

12002606

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 20-A, UNITS #2001, 2002, 2003, AND 2004, 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. #002509 DATE 12/5/12

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

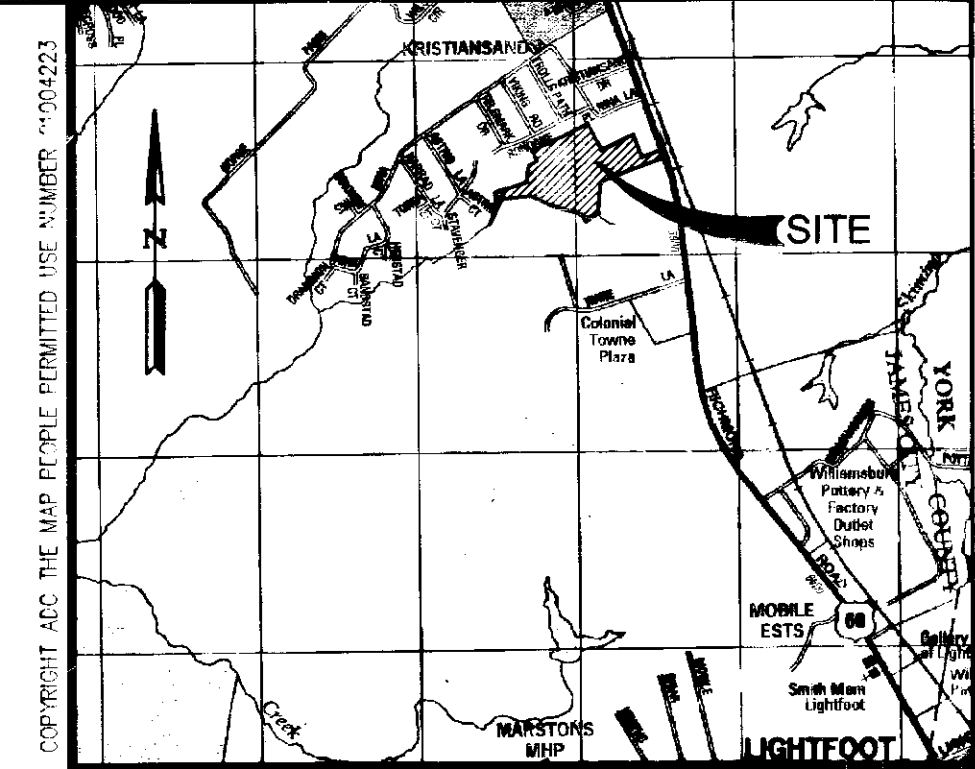
LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONDOMINIUM INSTRUMENTS. EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE VERANDAH AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF, (SUCH AS A FENCE AROUND A PATIO, PORCH OR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

