

#050020161

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 8, UNIT #8, 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 7/28/05
 ROBERT D. MANN, L.S. #2509 DATE

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

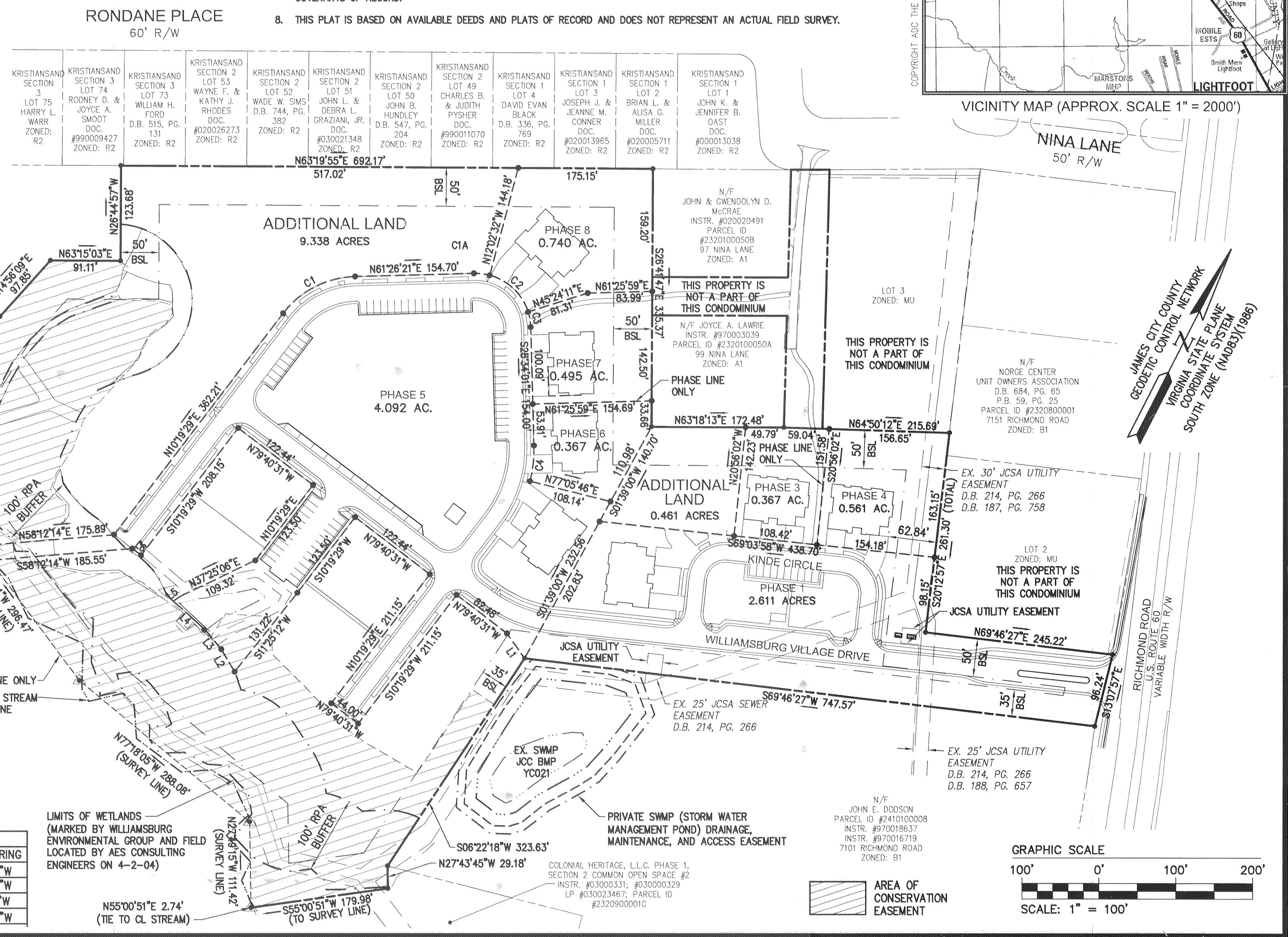
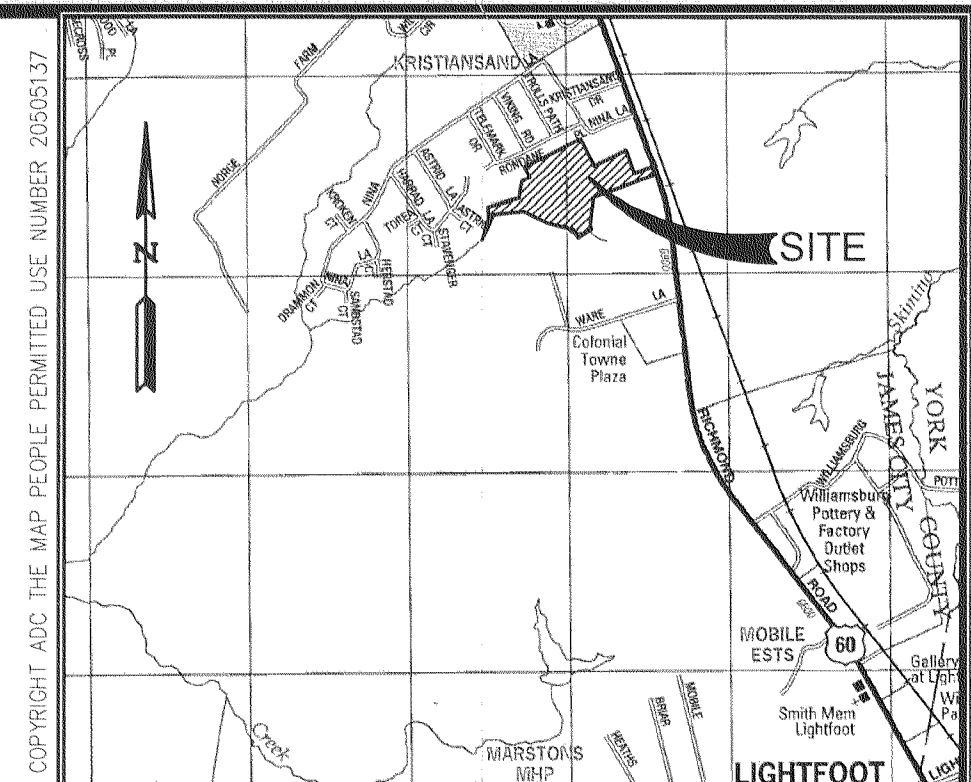
LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONDOMINIUM INSTRUMENTS. EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE VERANDAHs AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF, (SUCH AS A FENCE AROUND A PATIO, PORCH OR DECK).

