

120013782

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 19-A, UNITS #1901, 1902, 1903, AND 1904, 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 6/7/12
 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.

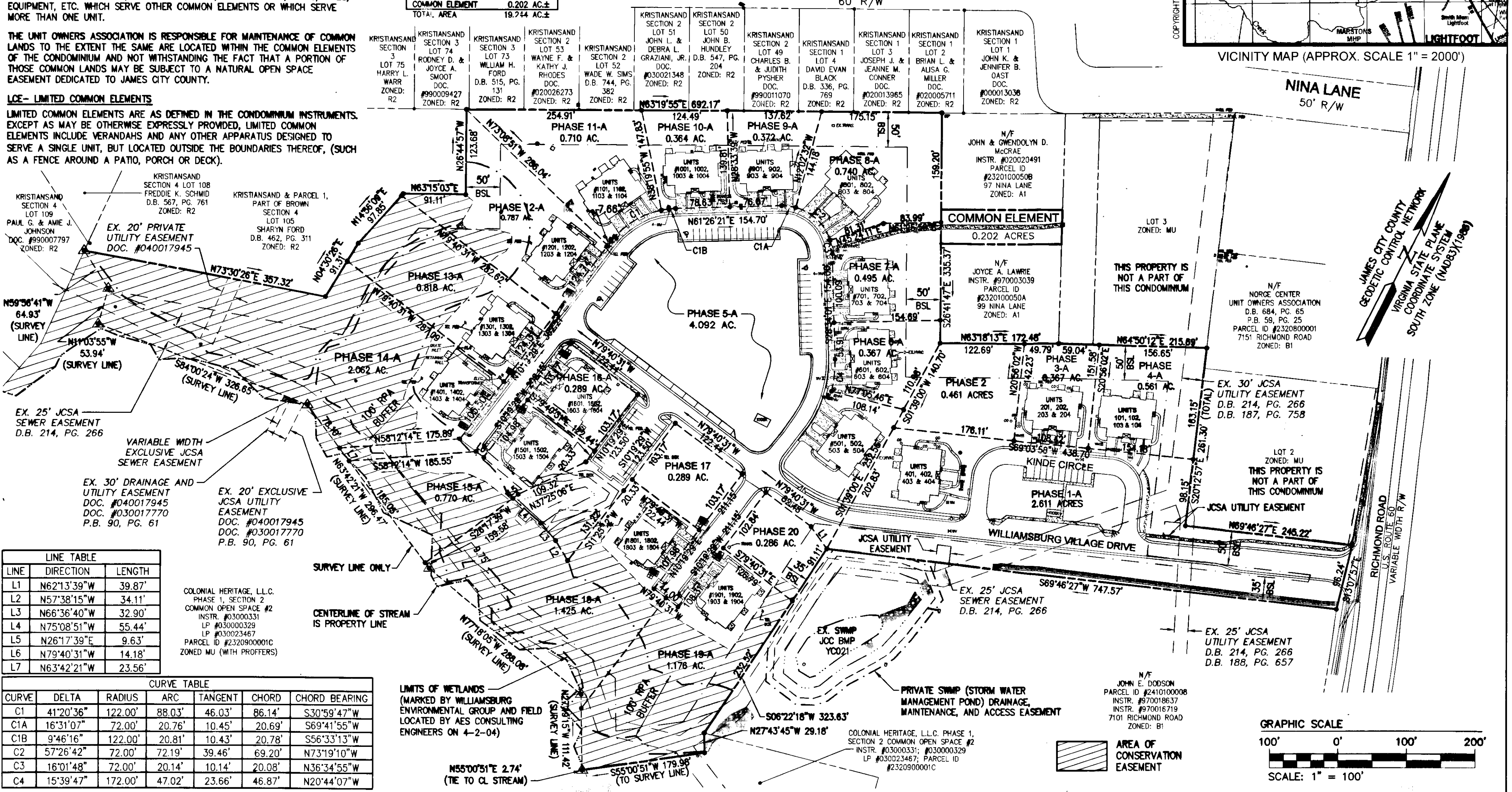
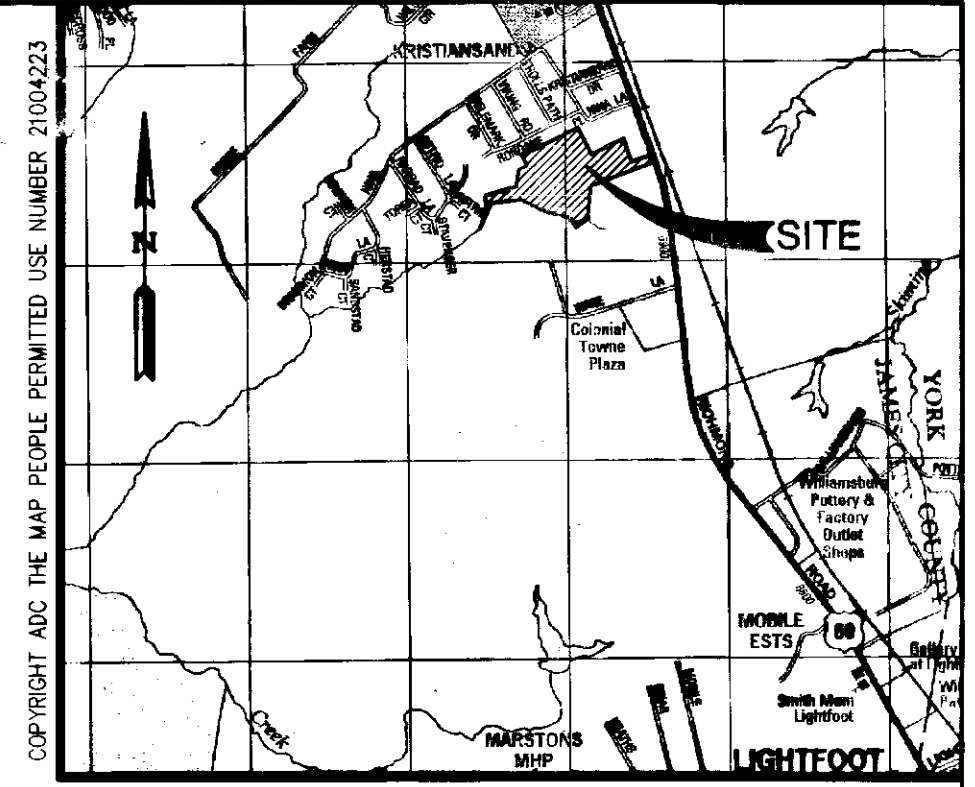
LCE- LIMITED COMMON ELEMENTS

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-A	1.176 AC.±
PHASE 20	0.286 AC.±
COMMON ELEMENT	0.202 AC.±
TOTAL AREA	19.744 AC.±

- GENERAL NOTES:**
- SITE IS ZONED M-U, (MIXED USE) - WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040010062)
 - 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.
 - 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 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #S1095C0110 DATED 9/28/07.
 - PROPERTY REFERENCE: INSTRUMENT #040017945.
 - 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.
 - ALL AREAS COMPUTED TO SURVEY TIE LINE.



