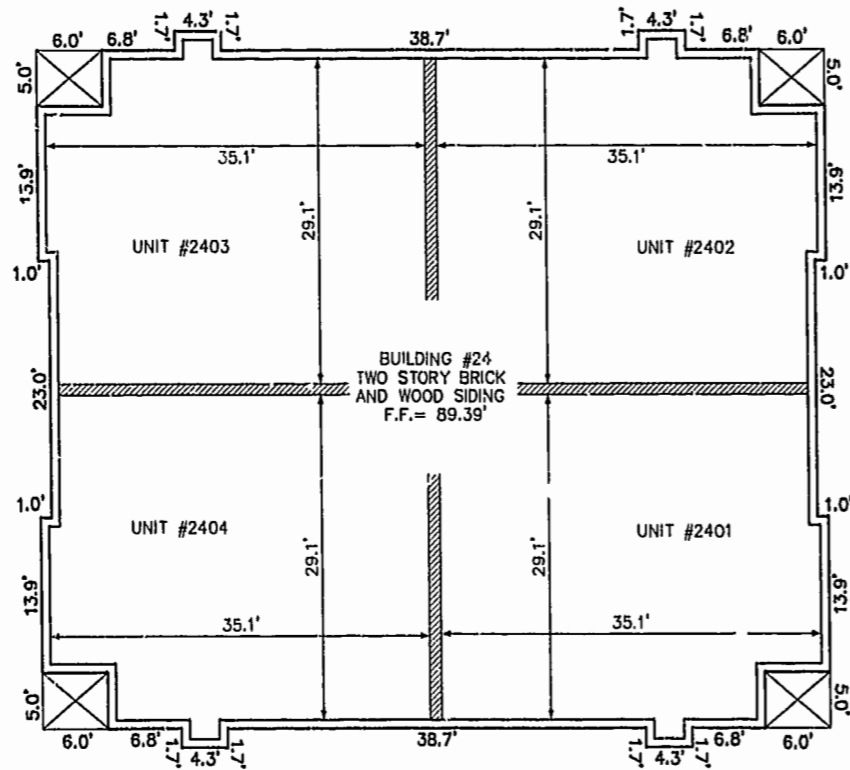
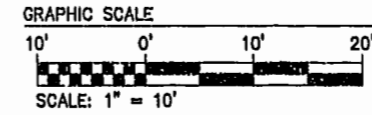
**PLAT OF CONDOMINIUM
 WESTGATE AT WILLIAMSBURG,
 A CONDOMINIUM
 PHASE TWENTY-FOUR**
 OWNED BY: 752 L.L.C.,
 A VIRGINIA LIMITED LIABILITY COMPANY
 CITY OF WILLIAMSBURG VIRGINIA



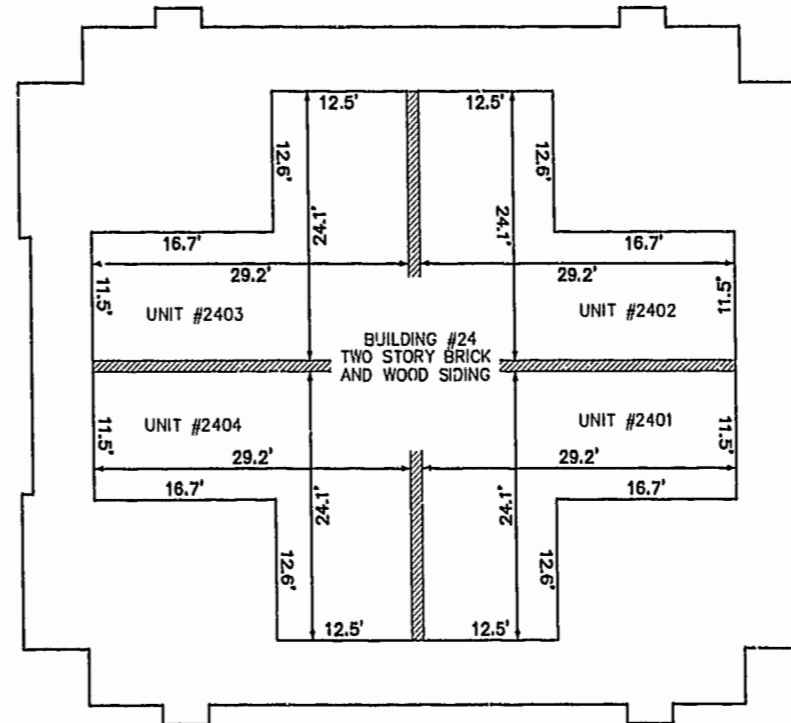
No.	DATE	REVISION / COMMENT / NOTE	BY
		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 14 May 2002 at 3:14 AM PM, P.B. 86, PG. 12-32. DOCUMENT # 020885 BEYBY B. WOOLRIDGE, CLERK	

