

100020444

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 14-A, UNITS #1401, 1402, 1403, AND 1404, WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNY, SUBSECTION SS-79.58 (A), AS AMENDED.

Robert D. Mann 9/8/10
ROBERT D. MANN, L.S. #002509 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

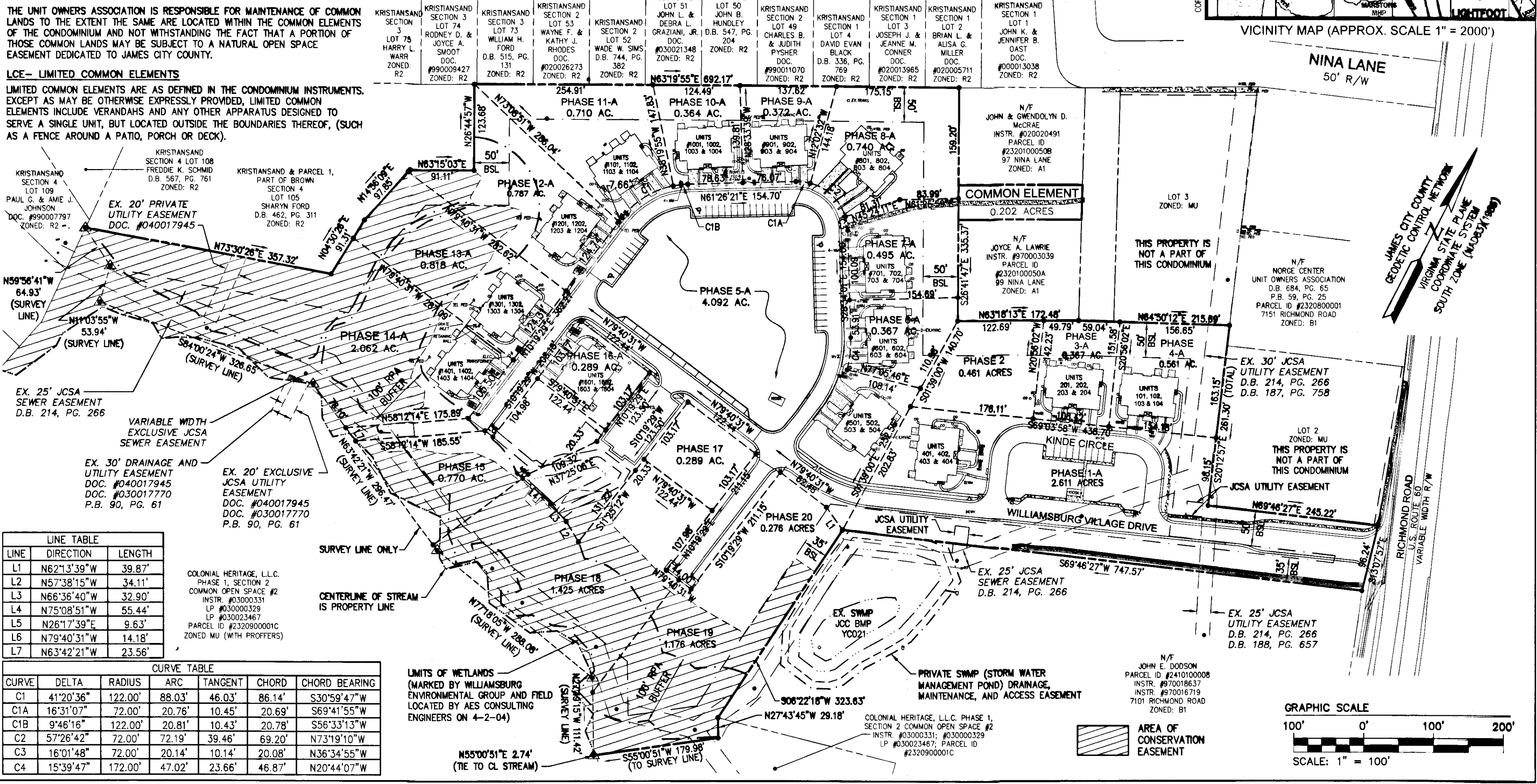
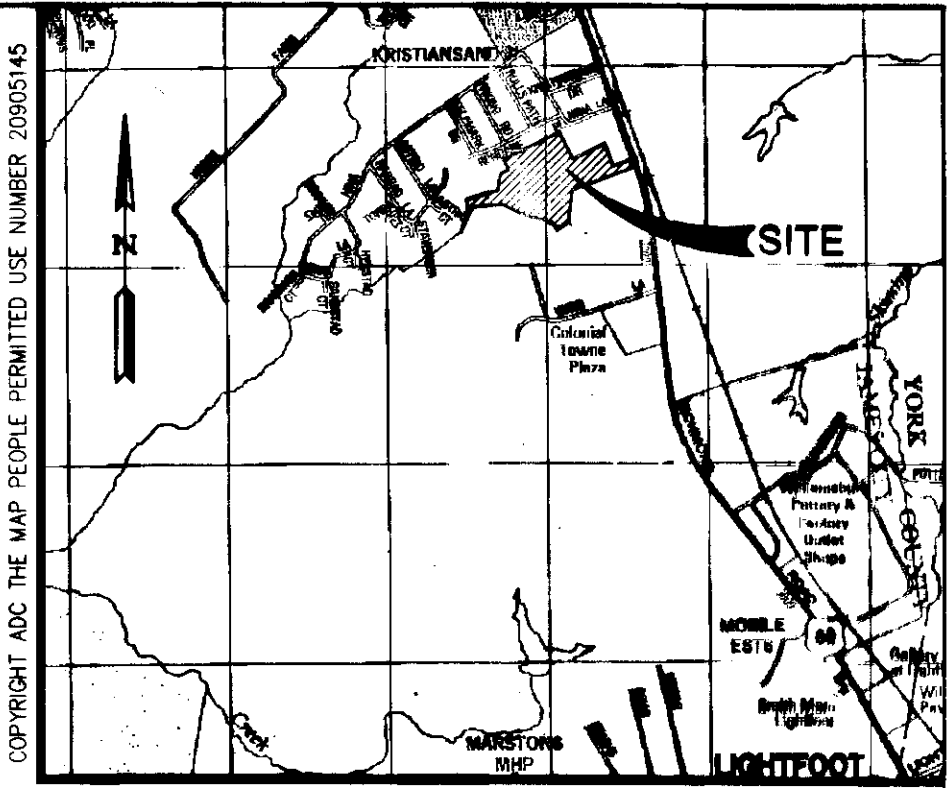
LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONDOMINIUM INSTRUMENTS, EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE VERANDAHS AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF, (SUCH AS A FENCE AROUND A PATIO, PORCH OR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