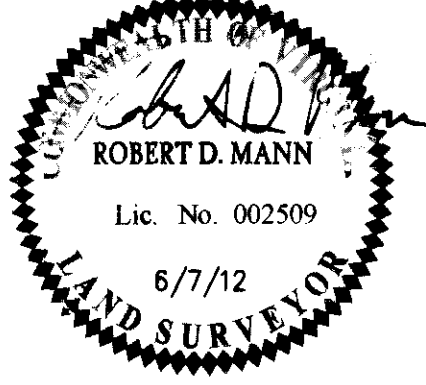
LINE TABLE

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

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 2 July 2012
 at 3:46 PM, PB PG
 Document # 120013782
 BETSY B. WOOLRIDGE, CLERK
 (Signature) , Dep. Clerk



9 Large/Small Plats Recorded
 Instrument # 120013782

AES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
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"EXHIBIT M-1"

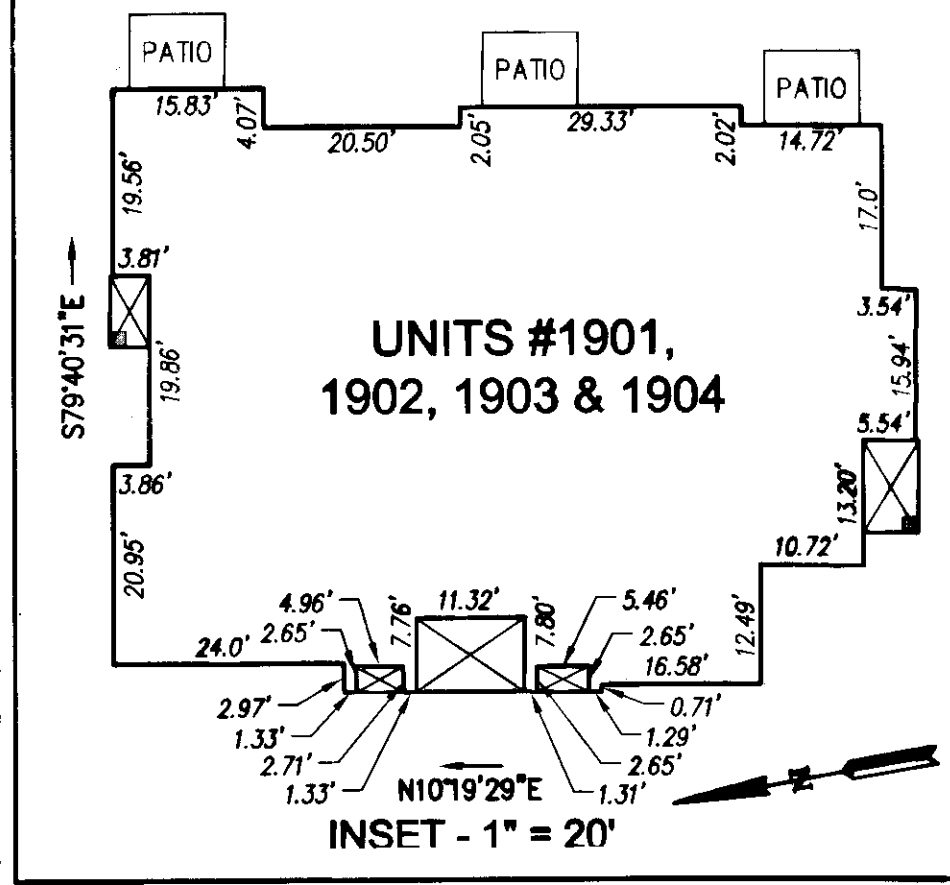
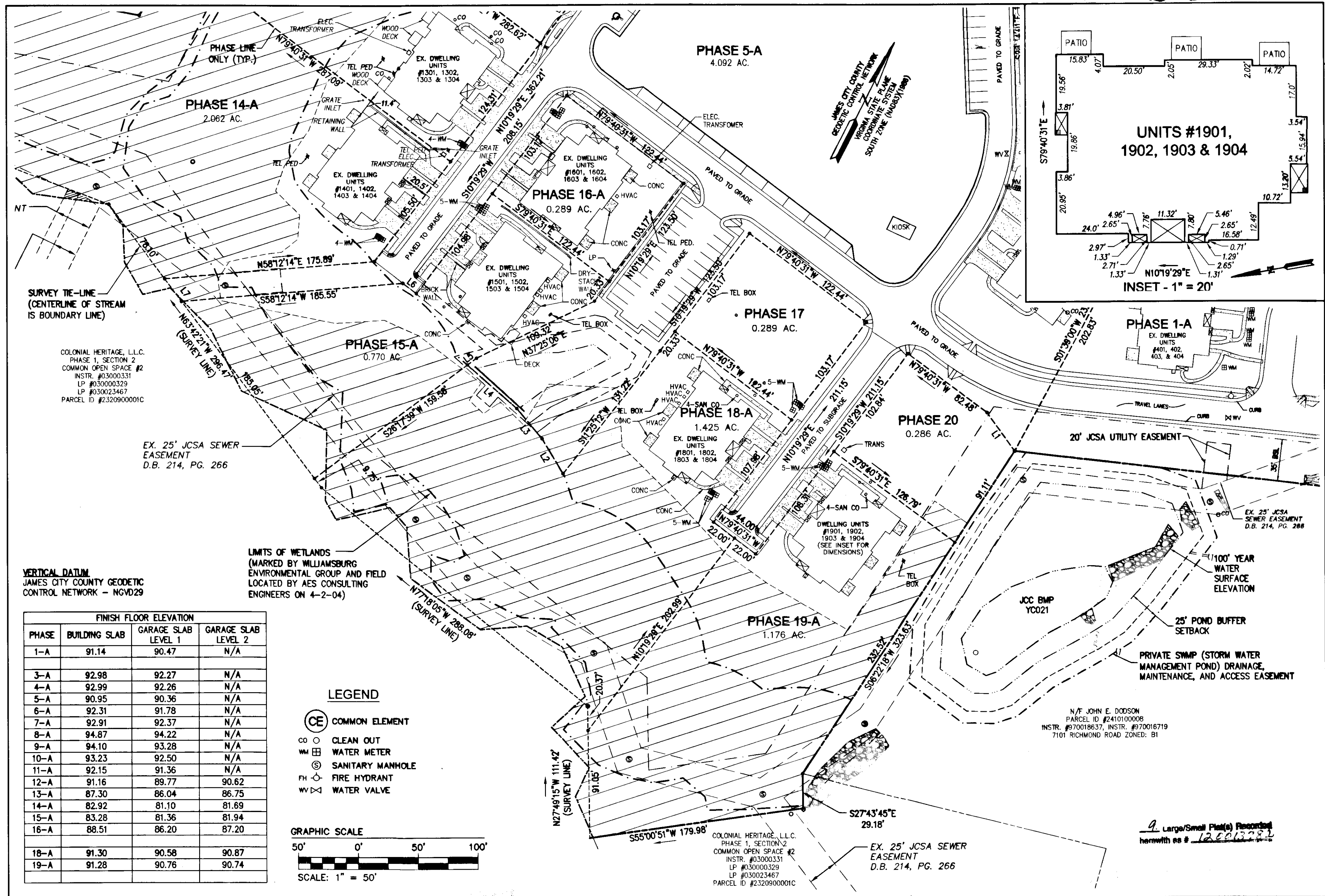
PLAT OF CONDOMINIUM

WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 19-A
 UNITS #1901, 1902, 1903, AND 1904

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES
 Project Number: 9286-02-B
 Scale: 1" = 100'
 Date: 06-07-2012
 Sheet Number: 1 OF 9

120013782



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 #03000329
LP #030023467
PARCEL ID #232090001C

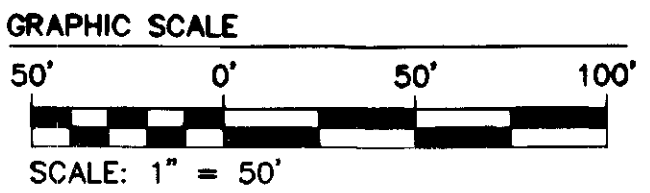
EX. 25' JCSA SEWER
EASEMENT
D.B. 214, PG. 266