Designed GTW/ADS	Drawn JFS
Scale 1" = 80'	Date 4/26/02
Project No. 8395-6	
Drawing No. 3 OF 6	

BUILDING NUMBER	UNIT NUMBER	STREET ADDRESS
24	2401	2401 WESTGATE CIRCLE
24	2402	2402 WESTGATE CIRCLE
24	2403	2403 WESTGATE CIRCLE
24	2404	2404 WESTGATE CIRCLE



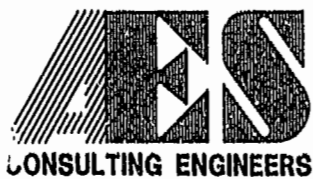
FRONT OF BUILDING
FIRST FLOOR



FRONT OF BUILDING
SECOND FLOOR

05.03.02--14:35 8395p244.dwg

JFS



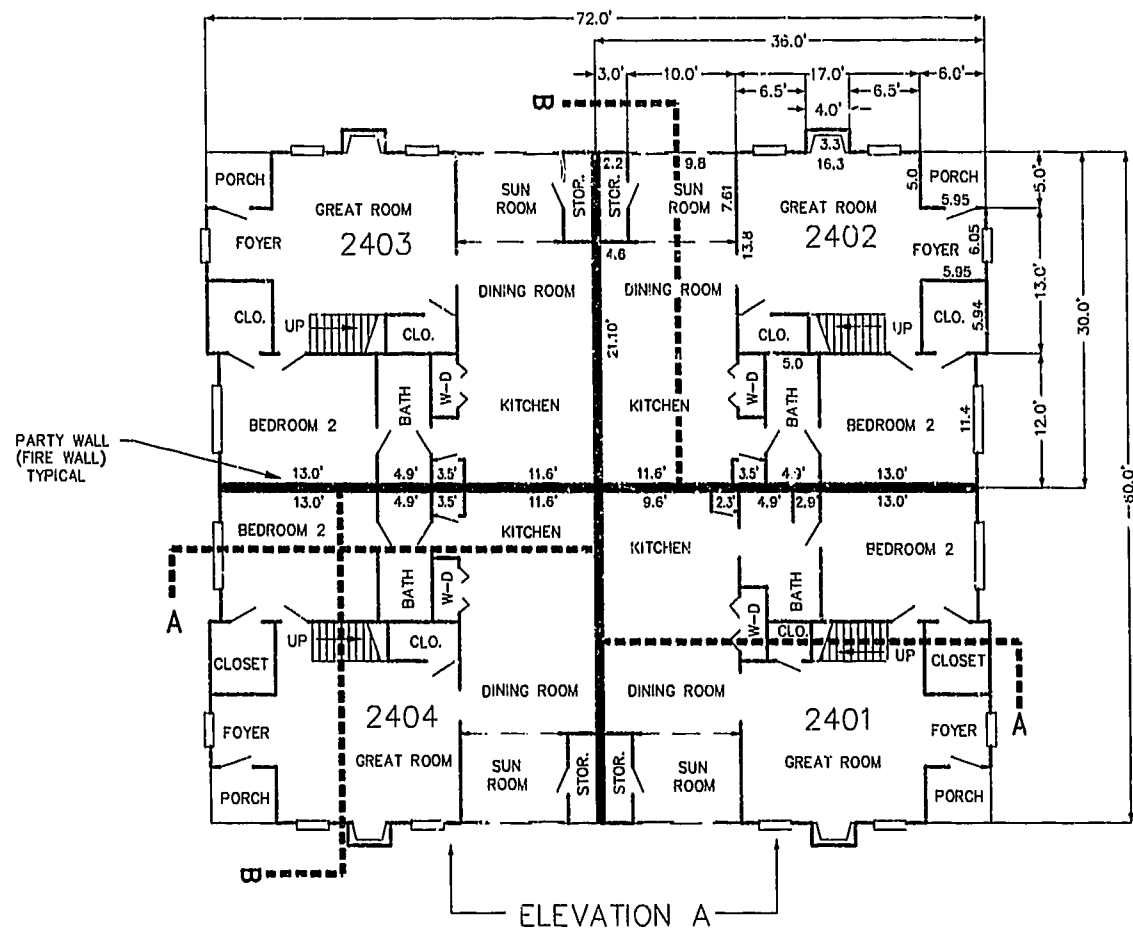
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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