AREA TABULATION

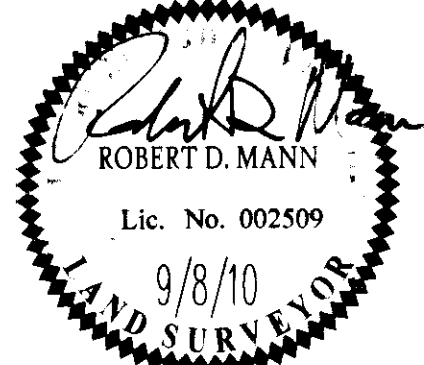
PHASE 1-A	2.611 AC±
PHASE 2	0.461 AC±
PHASE 3-A	0.367 AC±
PHASE 4-A	0.561 AC±
PHASE 5-A	4.092 AC±
PHASE 6-A	0.367 AC±
PHASE 7-A	0.495 AC±
PHASE 8-A	0.740 AC±
PHASE 9-A	0.372 AC±
PHASE 10-A	0.364 AC±
PHASE 11-A	0.710 AC±
PHASE 12-A	0.787 AC±
PHASE 13-A	0.818 AC±
PHASE 14-A	2.062 AC±
PHASE 15	0.770 AC±
PHASE 16-A	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	19.234 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 "Y", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #510950010C DATED 9/28/07.
6. PROPERTY REFERENCE: 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.



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 28 September 2010
 at 9:32 AM/PM, PG —
 DOCUMENT # 100020444
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

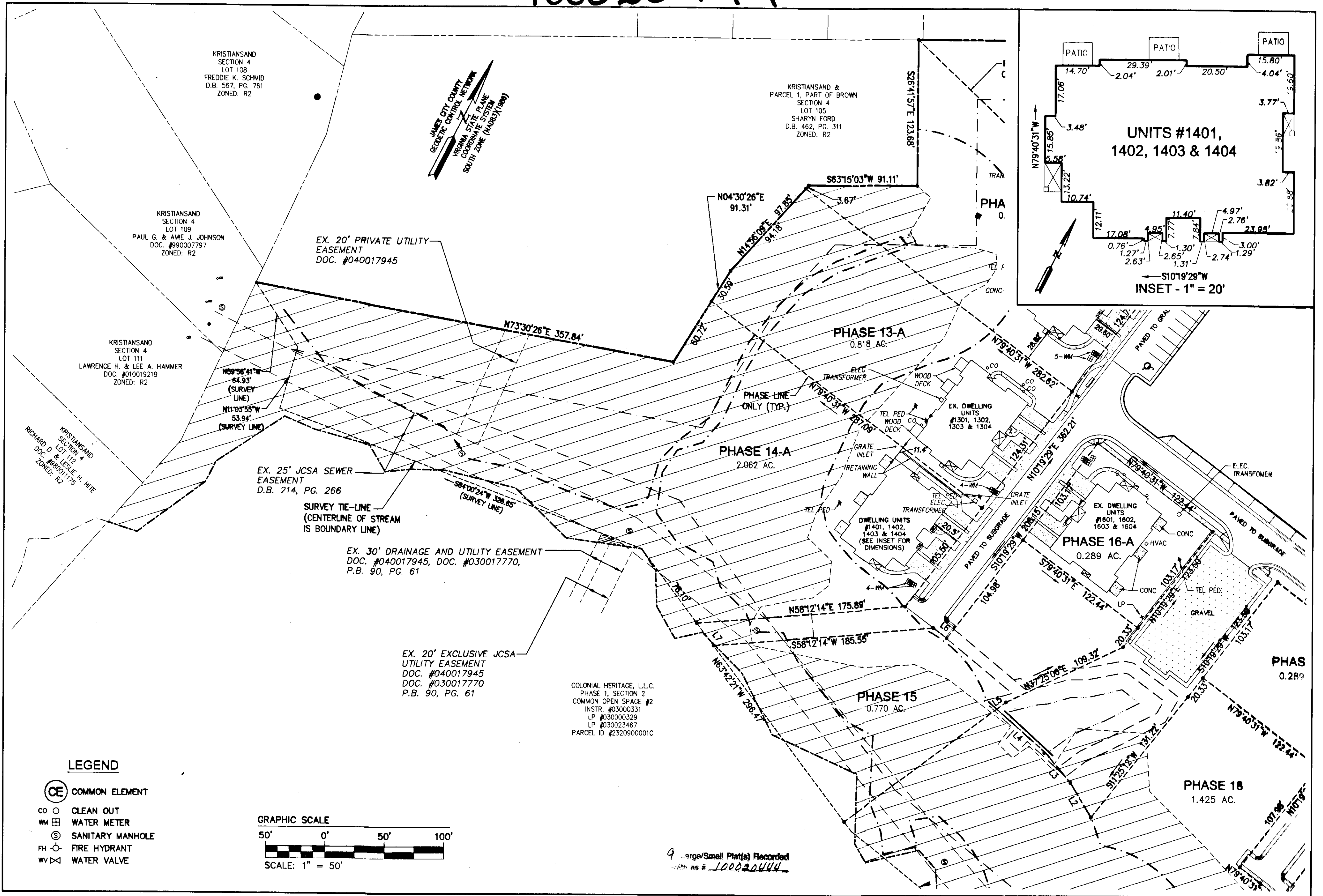


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"EXHIBIT M-1"
 PLAT OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 14-A
 UNITS #1401, 1402, 1403, AND 1404
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

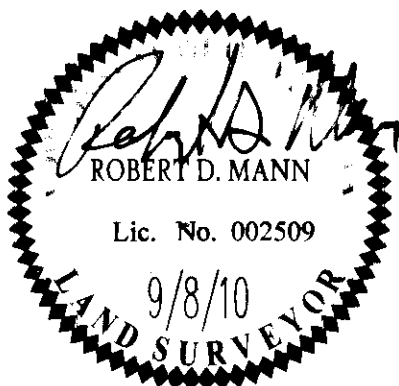
Project Contact: **AFR**
 Project Number: **9286-02-B**
 Scale: **1" = 100'**
 Date: **08-8-2010**
 Sheet Number: **1 OF 9**

