

12002470

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 17-A, UNITS #1701, 1702, 1703, AND 1704, WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATED, SUBSECTION SS-79.58 (A), AS AMENDED.

ROBERT D. MANN, L.S. #002509 DATE 9/13/12

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 VERANDAHAS 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

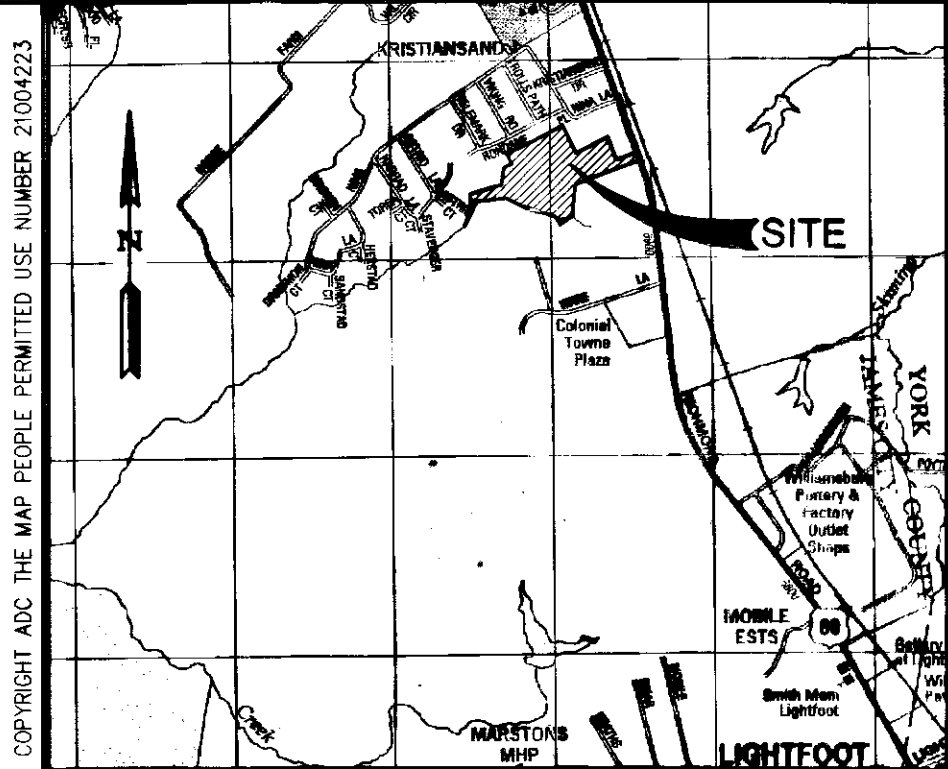
PHASE 1-A	2.811 AC.±
PHASE 2	0.481 AC.±
PHASE 3-A	0.367 AC.±
PHASE 4-A	0.561 AC.±
PHASE 5-A	4.092 AC.±
PHASE 6-A	0.367 AC.±
PHASE 7-A	0.495 AC.±
PHASE 8-A	0.740 AC.±
PHASE 9-A	0.372 AC.±
PHASE 10-A	0.364 AC.±
PHASE 11-A	0.710 AC.±
PHASE 12-A	0.787 AC.±
PHASE 13-A	0.818 AC.±
PHASE 14-A	2.062 AC.±
PHASE 15-A	0.770 AC.±
PHASE 16-A	0.289 AC.±
PHASE 17-A	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	19.244 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 "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.J.R.M. #51095C01100 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.
9. ALL AREAS COMPUTED TO SURVEY THE LINE.

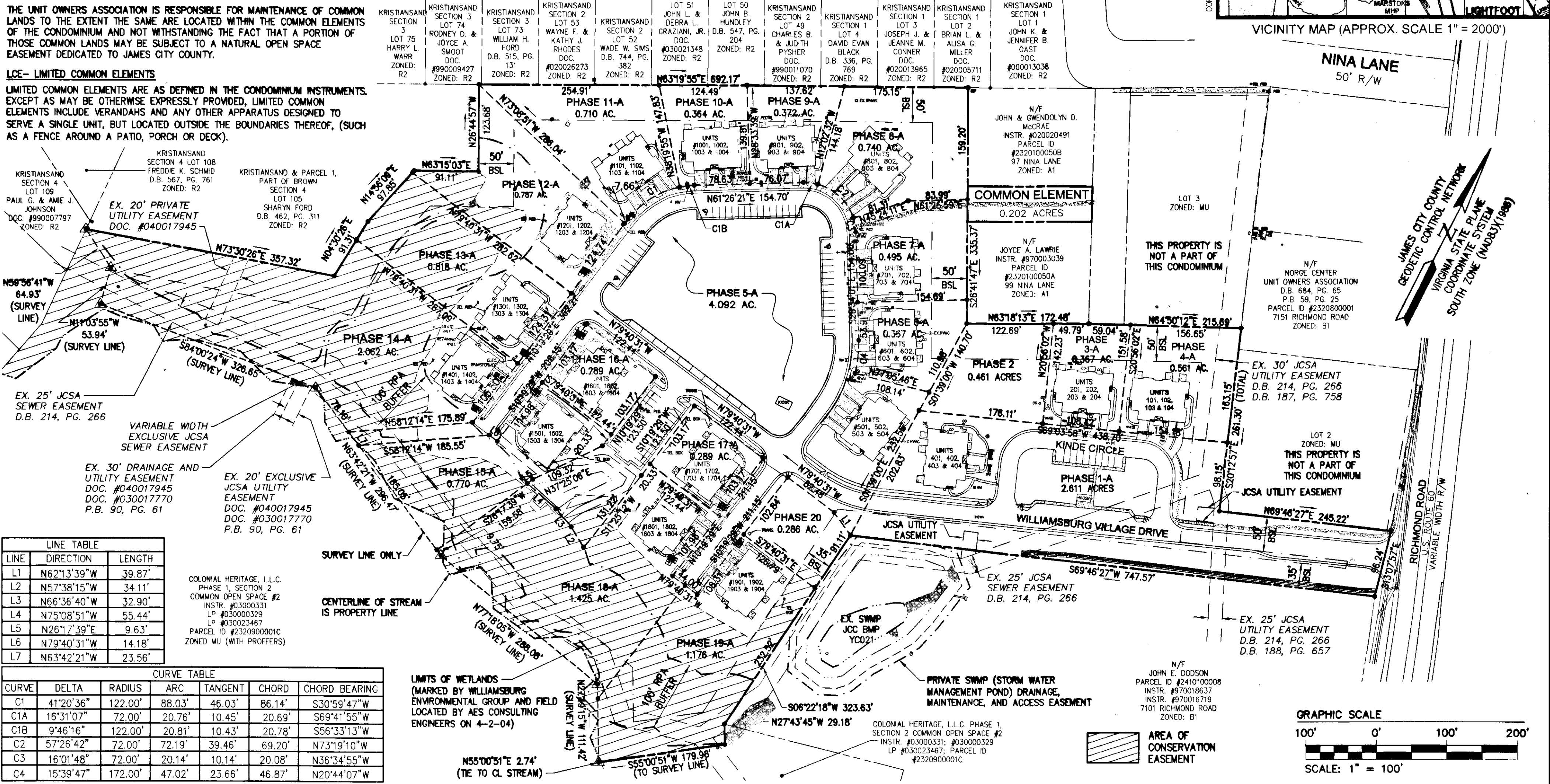
RONDANE PLACE

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'

