

#060027178

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-A UNITS #801, 802, 803, AND 804, WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANN., SUBSECTION SS-79.58 (A), AS AMENDED.

Robert D. Mann
 ROBERT D. MANN, L.S. #2509 DATE 10/26/06

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.

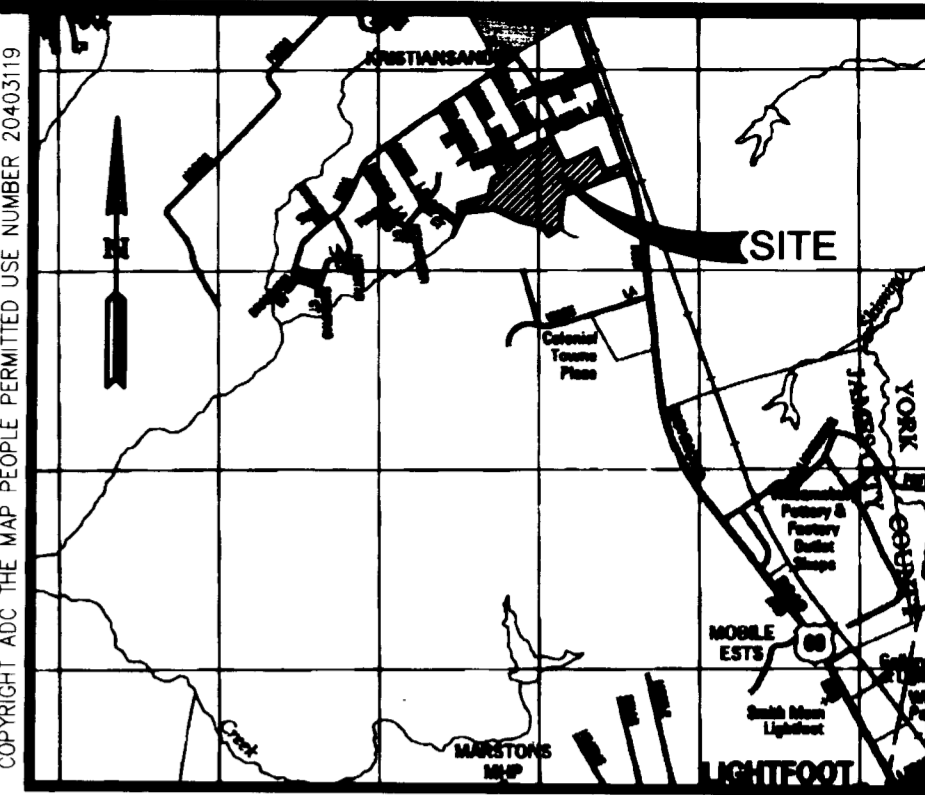
LCE- LIMITED COMMON ELEMENTS

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

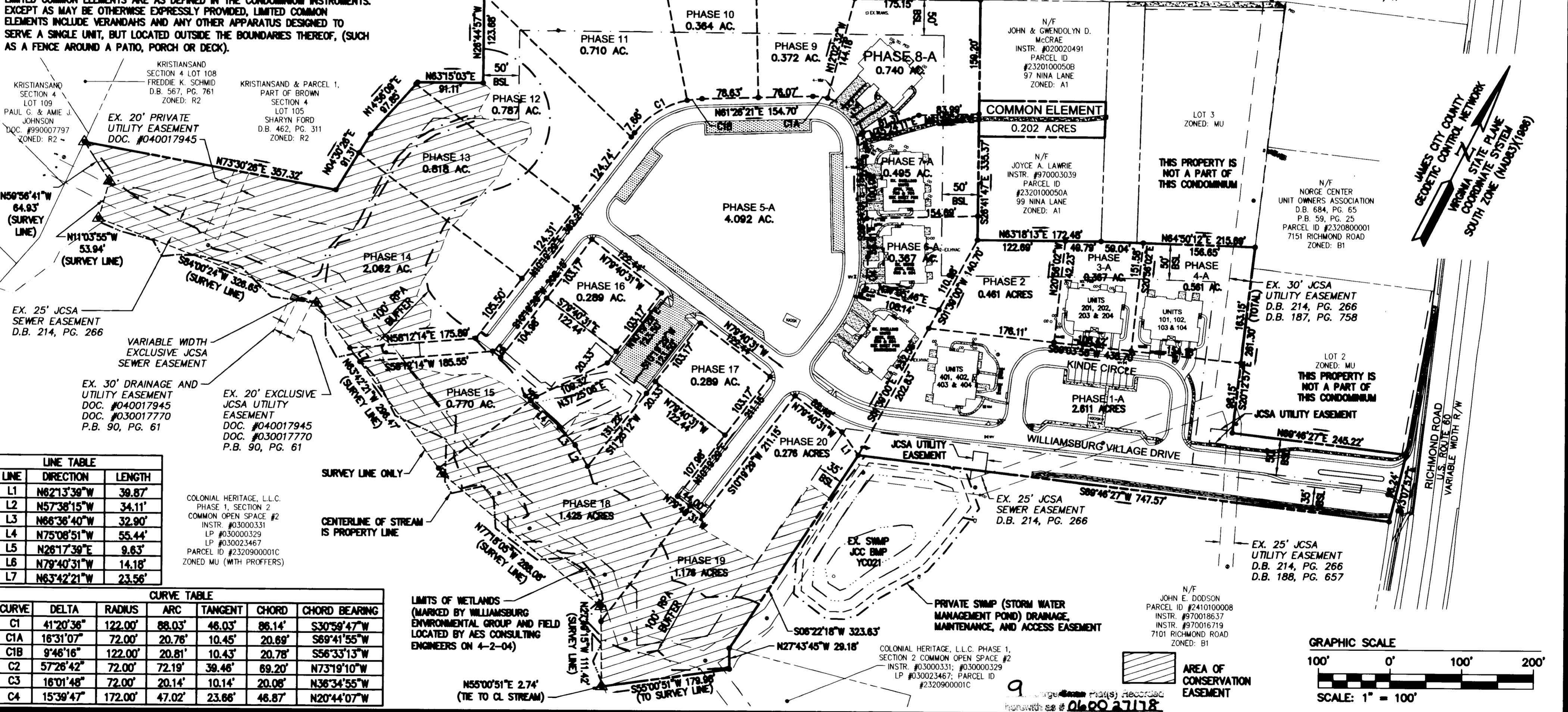
PHASE 1-A	2.811 AC±
PHASE 2	0.461 AC±
PHASE 3-A	0.367 AC±
PHASE 4-A	0.581 AC±
PHASE 5-A	4.092 AC±
PHASE 6-A	0.367 AC±
PHASE 7-A	0.485 AC±
PHASE 8-A	0.740 AC±
PHASE 9	0.372 AC±
PHASE 10	0.364 AC±
PHASE 11	0.710 AC±
PHASE 12	0.787 AC±
PHASE 13	0.818 AC±
PHASE 14	2.082 AC±
PHASE 15	0.770 AC±
PHASE 16	0.289 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:**
1. SITE IS ZONED M-U, (MIXED USE) - WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040010062)
 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 #040017845.
 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 ROONEY 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. GRAZIANO, JR. DOC. #030021348 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. #00013038 ZONED: R2
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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'	46.03'	86.14'	S30°59'47"W
C1A	18°31'07"	72.00'	20.76'	10.45'	20.69'	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'	39.46'	69.20'	N73°19'10"W
C3	16°01'48"	72.00'	20.14'	10.14'	20.08'	N36°34'55"W
C4	15°39'47"	172.00'	47.02'	23.66'	46.87'	N20°44'07"W