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Rev	Date	Revised By

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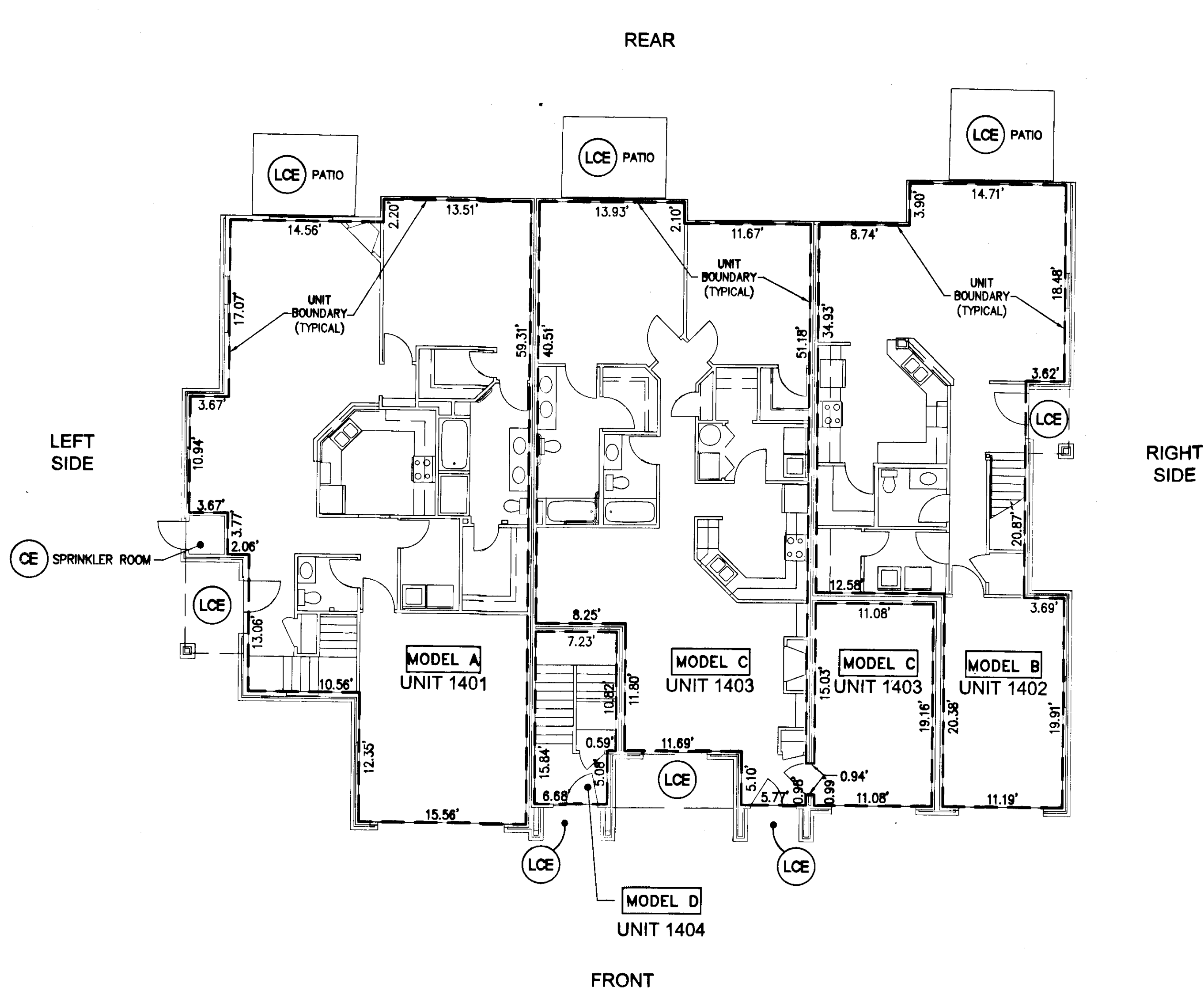
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 14-A
 UNITS #1401, 1402, 1403, AND 1404

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AEB
 Project Number: 9286-02-B
 Scale: 1"=50' Date: 09-08-2010
 Sheet Number: 2 OF 9

100020444



- CE COMMON ELEMENT
- LCE 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.
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FIRST FLOOR PLAN SCALE: 1/8" = 1'
MODELS A, B, C & D

9 Large/Small Plat(s) Recorded
 herewith as 100020444

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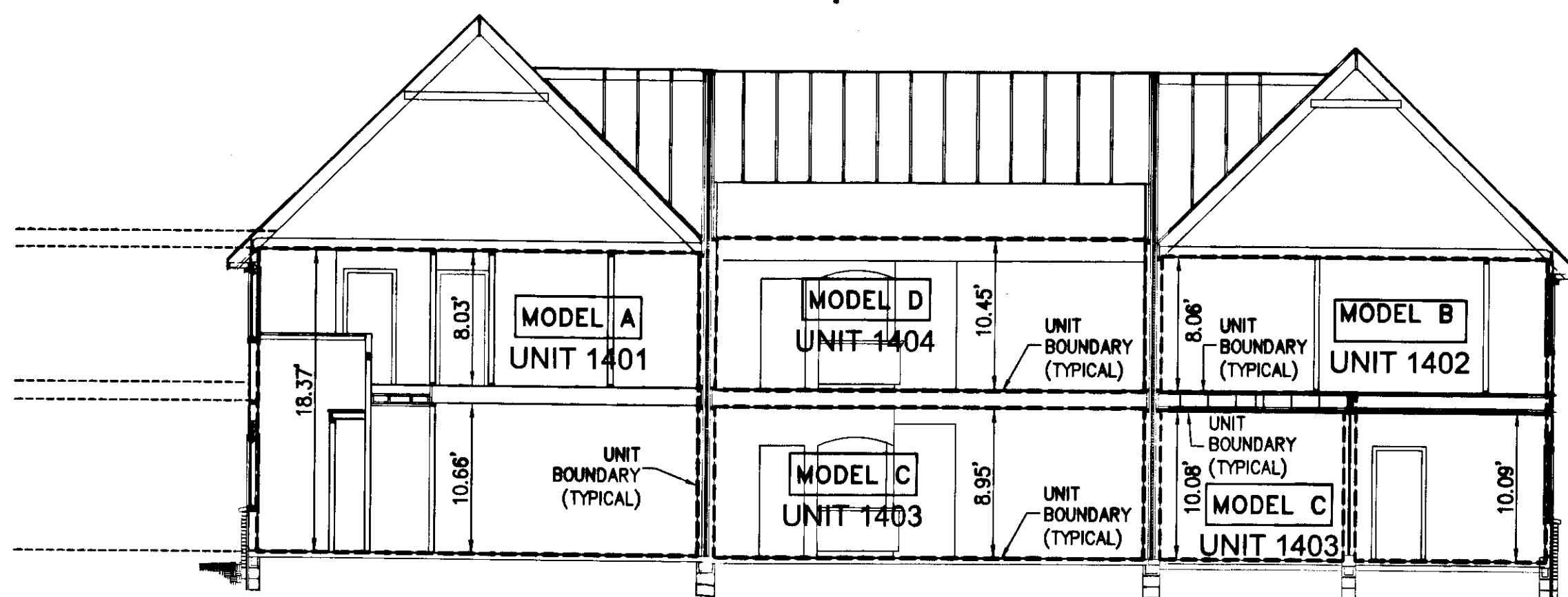
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 UNITS #1401, 1402, 1403, AND 1404
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	AEB
Project Number:	0286-02-B
Scale:	NOTED
Date:	09-08-2010
Sheet Number	3 OF 9

