

#060023703

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 2, UNIT #2, WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANN., SUBSECTION 55-78.59 (A), AS AMENDED.

Robert D. Mann
 ROBERT D. MANN, L.S. #2509 DATE 9/12/06

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

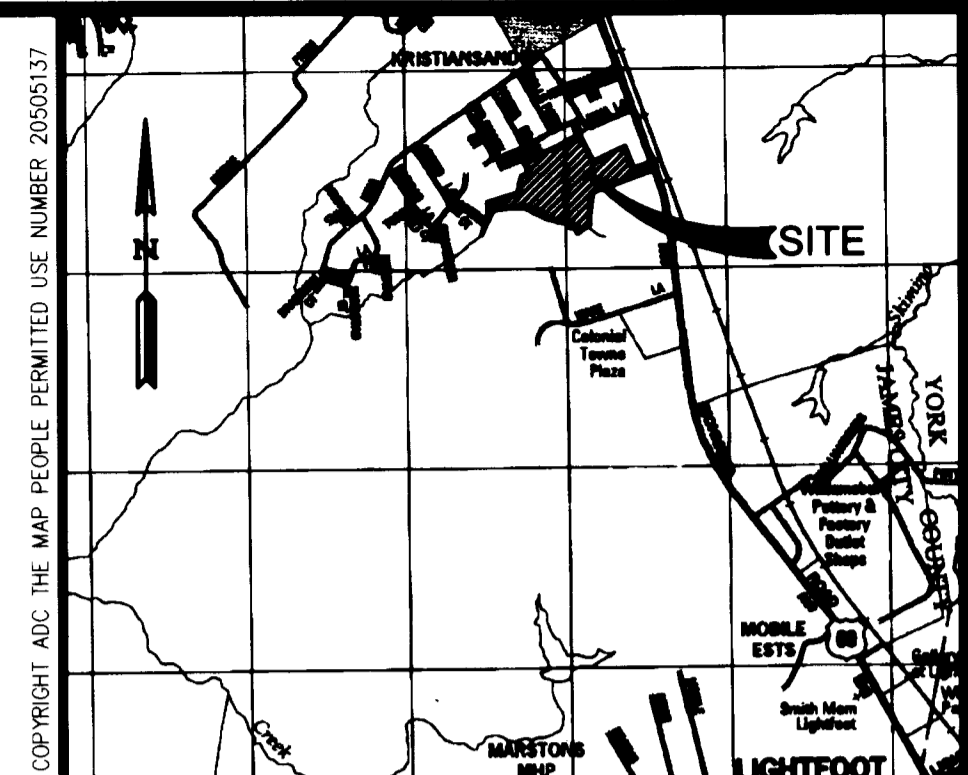
PHASE 1-A	2.011 AC±
PHASE 2	0.481 AC±
PHASE 3-A	0.367 AC±
PHASE 4-A	0.561 AC±
PHASE 5	4.092 AC±
PHASE 6-A	0.367 AC±
PHASE 7-A	0.495 AC±
PHASE 8	0.740 AC±
PHASE 9	0.372 AC±
PHASE 10	0.364 AC±
PHASE 11	0.710 AC±
PHASE 12	0.787 AC±
PHASE 13	0.818 AC±
PHASE 14	2.062 AC±
PHASE 15	0.770 AC±
PHASE 16	0.289 AC±
PHASE 17	0.289 AC±
PHASE 18	1.425 AC±
PHASE 19	1.176 AC±
PHASE 20	0.276 AC±
COMMON ELEMENT	0.202 AC±
TOTAL AREA	18.234 AC±