LargeScale Plats Recorded

CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER

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

"EXHIBIT M-1"

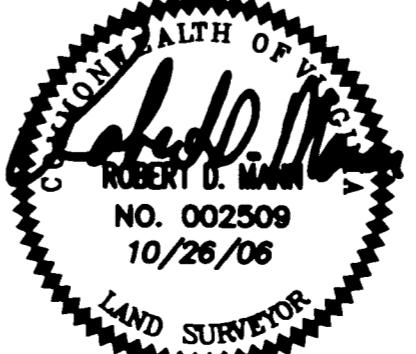
PLAT OF CONDOMINIUM

WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM

PHASE 8-A

UNITS #801, 802, 803, AND 804

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



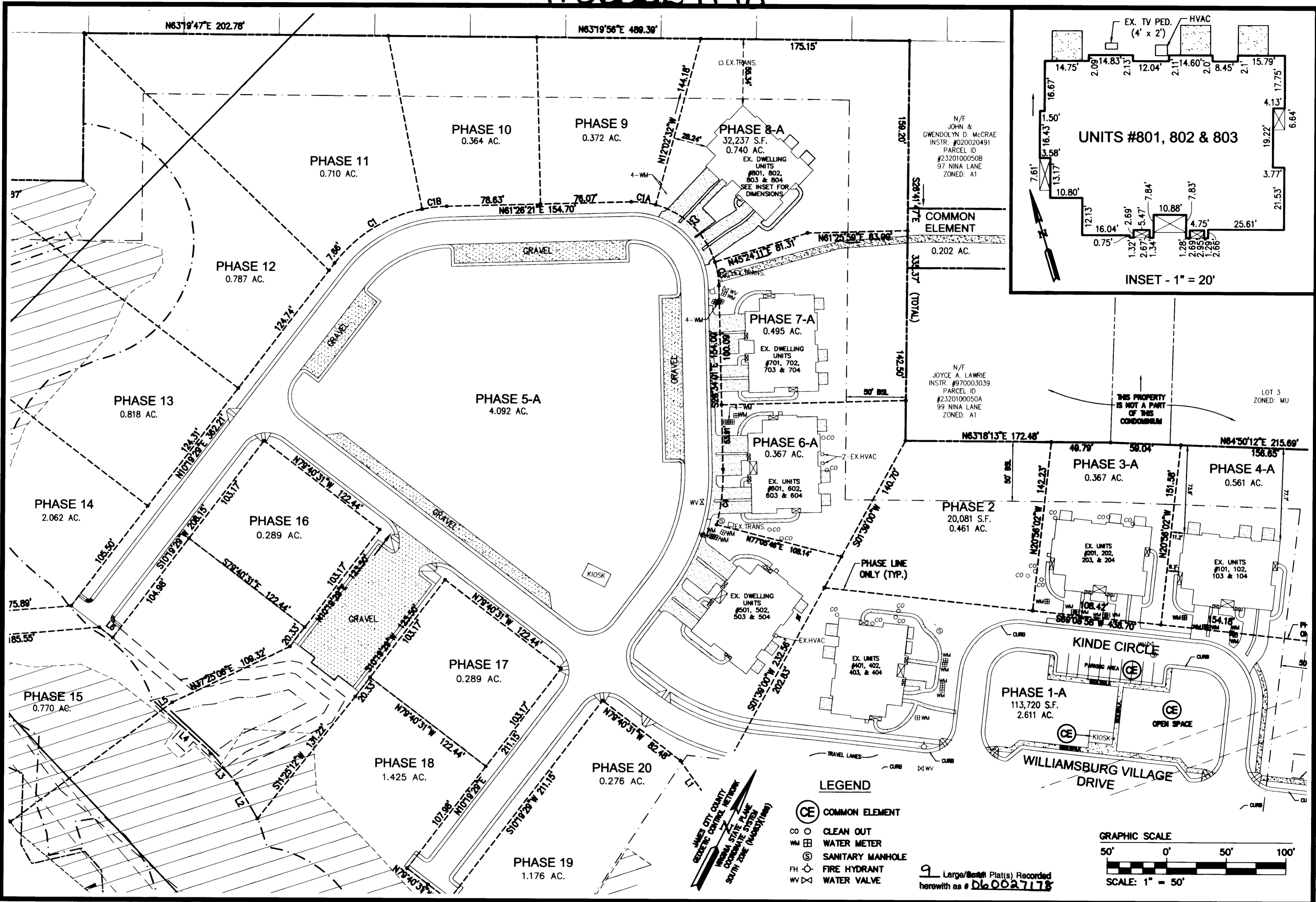
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City of Williamsburg & County of James City
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 at 1:39 PM, PG. 1
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 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

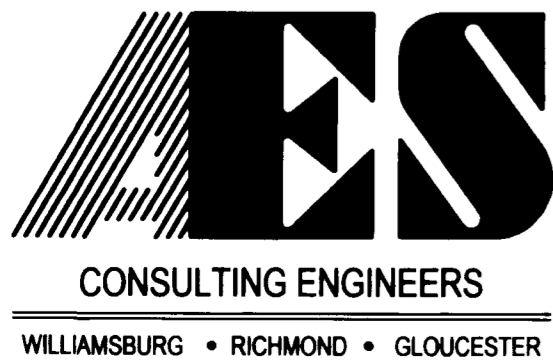
Designed	Drawn
VMB/JAG	AWT/MLH
Scale	Date
1"=100'	10/26/06
Project No.	
9286-2	
Drawing No.	
1 of 9	