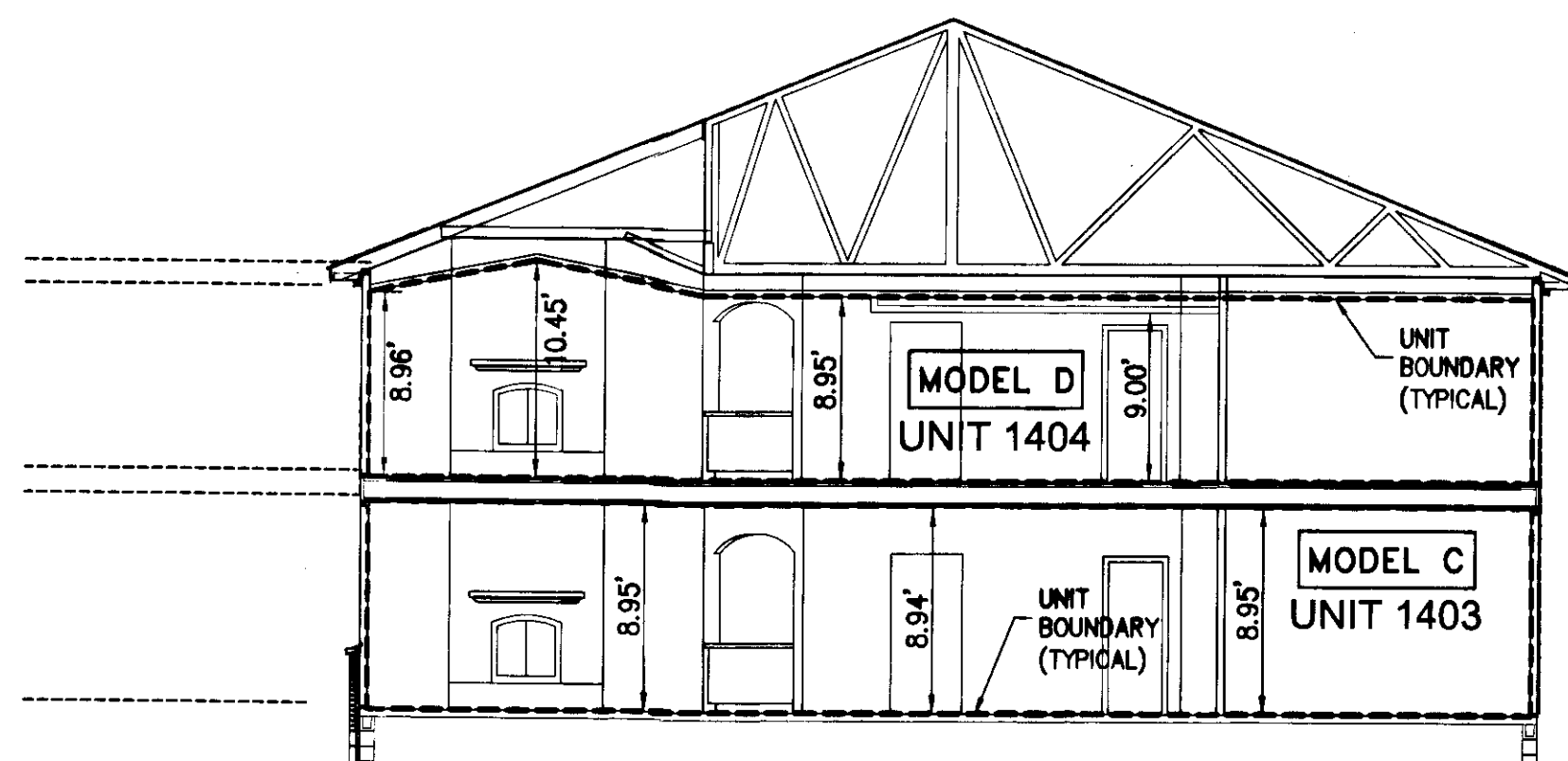
100020444

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



SECTION - MODELS A, B, C & D

1/8" = 1'-0"



RIGHT SIDE SECTION - MODELS C & D

1/8" = 1'-0"

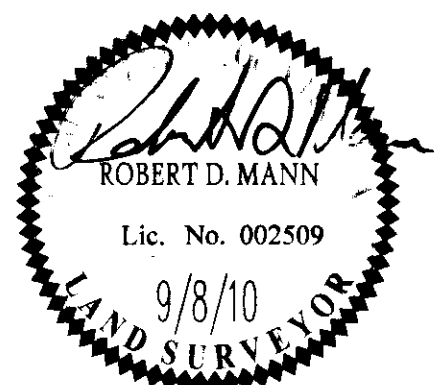
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9 Large/Small Plat(s) Recorded herewith as # 100020444