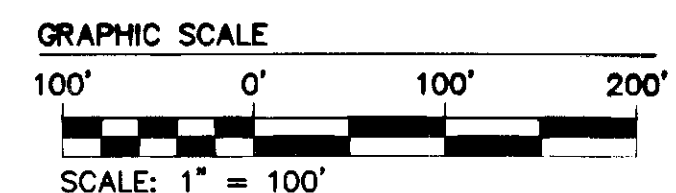
COLONIAL HERITAGE, L.L.C.
 PHASE 1, SECTION 2
 COMMON OPEN SPACE #2
 INSTR. #03000331
 LP #03000329
 LP #030023467
 PARCEL ID #232090001C
 ZONED MU (WITH PROFFERS)

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

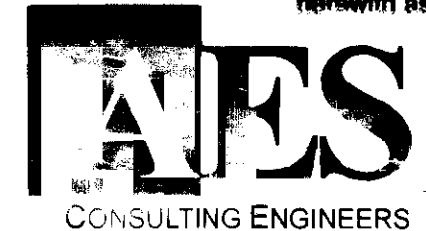
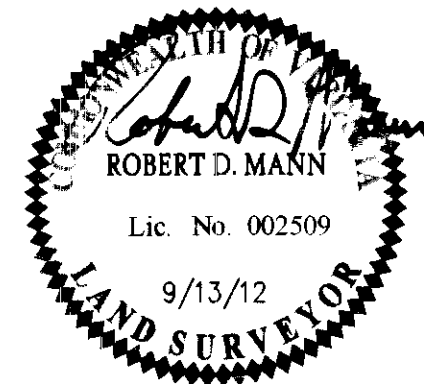
LIMITS OF WETLANDS
 (MARKED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND FIELD LOCATED BY AES CONSULTING ENGINEERS ON 4-2-04)

AREA OF CONSERVATION EASEMENT



Rev	Date	Description	Revised by

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 12:14 AM/PM, PB PG
 Document # 12002470
 BETSY B. WOOLRIDGE, CLERK
 Dep. Clerk

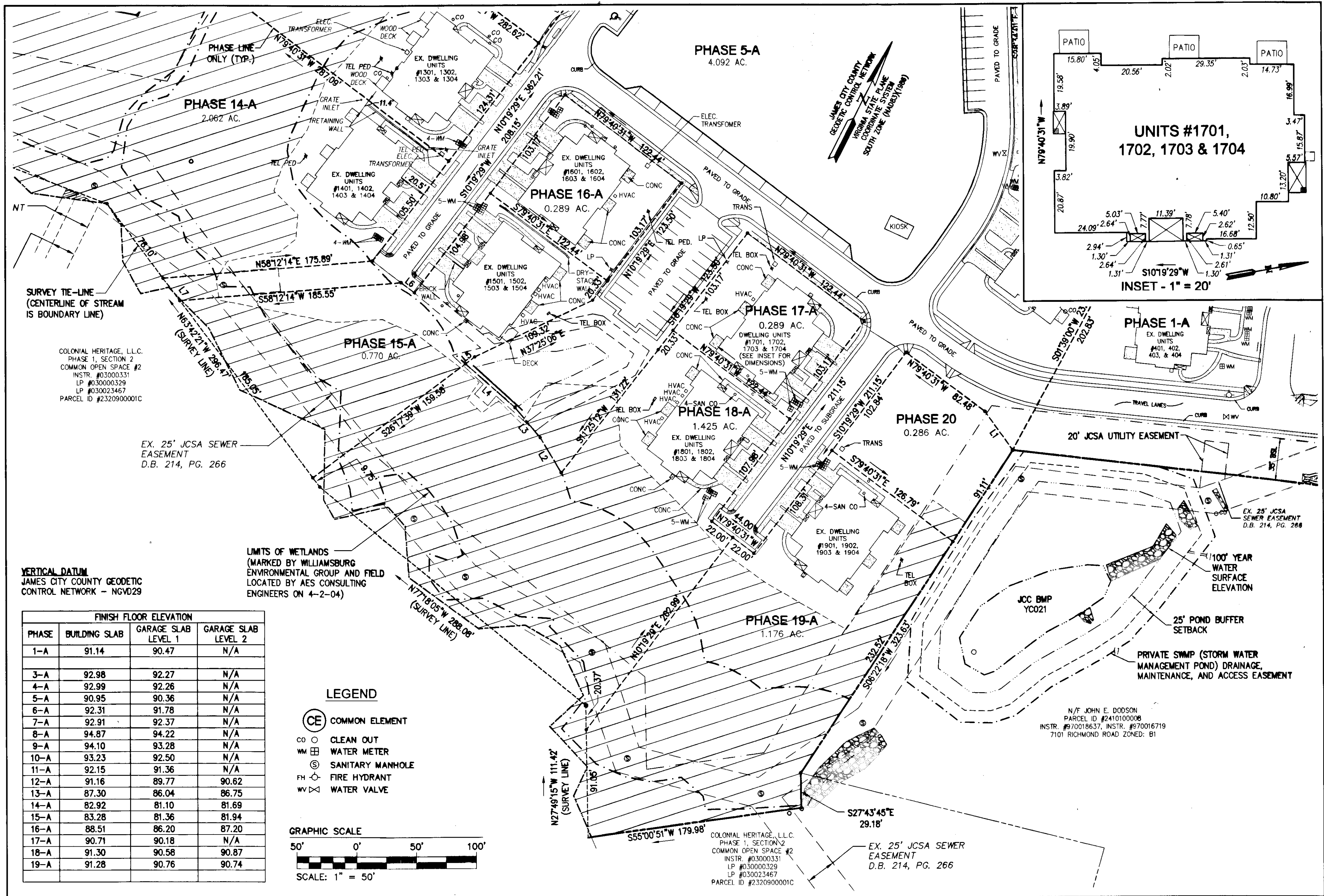


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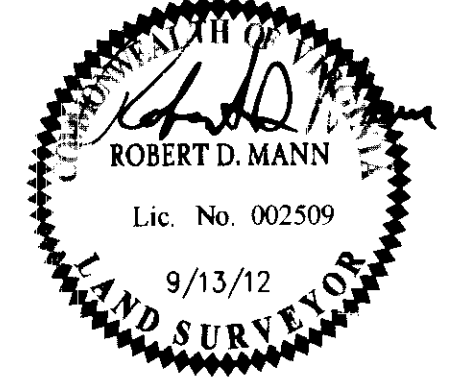
Large/Small Plat(s) Recorded herewith as # 12002470

"EXHIBIT M-1"
PLAT OF CONDOMINIUM
 WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 17-A
 UNITS #1701, 1702, 1703, AND 1704
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	AES
Project Number	Q288-02-B
Scale	1" = 100'
Date	09-13-2012
Sheet Number	1 OF 9