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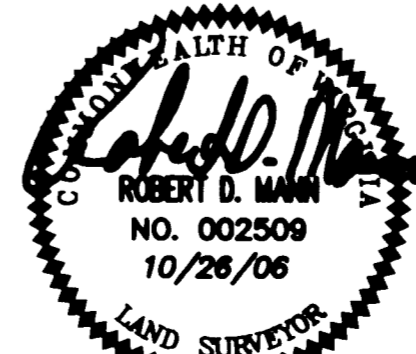


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PLAT OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 8-A
UNITS #801, 802, 803, AND 804
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA






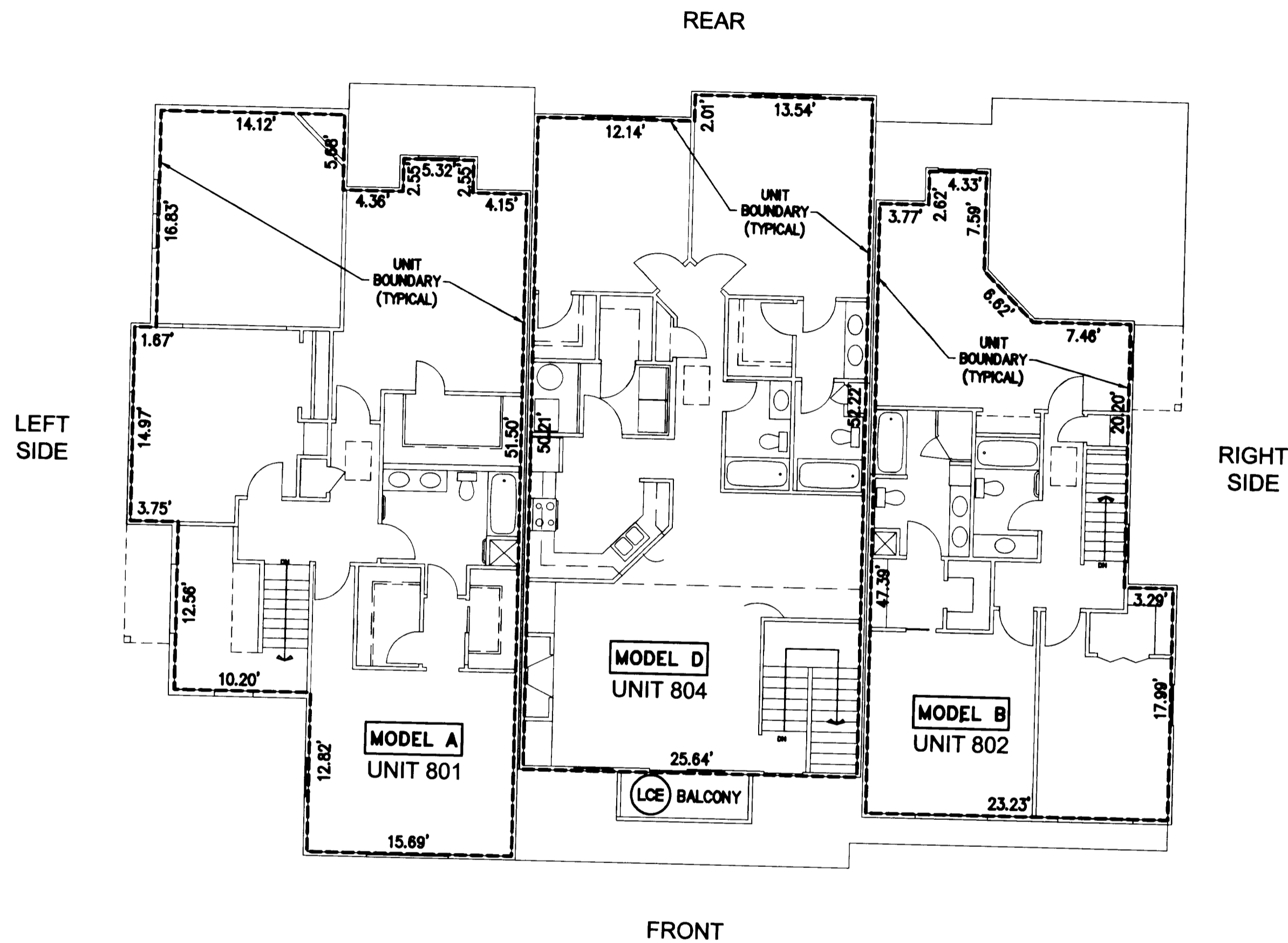
No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11-6-2006
at 1:39 AM/PM, PG
DOCUMENT # 060027178
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed VMB/JAG	Drawn AWT/MLH
Scale 1"=50'	Date 10/26/06
Project No. 9286-2	
Drawing No. 2 of 9	

060027178

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



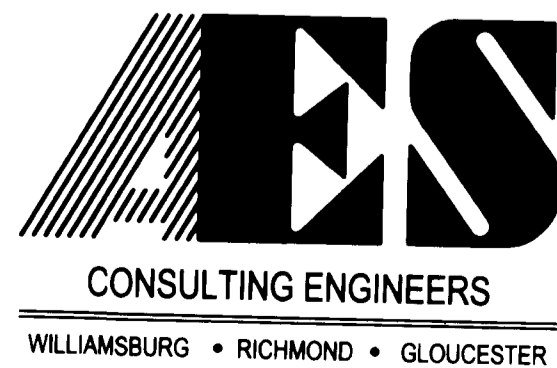
NOTES:

1. COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS ARE SUBSTANTIALLY COMPLETE.
2. ALL BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER ARCHITECTURAL PLANS PROVIDED TO AES CONSULTING ENGINEERS BY THE DEVELOPER.
3. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT AS SHOWN IN THE PLAN AS LOCATED ON PHASE I IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THOSE UNITS HAVING A FIRST FLOOR COMPONENT, AND IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE UNFINISHED FLOOR (TOP SURFACE OF THE PLYWOOD) FOR THOSE UNITS HAVING COMPONENTS ABOVE THE FIRST FLOOR.
4. FOR TWO-STORY UNITS, THE UPPER (HORIZONTAL) BOUNDARY IS THE PLANE OF THE LOWER SURFACE OF THE DRYWALL THAT IS THE CEILING OF THE SECOND FLOOR, OR ATTIC, OR STORAGE AREA ABOVE THE SECOND FLOOR. NONE OF THE ROOF WILL BE A PART OF THE UNIT. FOR ONE-STORY UNITS, THE UPPER BOUNDARY IS THE PLANE OF THE LOWER SURFACE OF THE DRYWALL THAT IS THE CEILING OF THE UNIT.
5. THE VERTICAL (SIDE) BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANE OF THE UNFINISHED INNER SURFACE OF THE DRYWALL ON THE INSIDE OF THE PERIMETER WALLS OF THE UNIT, EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES. WHENEVER THERE IS AN OVERHANG CREATED BY A SECOND FLOOR EXTENDING OUT BEYOND THE VERTICAL PLANE OF THE EXTERIOR OF THE FIRST FLOOR, THE VERTICAL (SIDE) BOUNDARY OF THE FIRST FLOOR AND THE VERTICAL BOUNDARY OF THE SECOND FLOOR SHALL BE JOINED BY THE UPPER PLANE (INTERIOR) OF THE SOFFIT.
6. LOWER, UPPER AND SIDE BOUNDARIES ARE MORE FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
7. THE INTERIOR WALLS AND ELEMENTS AS SHOWN HEREON WERE TAKEN DIRECTLY FROM ARCHITECTURAL DRAWINGS PROVIDED BY THE DEVELOPER AND ARE INTENDED FOR REFERENCE PURPOSES ONLY. INTERIOR WALLS AND ELEMENTS HAVE NOT BEEN FIELD VERIFIED. THE SURVEYOR MAKES NO GUARANTEES THAT UNIT INTERIORS ARE CONSTRUCTED AS SHOWN.