GENERAL NOTES

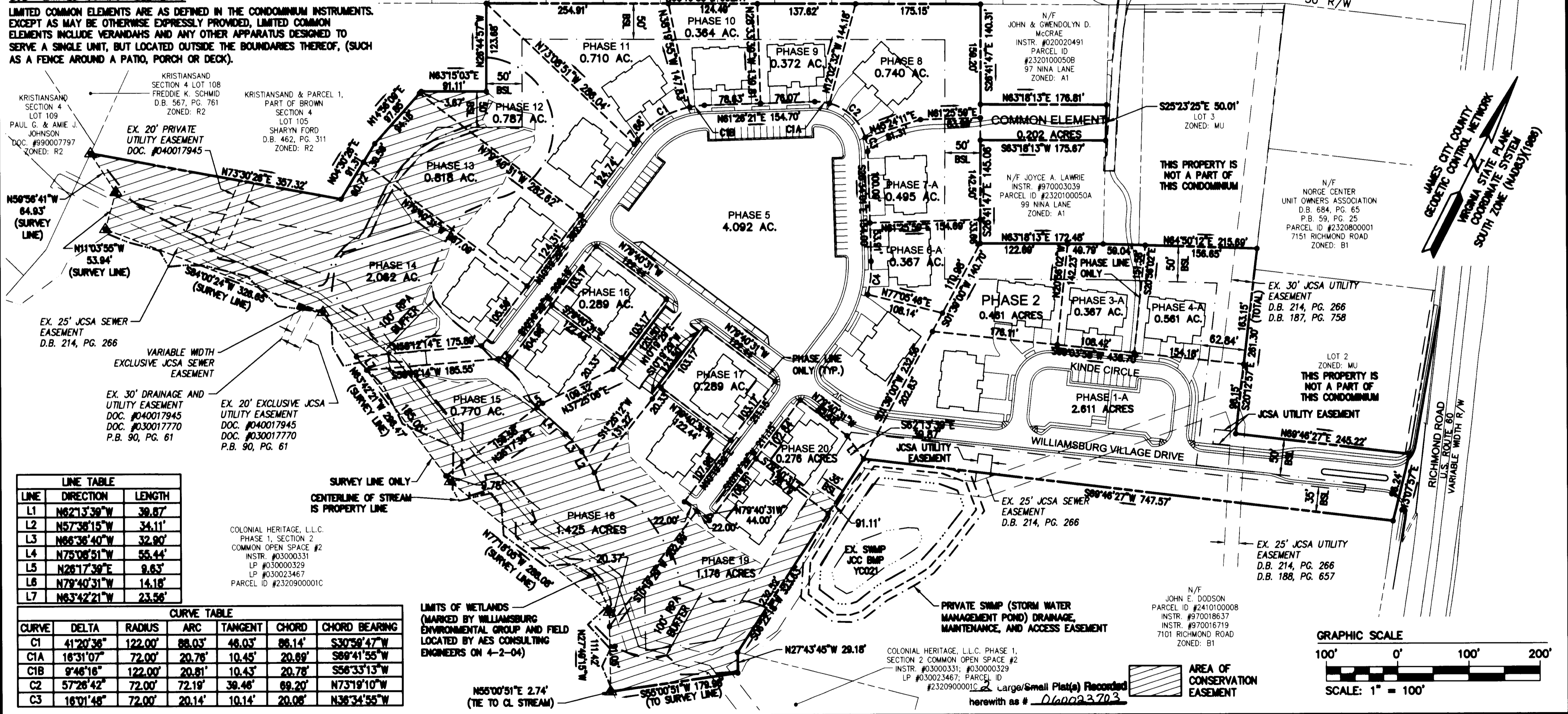
- SITE IS ZONED M-U, (MIXED USE) - WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040018082)
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (1) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE 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.L.R.M. 510201-0020 B, DATED FEBRUARY 6, 1991.
- PROPERTY REF.: INSTRUMENT #040017945 AND INSTRUMENT #080017078
- 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.

