

110021800

**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 18-A, UNITS #1801, 1802, 1803, AND 1804, WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNL., SUBSECTION SS-79.58 (A), AS AMENDED.

*Robert D. Mann* 10/7/11  
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 VERANDAH 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).

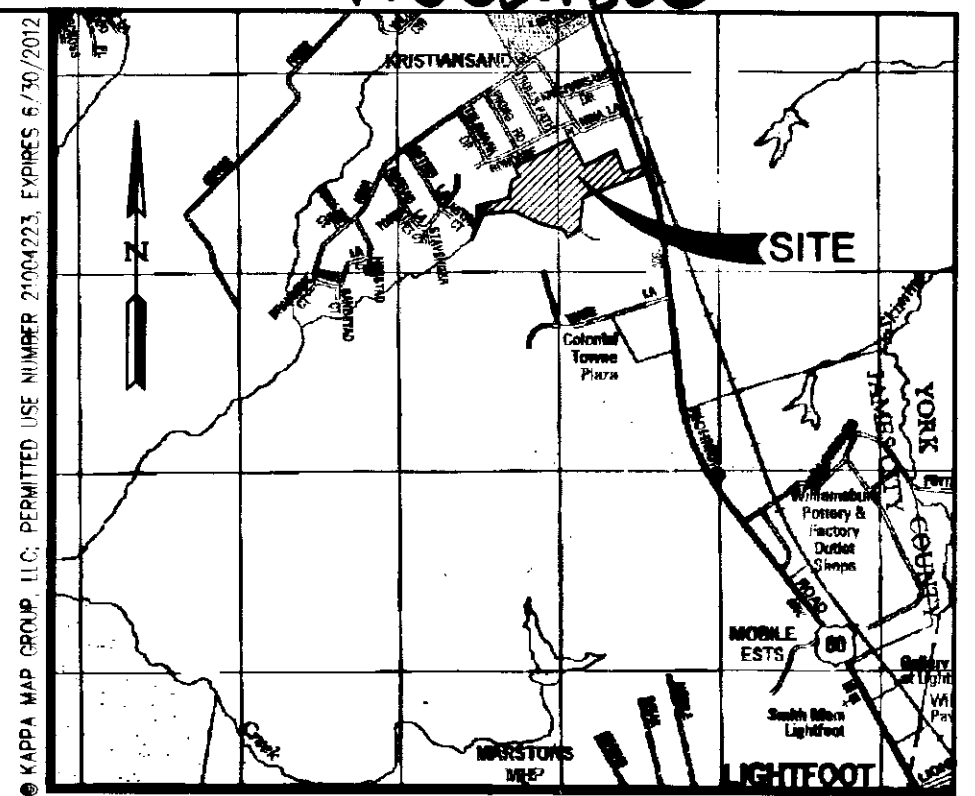
**AREA TABULATION**

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-A	0.770 AC.±
PHASE 16-A	0.289 AC.±
PHASE 17	0.289 AC.±
PHASE 18-A	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:**

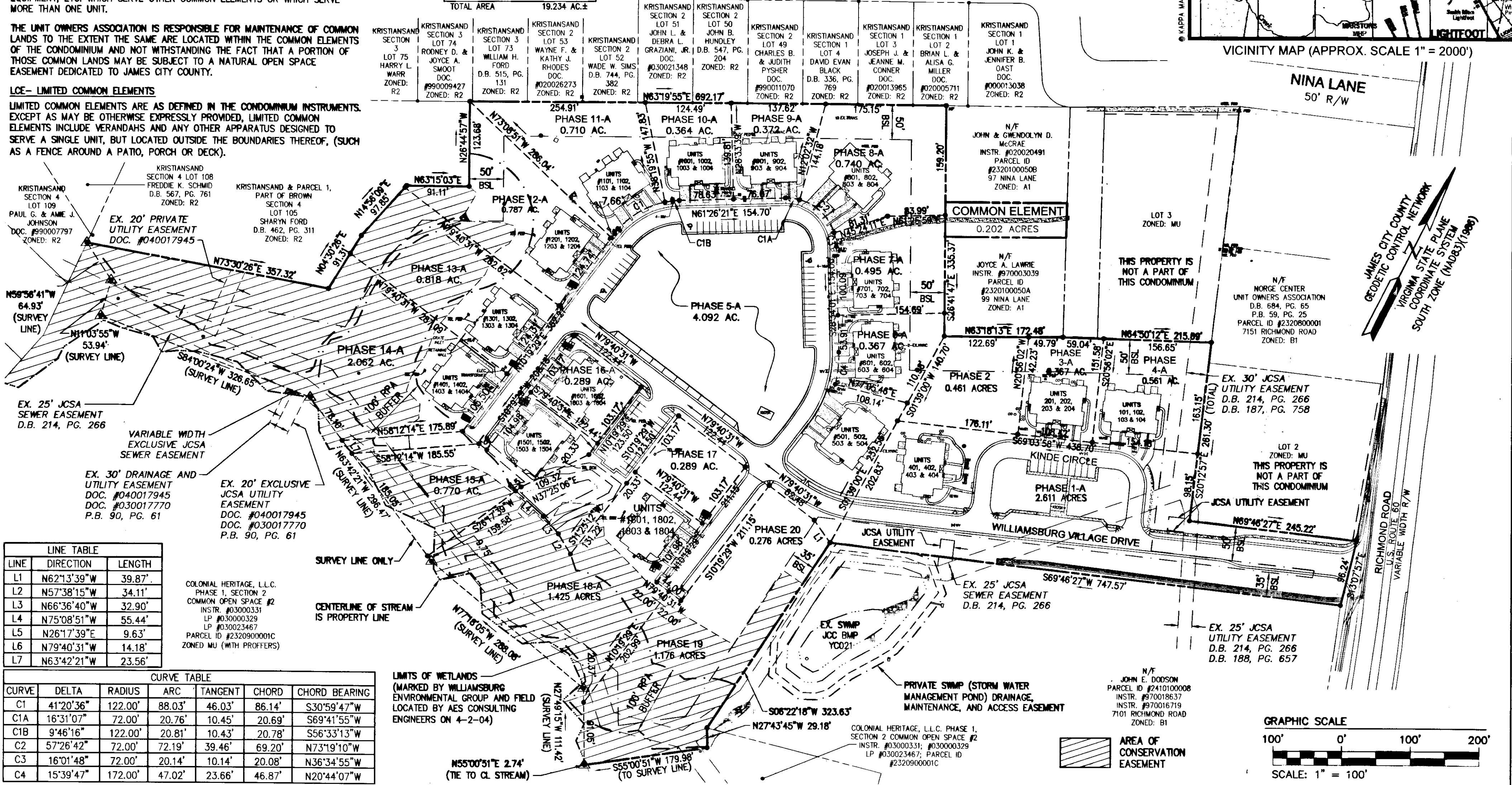
1. SITE IS ZONED M-U, (MIXED USE) - WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040018082)
2. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
3. NATURAL OPEN 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 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.

**RONDANE PLACE**  
60' R/W



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

NINA LANE  
50' R/W



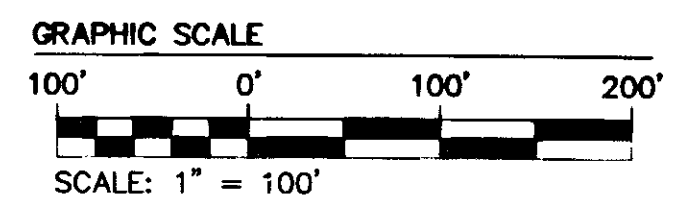
**LINE TABLE**

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'

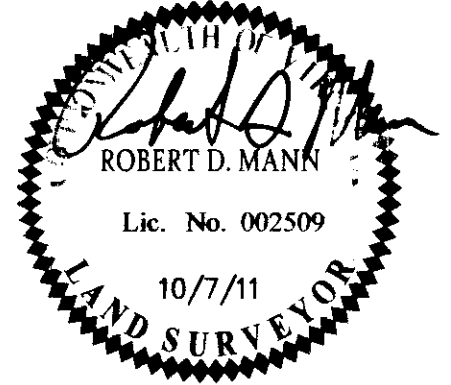
**CURVE TABLE**

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	16°31'07"	72.00'	20.76'	10.45'	20.69'	S69°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