AREA TABULATION

PHASE 1	2.611 AC.±
PHASE 3	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.±
ADDITIONAL LAND	9.799 AC.±
TOTAL AREA	19.032 AC.±

GENERAL NOTES

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



KRISTIANSSAND SECTION 4 LOT 108
 FREDDIE K. SCHMID
 D.B. 567, PG. 761
 ZONED: R2

KRISTIANSSAND & PARCEL 1,
 SECTION 4
 LOT 105
 SHARYN FORD
 D.B. 462, PG. 311
 ZONED: R2

EX. 20' PRIVATE UTILITY EASEMENT
 DOC. #040017945

EX. 25' JCSA SEWER EASEMENT
 D.B. 214, PG. 266

VARIABLE WIDTH EXCLUSIVE JCSA SEWER EASEMENT

EX. 30' DRAINAGE AND UTILITY EASEMENT
 DOC. #040017945
 DOC. #030017770
 P.B. 90, PG. 61

EX. 20' EXCLUSIVE JCSA UTILITY EASEMENT
 DOC. #040017945
 DOC. #030017770
 P.B. 90, PG. 61

COLONIAL HERITAGE, L.L.C.
 PHASE 1, SECTION 2
 COMMON OPEN SPACE #2
 INSTR. #03000331
 LP #03000329
 LP #030023467
 PARCEL ID #232090001C
 ZONED MU (WITH PROFFERS)

LIMITS OF WETLANDS (MARKED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND FIELD LOCATED BY AES CONSULTING ENGINEERS ON 4-2-04)

