

#060003665

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 PLAN FOR PHASE 14, UNIT #14, 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 1/6/06

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

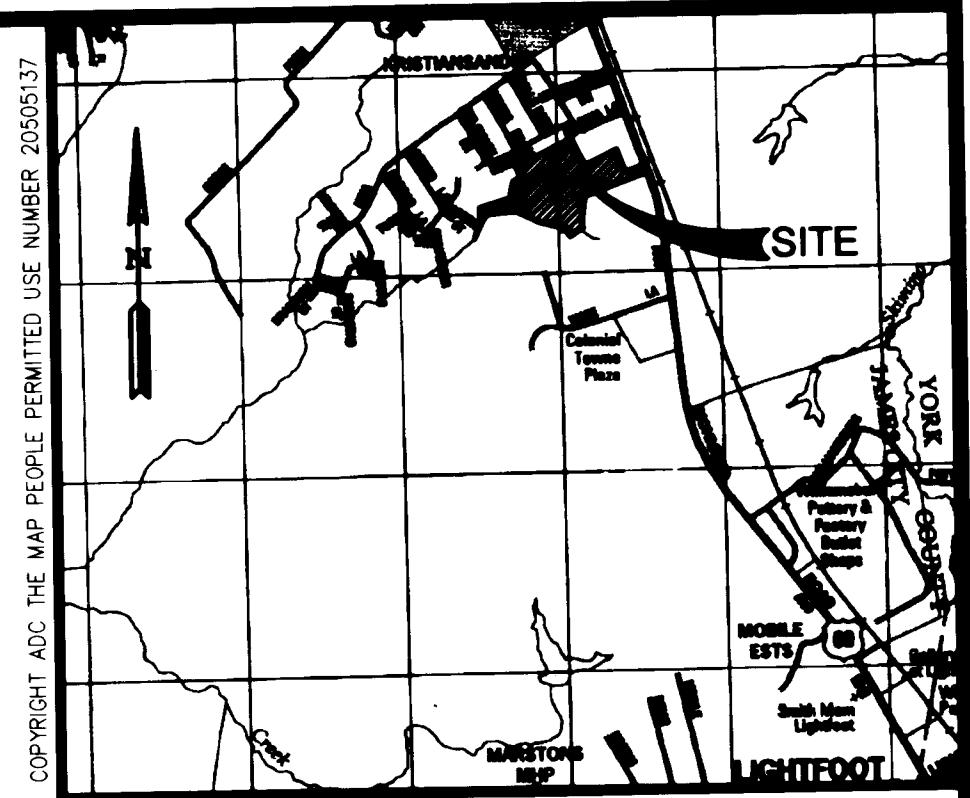
| | |
|-----------------|-------------|
| PHASE 1 | 2.611 AC.± |
| PHASE 3 | 0.367 AC.± |
| PHASE 4 | 0.561 AC.± |
| PHASE 5 | 4.092 AC.± |
| PHASE 6 | 0.367 AC.± |
| PHASE 7 | 0.495 AC.± |
| PHASE 8 | 0.740 AC.± |
| PHASE 9 | 0.372 AC.± |
| PHASE 10 | 0.364 AC.± |
| PHASE 11 | 0.710 AC.± |
| PHASE 12 | 0.787 AC.± |
| PHASE 13 | 0.818 AC.± |
| PHASE 14 | 2.062 AC.± |
| ADDITIONAL LAND | 4.886 AC.± |
| TOTAL AREA | 19.032 AC.± |

GENERAL NOTES

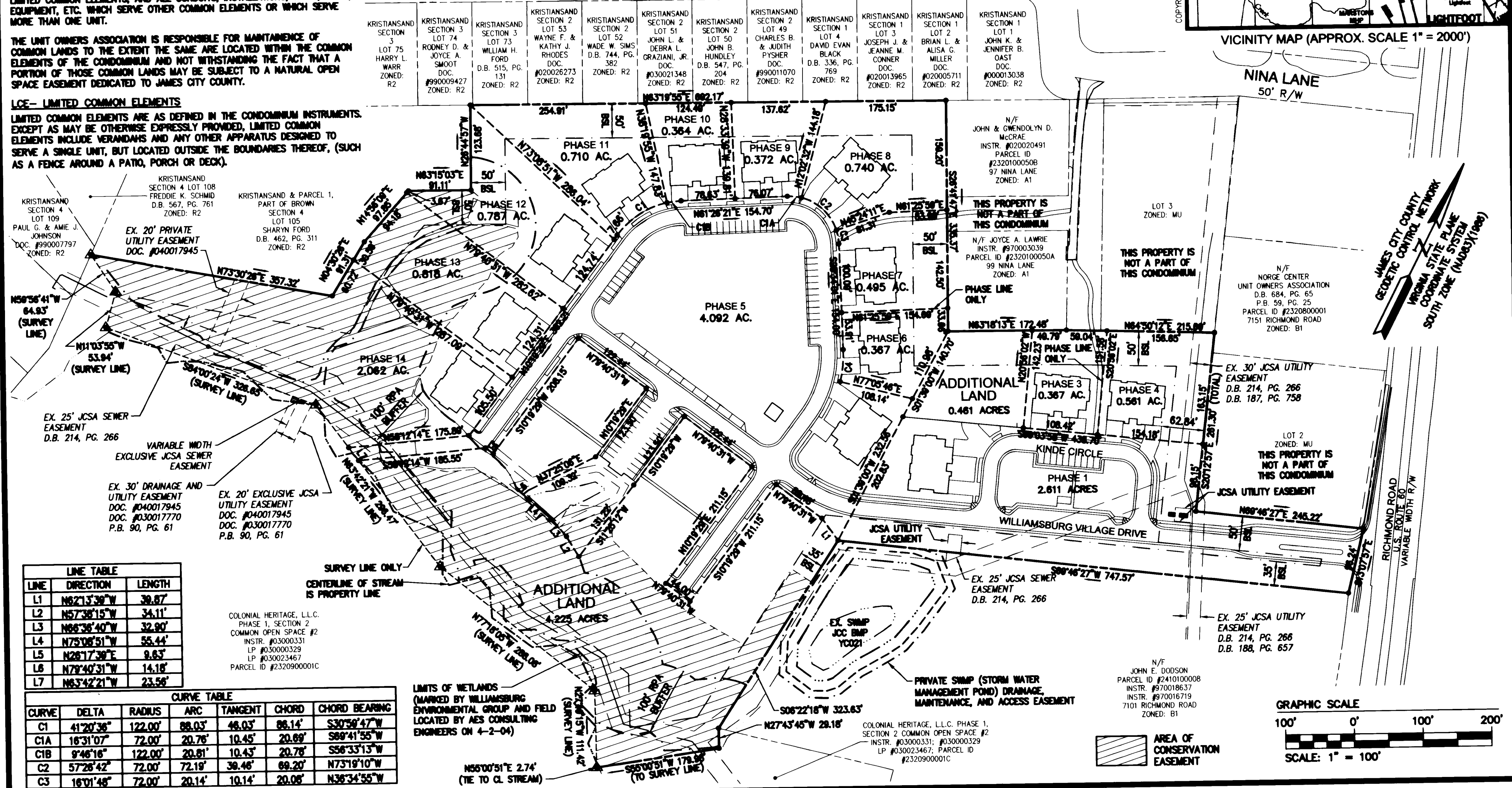
1. SITE IS ZONED M-U, (MIXED USE) - WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040010002)
2. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (1) OF THE JAMES CITY COUNTY CODE.
3. NATURAL OPEN 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)(1-30). PROPERTY ADDRESS: 7145 RICHMOND ROAD.
5. 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.
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