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



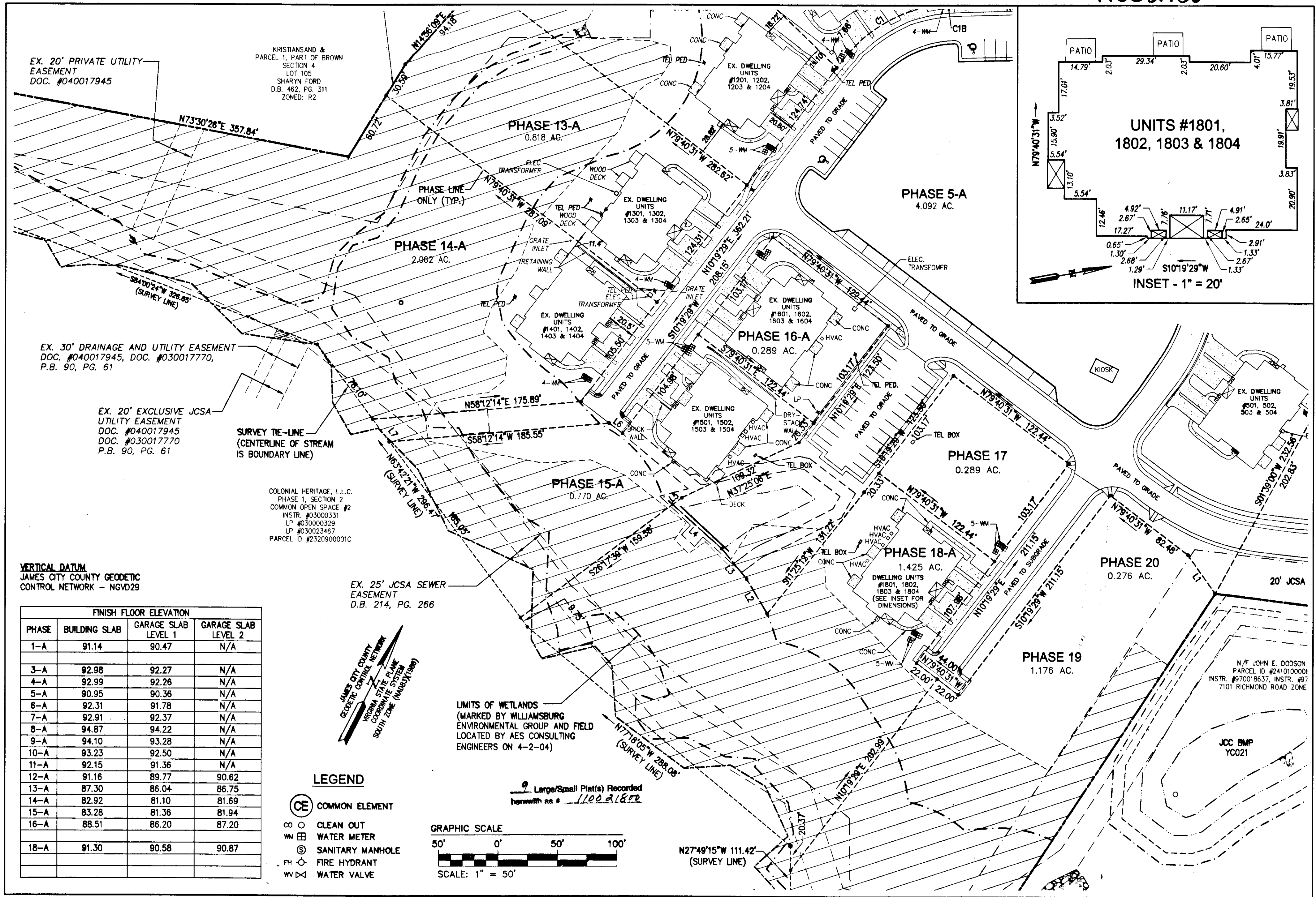
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
21 October 2011  
at 2:43 AM/PM, PG. \_\_\_\_\_  
DOCUMENT # 110021800  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



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Hampton Roads | Central Virginia | Middle Peninsula  
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"EXHIBIT M-1"  
PLAT OF CONDOMINIUM  
**WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM**  
PHASE 18-A  
UNITS #1801, 1802, 1803, AND 1804  
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	AES
Project Number:	9286-02-B
Scale:	1" = 100'
Date:	10-7-2011
Sheet Number	1 OF 9



EX. 20' PRIVATE UTILITY EASEMENT  
DOC. #040017945

KRISTIANSD &  
PARCEL 1, PART OF BROWN  
SECTION 4  
LOT 105  
SHARYN FORD  
D.B. 462, PG. 311  
ZONED: R2

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

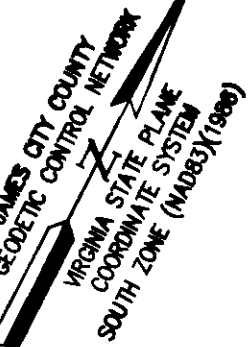
EX. 20' EXCLUSIVE JCSA  
UTILITY EASEMENT  
DOC. #040017945  
DOC. #030017770  
P.B. 90, PG. 61

SURVEY TIE-LINE  
(CENTERLINE OF STREAM  
IS BOUNDARY LINE)

COLONIAL HERITAGE, L.L.C.  
PHASE 1, SECTION 2  
COMMON OPEN SPACE #2  
INSTR. #03000331  
LP #030000329  
LP #030023467  
PARCEL ID #232090001C

VERTICAL DATUM  
JAMES CITY COUNTY GEODETIC  
CONTROL NETWORK - NGVD29

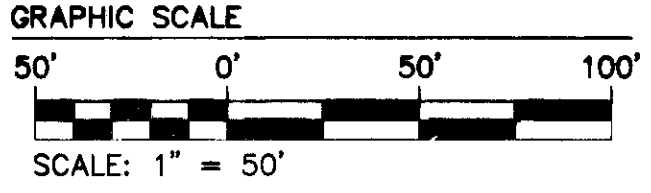
FINISH FLOOR ELEVATION			
PHASE	BUILDING SLAB	GARAGE SLAB LEVEL 1	GARAGE SLAB LEVEL 2
1-A	91.14	90.47	N/A
3-A	92.98	92.27	N/A
4-A	92.99	92.26	N/A
5-A	90.95	90.36	N/A
6-A	92.31	91.78	N/A
7-A	92.91	92.37	N/A
8-A	94.87	94.22	N/A
9-A	94.10	93.28	N/A
10-A	93.23	92.50	N/A
11-A	92.15	91.36	N/A
12-A	91.16	89.77	90.62
13-A	87.30	86.04	86.75
14-A	82.92	81.10	81.69
15-A	83.28	81.36	81.94
16-A	88.51	86.20	87.20
18-A	91.30	90.58	90.87



LEGEND

- CE COMMON ELEMENT
- CO CLEAN OUT
- WM WATER METER
- S SANITARY MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE

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

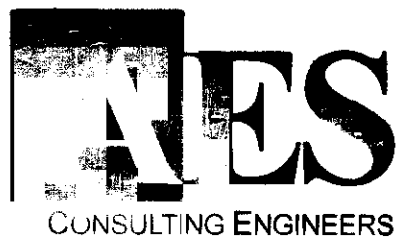
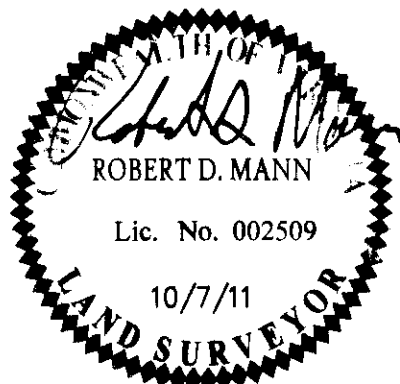


9 Large/Small Plat(s) Recorded  
herewith as # 110021800

N27°49'15"W 111.42'  
(SURVEY LINE)