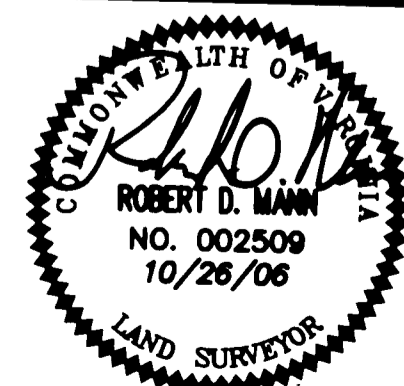
SECOND FLOOR PLAN SCALE: 1/8" = 1'
MODELS A, B & D

9 Large/Small Plat(s) Recorded
herewith as # 060027178



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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"EXHIBIT 1"
PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 8-A
UNITS #801, 802, 803, AND 804
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA






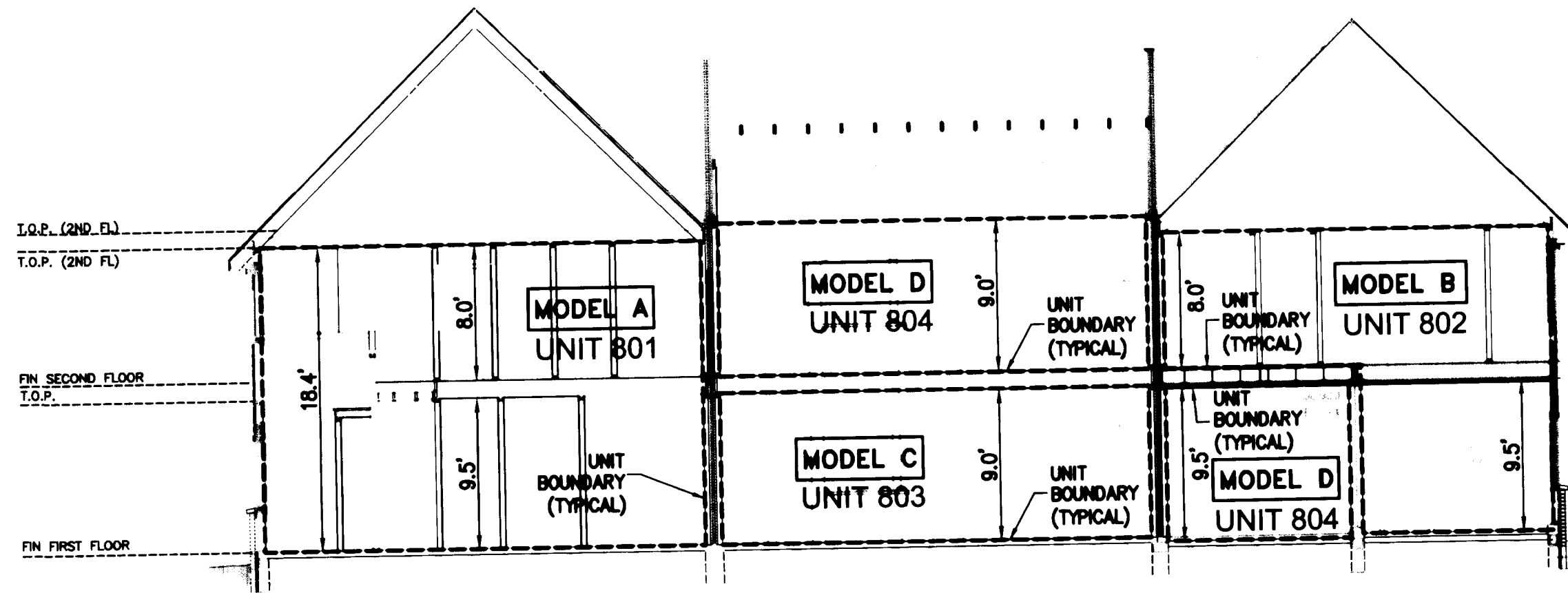
City of Williamsburg & County of James City		
Circuit Court: This PLAT was recorded on		
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DOCUMENT # 060027178		
BETSY B. WOOLRIDGE, CLERK		
<i>Betsy B. Woolridge</i> Clerk		
No.	DATE	REVISION / COMMENT / NOTE
		BY

Designed VMB/JAG	Drawn AWT/MLH
Scale 1/8"=1'	Date 10/26/06
Project No. 9286-2	
Drawing No. 4 of 9	