VERTICAL DATUM
JAMES CITY COUNTY GEODETIC
CONTROL NETWORK - NGVD29

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

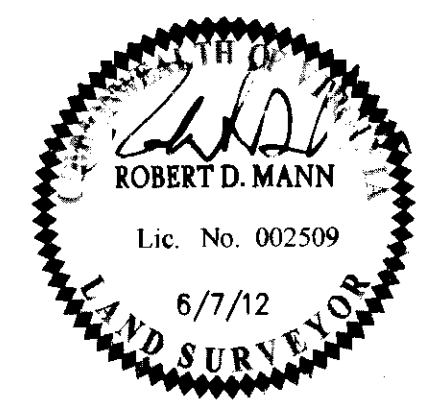
PHASE	FINISH FLOOR ELEVATION		
	BUILDING SLAB	GARAGE SLAB LEVEL 1	GARAGE SLAB LEVEL 2
1-A	91.14	90.47	N/A
3-A	92.98	92.27	N/A
4-A	92.99	92.26	N/A
5-A	90.95	90.36	N/A
6-A	92.31	91.78	N/A
7-A	92.91	92.37	N/A
8-A	94.87	94.22	N/A
9-A	94.10	93.28	N/A
10-A	93.23	92.50	N/A
11-A	92.15	91.36	N/A
12-A	91.16	89.77	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
19-A	91.28	90.76	90.74

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



Rev	Date	Revised

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Bryndea Adickes, Dep. Clerk



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PLAT OF CONDOMINIUM

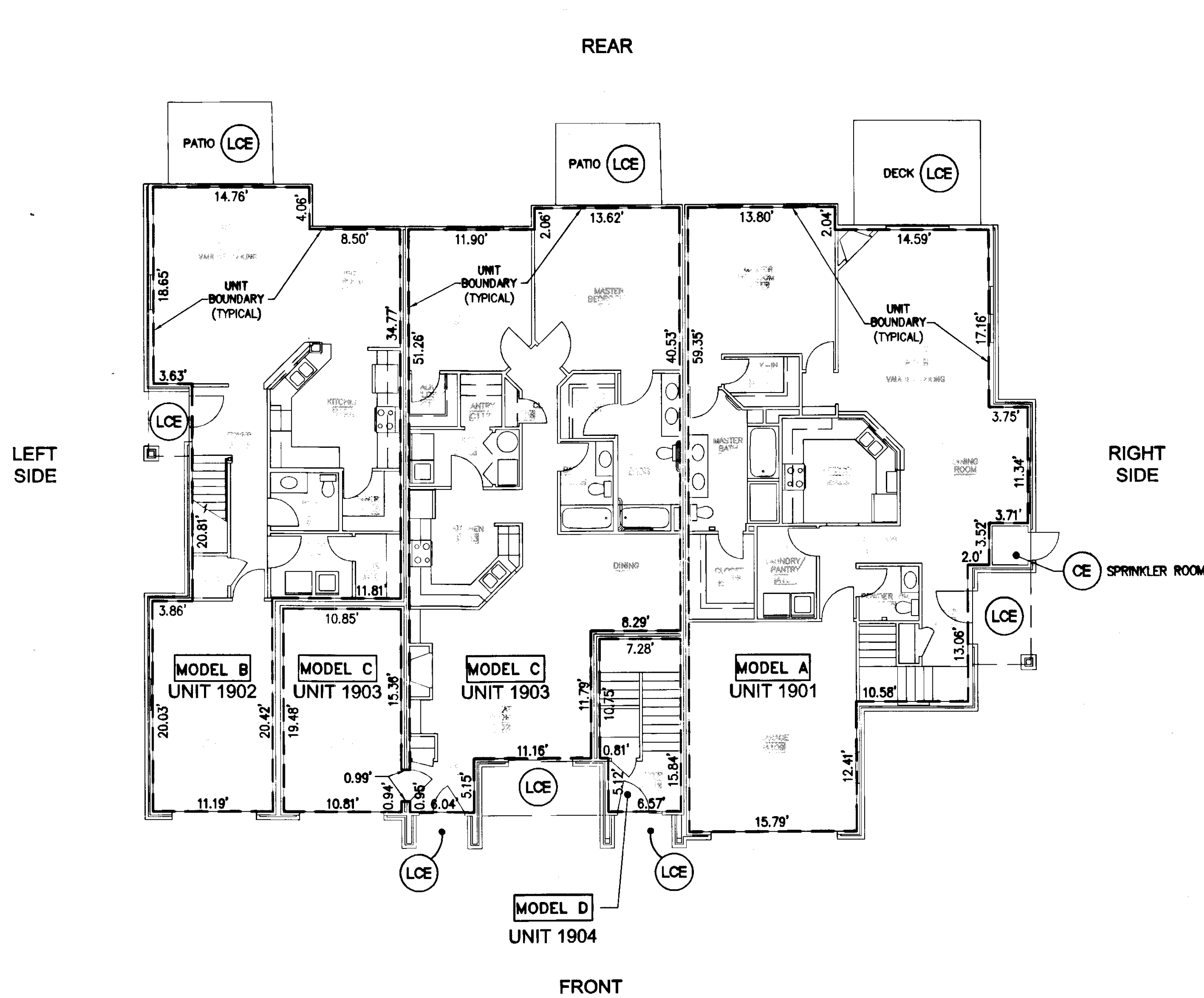
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 19-A
UNITS #1901, 1902, 1903, AND 1904

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	AES
Project Number:	0286-02-B
Scale:	1"=50'
Date:	06-07-2012
Sheet Number:	2 OF 9

S:\loba\9286\02-Norge Condo Plans\dwg\Plat\Record\Phase 19\Final Condo Plat PH 19-A\928602Condo Phase 19A_Sh_02.dwg, 6/27/2012 2:19:59 PM, mka.apponen

120013782



- 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 1 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

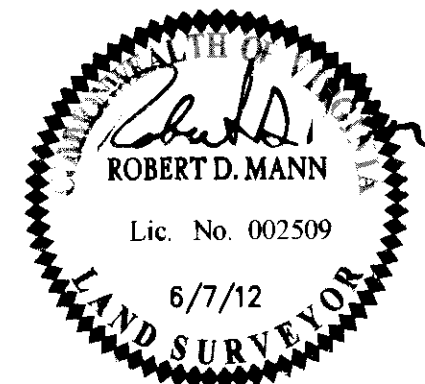


9. Large/Small Plates Recorded herewith as # 120013782

S:\Jobs\120013782\Norge Condo Plans\dwg\Phase 19\Final Condo Plat PH 19-A\1928602-Condo Phase 19A SH 03.dwg, 6/27/2012 2:20:46 PM, mlka.eaperson

Rev	Date	Revised

City of Williamsburg & County of James City
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BETSY B. WOOLRIDGE, CLERK
B. Woolridge, Dep. Clerk