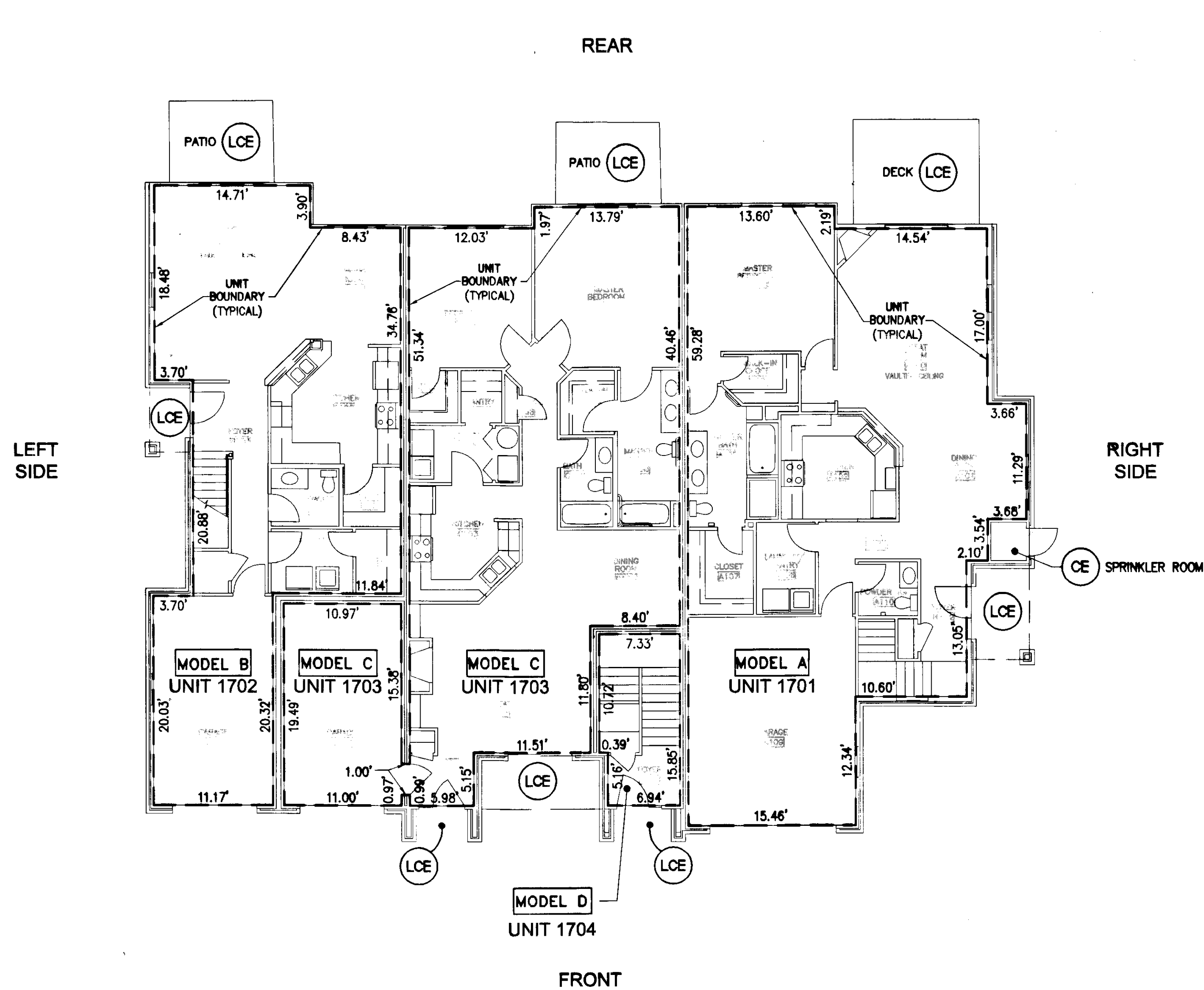
City of Williamsburg & County of James City
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Project Contacts:	AES
Project Number:	9286-02-B
Scale:	1"=50'
Date:	09-13-2012
Sheet Number:	2 OF 9



- 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.
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 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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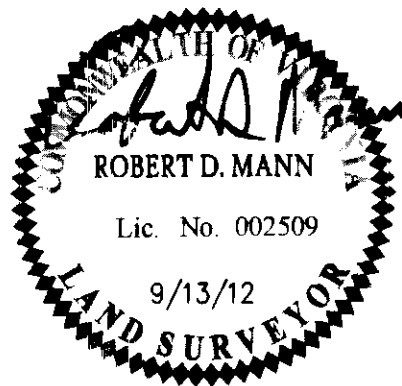


FIRST FLOOR PLAN SCALE: 1/8" = 1'
MODELS A, B, C & D

9 Large/Small Plat(s) Recorded
 herewith as # 120020470

Rev	Date	Description	Revised

City of Williamsburg & County of James City
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 27 September 2012
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 Document #: 120020470
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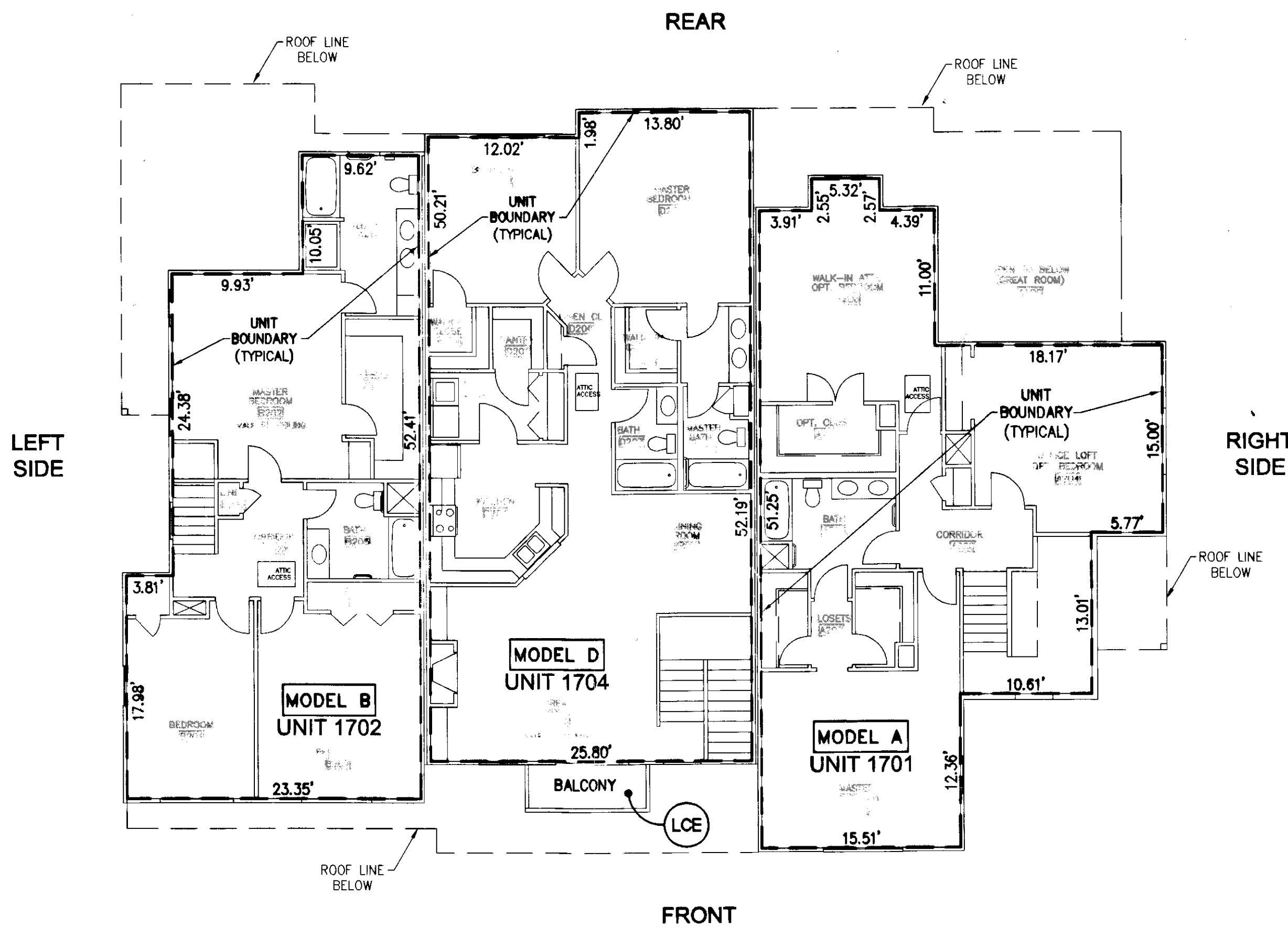
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"EXHIBIT 1"
 PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 17-A
 UNITS #1701, 1702, 1703, AND 1704
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	AES
Project Number:	9286-02-B
Scale:	Date:
NOTED	09-13-2012
Sheet Number	
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120020470