Rev	Date	Description	Revised By

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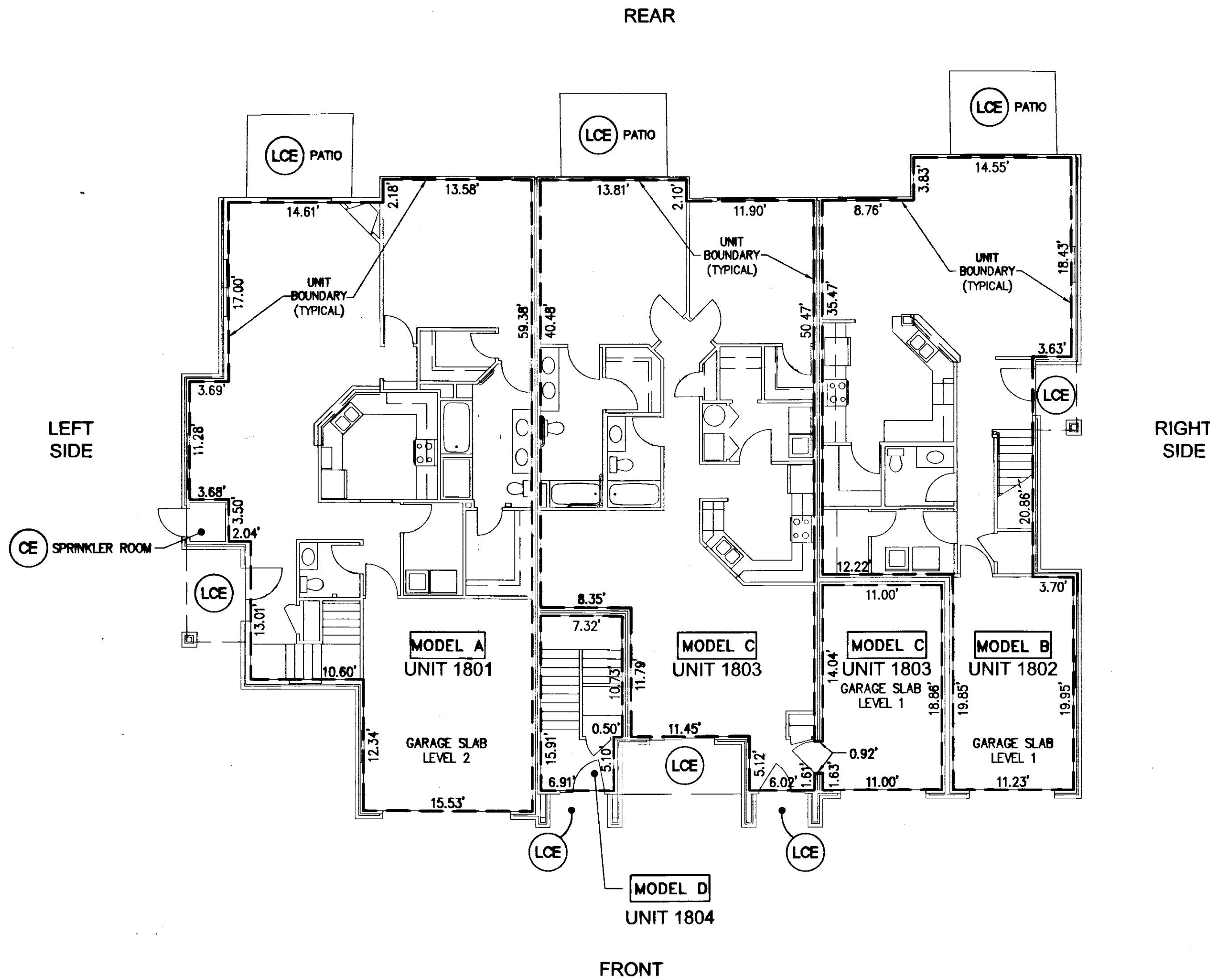
Hampton Roads | Central Virginia | Middle Peninsula

"EXHIBIT 1"  
PLAT OF CONDOMINIUM  
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM  
PHASE 18-A  
UNITS #1801, 1802, 1803, AND 1804  
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES  
Project Number: 9286-02-B  
Scale: 1"=50' Date: 10-7-2011  
Sheet Number  
**2 OF 9**



-  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.
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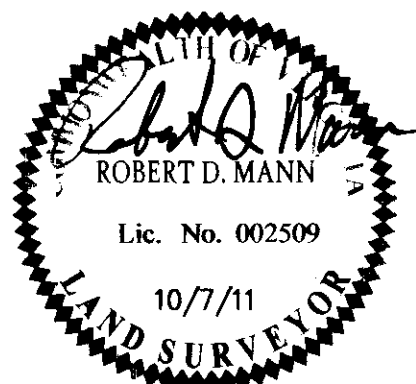


**FIRST FLOOR PLAN** SCALE: 1/8" = 1'  
**MODELS A, B, C & D**

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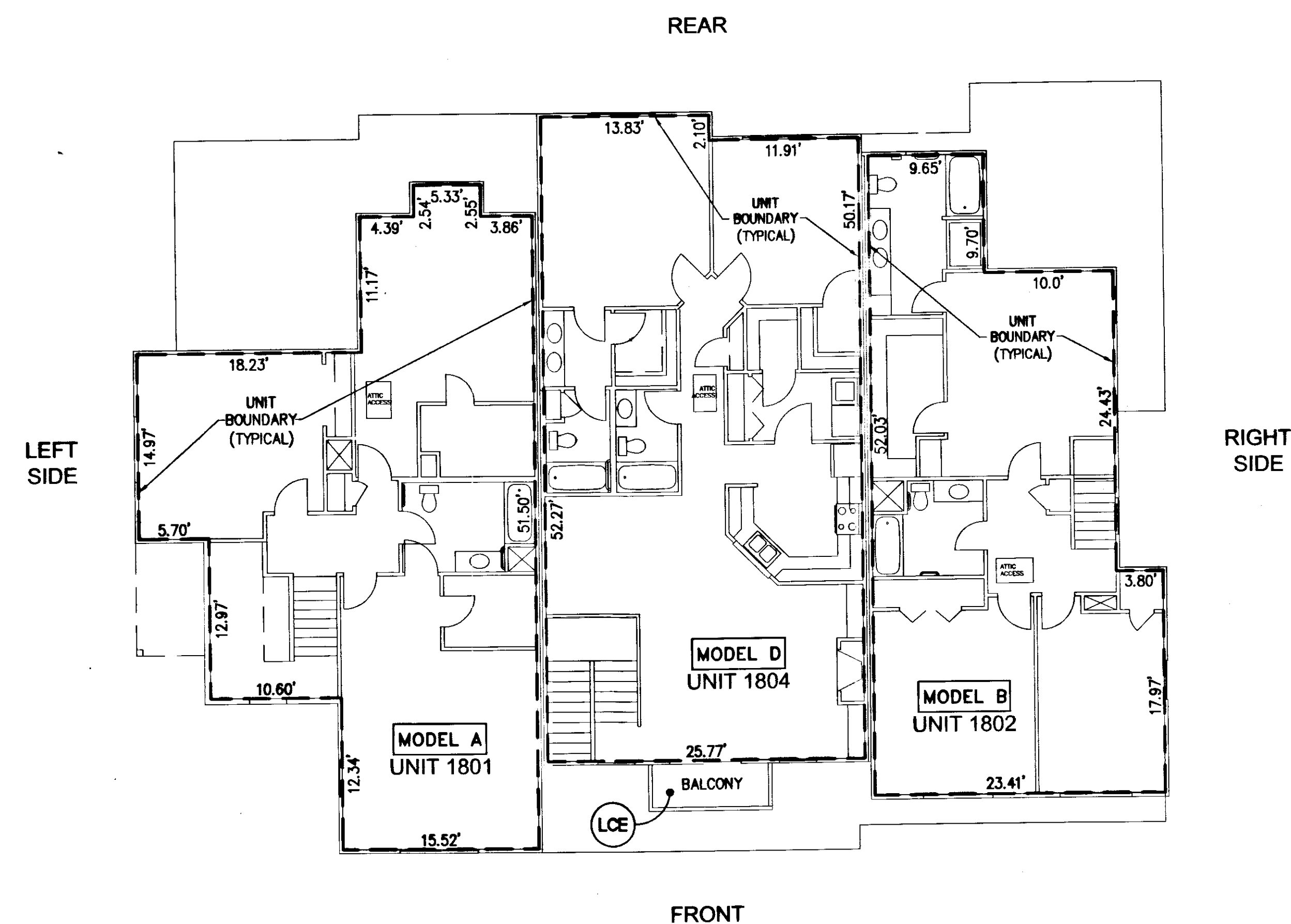