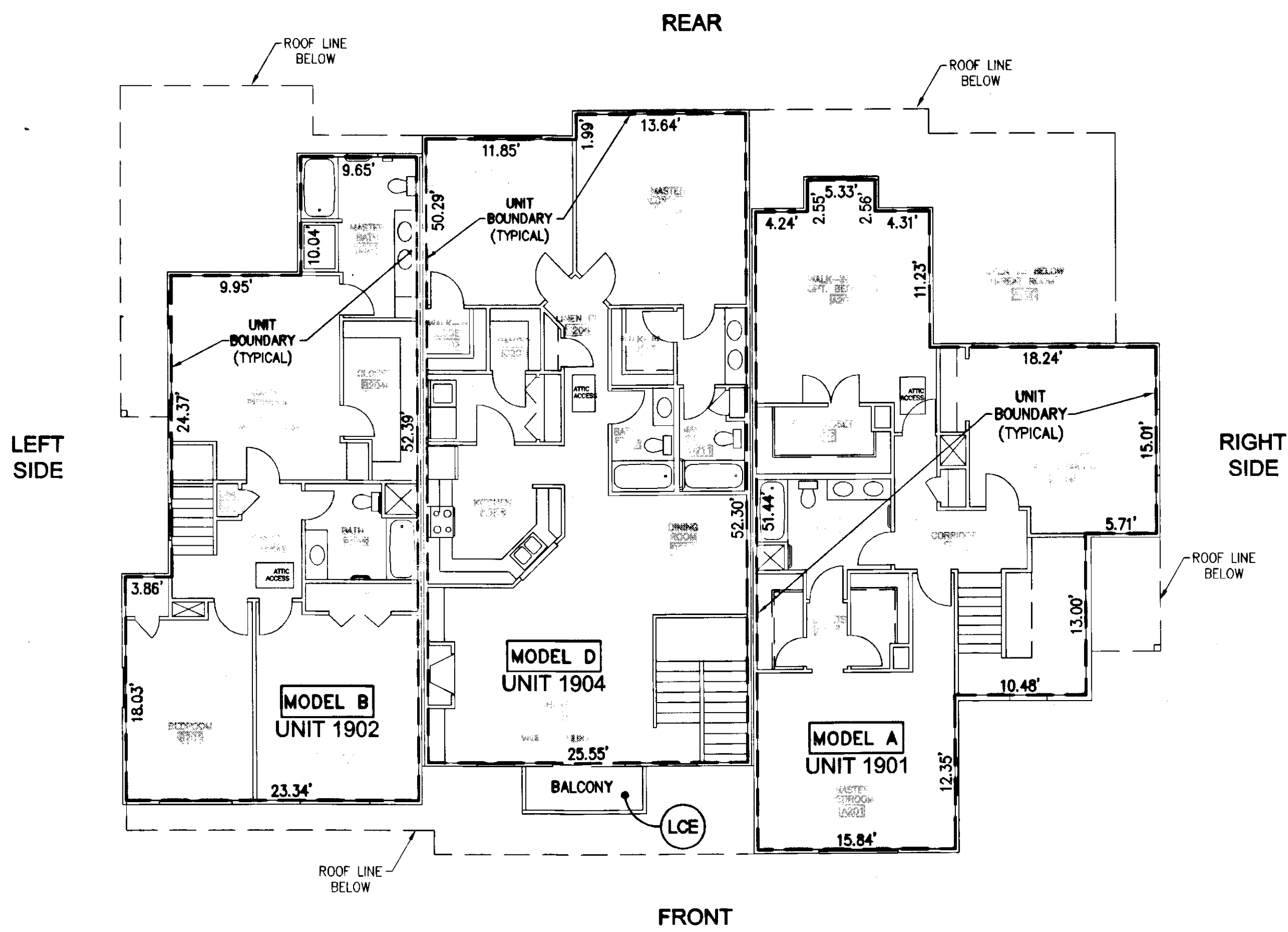
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WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 19-A
UNITS #1901, 1902, 1903, AND 1904
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	AES
Project Number	9286-02-B
Scale	Date
NOTED	06-07-2012
Sheet Number	
3 OF 9	

120013782

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



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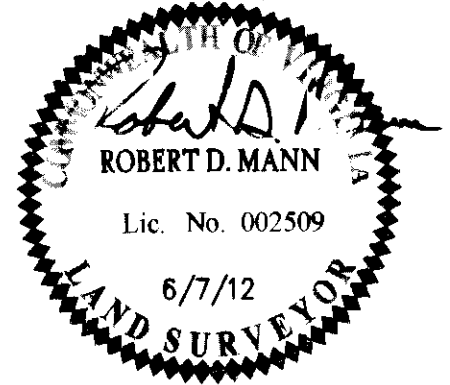
SECOND FLOOR PLAN SCALE: 1/8" = 1'
MODELS A, B & D

9 Large/Small Plat(s) Recorded
 herewith as # 120013782

S:\Jobs\19286\102-Norge Condo Plats\Map\Plats\Record\Phase 19\Final Condo Plat PH 19-A\928602Condo Phase 19A Sh 04.dwg, 6/27/2012 2:21:24 PM, mka.appenon

Rev	Date	Description	Revised

City of Williamsburg & County of James City
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 By [Signature], Dep. Clerk



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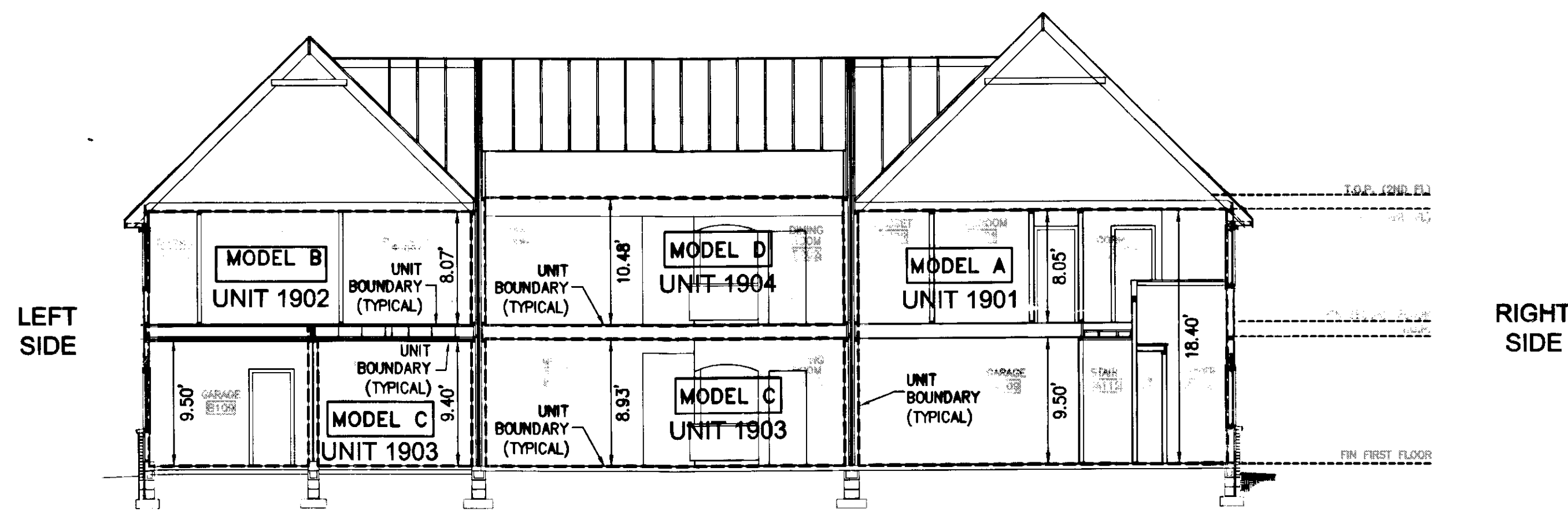
"EXHIBIT 1"
 PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 19-A
 UNITS #1901, 1902, 1903, AND 1904

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES	
Project Number: 0286-02-B	
Scale:	Date:
NOTED	06-07-2012
Sheet Number	
4 OF 9	