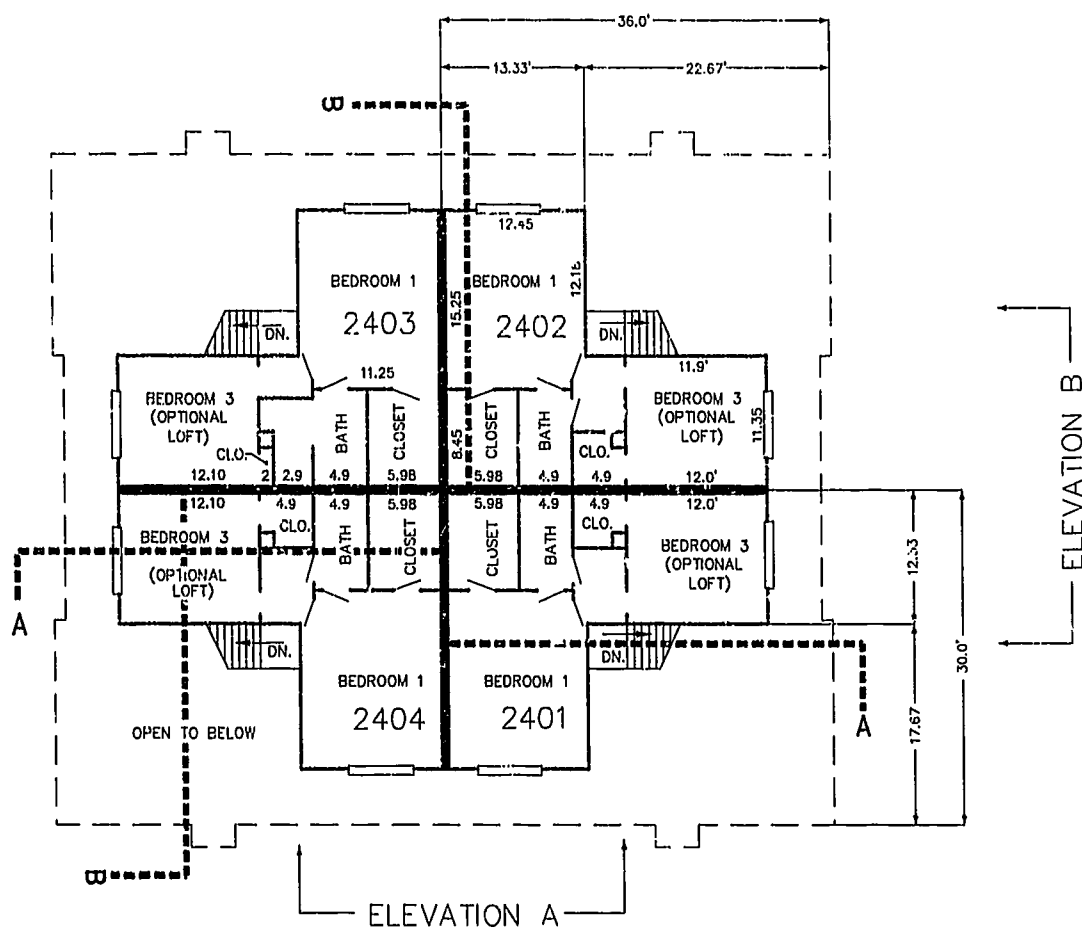


No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn JFS
Scale 1" = 10'	Date 4/26/02
Project No. 8395-6	
Drawing No. 4 OF 6	



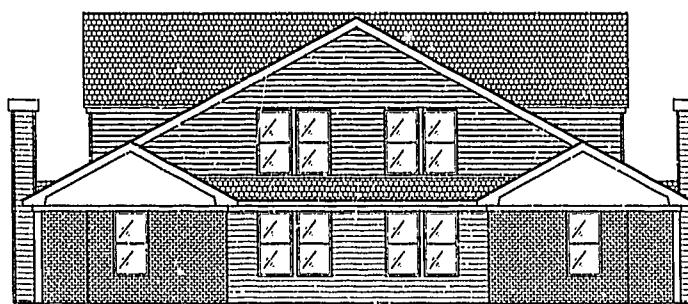
FIRST FLOOR PLAN
(UNIT #2402 IS TYPICAL)