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 PHASE 18-A  
 UNITS #1801, 1802, 1803, AND 1804  
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES	
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<b>3 OF 9</b>	

 COMMON ELEMENT  
 LIMITED COMMON ELEMENT  
 UNIT BOUNDARY



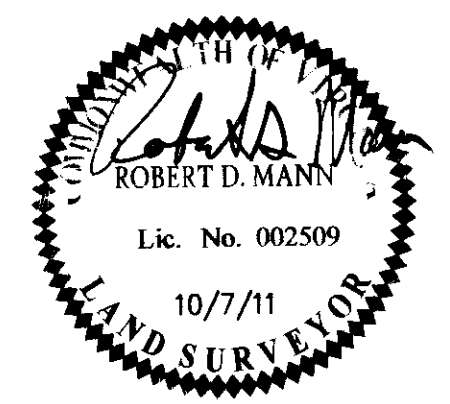
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**SECOND FLOOR PLAN** SCALE: 1/8" = 1'  
**MODELS A, B & D**

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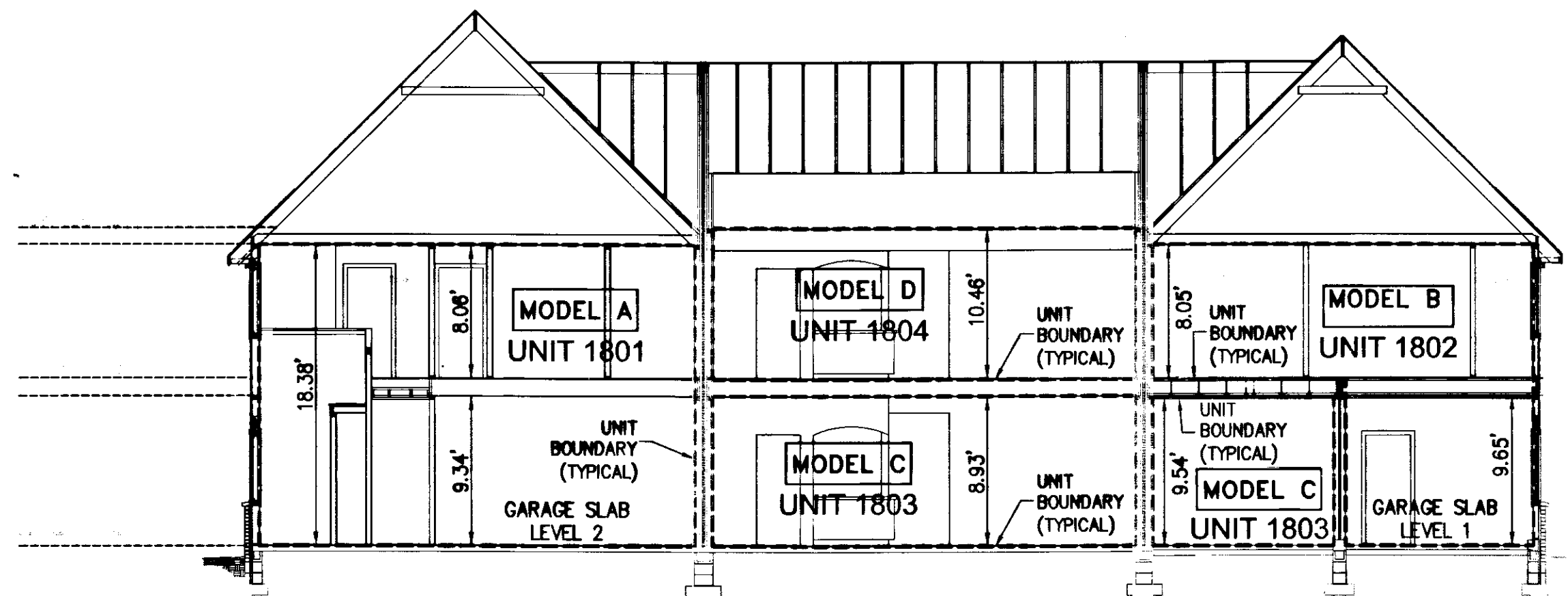


  
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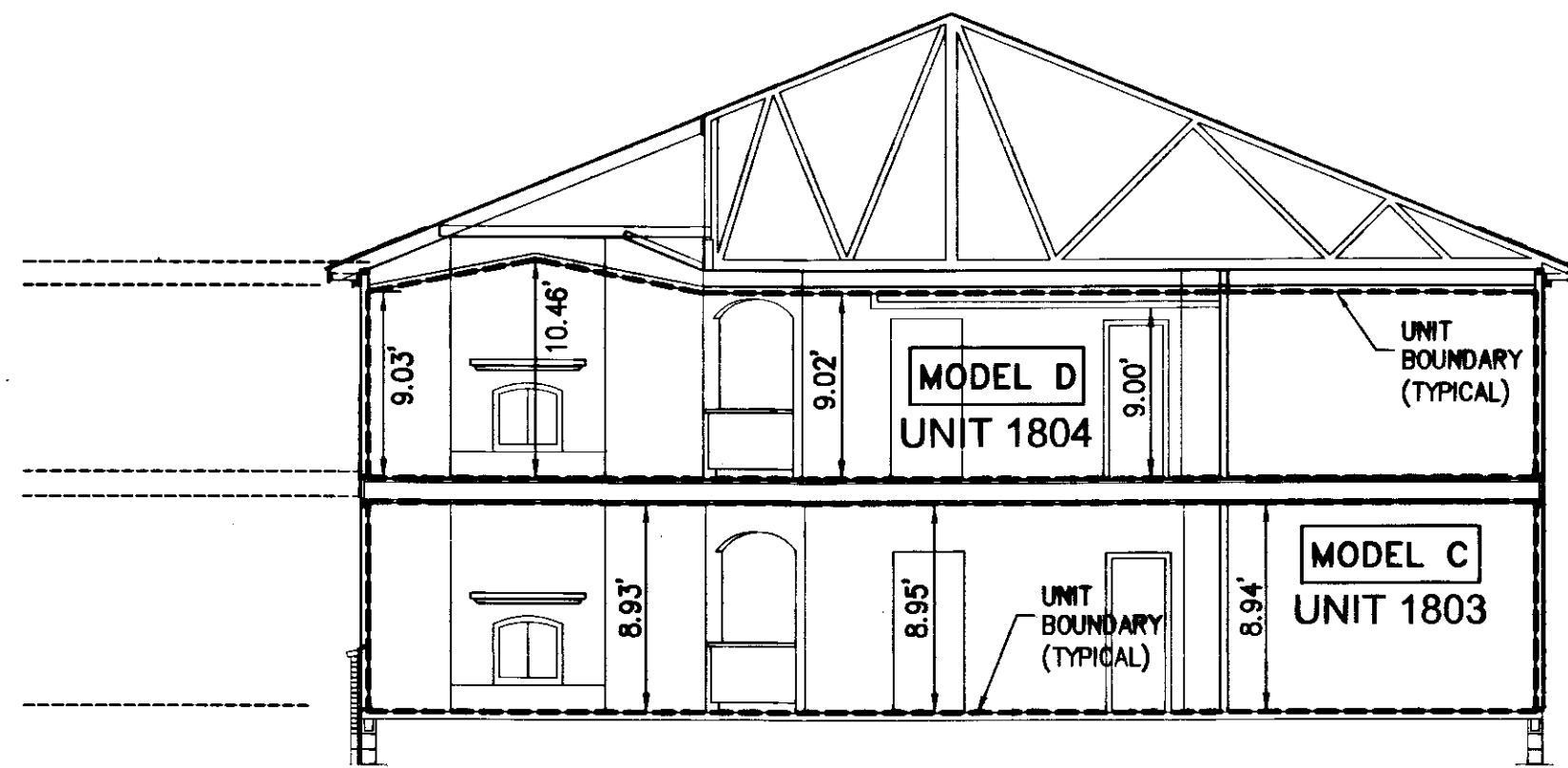
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**4 OF 9**

- 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"