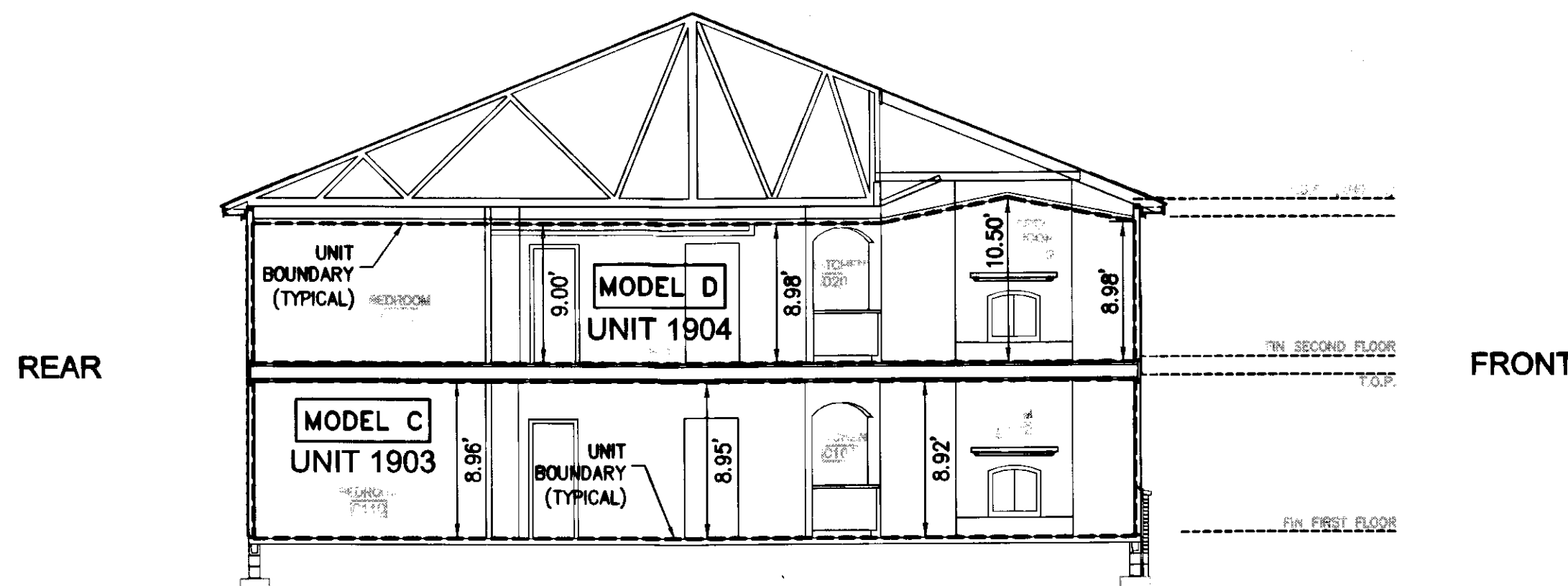
120013782

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



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

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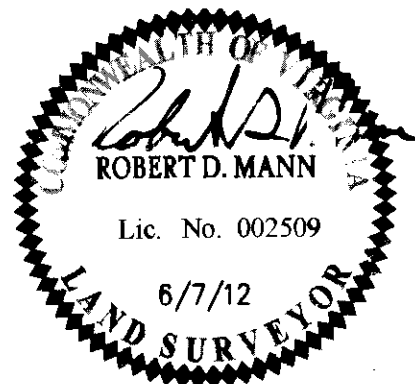
LEFT SIDE SECTION - MODELS C & D
1/8" = 1'-0"

9 Large/Small Plat(s) Recorded herewith as # 120013782

S:\uba\928602-Norge Condo Plats\dwg\Plat\Record\Phase 19\Final Condo Plat PH 19-A\928602Condo Phase 19A Sh 05.dwg, 6/27/2012 2:21:58 PM, mke.appenon

Rev	Date	Revised

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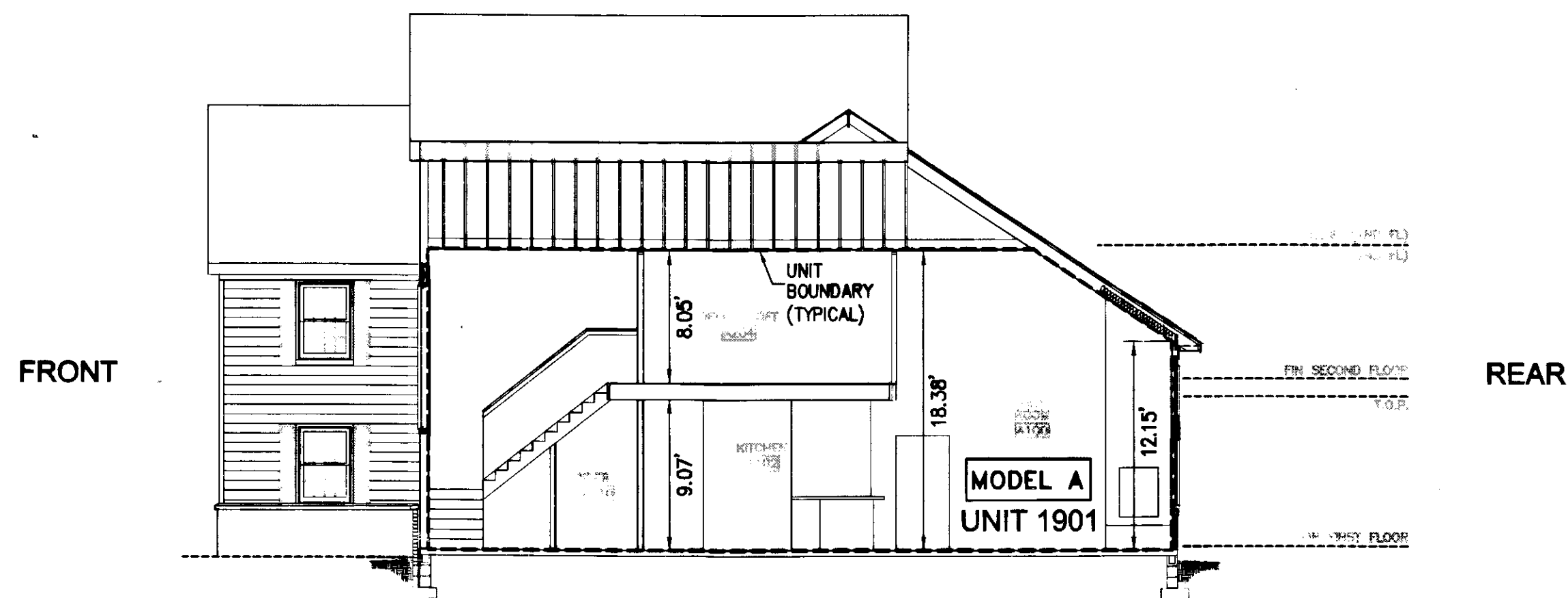
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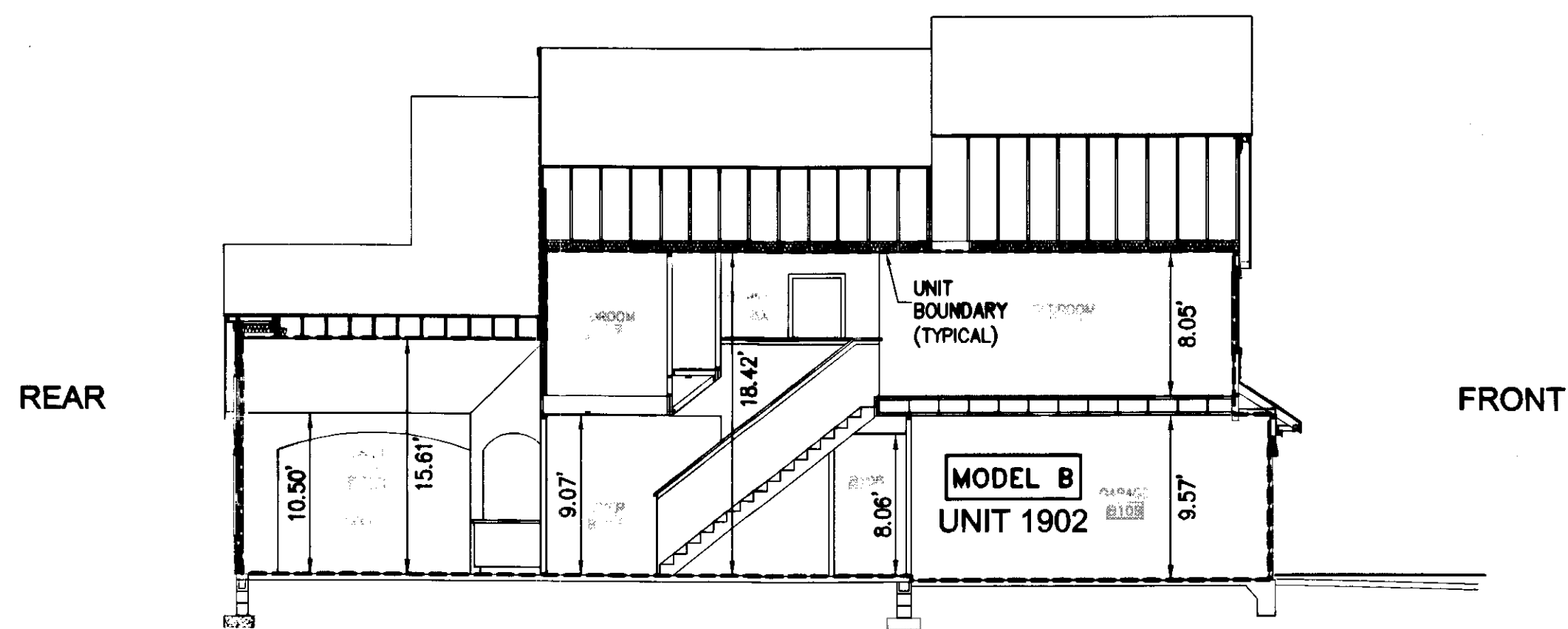
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Scale:	NOTED
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Sheet Number	5 OF 9