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



NOTES:

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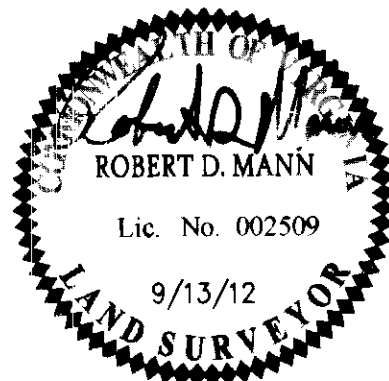


SECOND FLOOR PLAN SCALE: 1/8" = 1'
MODELS A, B & D

9. Large/Small Plat(s) Recorded
 herewith as # 120020470.

Rev	Date	Revised

City of Williamsburg & County of James City
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 Document # 120020470
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 By *Pauline A. B. ...* Dep. Clerk



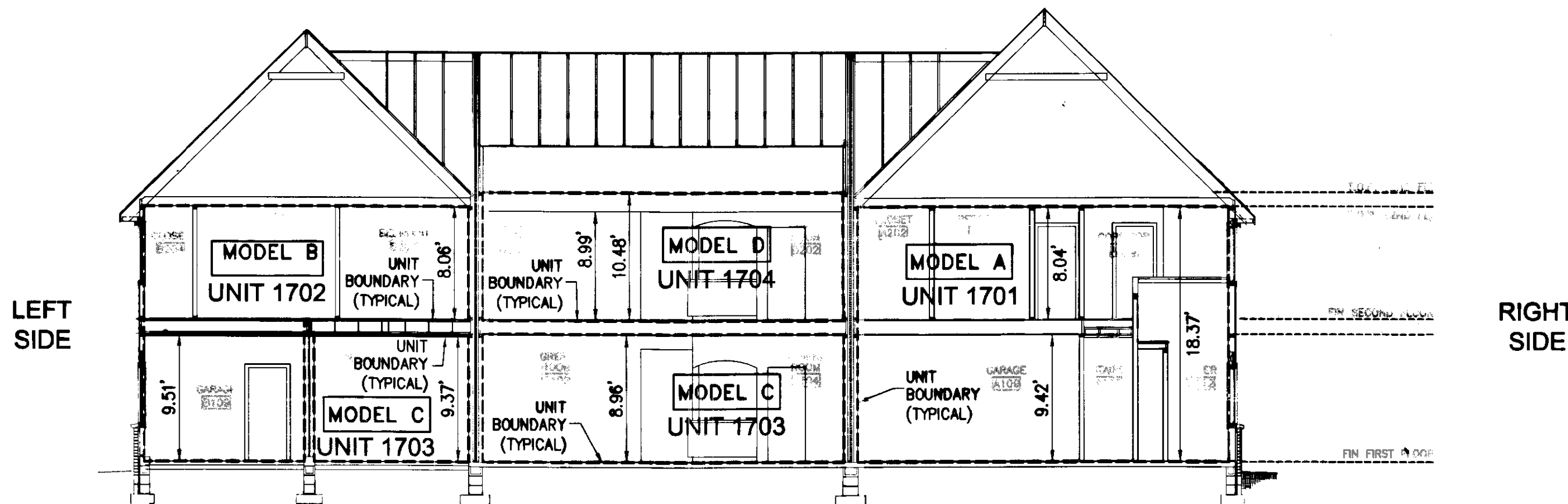
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Project Contacts:	AES
Project Number:	0288-02-B
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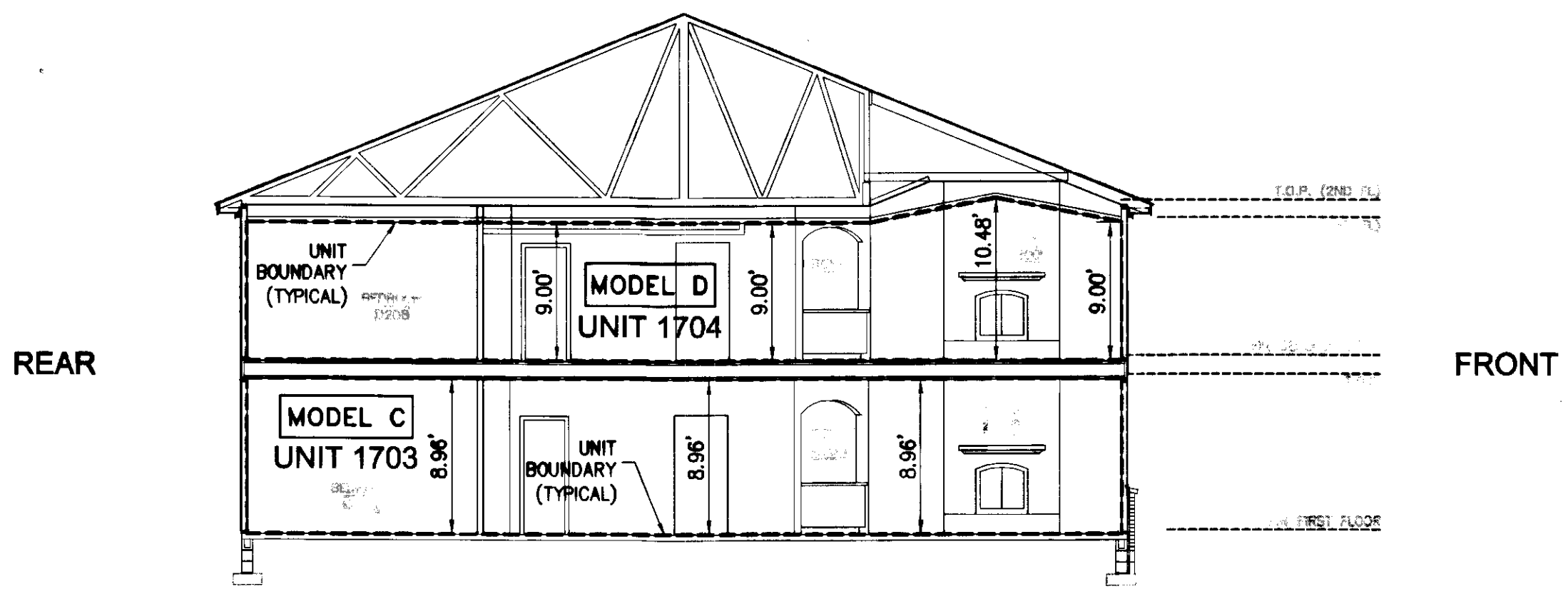
120020470

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



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

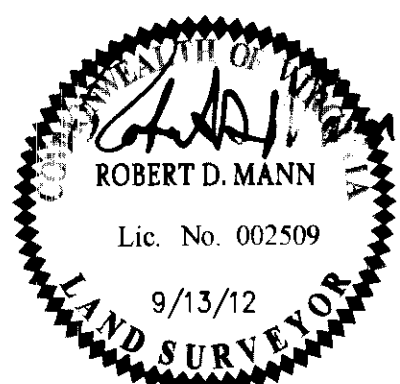
- NOTES:
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LEFT SIDE SECTION - MODELS C & D
1/8" = 1'-0"

