

#050004404

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 1, UNIT #1, WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANN., SUBSECTION 55-79.58 (A), AS AMENDED.

Robert D. Mann
 ROBERT D. MANN, L.S. #2509 DATE 2/25/05

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.

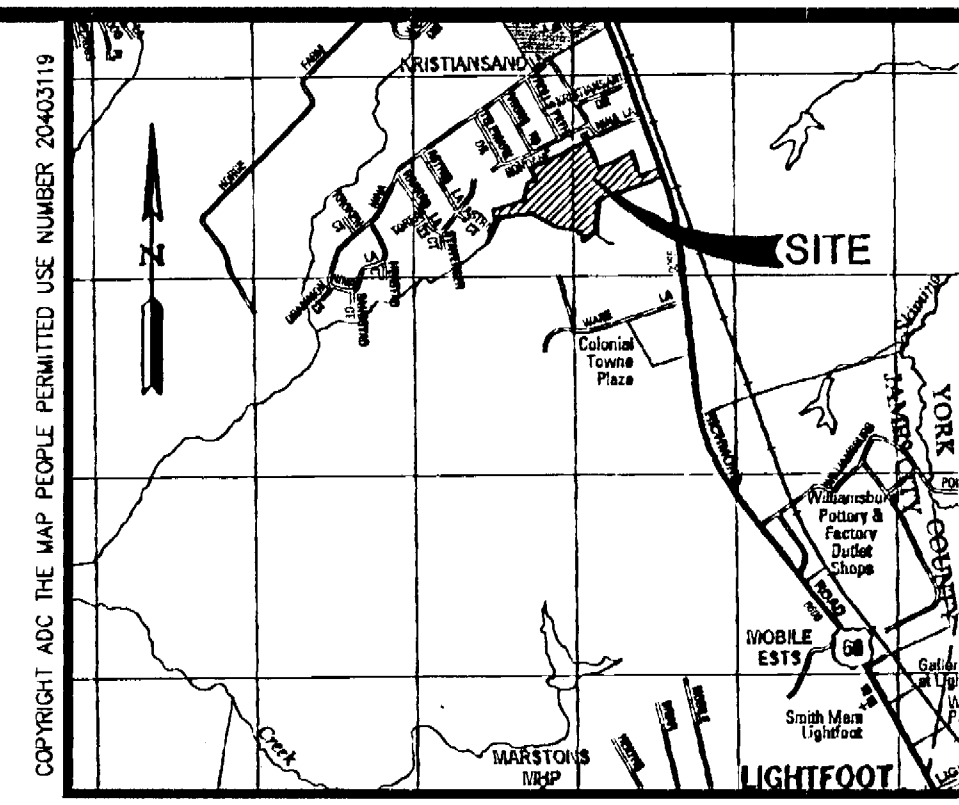
LCE- LIMITED COMMON ELEMENTS

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	2.611 AC.±
ADDITIONAL LAND	16.421 AC.±
TOTAL AREA	19.032 AC.±