120013782

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



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



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

NOTES:

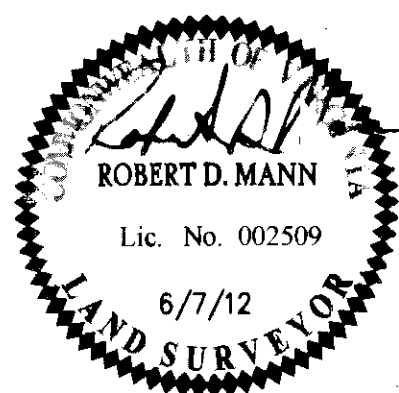
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7. THE INTERIOR WALLS AND ELEMENTS AS SHOWN HEREON WERE TAKEN DIRECTLY FROM ARCHITECTURAL DRAWINGS PROVIDED BY THE DEVELOPER AND ARE INTENDED FOR REFERENCE PURPOSES ONLY. INTERIOR WALLS AND ELEMENTS HAVE NOT BEEN FIELD VERIFIED. THE SURVEYOR MAKES NO GUARANTEES THAT UNIT INTERIORS ARE CONSTRUCTED AS SHOWN.

4 Large/Small Plats Recorded herewith as # 120013782

S:\Jobs\9286\02-Norge Condo Plats\Drawings\Plats\Record\Phase 19\Final Condo Plat PH 19-A\928602Condo Phase 19A Sh 06.dwg, 6/27/2012 2:22:31 PM, mike.apparson