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City of Williamsburg & County of James City			
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BETSY B. WOOLRIDGE, CLERK			
By <i>[Signature]</i> , Dep. Clerk			
Rev	Date	Description	Revised



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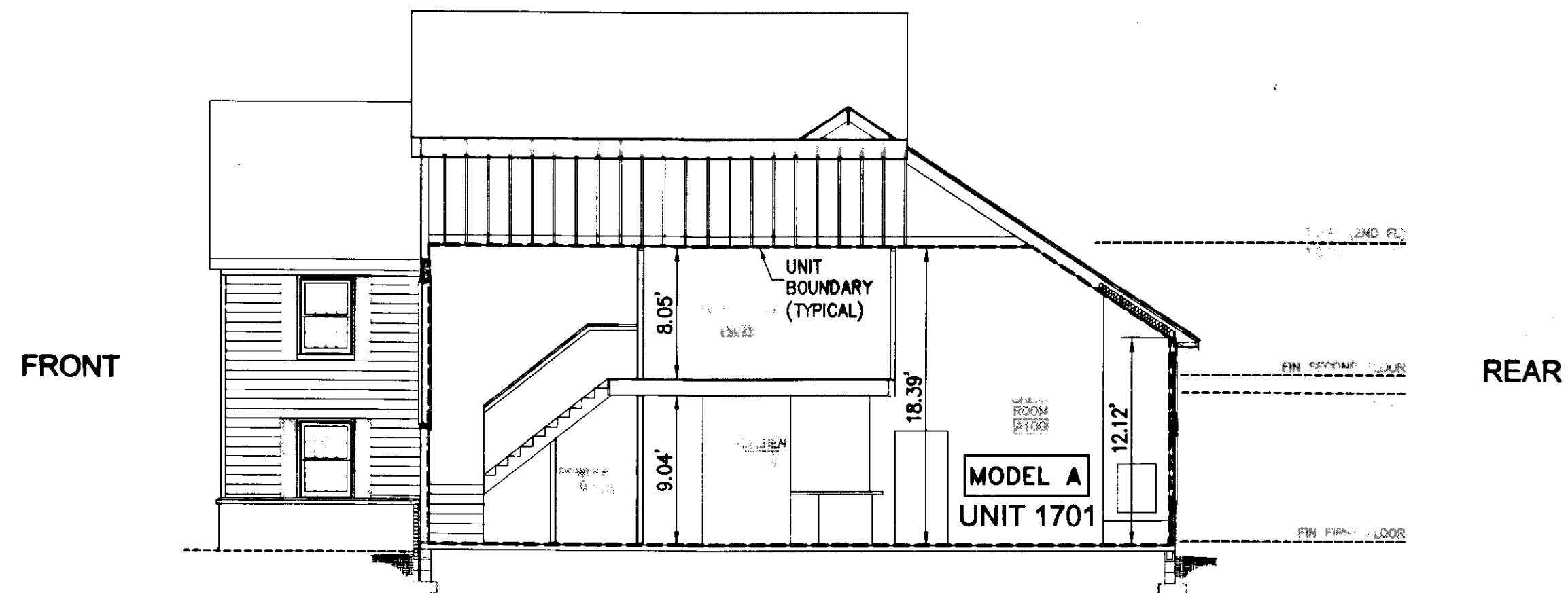
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UNITS #1701, 1702, 1703, AND 1704

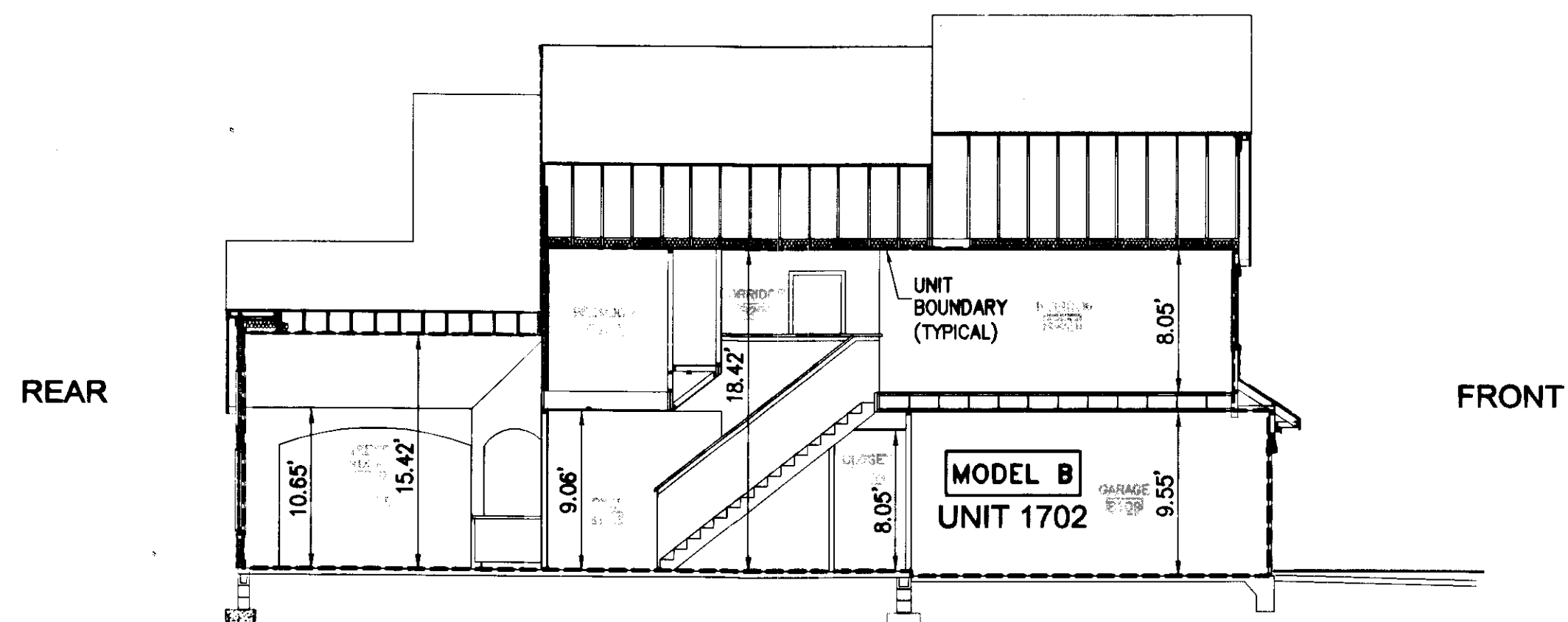
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	AES
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Sheet Number	
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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:

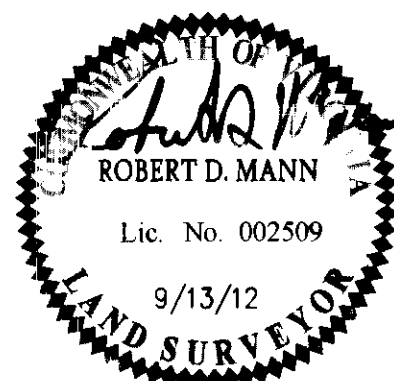
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9. Large/Small Plat(s) Record
 Record # 120020470

"EXHIBIT 1"