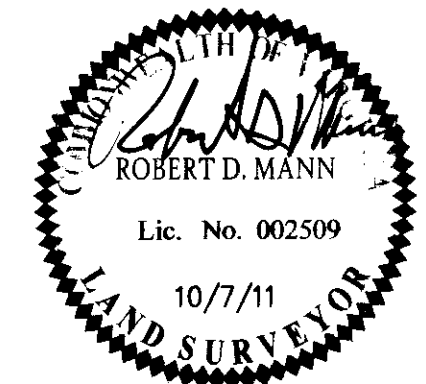
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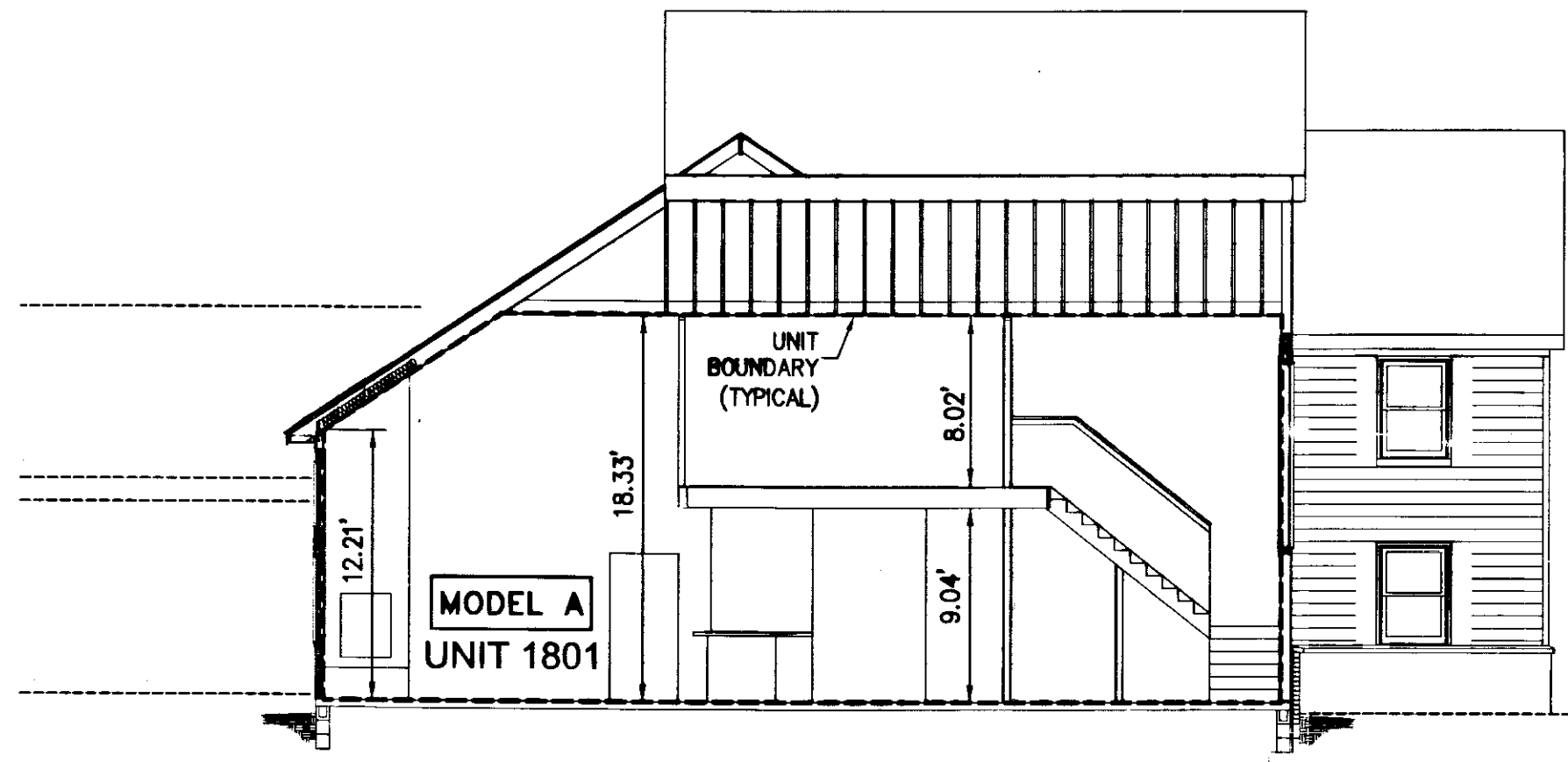


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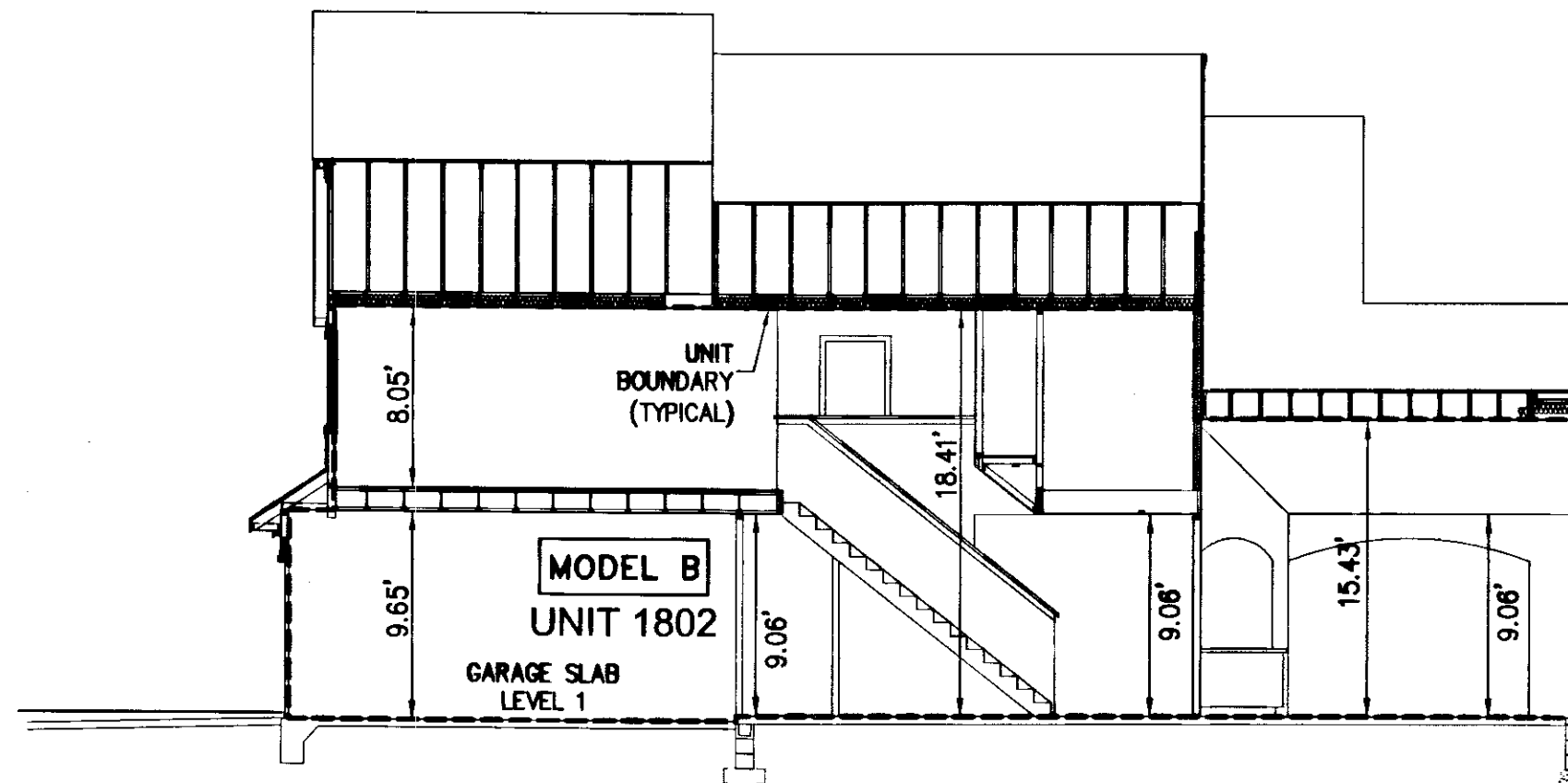
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- LCE LIMITED COMMON ELEMENT
- UNIT BOUNDARY



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



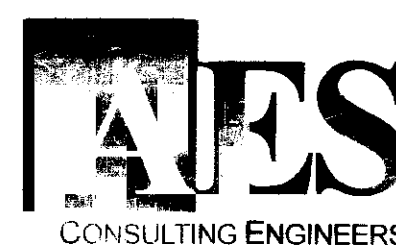
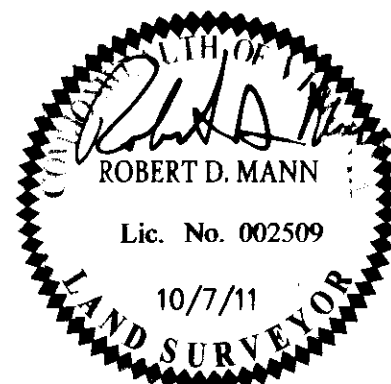
**RIGHT SECTION - MODEL B**  
1/8" = 1'-0"

**NOTES:**

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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.