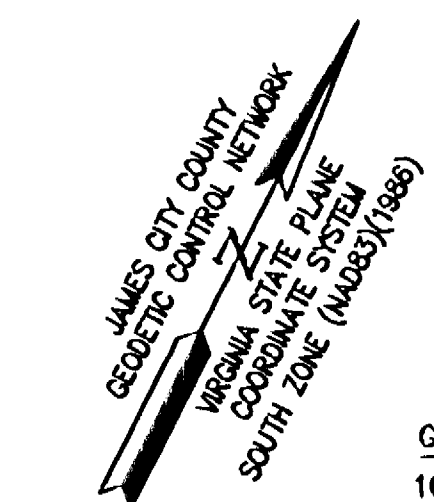
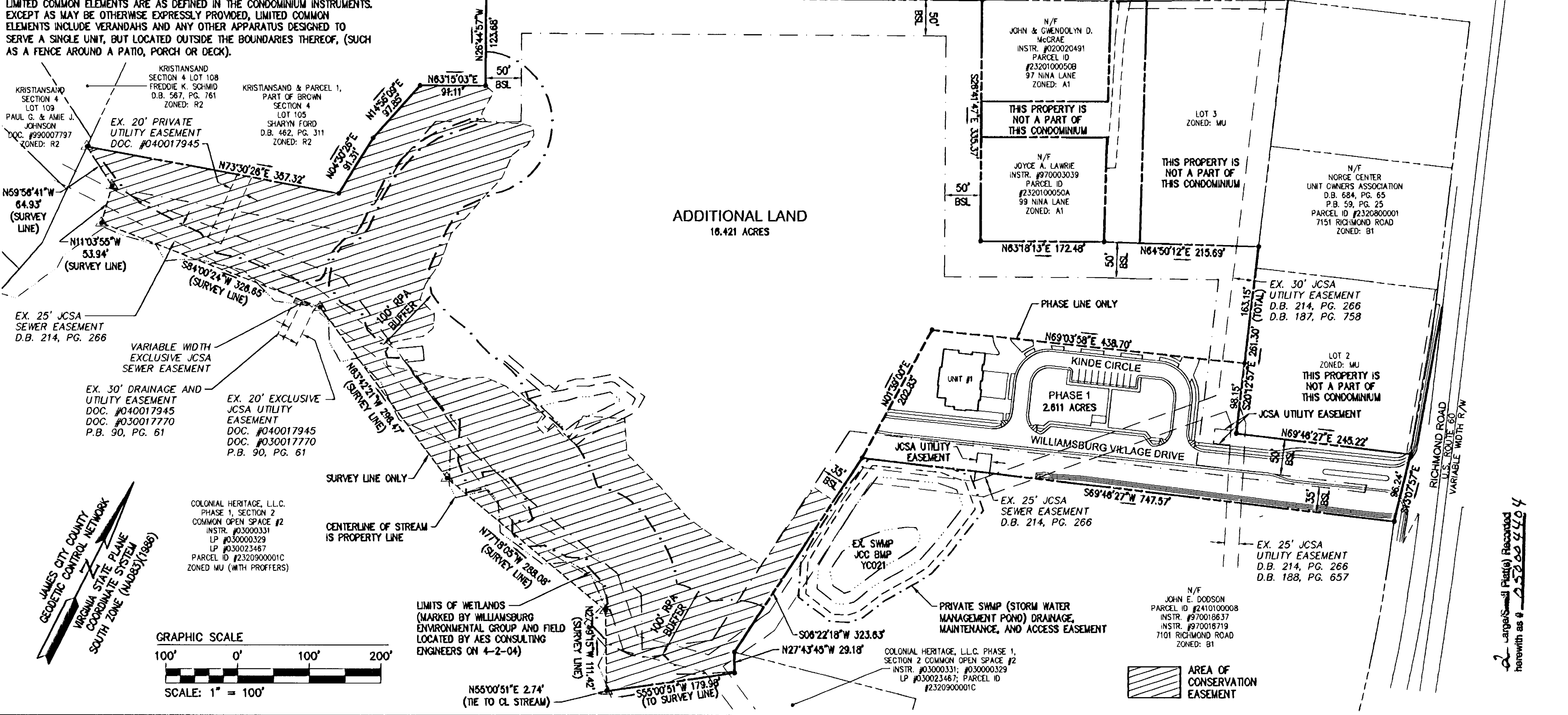
GENERAL NOTES

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 23-9(c)(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