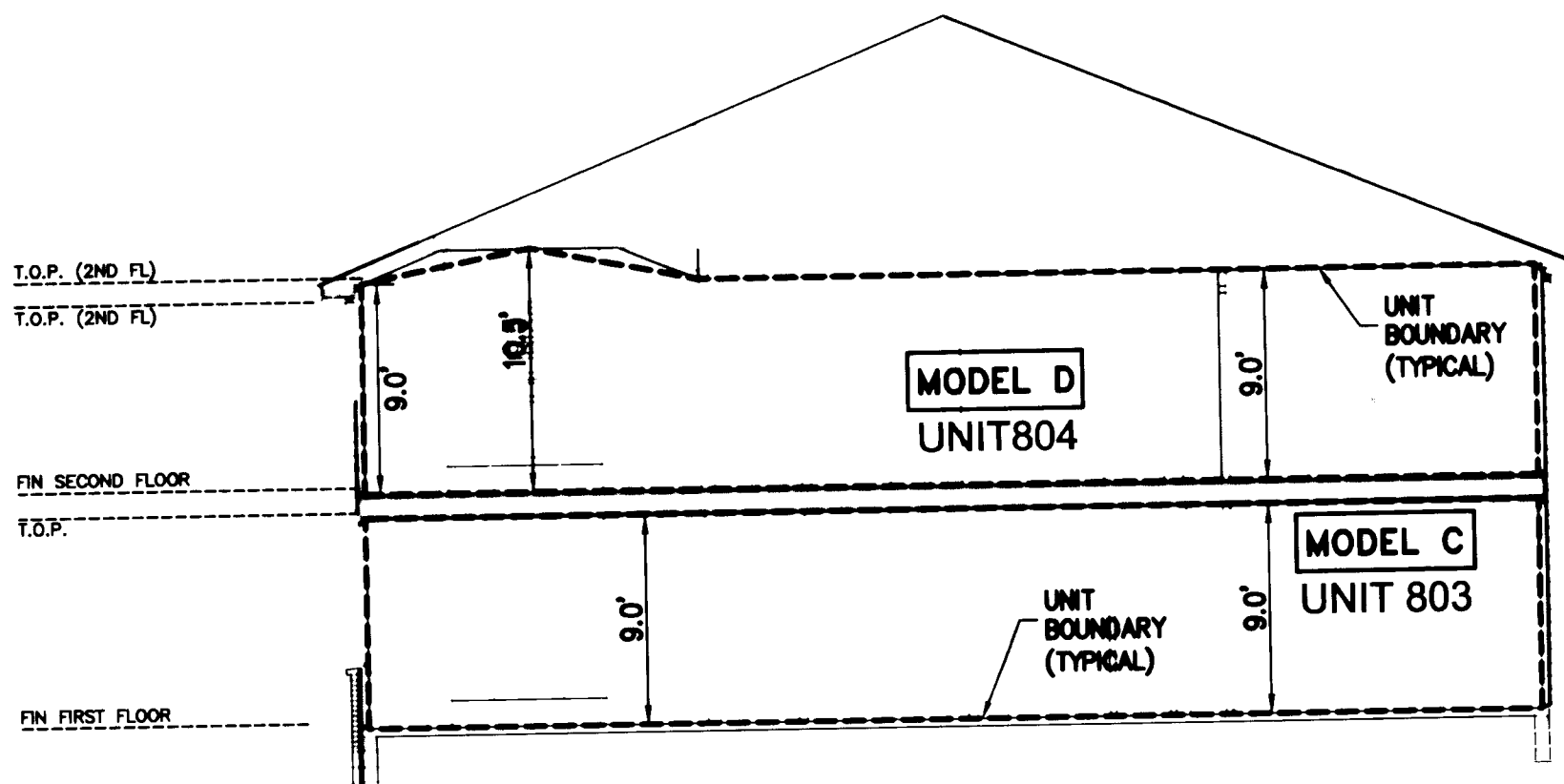
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#060027178

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



SECTION - MODELS A, B, C & D (TYPICAL)
1/8" = 1'-0"

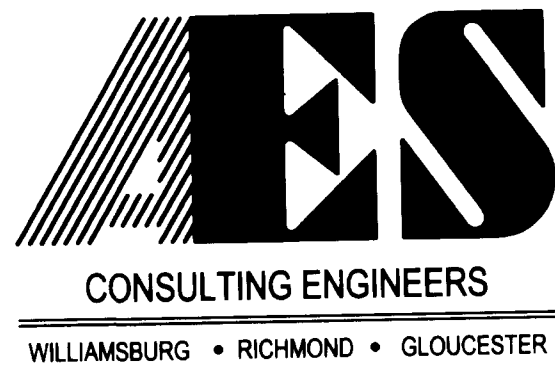


RIGHT SIDE SECTION - MODELS C & D
1/8" = 1'-0"

NOTES:

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2. ALL BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER ARCHITECTURAL PLANS PROVIDED TO AES CONSULTING ENGINEERS BY THE DEVELOPER.
3. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT AS SHOWN IN THE PLAN AS LOCATED ON PHASE I IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THOSE UNITS HAVING A FIRST FLOOR COMPONENT, AND IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE UNFINISHED FLOOR (TOP SURFACE OF THE PLYWOOD) FOR THOSE UNITS HAVING COMPONENTS ABOVE THE FIRST FLOOR.
4. FOR TWO-STORY UNITS, THE UPPER (HORIZONTAL) BOUNDARY IS THE PLANE OF THE LOWER SURFACE OF THE DRYWALL THAT IS THE CEILING OF THE SECOND FLOOR, OR ATTIC, OR STORAGE AREA ABOVE THE SECOND FLOOR. NONE OF THE ROOF WILL BE A PART OF THE UNIT. FOR ONE-STORY UNITS, THE UPPER BOUNDARY IS THE PLANE OF THE LOWER SURFACE OF THE DRYWALL THAT IS THE CEILING OF THE UNIT.
5. THE VERTICAL (SIDE) BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANE OF THE UNFINISHED INNER SURFACE OF THE DRYWALL ON THE INSIDE OF THE PERIMETER WALLS OF THE UNIT, EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES. WHENEVER THERE IS AN OVERHANG CREATED BY A SECOND FLOOR EXTENDING OUT BEYOND THE VERTICAL PLANE OF THE EXTERIOR OF THE FIRST FLOOR, THE VERTICAL (SIDE) BOUNDARY OF THE FIRST FLOOR AND THE VERTICAL BOUNDARY OF THE SECOND FLOOR SHALL BE JOINED BY THE UPPER PLANE (INTERIOR) OF THE SOFFIT.
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7. THE INTERIOR WALLS AND ELEMENTS AS SHOWN HEREON WERE TAKEN DIRECTLY FROM ARCHITECTURAL DRAWINGS PROVIDED BY THE DEVELOPER AND ARE INTENDED FOR REFERENCE PURPOSES ONLY. INTERIOR WALLS AND ELEMENTS HAVE NOT BEEN FIELD VERIFIED. THE SURVEYOR MAKES NO GUARANTEES THAT UNIT INTERIORS ARE CONSTRUCTED AS SHOWN.