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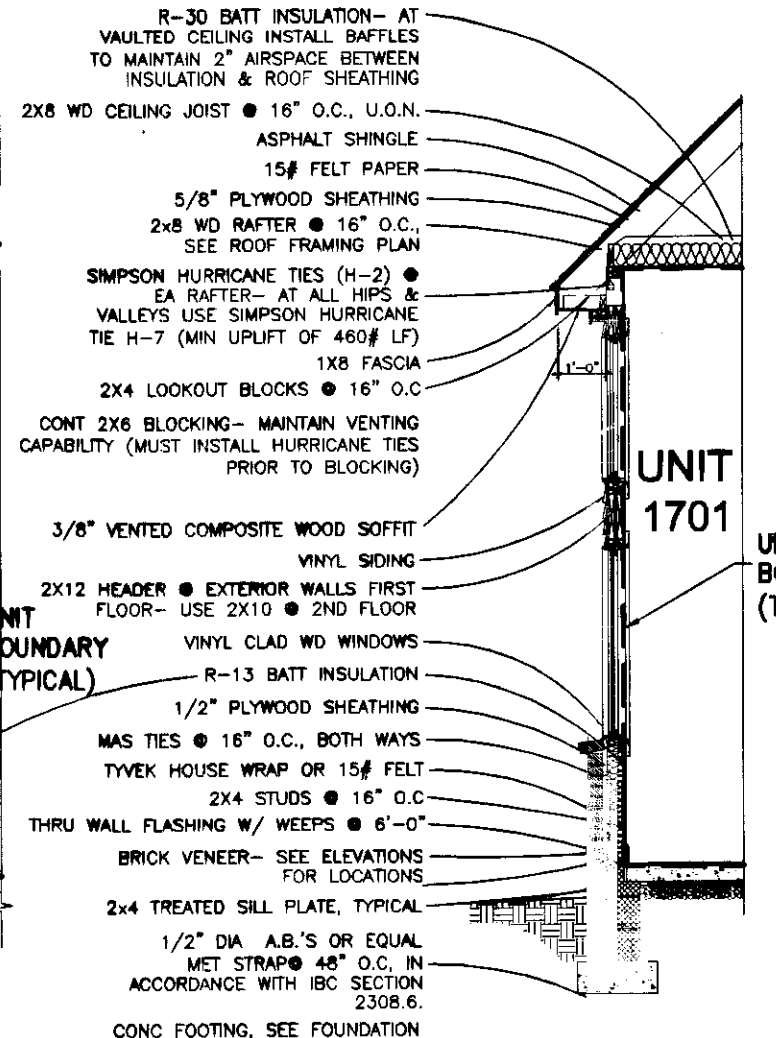
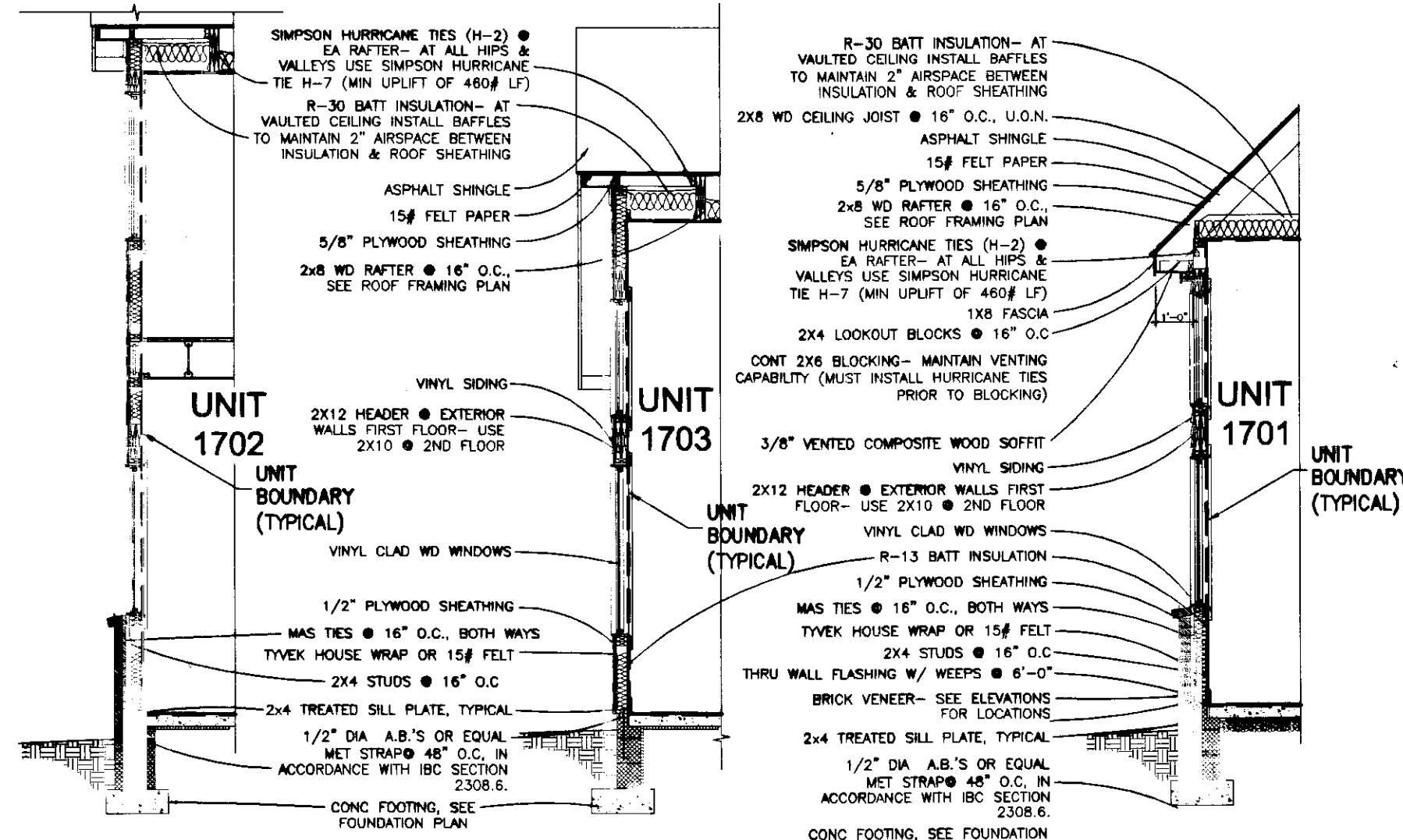
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Date:	09-13-2012
Sheet Number:	6 OF 9