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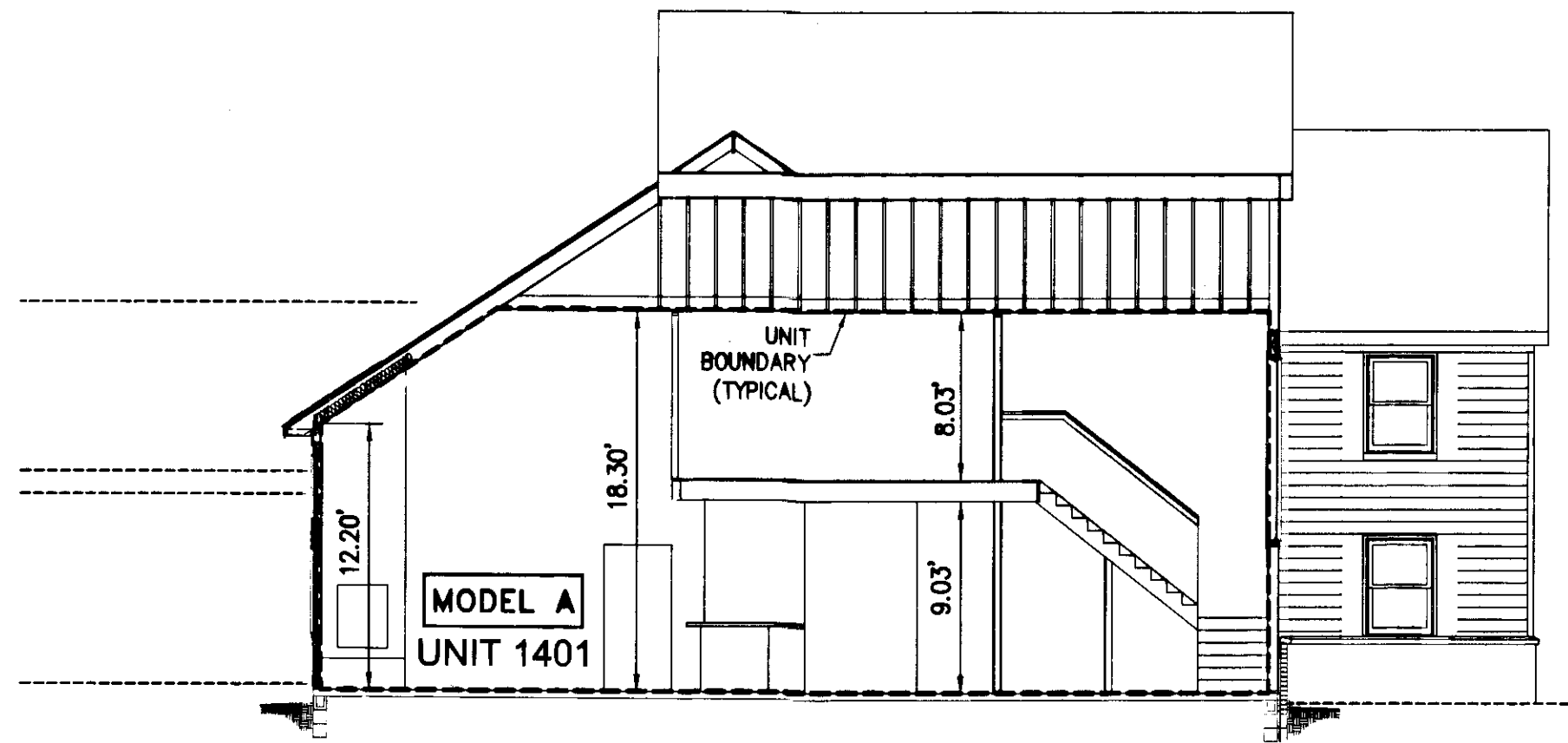
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 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: **AEB**
 Project Number: **0288-02-B**
 Scale: NOTED Date: 09-08-2010
 Sheet Number
5 OF 9

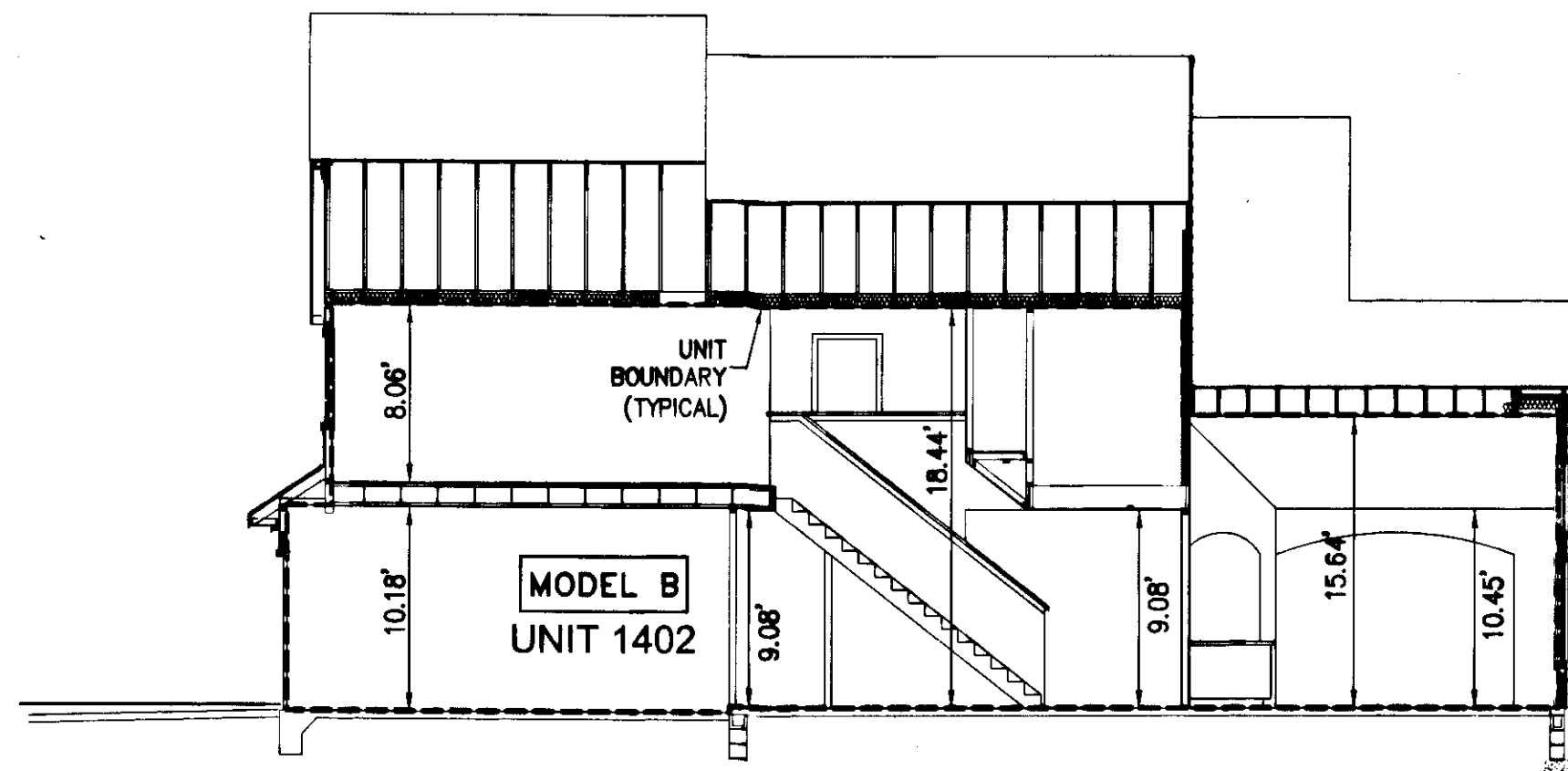
100020444

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



LEFT SECTION - MODEL A

1/8" = 1'-0"



RIGHT SECTION - MODEL B

1/8" = 1'-0"

NOTES:

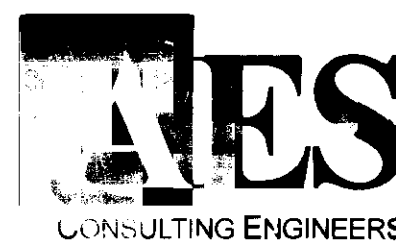
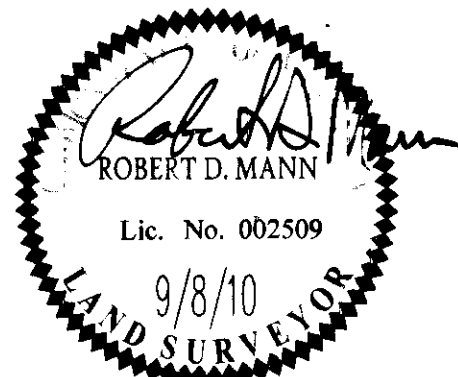
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9 Land(s) Plat(s) Recorded
 herewith: 100020444