9 Large Plat(s) Recorded
herewith as # 060027178

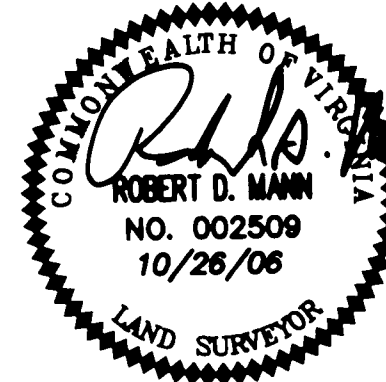


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"EXHIBIT 1"
PLAN OF CONDOMINIUM

WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 8-A
UNITS #801, 802, 803, AND 804

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA






No.	DATE	REVISION / COMMENT / NOTE	BY

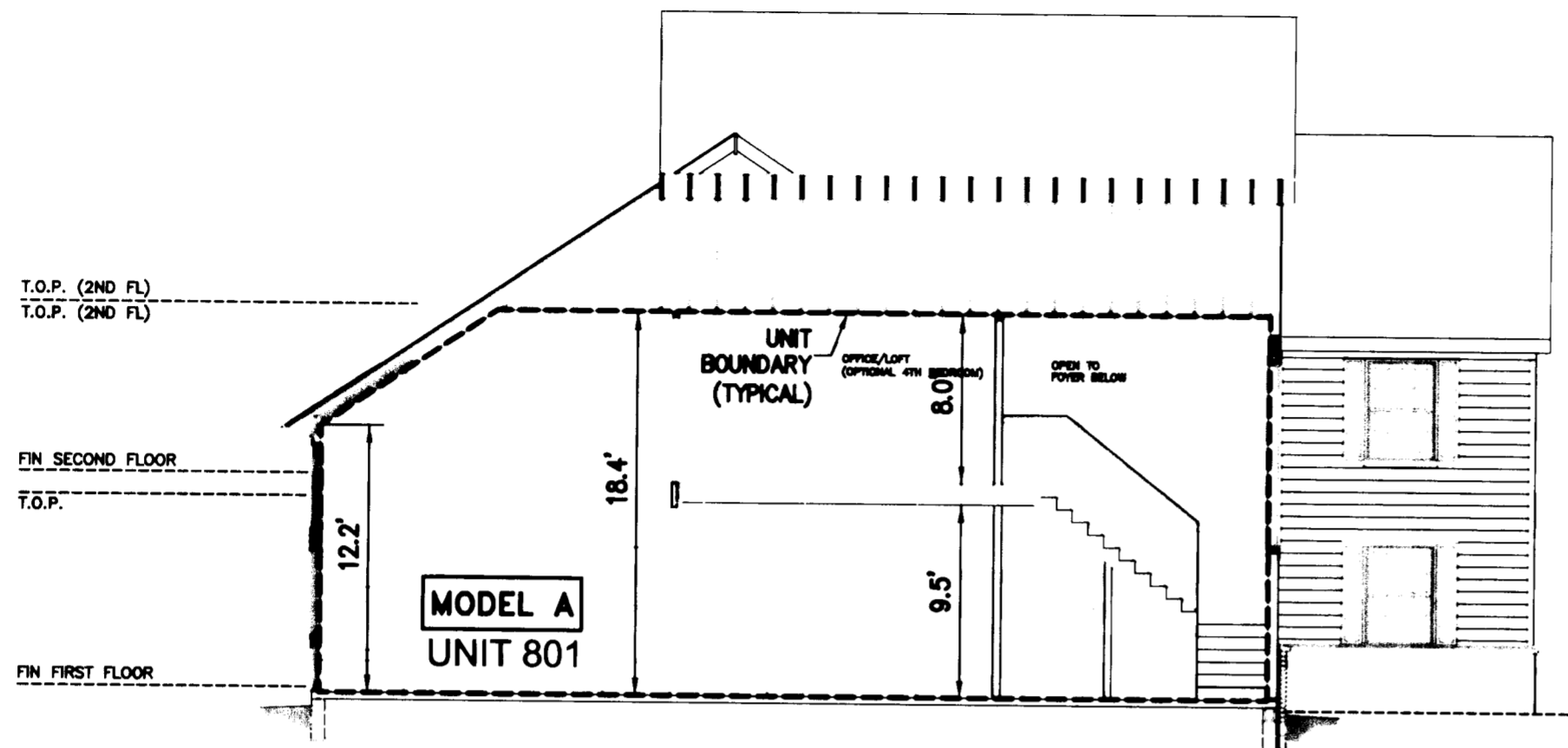
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11-6-2006
at 1:39 PM. PG. 1
DOCUMENT # 060027178
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed VMB/JAG	Drawn AWT/MLH
Scale 1/8"=1'	Date 10/26/08
Project No. 9286-2	
Drawing No. 5 of 9	

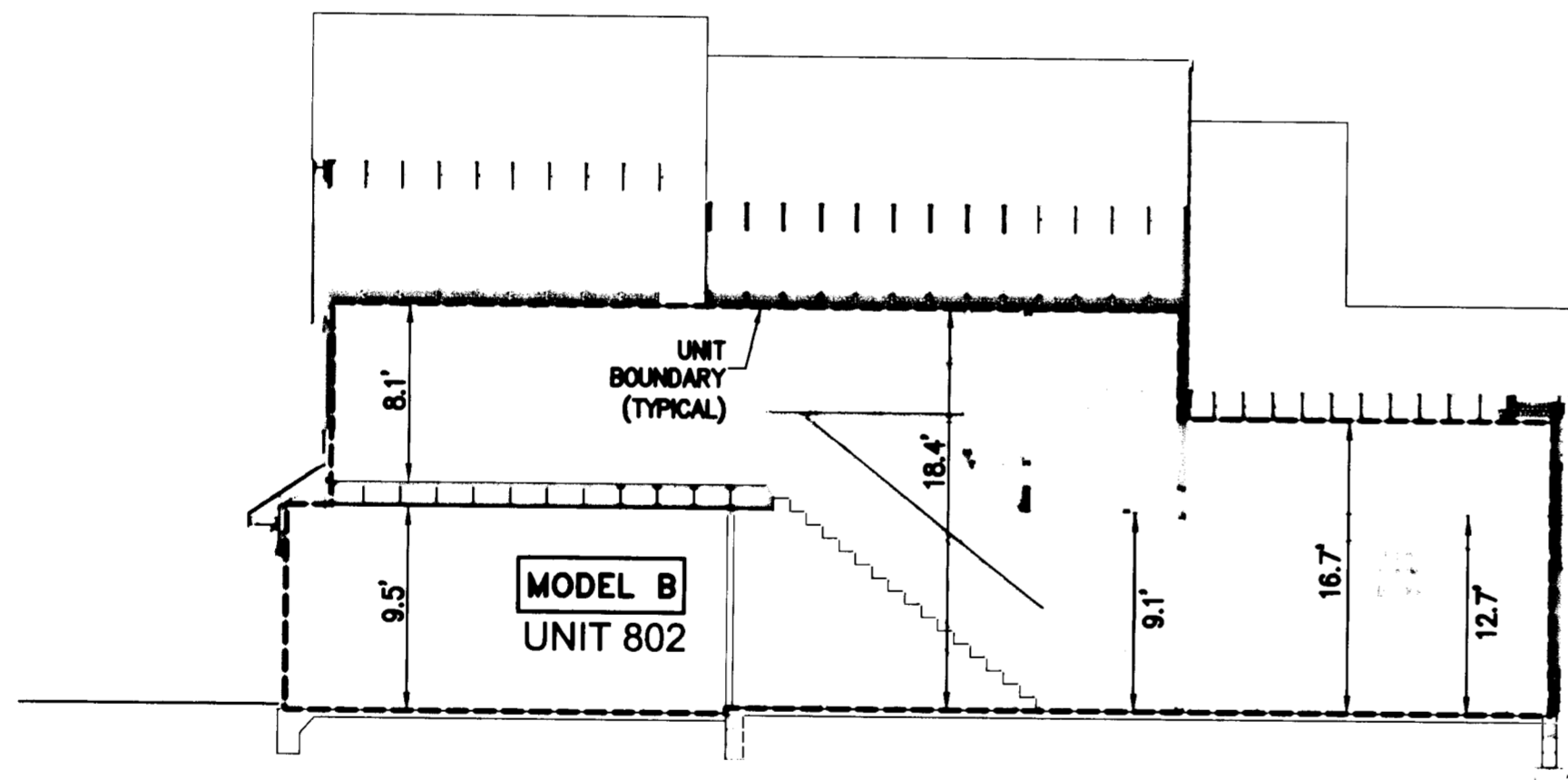
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#060027178