SECOND FLOOR PLAN
(UNIT #2402 IS TYPICAL)

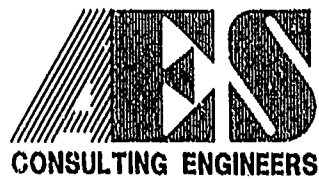


ELEVATION A



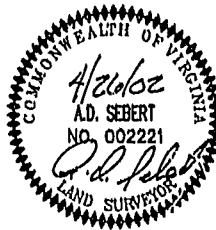
ELEVATION B

JFS 05.03.02-14:36 8:39:56:245.dwg



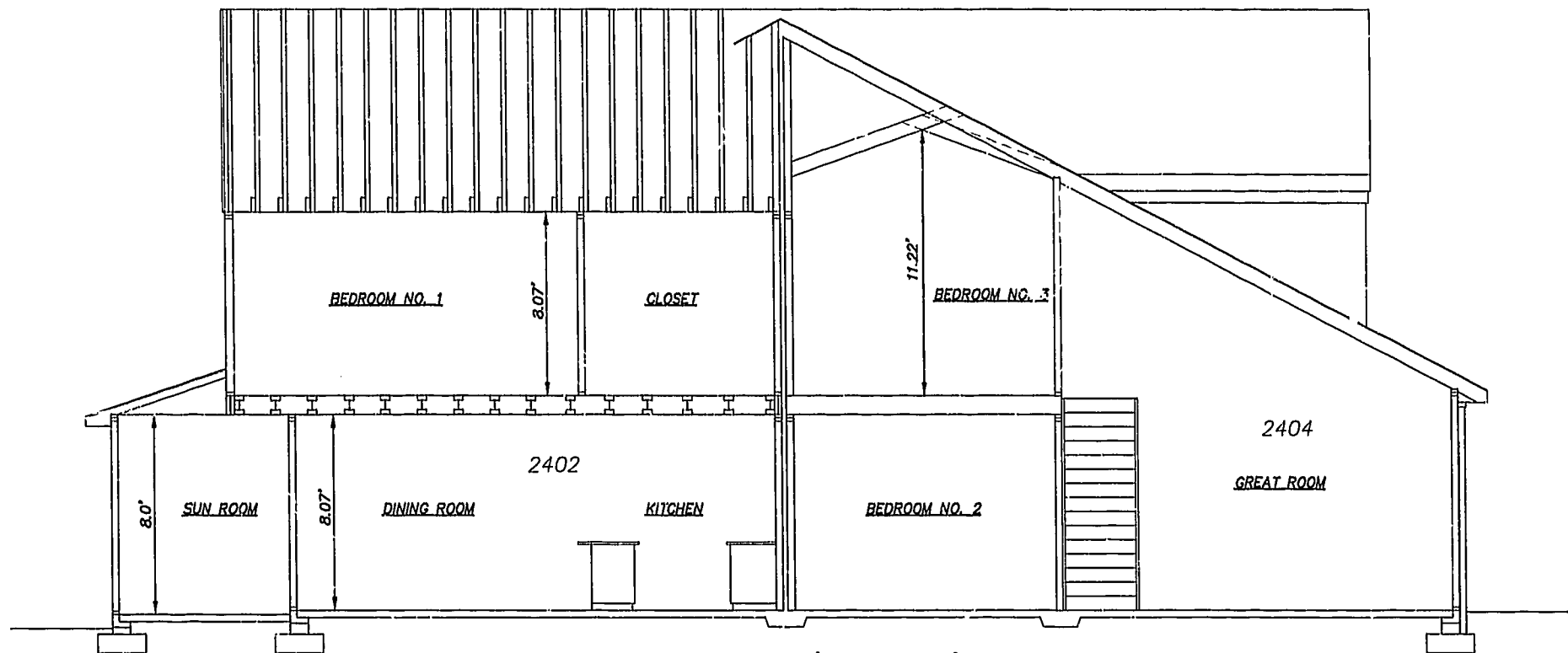
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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