"EXHIBIT 1"

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City of Williamsburg & County of James City
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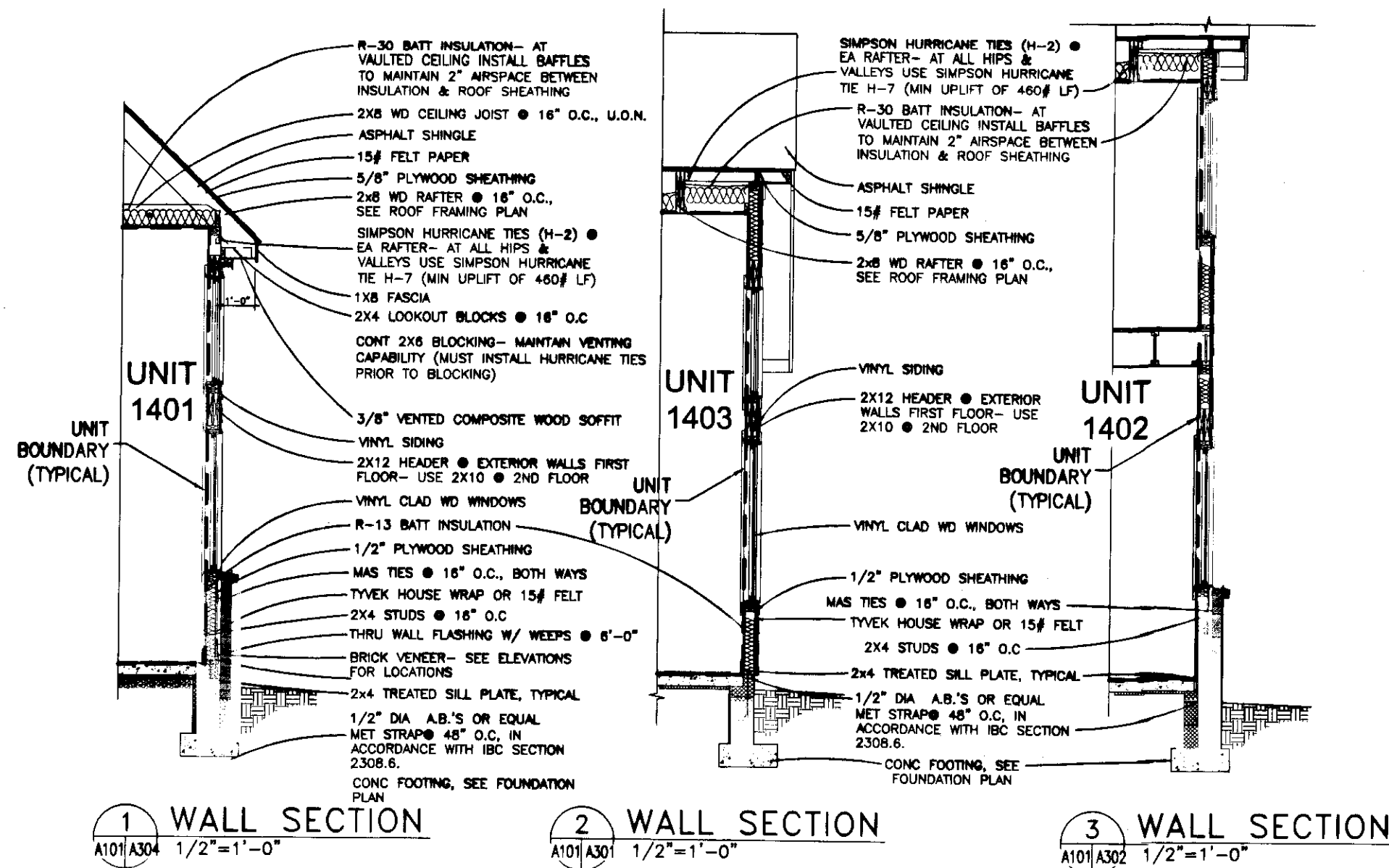
PLAN OF CONDOMINIUM

WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 14-A
 UNITS #1401, 1402, 1403, AND 1404