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



LEFT SECTION - MODEL A
1/8" = 1'-0"



RIGHT SECTION - MODEL B
1/8" = 1'-0"

NOTES:

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9 Large/Small Plat(s) Recorded
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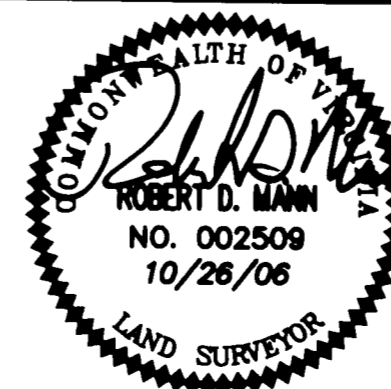
"EXHIBIT 1"

PLAN OF CONDOMINIUM

WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM

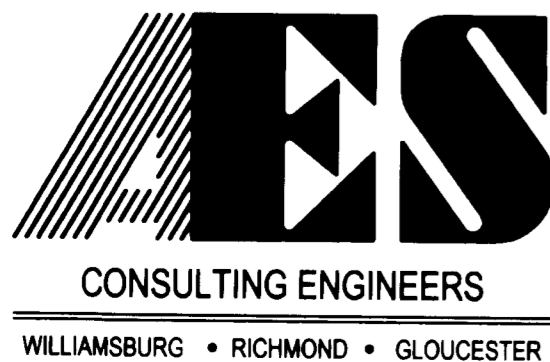
PHASE 8-A
UNITS #801, 802, 803, AND 804

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



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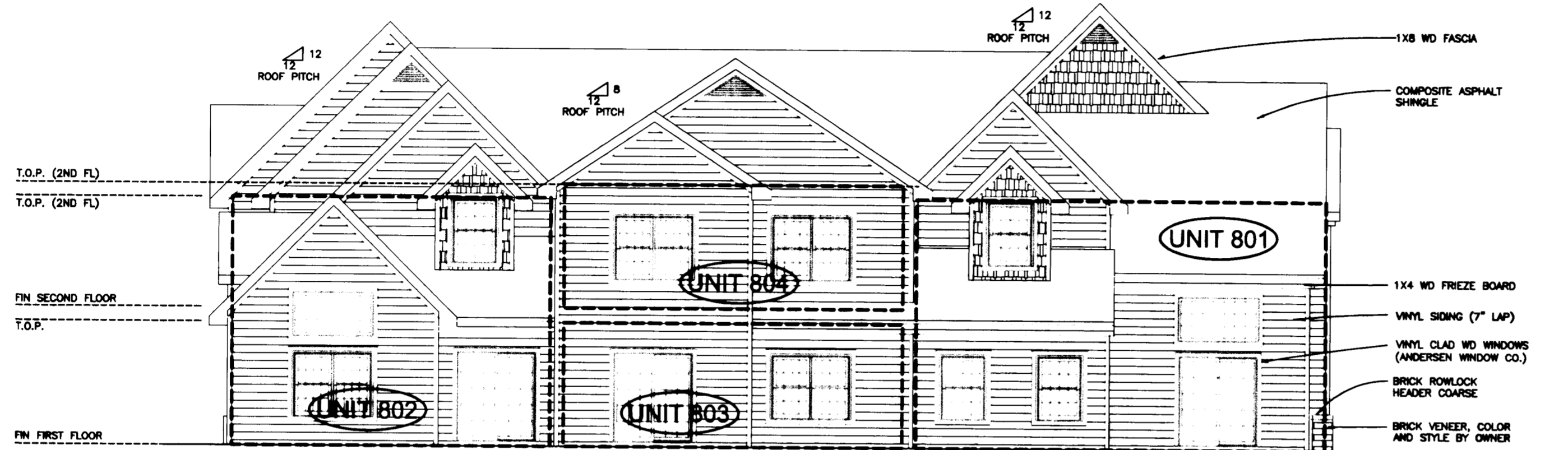
Designed VMB/JAG	Drawn AWT/MLH
Scale 1/8"=1'	Date 10/26/06
Project No. 9286-2	
Drawing No. 6 of 9	