KRISTIANSSAND SECTION 3 LOT 75 HARRY L. WARR ZONED: R2	KRISTIANSSAND SECTION 3 LOT 74 RODNEY D. & JOYCE A. SMOOT DOC. #990009427 ZONED: R2	KRISTIANSSAND SECTION 3 LOT 73 WILLIAM H. FORD D.B. 515, PG. 131 ZONED: R2	KRISTIANSSAND SECTION 2 LOT 53 WAYNE F. & KATHY J. RHODES DOC. #020026273 ZONED: R2	KRISTIANSSAND SECTION 2 LOT 52 WADE W. SIMS D.B. 744, PG. 382 ZONED: R2	KRISTIANSSAND SECTION 2 LOT 51 JOHN L. & DEBRA L. GRAZIANI, JR. DOC. #030021348 ZONED: R2	KRISTIANSSAND SECTION 2 LOT 50 JOHN B. HUNDLEY D.B. 547, PG. 204 ZONED: R2	KRISTIANSSAND SECTION 2 LOT 49 CHARLES B. & JUDITH PYSHER DOC. #990011070 ZONED: R2	KRISTIANSSAND SECTION 1 LOT 4 DAVID EVAN BLACK D.B. 336, PG. 769 ZONED: R2	KRISTIANSSAND SECTION 1 LOT 3 JOSEPH J. & JEANNE M. CONNER DOC. #020013965 ZONED: R2	KRISTIANSSAND SECTION 1 LOT 2 BRIAN L. & ALISA G. MILLER DOC. #020005711 ZONED: R2	KRISTIANSSAND SECTION 1 LOT 1 JOHN K. & JENNIFER B. OAST DOC. #000013038 ZONED: R2
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CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND

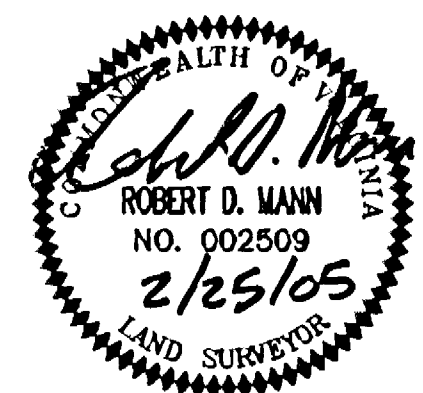
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

"EXHIBIT M-1"