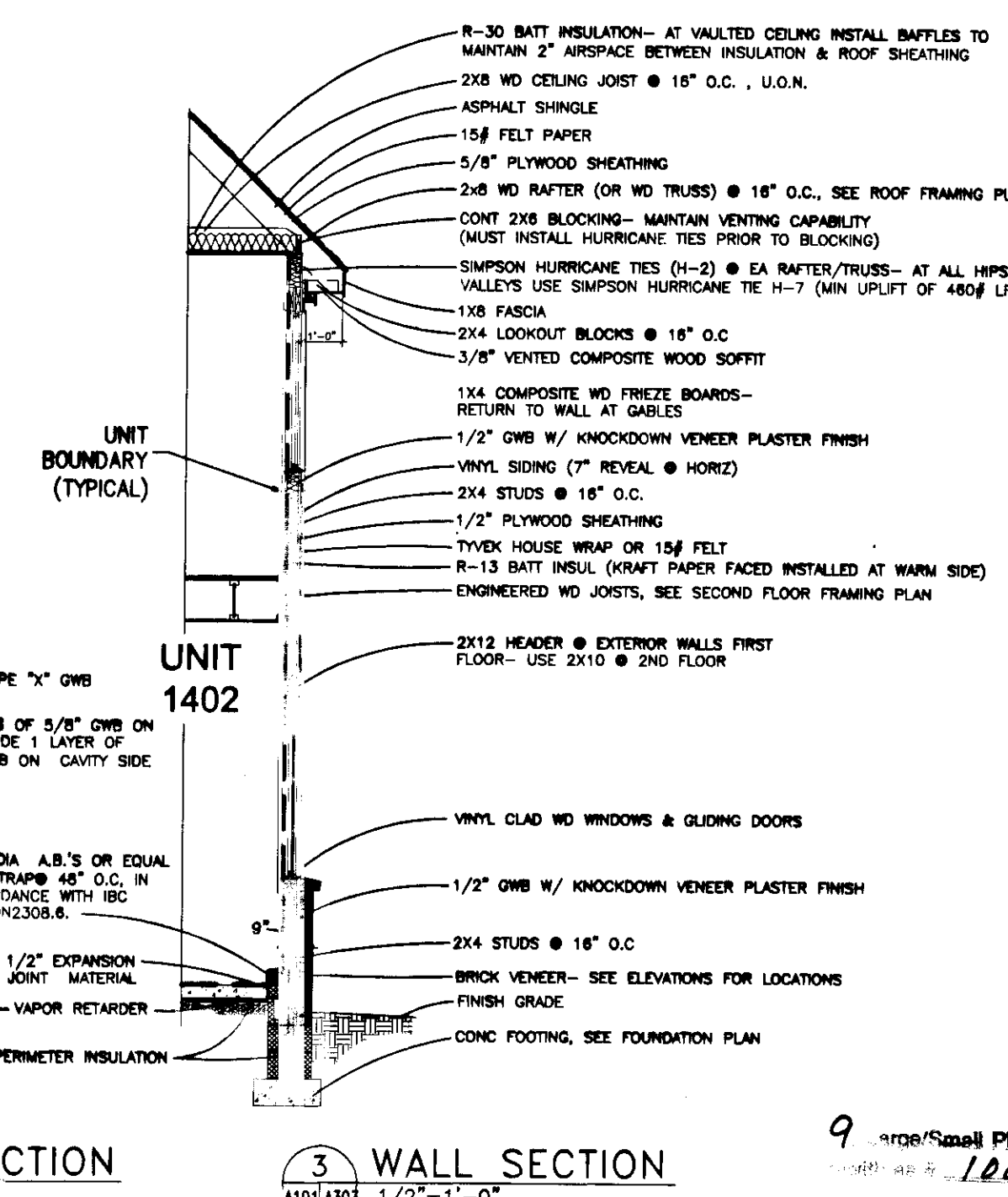
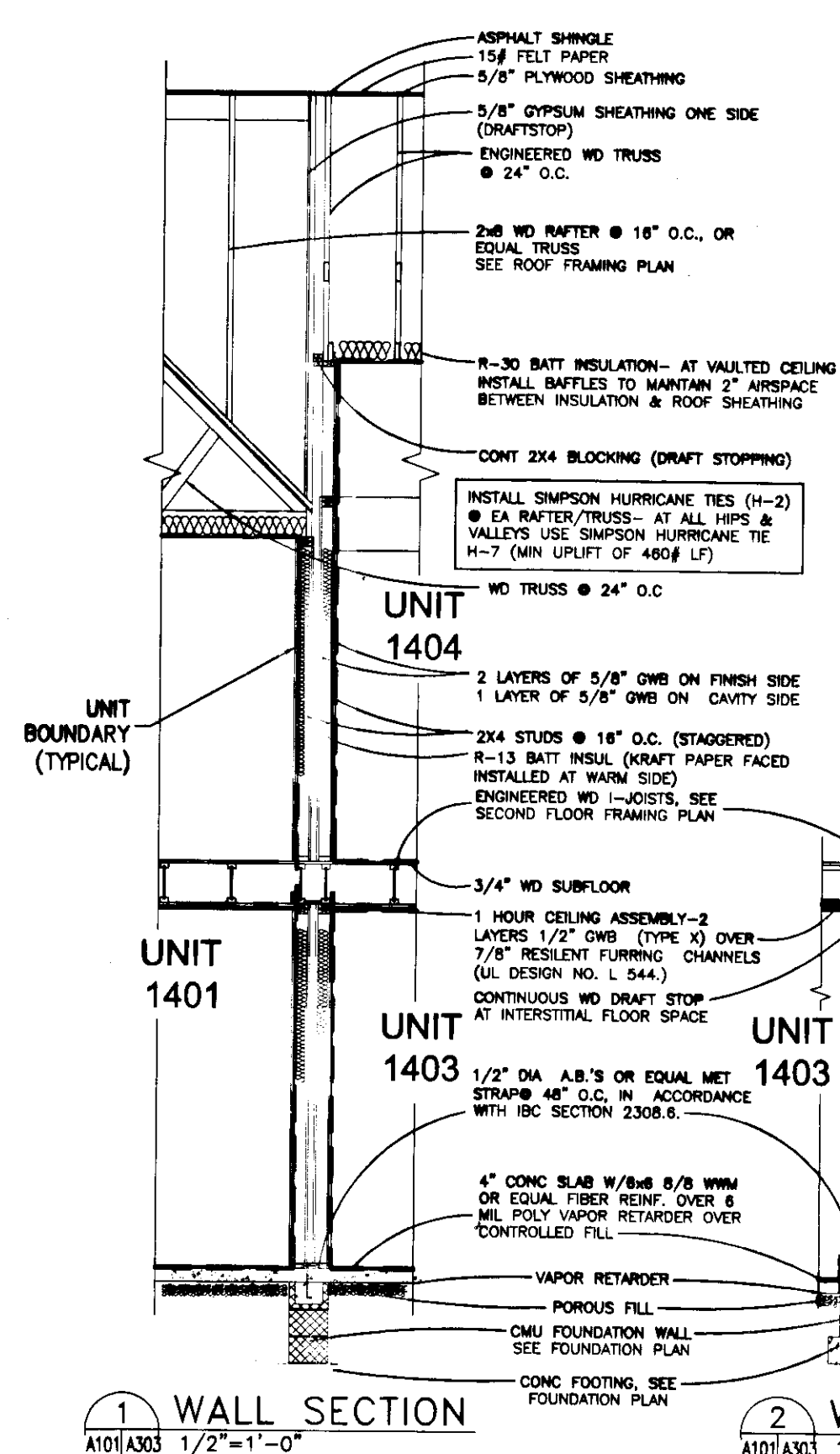
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES	
Project Number: 8266-02-B	
Scale:	Date:
NOTED	09-08-2010
Sheet Number	
6 OF 9	

1000 20444



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



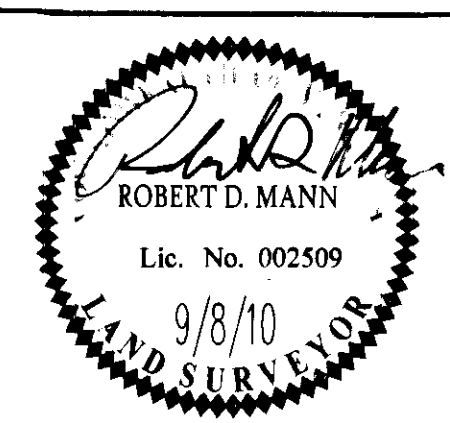
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1 WALL SECTION A101/A303 1/2"=1'-0"
 2 WALL SECTION A101/A303 1/2"=1'-0"
 3 WALL SECTION A101/A303 1/2"=1'-0"