AREA TABULATION

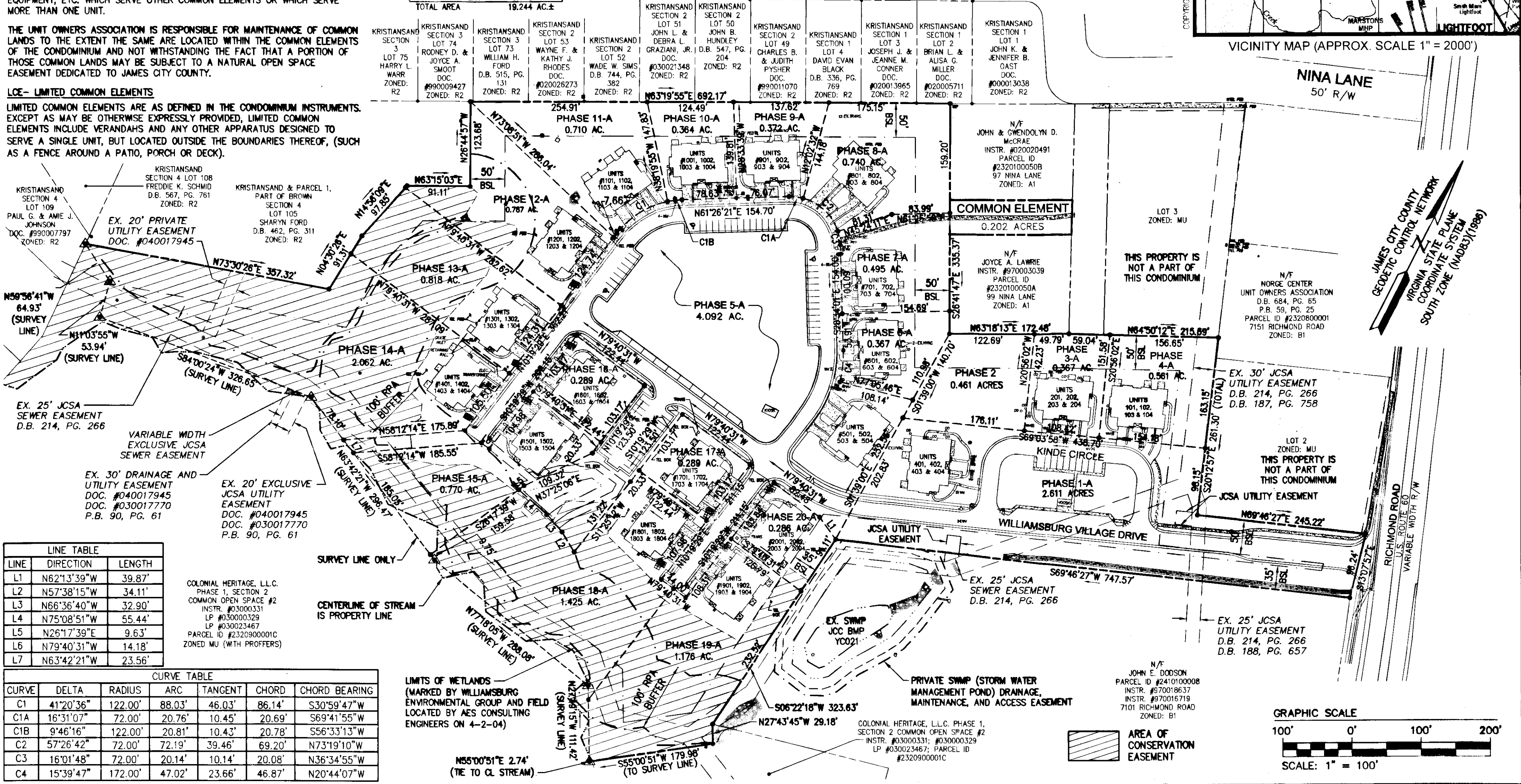
PHASE 1-A	2.611 AC.±
PHASE 2	0.461 AC.±
PHASE 3-A	0.367 AC.±
PHASE 4-A	0.561 AC.±
PHASE 5-A	4.092 AC.±
PHASE 6-A	0.367 AC.±
PHASE 7-A	0.495 AC.±
PHASE 8-A	0.740 AC.±
PHASE 9-A	0.372 AC.±
PHASE 10-A	0.364 AC.±
PHASE 11-A	0.710 AC.±
PHASE 12-A	0.787 AC.±
PHASE 13-A	0.818 AC.±
PHASE 14-A	2.062 AC.±
PHASE 15-A	0.770 AC.±
PHASE 16-A	0.289 AC.±
PHASE 17-A	0.289 AC.±
PHASE 18-A	1.425 AC.±
PHASE 19-A	1.178 AC.±
PHASE 20-A	0.288 AC.±
COMMON ELEMENT	0.202 AC.±
TOTAL AREA	19.244 AC.±

GENERAL NOTES:

- SITE IS ZONED M-U, (MIXED USE) - WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040018062)
- 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)(1-150). 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. #51095C0110C 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.



RONDANE PLACE
60' R/W



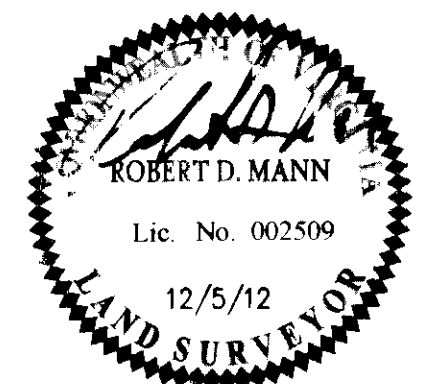
LINE TABLE

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

City of Williamsburg & County of James City
Circuit Court, This PLAT was recorded on
28 December 2012
at *3:57* AM/PM, PB _____ PG _____
Document # *12002606*
BETSY B. WOOLRIDGE, CLERK
B. Woolridge, Dep. Clerk