EX. SWMP JCC BMP YC021

PRIVATE SWMP (STORM WATER MANAGEMENT POND) DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT

EX. 25' JCSA SEWER EASEMENT
 D.B. 214, PG. 266

EX. 25' JCSA UTILITY EASEMENT
 D.B. 214, PG. 266
 D.B. 188, PG. 657

N/F JOHN E. DODSON
 PARCEL ID #2410100008
 INSTR. #970018637
 INSTR. #970016719
 7101 RICHMOND ROAD
 ZONED: B1

N/F JOHN & GWENDOLYN D. McCRACKEN
 INSTR. #020020491
 PARCEL ID #2320100050B
 97 NINA LANE
 ZONED: A1

N/F JOYCE A. LAWRIE
 INSTR. #970003039
 PARCEL ID #2320100050A
 99 NINA LANE
 ZONED: A1

NORGE CENTER UNIT OWNERS ASSOCIATION
 D.B. 684, PG. 65
 P.B. 59, PG. 25
 PARCEL ID #2320800001
 7151 RICHMOND ROAD
 ZONED: B1

EX. 30' JCSA UTILITY EASEMENT
 D.B. 214, PG. 266
 D.B. 187, PG. 758

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

JCSA UTILITY EASEMENT

EX. 25' JCSA UTILITY EASEMENT
 D.B. 214, PG. 266
 D.B. 188, PG. 657

NINA LANE 50' R/W

RICHMOND ROAD U.S. ROUTE 60 VARIABLE WIDTH R/W

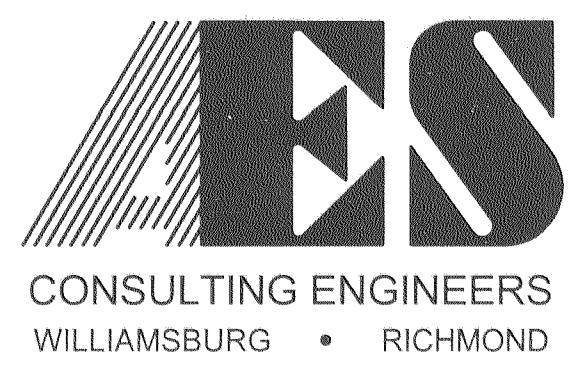
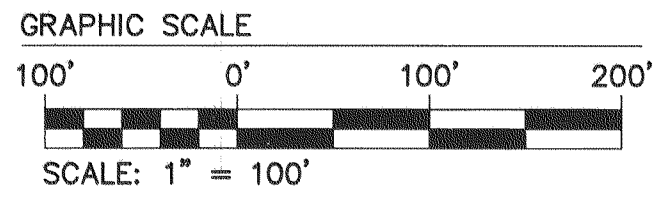
JAMES CITY COUNTY GEODETIC CONTROL NETWORK
 VIRGINIA STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE (NAD83)(1986)

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N62°13'39"W	39.87'
L2	N57°38'15"W	34.11'
L3	N66°36'40"W	32.90'
L4	N75°08'51"W	55.44'
L5	N26°17'39"E	9.63'
L6	N79°40'31"W	14.18'
L7	N63°42'21"W	23.56'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	51°06'52"	122.00'	108.84'	58.34'	105.26'	S35°52'55"W
C1A	16°31'07"	72.00'	20.76'	10.45'	20.69'	S69°41'55"W
C2	57°26'42"	72.00'	72.19'	39.46'	69.20'	N73°19'10"W
C3	16°01'48"	72.00'	20.14'	10.14'	20.08'	N36°34'55"W



25248 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 8, UNIT #8
 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
 8-26-2005
 at 1:42 PM PG. 10 PG. 10
 DOCUMENT # 050020161
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed	Drawn
VMB/JAG	AWT/eaw
Scale	Date
1"=100'	7/28/05
Project No.	
9286-2	
Drawing No.	
1 of 2	

S:\jobs\9286\02-Norge-Condo-Plats\Draw\Plats\Record\Phase 8\928602C.dwg, 8/17/2005 10:25:35 AM