Rev	Date	Revised By

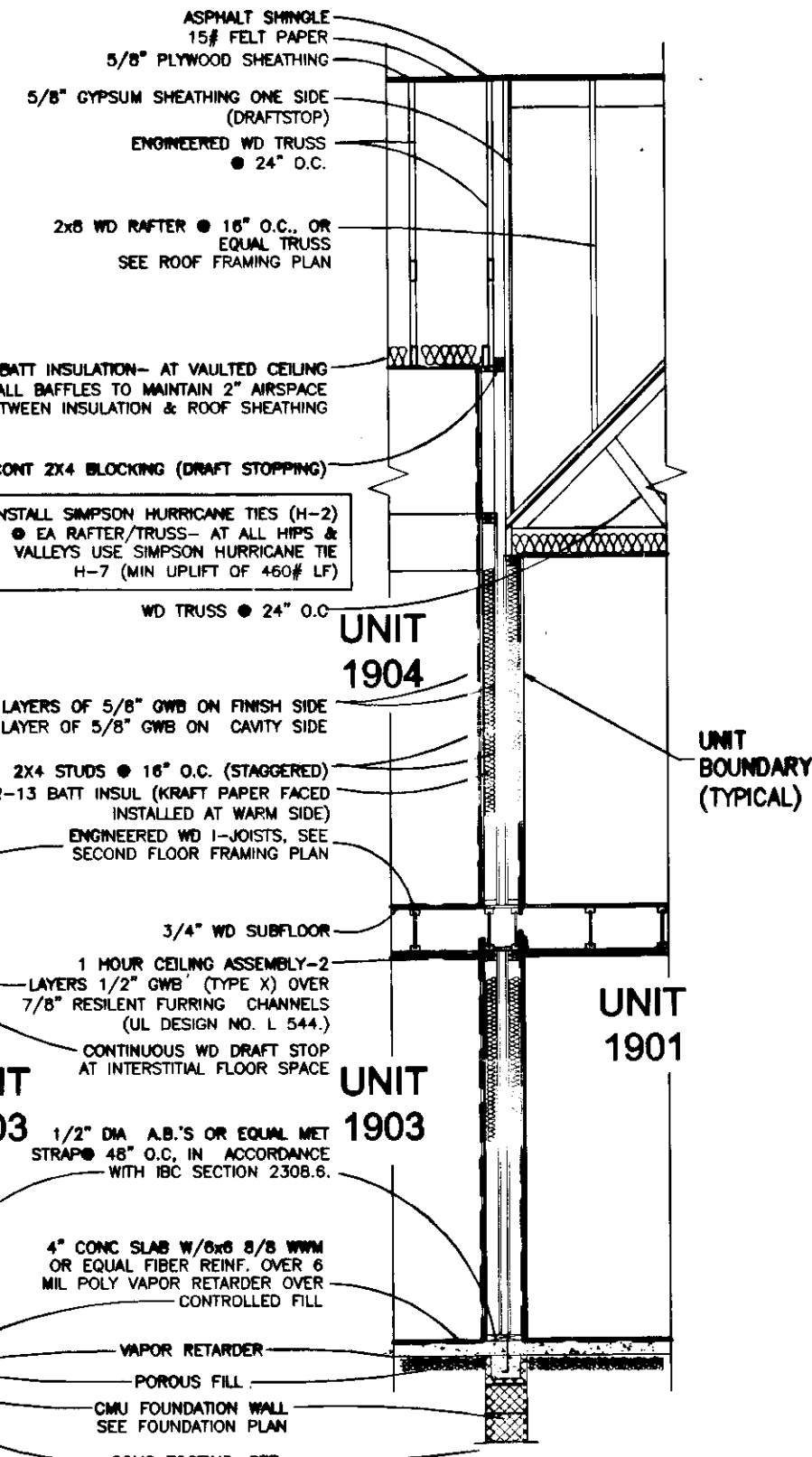
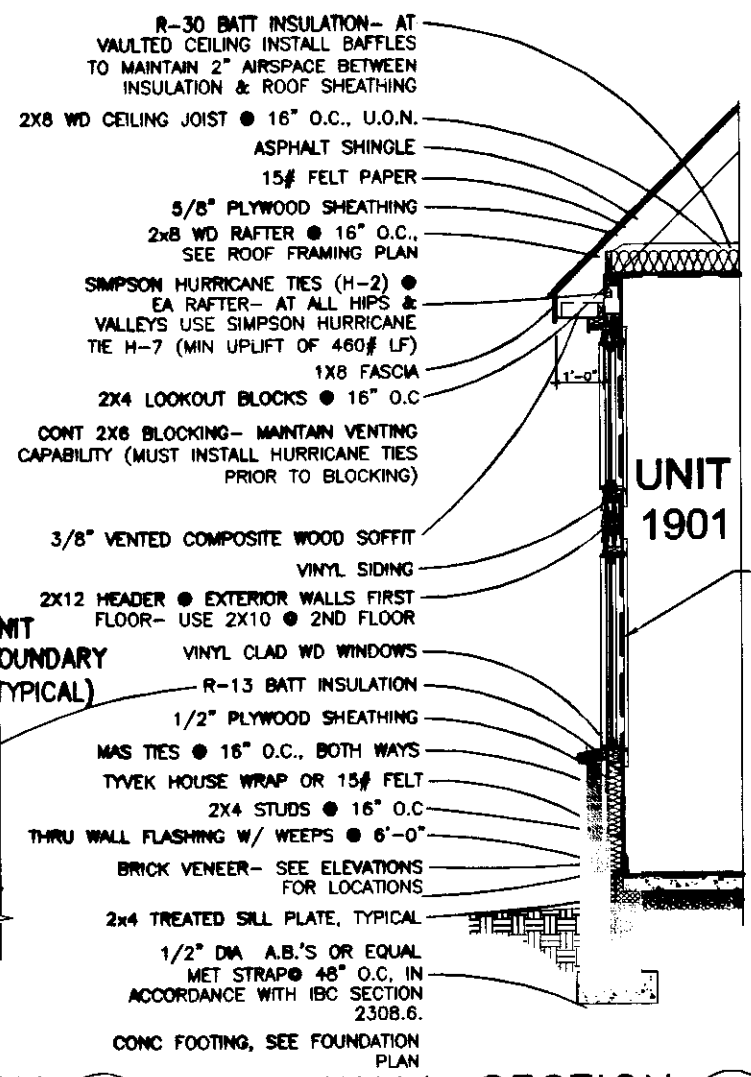
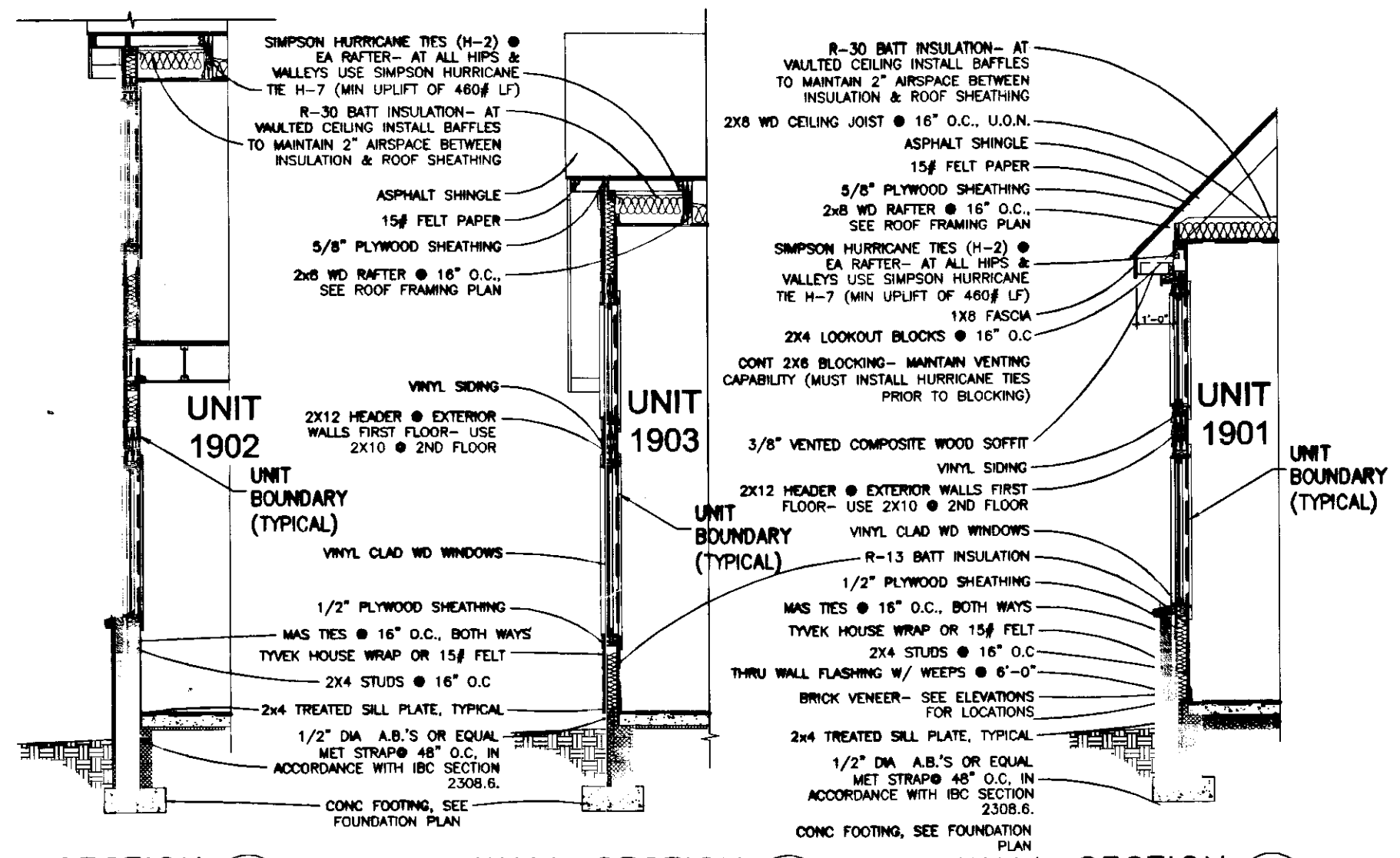
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
2 July 2012
at 3:46 AM PM, PB - PG -
Document # 120013782
BETSY B. WOOLRIDGE, CLERK
By Christina Hobbs, Dep. Clerk



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"EXHIBIT 1"
PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 19-A
UNITS #1901, 1902, 1903, AND 1904
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES	
Project Number: 9286-02-B	
Scale:	Date:
NOTED	06-07-2012
Sheet Number	
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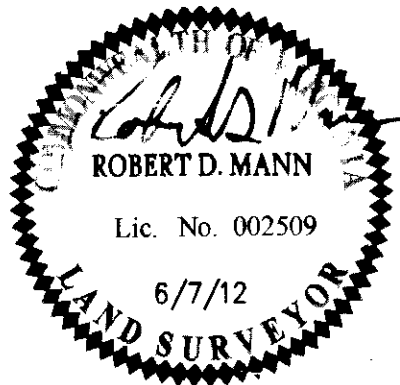
CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
 - - - - - UNIT BOUNDARY

- 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.
 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.