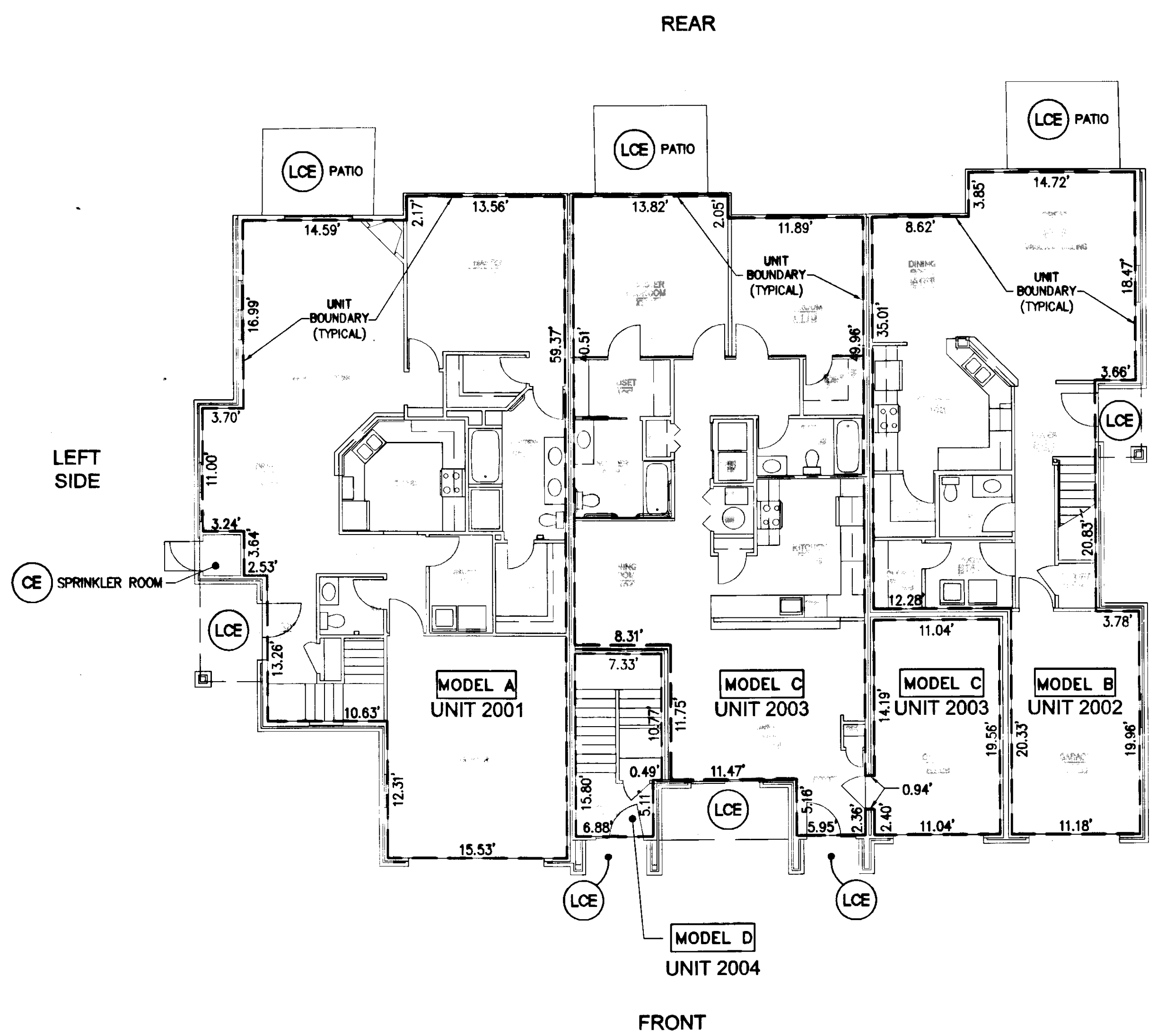
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0404
Fax: (757) 220-8994
www.aesva.com

"EXHIBIT M-1"
PLAT OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 20-A
UNITS #2001, 2002, 2003, AND 2004
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES
Project Number: 9286-02-B
Scale: 1" = 100'
Date: 12-05-2012
Sheet Number: 1 OF 9

S:\luba\928602-02-Norge Condo Plats\dwg\Plat\Record\Phase 20\Final Condo Plat PH 20-A 928602Condo Phase 20A Sh 01.dwg, 12/20/2012 11:10:30 AM, mka.appearance

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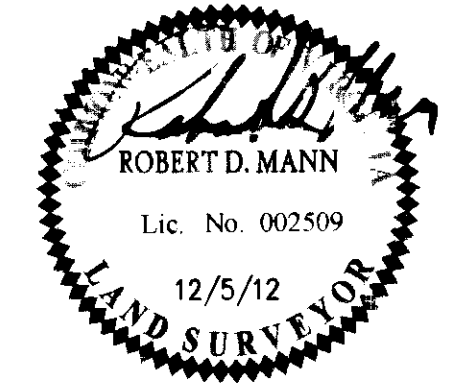
FIRST FLOOR PLAN SCALE: 1/8" = 1'
MODELS A, B, C & D