9 Large/Small Plat(s) Recorded  
herewith as # 110021800

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>21 October 2011</u>	
at <u>2:43</u> AM/PM, PB _____ PG _____	
DOCUMENT # <u>110021800</u>	
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B. Woolridge</u> Clerk	
Rev. Date	Revised By



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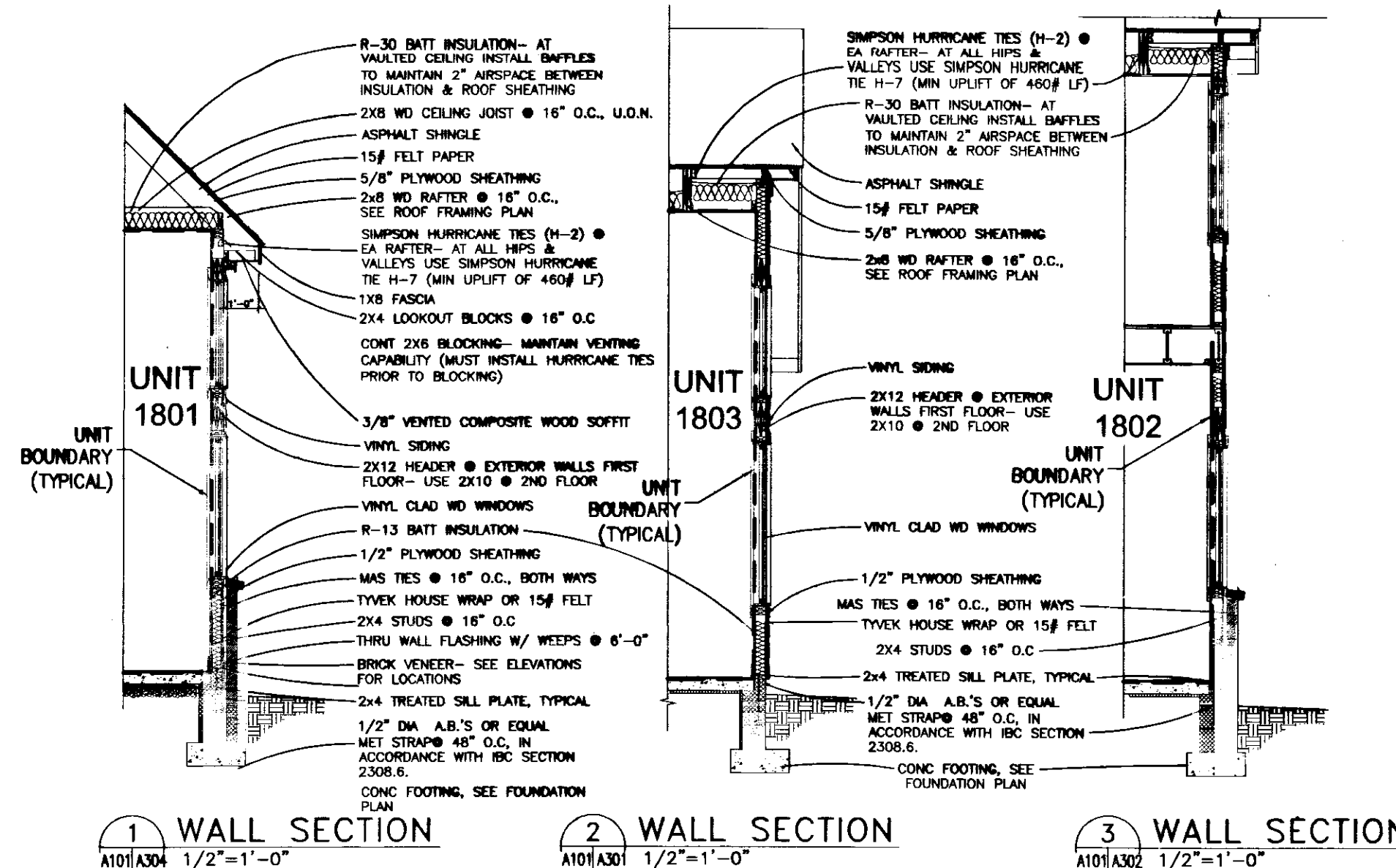
**"EXHIBIT 1"**