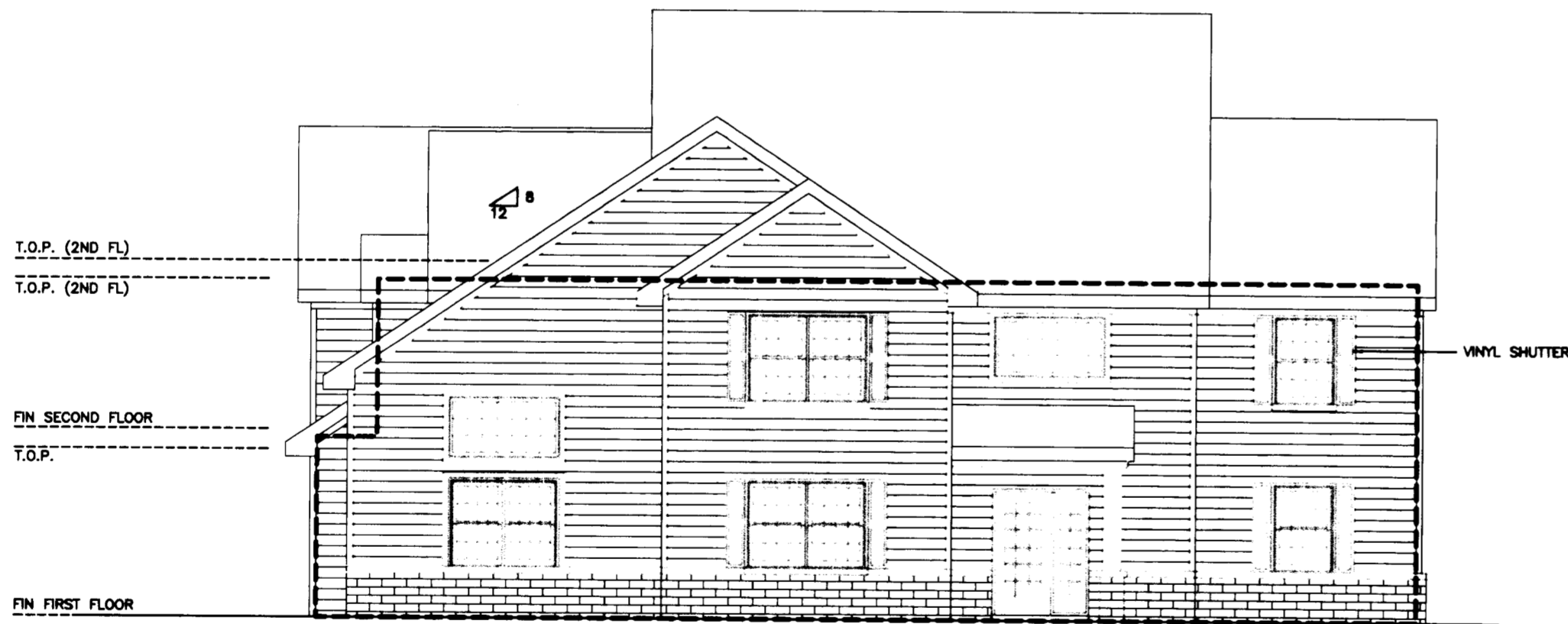
5248 Olde Towne Road, Suite 1
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#060027178

- (CE) COMMON ELEMENT
- (LCE) LIMITED COMMON ELEMENT
- UNIT BOUNDARY



REAR ELEVATION
1/8" = 1'-0"

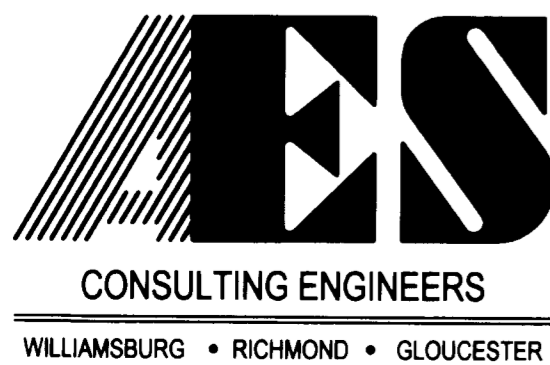


LEFT SIDE ELEVATION- MODEL A (UNIT 801)
1/8" = 1'-0"

NOTES:

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4. FOR TWO-STORY UNITS, THE UPPER (HORIZONTAL) BOUNDARY IS THE PLANE OF THE LOWER SURFACE OF THE DRYWALL THAT IS THE CEILING OF THE SECOND FLOOR, OR ATTIC, OR STORAGE AREA ABOVE THE SECOND FLOOR. NONE OF THE ROOF WILL BE A PART OF THE UNIT. FOR ONE-STORY UNITS, THE UPPER BOUNDARY IS THE PLANE OF THE LOWER SURFACE OF THE DRYWALL THAT IS THE CEILING OF THE UNIT.
5. THE VERTICAL (SIDE) BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANE OF THE UNFINISHED INNER SURFACE OF THE DRYWALL ON THE INSIDE OF THE PERIMETER WALLS OF THE UNIT, EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES. WHENEVER THERE IS AN OVERHANG CREATED BY A SECOND FLOOR EXTENDING OUT BEYOND THE VERTICAL PLANE OF THE EXTERIOR OF THE FIRST FLOOR, THE VERTICAL (SIDE) BOUNDARY OF THE FIRST FLOOR AND THE VERTICAL BOUNDARY OF THE SECOND FLOOR SHALL BE JOINED BY THE UPPER PLANE (INTERIOR) OF THE SOFFIT.
6. LOWER, UPPER AND SIDE BOUNDARIES ARE MORE FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
7. THE WALL SECTIONS AS SHOWN HEREON WERE TAKEN FROM ARCHITECTURAL DRAWINGS PROVIDED BY THE DEVELOPER. THE INTENDED PURPOSE IS TO ILLUSTRATE TYPICAL UNIT BOUNDARIES ONLY. ALL OTHER INFORMATION INCLUDING CONSTRUCTION MATERIALS AND METHODS IS SHOWN FOR REFERENCE PURPOSES ONLY AND HAS NOT BEEN FIELD VERIFIED. THE SURVEYOR MAKES NO GUARANTEES AS TO BUILDING METHODS, MATERIALS, OR CONSTRUCTION.

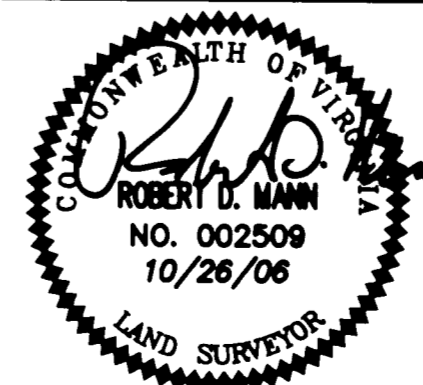
9 Large/Small Plat(s) Recorded
herewith as # 060027178



5248 Olde Towne Road, Suite 1
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"EXHIBIT 1"
PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 8-A
UNITS #801, 802, 803, AND 804

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA



City of Williamsburg & County of James City		
Circuit Court: This PLAT was recorded on		
at 1:39 PM, PG		
DOCUMENT # 060027178		
BETSY B. WOOLRIDGE, CLERK		
Betsy B. Woolridge Clerk		
No.	DATE	REVISION / COMMENT / NOTE
		BY

Designed VMB/JAG	Drawn AWT/MLH
Scale 1/8"=1'	Date 10/26/06
Project No. 9286-2	
Drawing No. 9 of 9	