9. Large/Small Plat(s) Recorded
 herewith as # 120026606

S:\Jobs\120026606\02-Norge Condo Plat\dwg\Plat\Record\Phase 20\Final Condo Plat PH 20-A\1028602Condo Phase 20A SH 03.dwg 12/20/2012 11:13:43 AM, mke.apprson

Rev	Date	Description	Revised By

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
28 November 2012
 at *11:52* AM/PM, PB PG
 Document # *120026606*
 BETSY B. WOOLRIDGE, CLERK,
By [Signature], Dep. Clerk

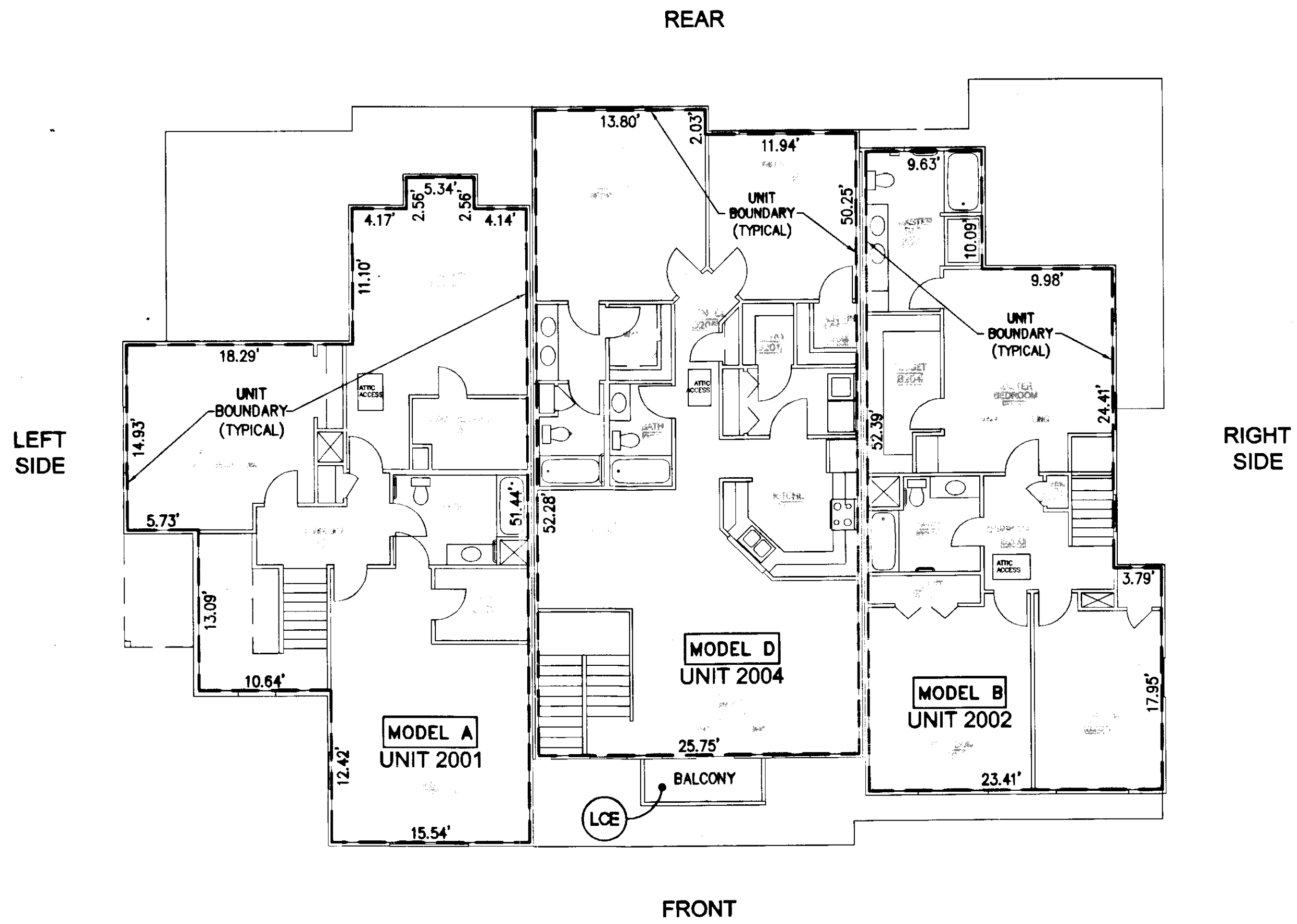


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"EXHIBIT 1"
 PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 20-A
 UNITS #2001, 2002, 2003, AND 2004
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES	
Project Number: 9286-02-B	
Scale: NOTED	Date: 12-05-2012
Sheet Number	
3 OF 9	