PLAT OF CONDOMINIUM

WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 1, UNIT #1

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

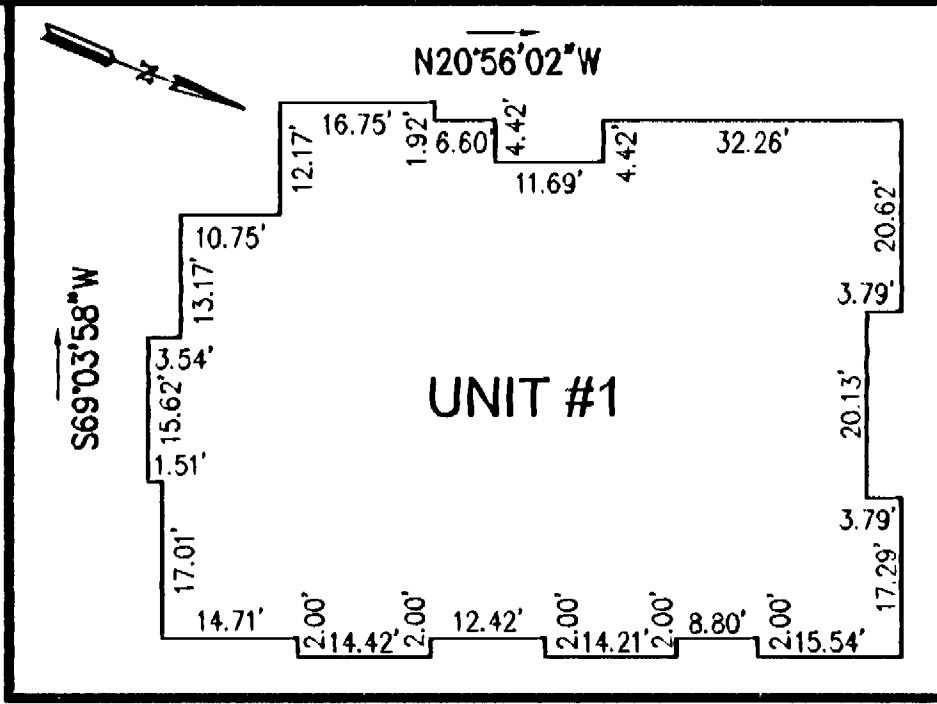
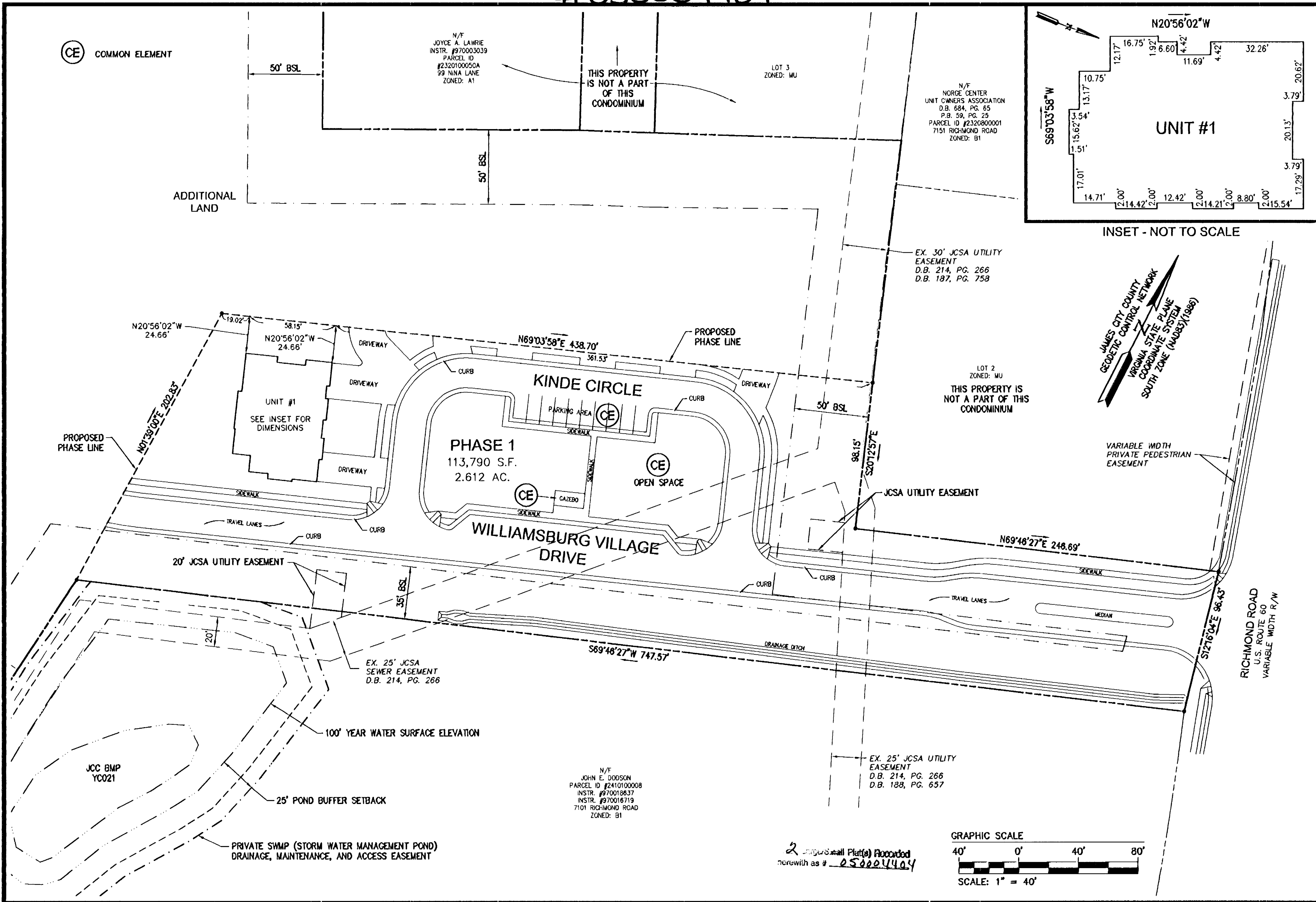