**PLAN OF CONDOMINIUM**

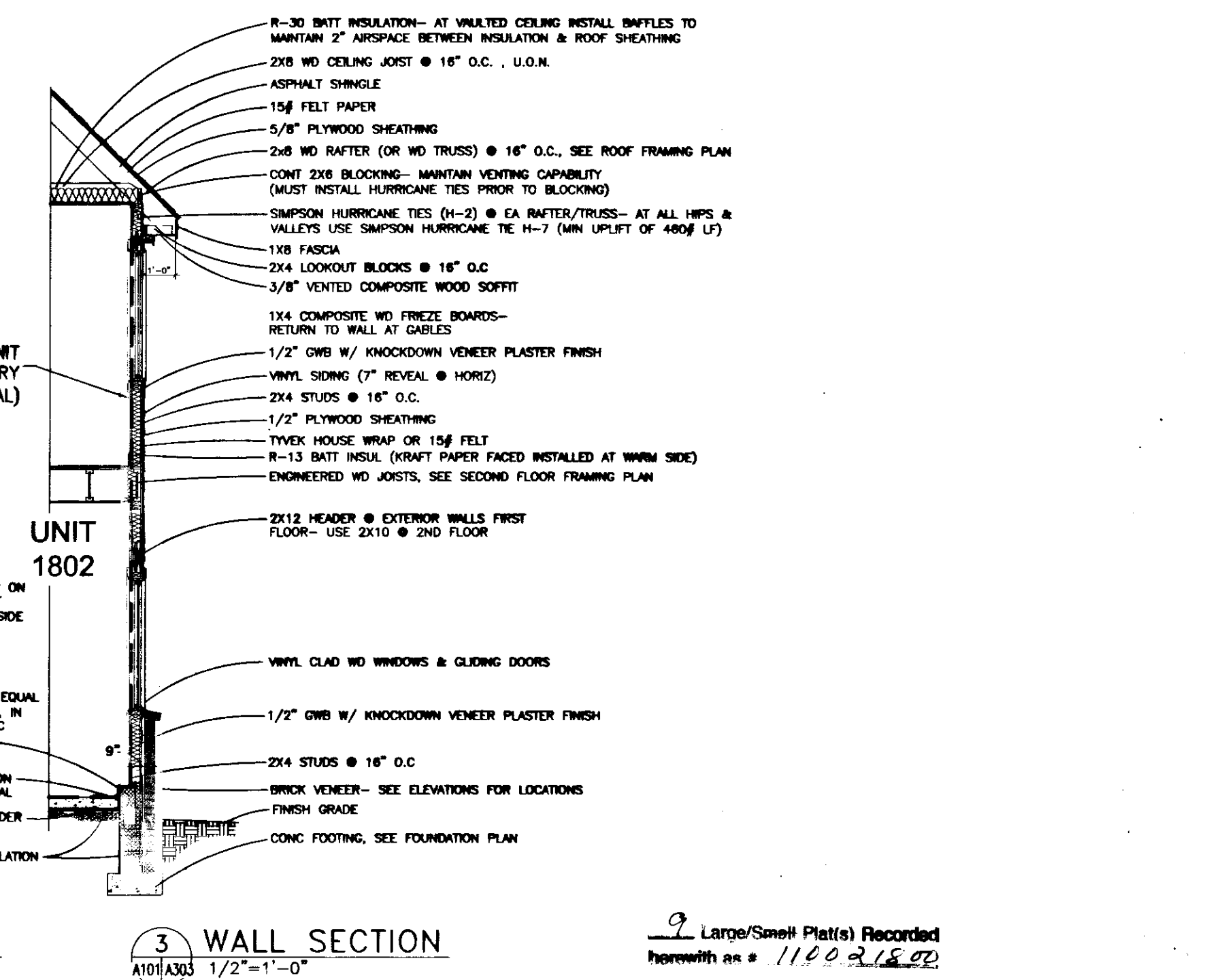
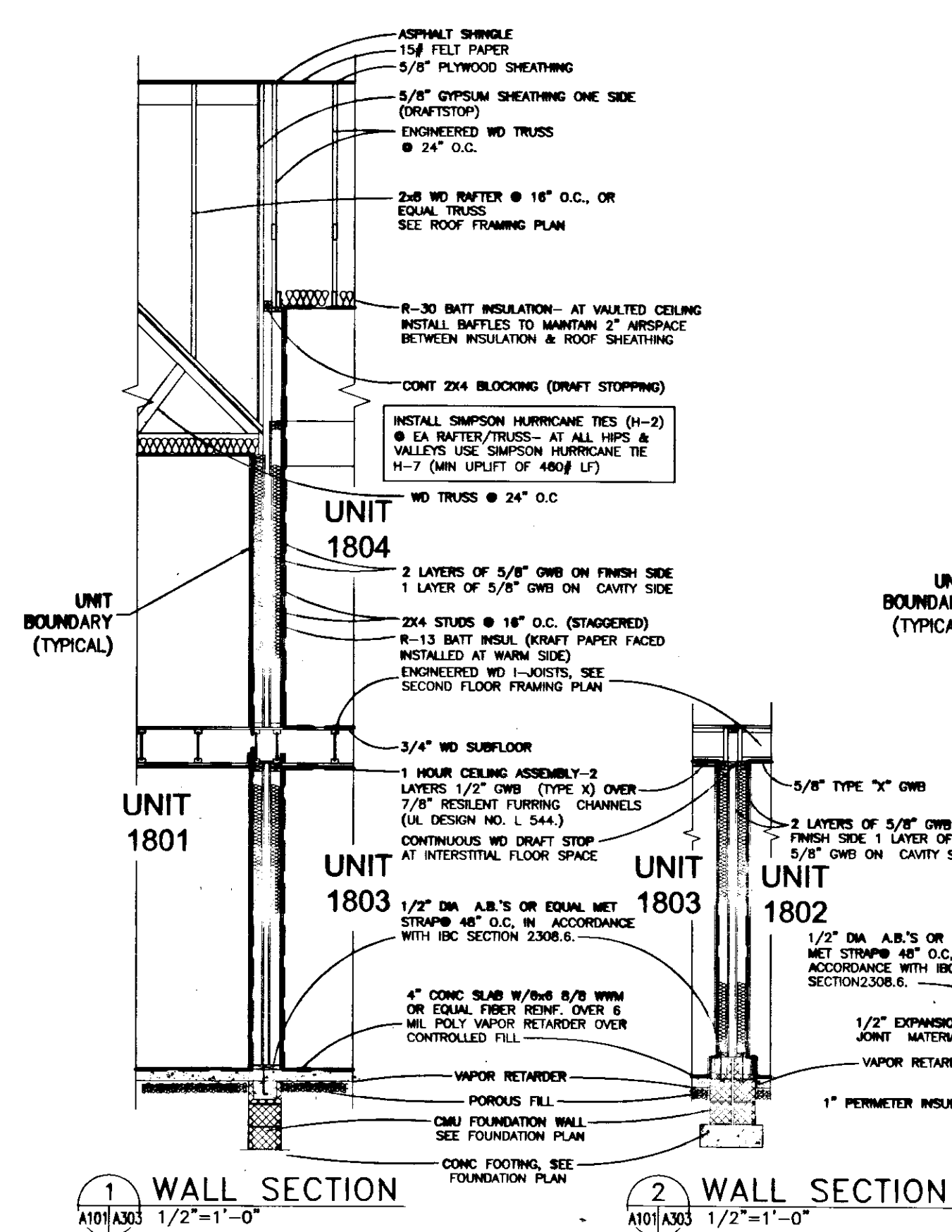
**WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM**  
PHASE 18-A  
UNITS #1801, 1802, 1803, AND 1804

STONEHOUSE DISTRICT    COUNTY OF JAMES CITY    VIRGINIA

Project Contacts: AES	
Project Number: 9286-02-B	
Scale:	Date:
NOTED	10-7-2011
Sheet Number	
<b>6 OF 9</b>	



CE COMMON ELEMENT  
LCE LIMITED COMMON ELEMENT  
 UNIT BOUNDARY

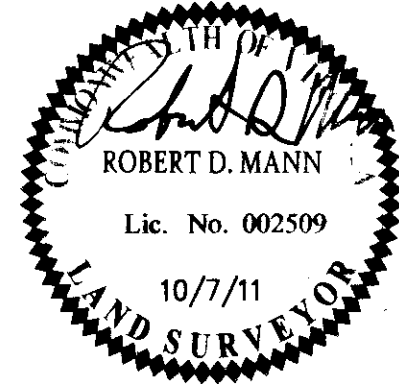


- NOTES:**
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  - ALL BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER ARCHITECTURAL PLANS PROVIDED TO AES CONSULTING ENGINEERS BY THE DEVELOPER.
  - THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT AS SHOWN IN THE PLAN AS LOCATED ON PHASE I IS THE HORIZONTAL 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.
  - 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.
  - 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.
  - LOWER, UPPER AND SIDE BOUNDARIES ARE MORE FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
  - 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.

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**7 OF 9**



110021800

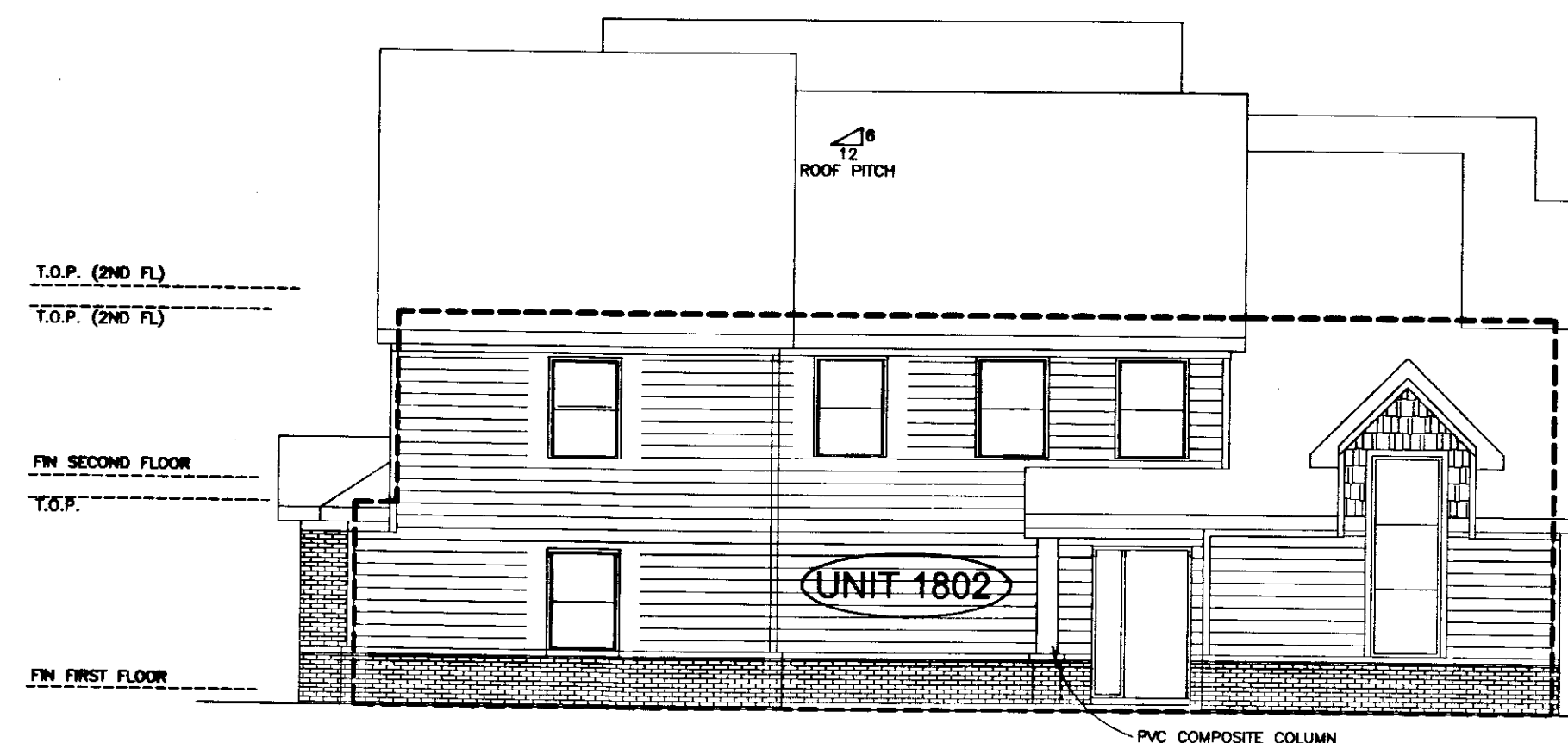
- CE COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- UNIT BOUNDARY