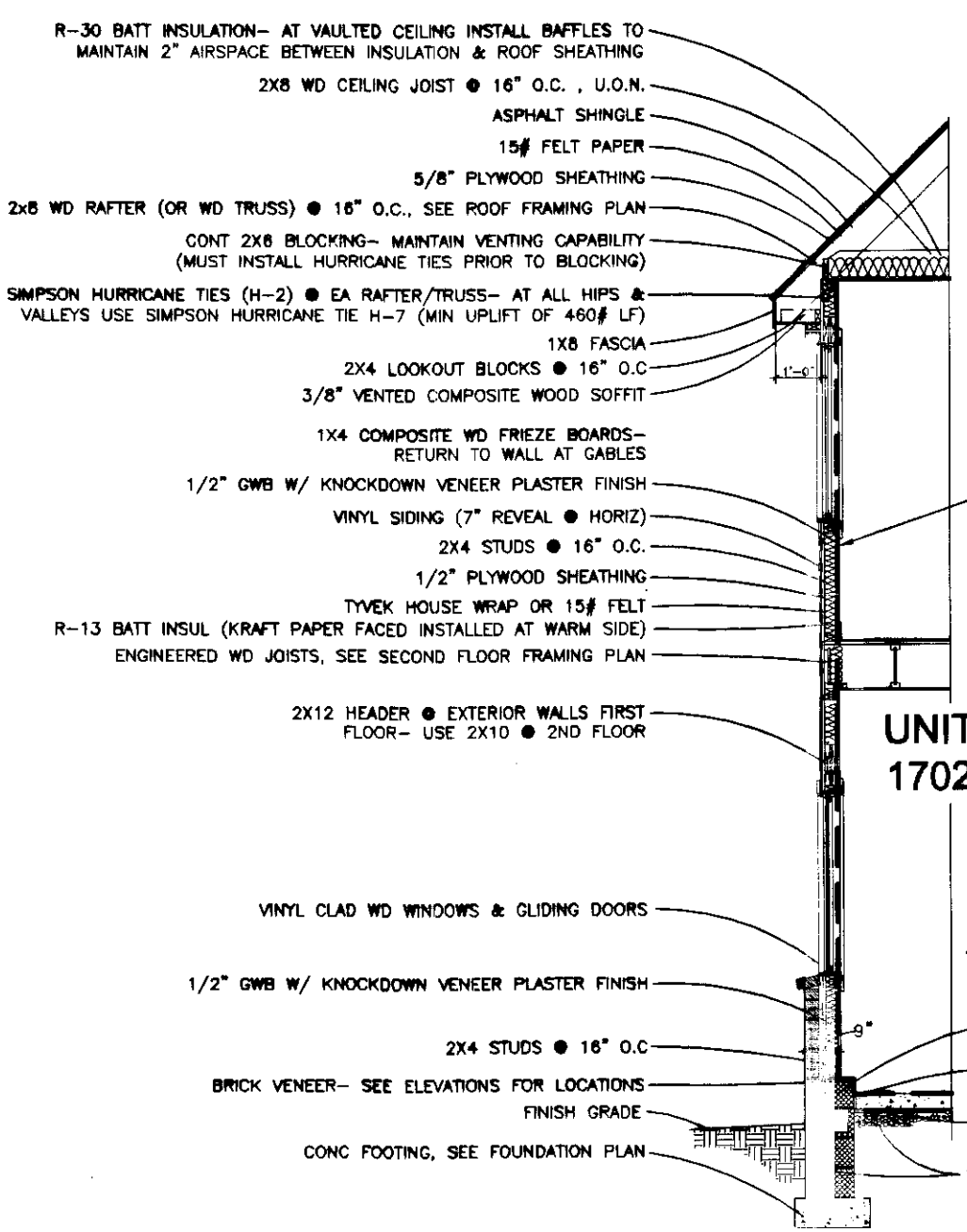


CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
----- UNIT BOUNDARY

WALL SECTION 3
1/2"=1'-0" A302/A101

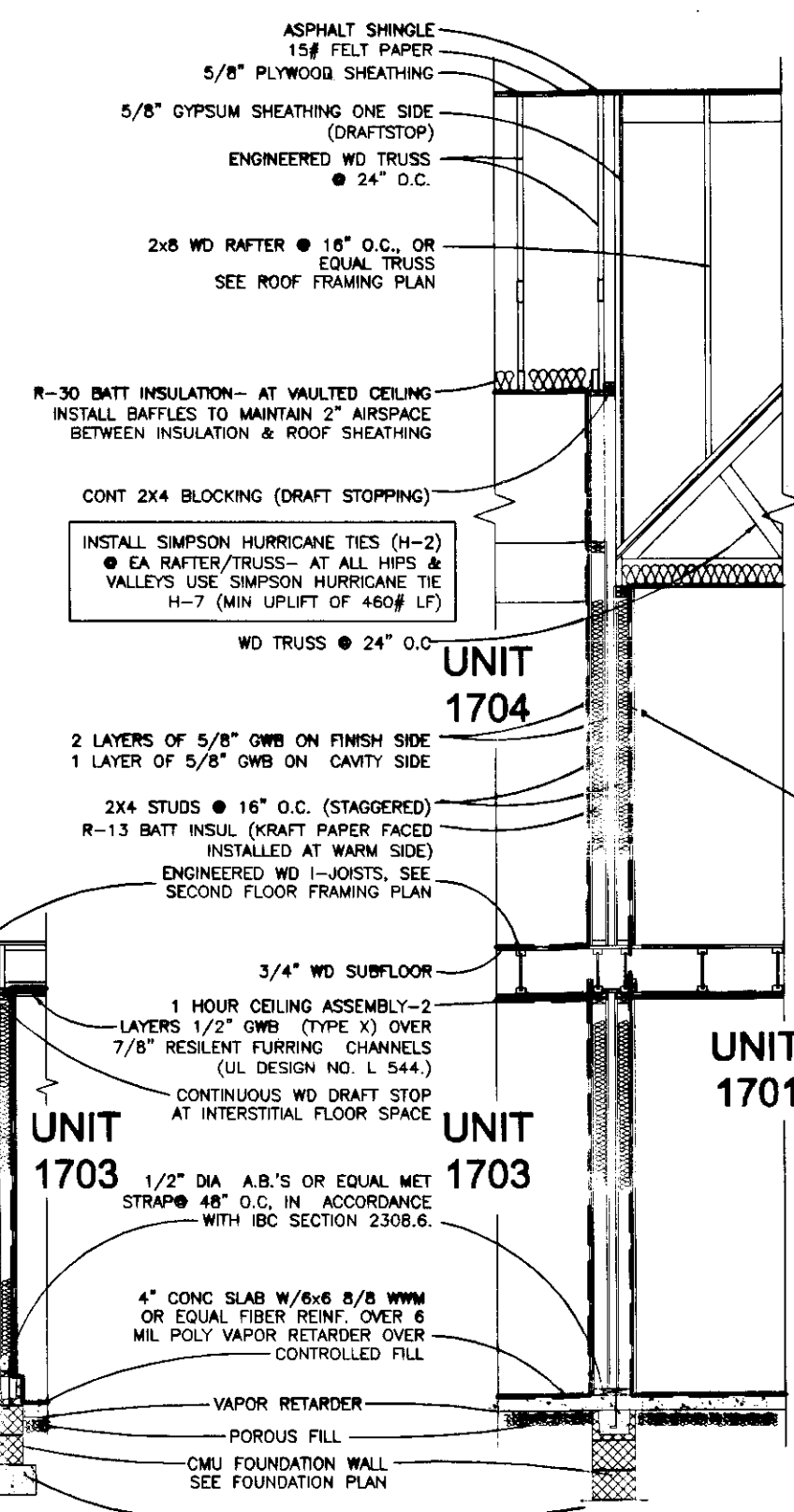
WALL SECTION 2
1/2"=1'-0" A301/A101

WALL SECTION 1
1/2"=1'-0" A304/A101



UNIT BOUNDARY (TYPICAL)

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



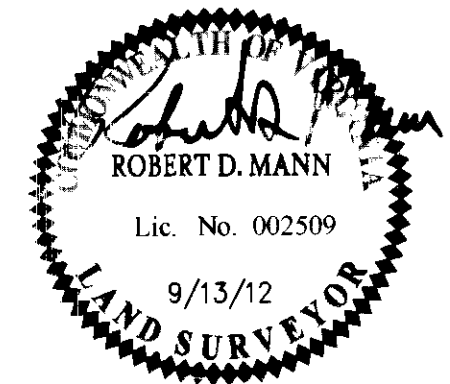
NOTES:

- COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS ARE SUBSTANTIALLY COMPLETE.
- 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.