VICINITY MAP (APPROX. SCALE 1" = 2000')



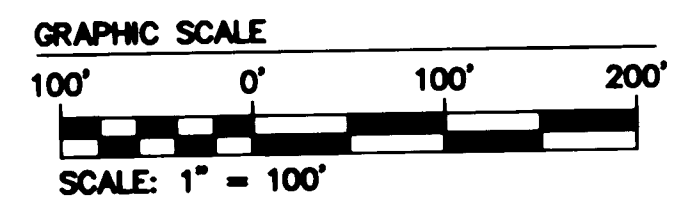
LINE TABLE

| LINE | DIRECTION | LENGTH |
|------|-------------|--------|
| L1 | N82°13'39"W | 39.87' |
| L2 | N57°36'15"W | 34.11' |
| L3 | N86°36'40"W | 32.90' |
| L4 | N75°06'51"W | 55.44' |
| L5 | N28°17'39"E | 9.63' |
| L6 | N78°40'31"W | 14.18' |
| L7 | N83°42'21"W | 23.56' |

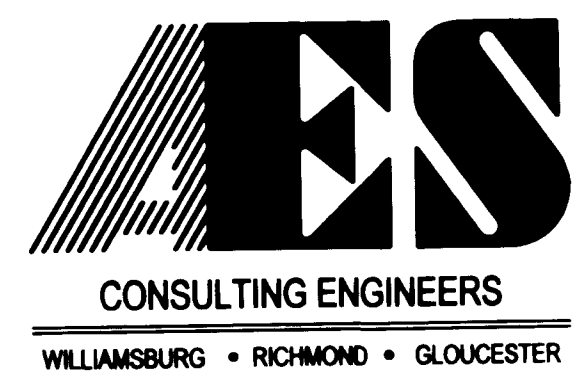
CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
|-------|-----------|---------|--------|---------|--------|---------------|
| C1 | 41°20'36" | 122.00' | 88.03' | 46.03' | 88.14' | S30°58'47"W |
| C1A | 16°31'07" | 72.00' | 20.76' | 10.45' | 20.89' | S89°41'55"W |
| C1B | 9°46'16" | 122.00' | 20.81' | 10.43' | 20.78' | S56°33'13"W |
| C2 | 57°26'42" | 72.00' | 22.19' | 38.46' | 69.20' | N73°19'10"W |
| C3 | 16°01'46" | 72.00' | 20.14' | 10.14' | 20.06' | N36°34'55"W |

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

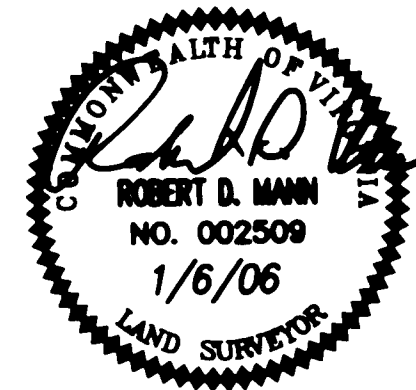


S:\Jobs\928602-Norge Condo Plats\dwg\Plat\Record\Phase 14\PHASE14.dwg, 1/10/2006 11:22:05 AM, EAW



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 14, UNIT #14
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
21 February 2006
at *11:58* AM/PM, PB _____ PG _____
DOCUMENT # *060003665*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

| | |
|-------------|---------|
| Designed | Drawn |
| VMB/JAG | AWT/eww |
| Scale | Date |
| 1"=100' | 1/6/06 |
| Project No. | 9286-2 |
| Drawing No. | 1 of 2 |