**FRONT ELEVATION**  
1/8" = 1'-0"

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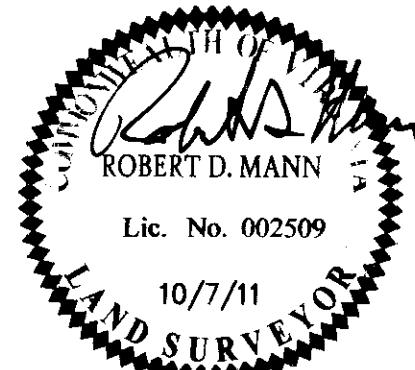


**RIGHT SIDE ELEVATION**  
1/8" = 1'-0"

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"EXHIBIT 1"

PLAN OF CONDOMINIUM

**WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM**  
PHASE 18-A  
UNITS #1801, 1802, 1803, AND 1804

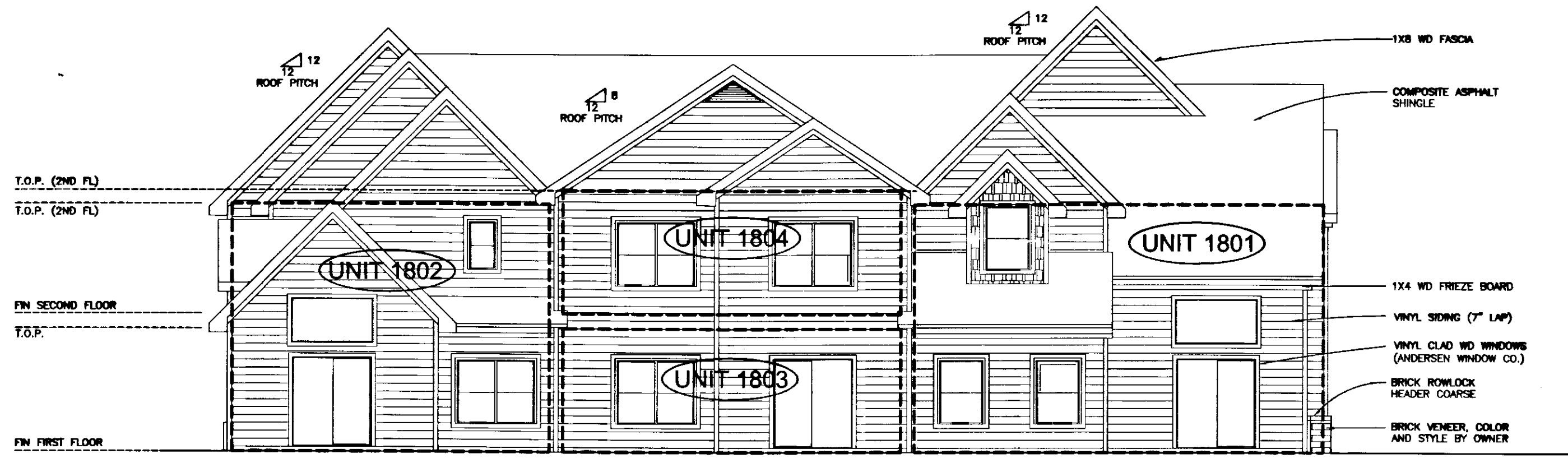
STONEHOUSE DISTRICT    COUNTY OF JAMES CITY    VIRGINIA

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<b>8 OF 9</b>	

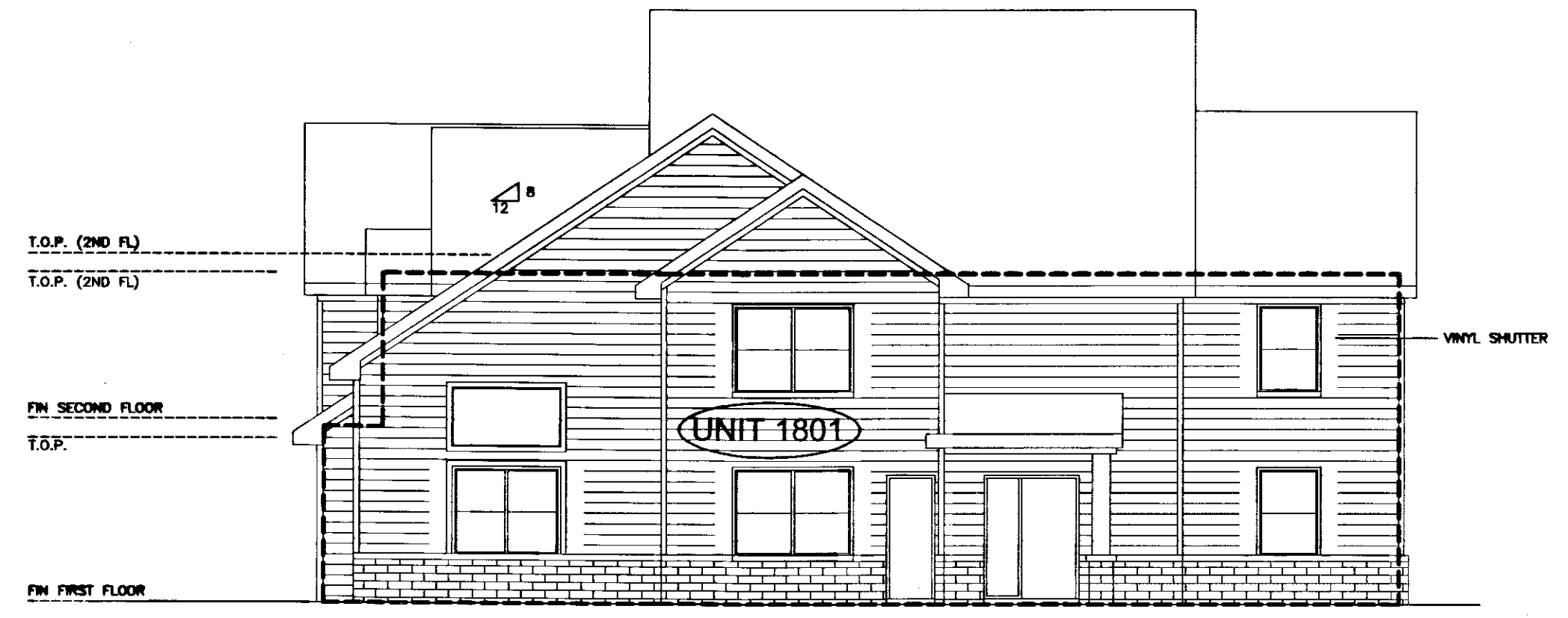


110021800

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



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

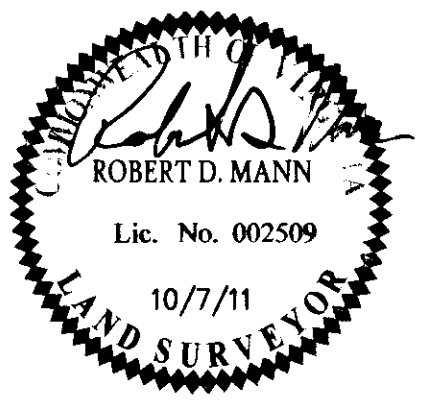


**LEFT SIDE ELEVATION**  
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