9 - 3/16" Small Plat(s) Recorded
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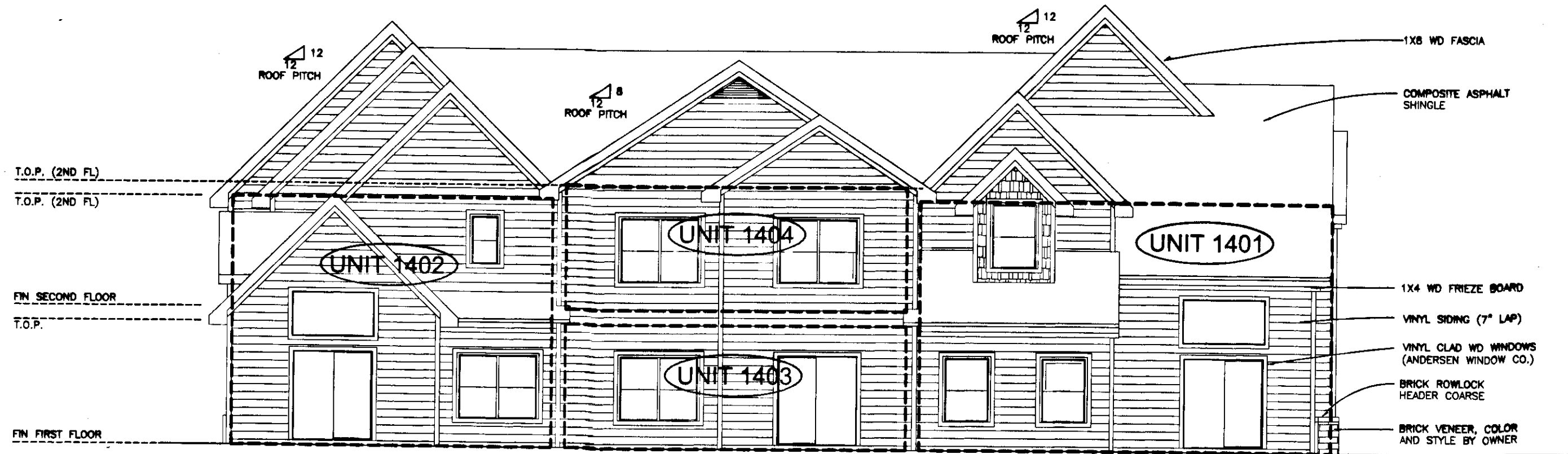
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Project Contacts: **AE6**
 Project Number: **9286-02-B**
 Scale: **NOTED** Date: **09-08-2010**
 Sheet Number
7 OF 9

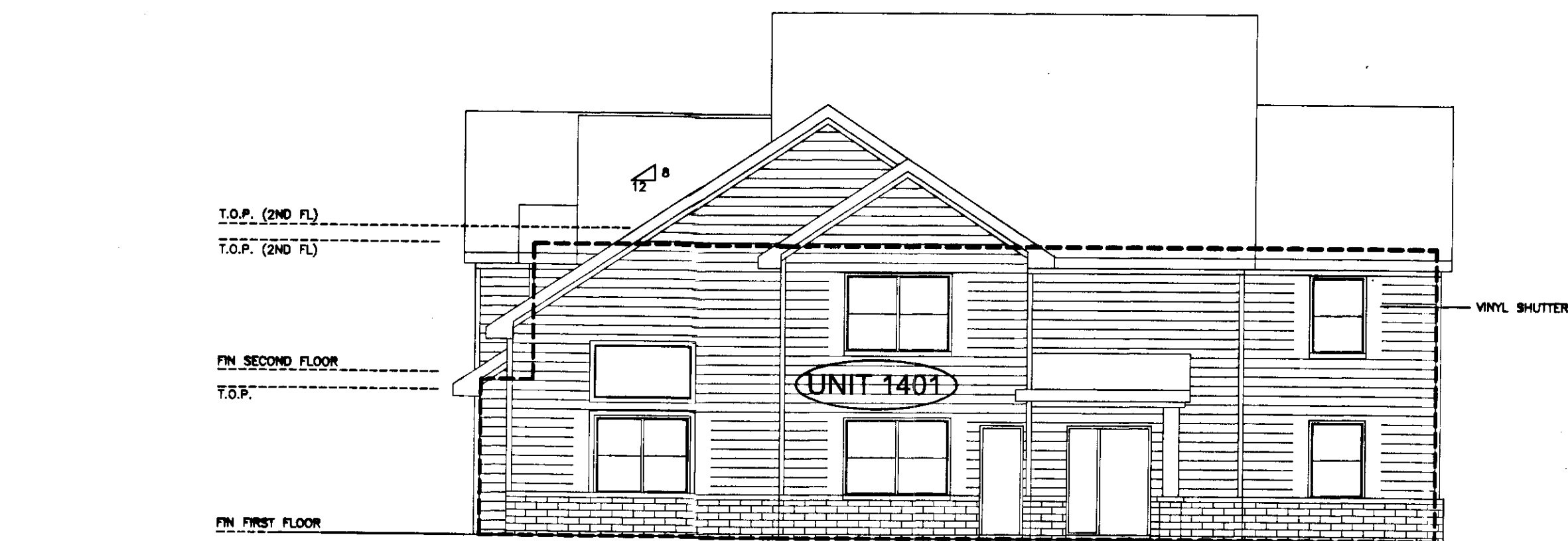
100020444

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

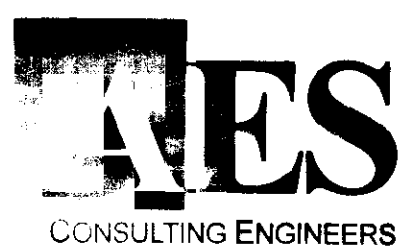
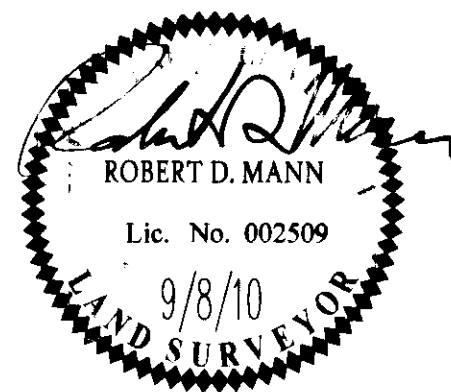
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3. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT AS SHOWN IN THE PLAN AS LOCATED ON PHASE I IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THOSE UNITS HAVING A FIRST FLOOR COMPONENT, AND IS THE HORIZONTAL PLANE OF THE UPPER 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.

9 Large/Small Plat(s) Recorded
herewith as # 100020444

Rev.	Date	Revised By

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 September 2010
at 9:32 AM/PM PG 4
DOCUMENT # 100020444
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



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Hampton Roads | Central Virginia | Middle Peninsula

"EXHIBIT 1"

PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 14-A
UNITS #1401, 1402, 1403, AND 1404
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	AES
Project Number:	0286-02-B
Scale:	Date
NOTED	09-08-2010
Sheet Number	
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