RONDANE PLACE

60' R/W



KRISTIANSSAND SECTION 3 LOT 74	KRISTIANSSAND SECTION 3 LOT 73	KRISTIANSSAND SECTION 2 LOT 53	KRISTIANSSAND SECTION 2 LOT 52	KRISTIANSSAND SECTION 2 LOT 51	KRISTIANSSAND SECTION 2 LOT 50	KRISTIANSSAND SECTION 2 LOT 49	KRISTIANSSAND SECTION 1 LOT 4	KRISTIANSSAND SECTION 1 LOT 2	KRISTIANSSAND SECTION 1 LOT 1	
ROONEY D. & JOYCE A. SMOOT DOC. #99009427 ZONED: R2	WILLIAM H. FORD D.B. 515, PG. 131 ZONED: R2	WAYNE F. & KATHY J. RHODES DOC. #020026273 ZONED: R2	WADE W. SIMS D.B. 744, PG. 382 ZONED: R2	JOHN L. & DEBRA L. GRAZIANI, JR. DOC. #030021348 ZONED: R2	JOHN B. HUNDLEY D.B. 547, PG. 204 ZONED: R2	CHARLES B. & JUDITH PYSHER DOC. #990011070 ZONED: R2	DAVID EVAN BLACK D.B. 336, PG. 000 ZONED: R2	JOSEPH J. & JEANNE M. CONNER DOC. #020013965 ZONED: R2	BRIAN L. & ALISA G. MILLER DOC. #020005711 ZONED: R2	
KRISTIANSSAND SECTION 4 LOT 108	KRISTIANSSAND & PARCEL 1, SECTION 4 LOT 105	KRISTIANSSAND SECTION 4 LOT 109	N/F JOHN & GWENDOLYN D. MCCRAE INSTR. #020020491 PARCEL ID #23201000508 97 NINA LANE ZONED: A1							N/F JOYCE A. LAWRIE INSTR. #970003039 PARCEL ID #2320100050A 99 NINA LANE ZONED: A1
FREDDIE K. SCHMID D.B. 567, PG. 761 ZONED: R2	SHARYN FORD D.B. 462, PG. 311 ZONED: R2	PAUL G. & AMIE J. JOHNSON DOC. #990007797 ZONED: R2	N/F NORGE CENTER UNIT OWNERS ASSOCIATION D.B. 684, PG. 65 P.B. 59, PG. 25 PARCEL ID #2320800001 7151 RICHMOND ROAD ZONED: B1							N/F JOHN E. DODSON PARCEL ID #2410100008 INSTR. #970018637 INSTR. #970016719 7101 RICHMOND ROAD ZONED: B1

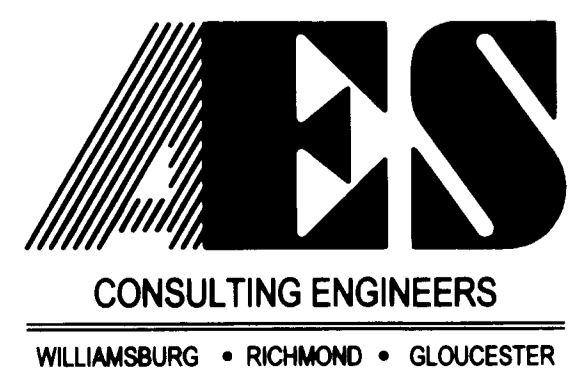
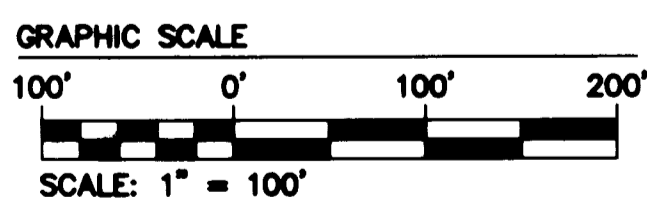


LINE TABLE

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'

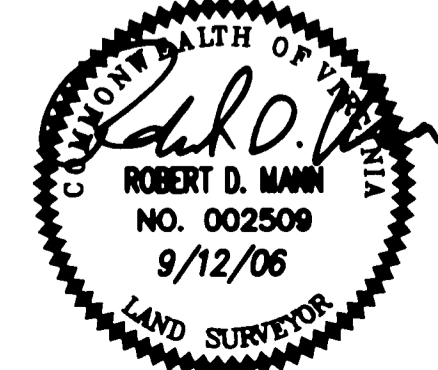
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	41°20'36"	122.00'	88.03'	48.03'	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'	72.19'	38.46'	89.20'	N73°19'10"W
C3	18°01'48"	72.00'	20.14'	10.14'	20.06'	N36°34'55"W



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 2, UNIT #2
 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 September 21, 2006
 at 12:58 PM, PG.
 DOCUMENT # 060023703
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed	Drawn
VMB/JAG	RDM
Scale	Date
1"=100'	9/12/06
Project No.	9286-2
Drawing No.	1 of 2

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