No.	DATE	REVISION / COMMENT / NOTE	BY

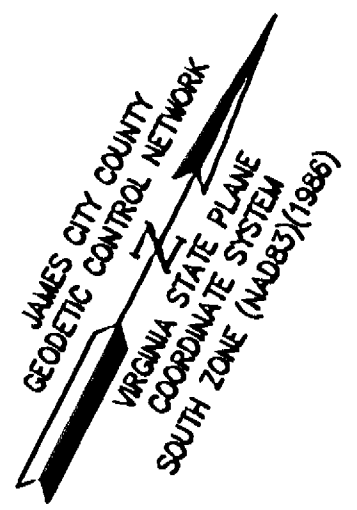
City of Williamsburg & County of James City
 Circuit Court This PLAT was recorded on 2 March 2005
 at 1:23 AM P.M. P.B. - PG. -
 DOCUMENT # 050004404
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed	Drawn
YMB/JAG	AWT
Scale	Date
1"=100'	2/25/05
Project No.	9286-2
Drawing No.	1 of 2

#050004404



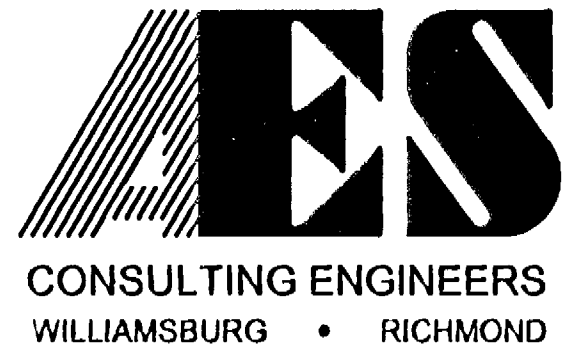
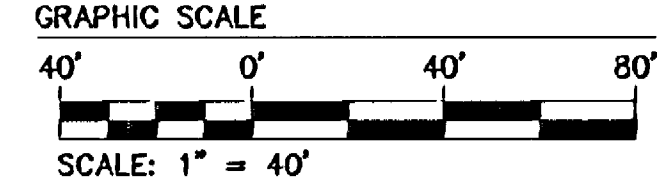
INSET - NOT TO SCALE



LOT 2
ZONED: MU
THIS PROPERTY IS NOT A PART OF THIS CONDOMINIUM

N/F
JOHN E. DODSON
PARCEL ID #2410100008
INSTR. #970018637
INSTR. #970018719
7101 RICHMOND ROAD
ZONED: B1

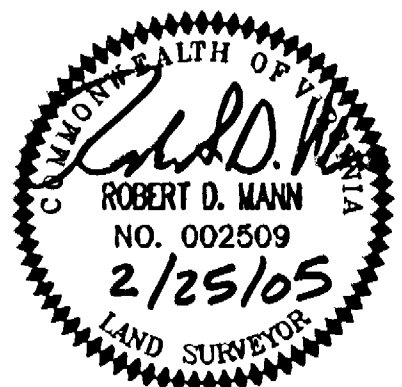
2 Original Plat(s) Recorded
herewith as # 050004404



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Williamsburg, Virginia 23188
(757) 253-0040
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"EXHIBIT 1"
PLAT OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 1, UNIT #1

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



City of Williamsburg & County of James City Circuit Court		This PLAT was recorded on <u>2 March 2005</u>	
at <u>1:23</u> AM/PM, PB <u> </u> PG <u> </u>		DOCUMENT # <u>050004404</u>	
BETSY B. WOOLRIDGE, CLERK		<u>Betsy B. Woolridge</u> , Clerk	
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB/JAG	Drawn AWT
Scale 1"=40'	Date 2/25/05
Project No. 9286-2	
Drawing No. 2 of 2	