S:\Jobs\9286\02-Norge Condo Plans\dwg\Plat\Record\Phase 19\Final Condo Plat PH 19-A\928602Condo Phase 19A_Sk.07.dwg, 6/27/2012 2:25:06 PM, mlke.aperson

Rev	Date	Description	Revised

City of Williamsburg & County of James City
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"EXHIBIT 1"

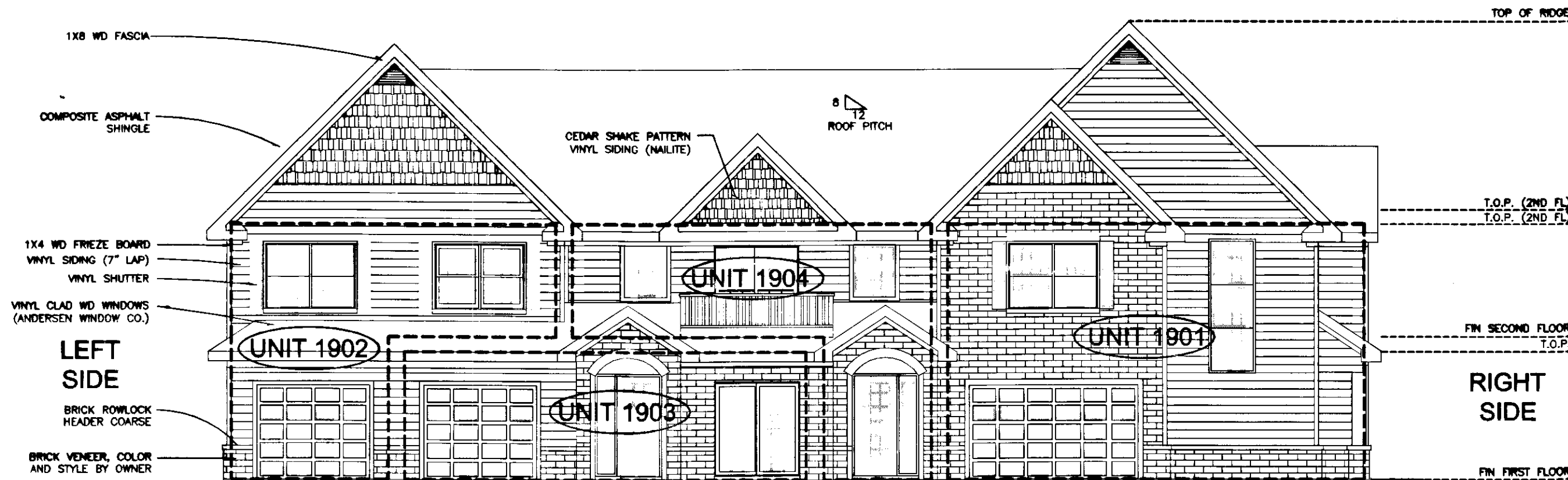
PLAN OF CONDOMINIUM

WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 19-A
 UNITS #1901, 1902, 1903, AND 1904

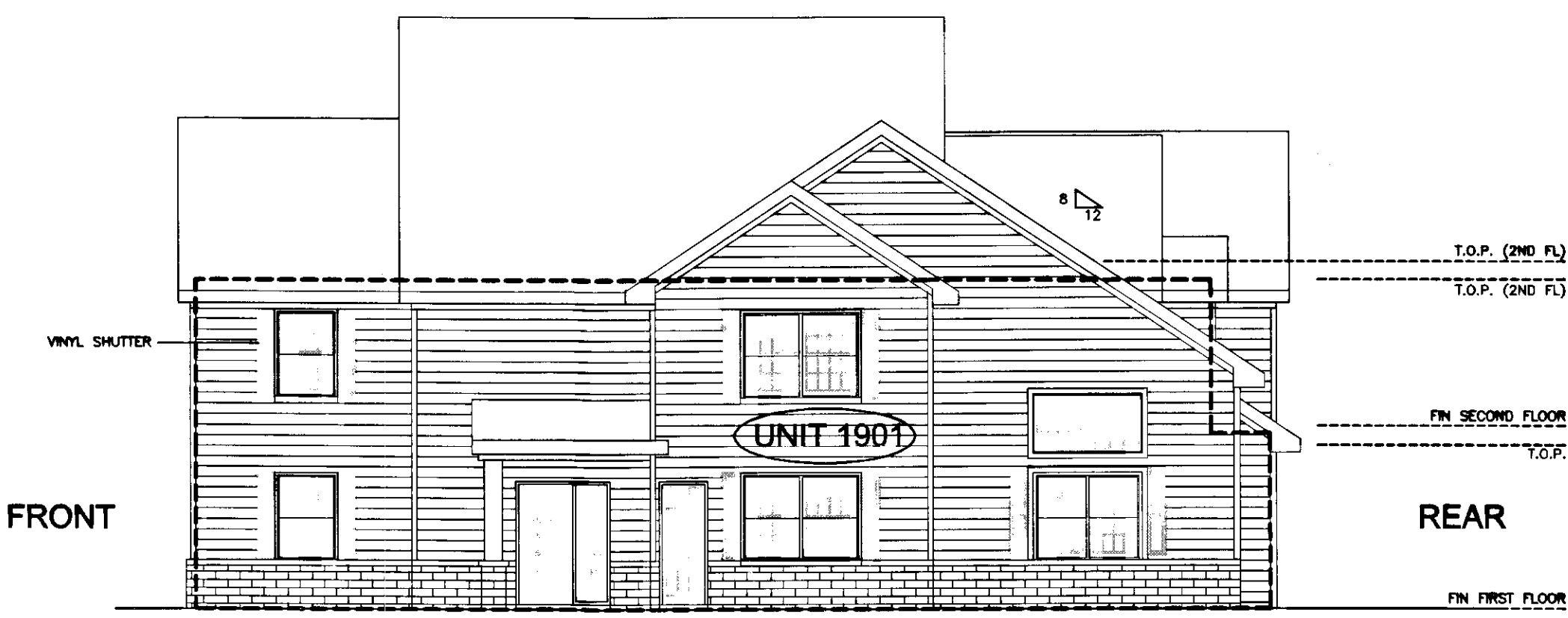
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	AES
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NOTED	06-07-2012
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-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



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



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

NOTES:

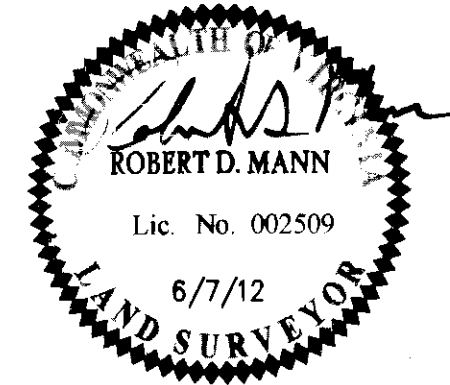
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9 Large/Small Plat(s) Recorded herewith as # 120013782

S:\Jobs\928602-Norge Condo Plats\dwg\Plats\Record\Phase 19\Final Condo Plat PH 19-A\928602Condo Phase 19A Sh 09.dwg, 6/27/2012 2:23:37 PM, mke.appenon

Rev	Date	Revised

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
21 July 2012
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