9 Large/Small Plat(s) Recorded herewith as # 120020470

Rev	Date	Revised by

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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Document # 120020470
BETSY B. WOOLRIDGE, CLERK
By *Nadia N. Mackenzie*, Dep. Clerk






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"EXHIBIT 1"
PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 17-A
UNITS #1701, 1702, 1703, AND 1704
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

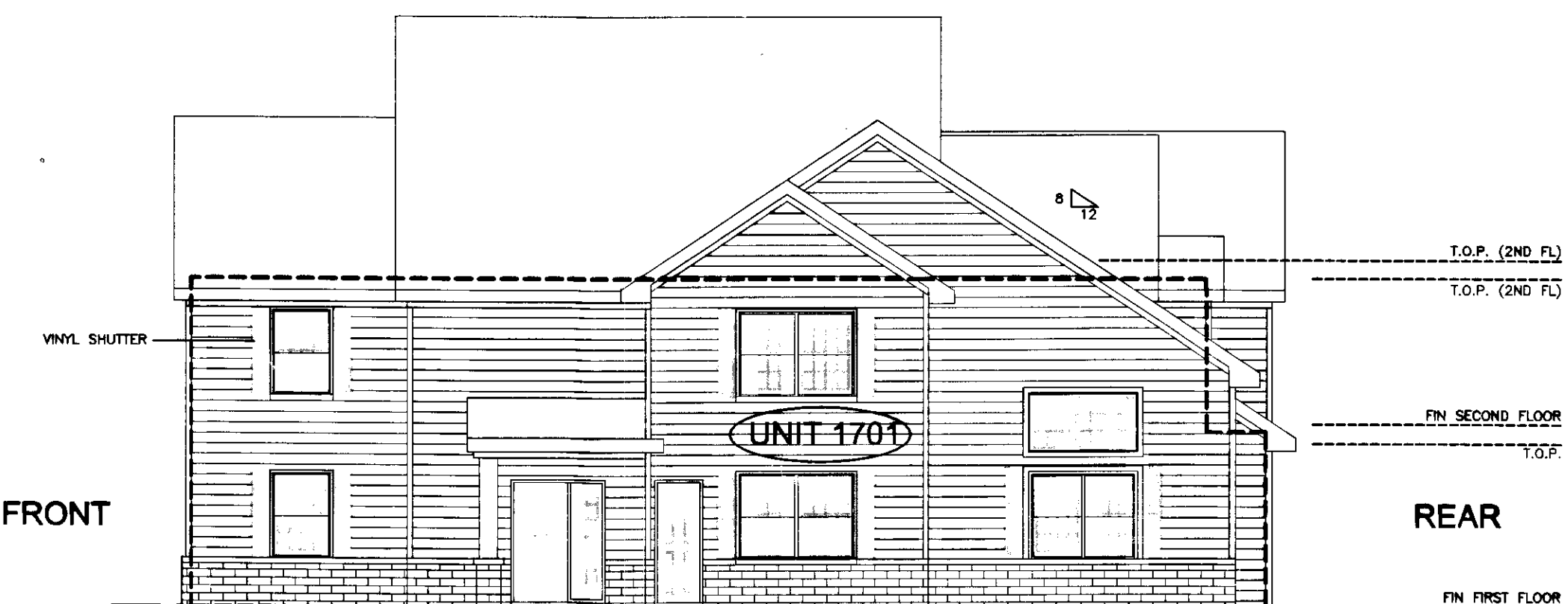
Project Contacts:	AES
Project Number:	9286-02-B
Scale:	Date:
NOTED	09-13-2012
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120020470

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



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



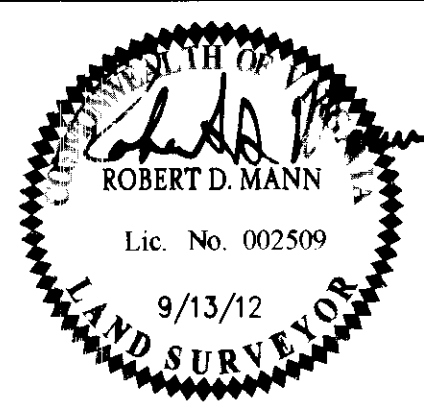
RIGHT SIDE ELEVATION
1/8" = 1'-0"

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 - LOWER, UPPER AND SIDE BOUNDARIES ARE MORE FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
 - 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: 120020470

Rev.	Date	Description	Revised by

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 27 September 2012
at 1:14 AM/PM, PG PG
Document # 120020470
BETSY B. WOOLRIDGE, CLERK
Balvinder Arora, Dep. Clerk

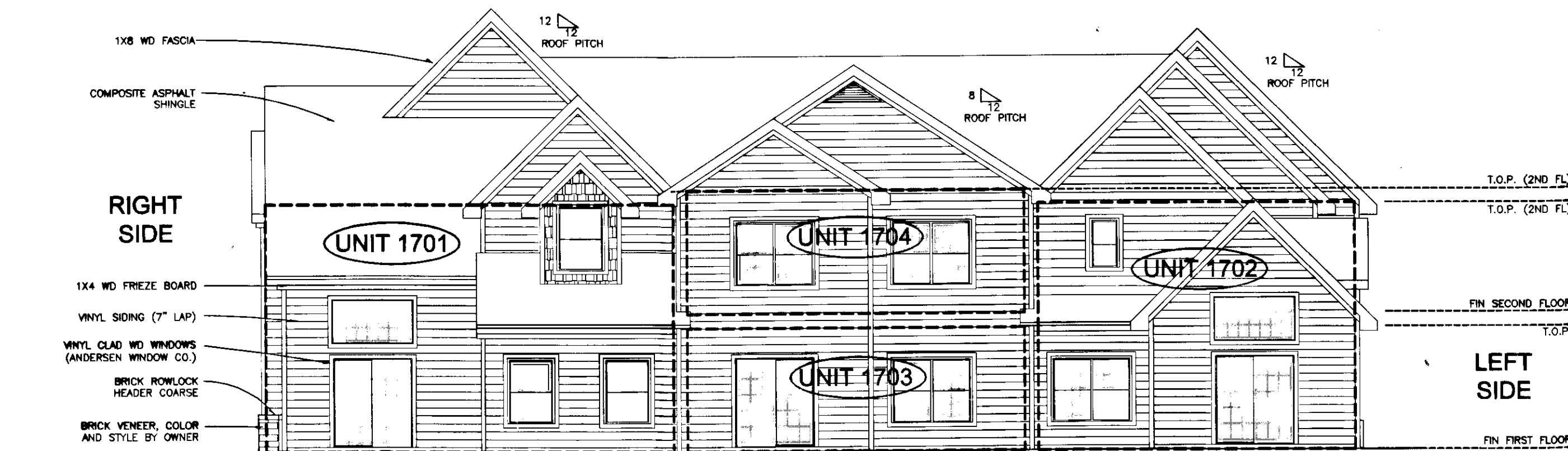


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PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 17-A
UNITS #1701, 1702, 1703, AND 1704
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

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



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

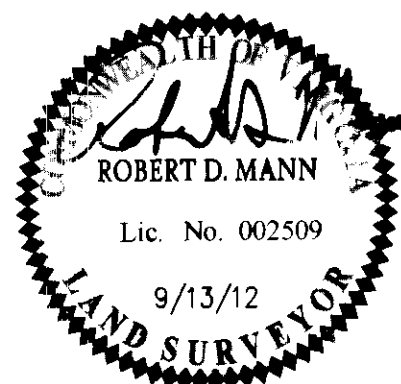
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 UNITS #1701, 1702, 1703, AND 1704

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