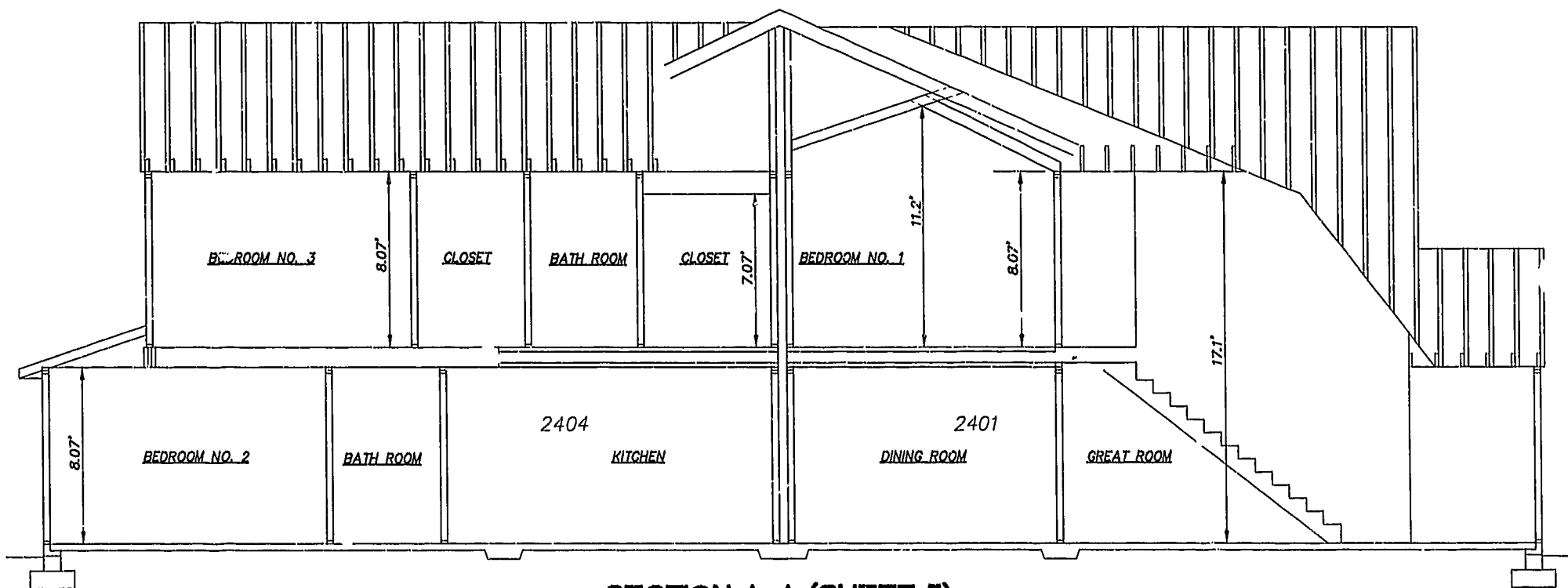


City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <i>14 May 2002</i>	
at <i>3:14</i> AM/PM, PB <i>16</i> PG <i>12-22</i>	
DOCUMENT # <i>020885</i>	
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy B. Woolridge</i> , Emp. Clerk	
No. DATE	REVISION / COMMENT / NOTE
	BY

Designed GTW/ADS	Drawn JFS
Scale 1" = 10'	Date 4/28/02
Project No. 8395-6	
Drawing No. 5 OF 6	

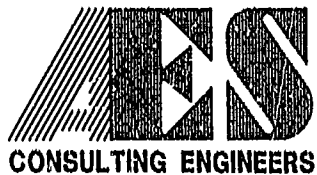


SECTION B-B (SHEET 5)



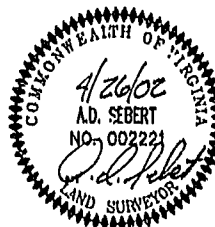
SECTION A-A (SHEET 5)

05.03.02-14:40 JFS 8395p246.dwg



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 Williamsburg, Virginia 23188
 (757) 253-0040
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FLAT OF CONDOMINIUM
 WESTGATE AT WILLIAMSBURG,
 A CONDOMINIUM
 PHASE TWENTY-FOUR
 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 14 May 2002 at 3:14 AM PM, PB # PG 12 of 22 DOCUMENT # 820225 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge, Dep. Clerk	

Designed GTW/ADS	Drawn AWT/JFS
Scale 1" = 4'	Date 4/28/02
Project No. 8395-6	
Drawing No. 6 OF 6	