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



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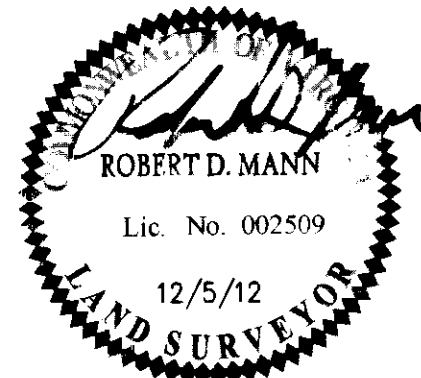


SECOND FLOOR PLAN SCALE: 1/8" = 1'
MODELS A, B & D

9 Large/Small Plat(s) Recorded herewith as # 120024606

"EXHIBIT 1"




City of Williamsburg & County of James City			
Circuit Court: This PLAT was recorded on			
28 November 2012			
at	3:54	AM/PM, PB	PG
Document #	120024606		
BETSY B. WOOLRIDGE, CLERK			
By <i>Betsy Woolridge</i>	, Dep. Clerk		
Rev.	Date	Description	Revised

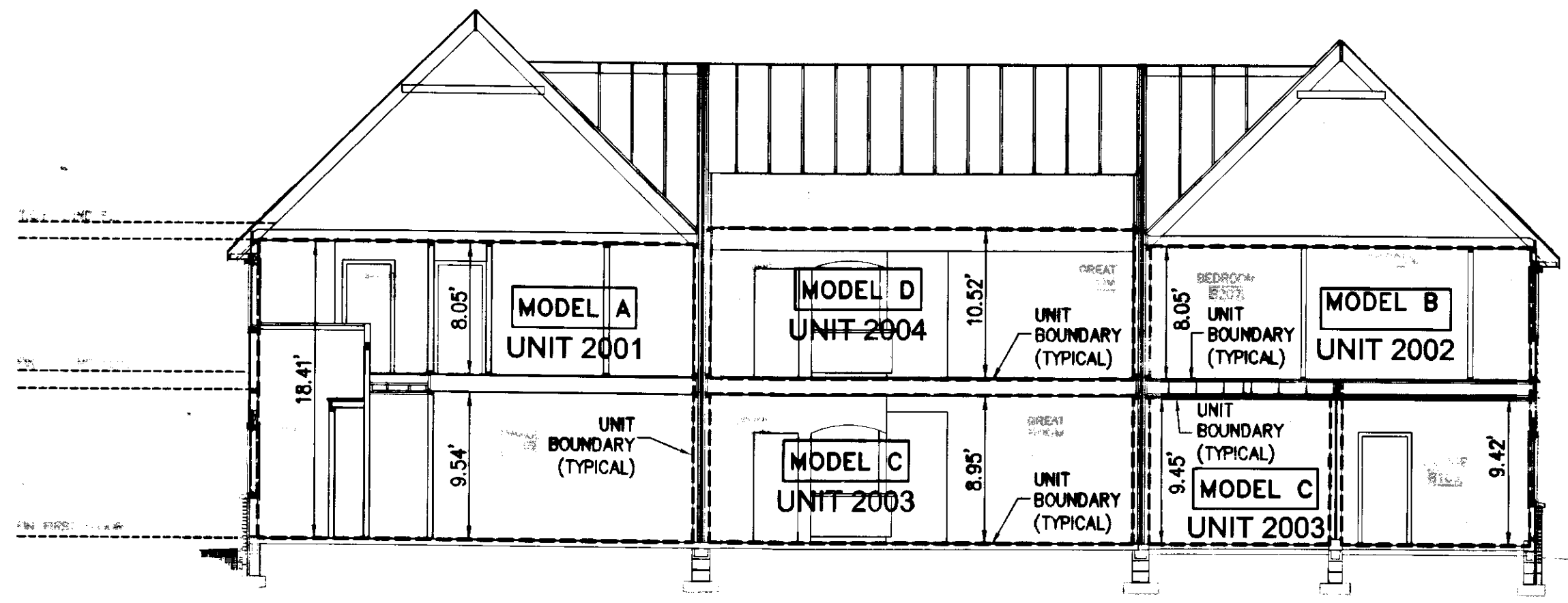


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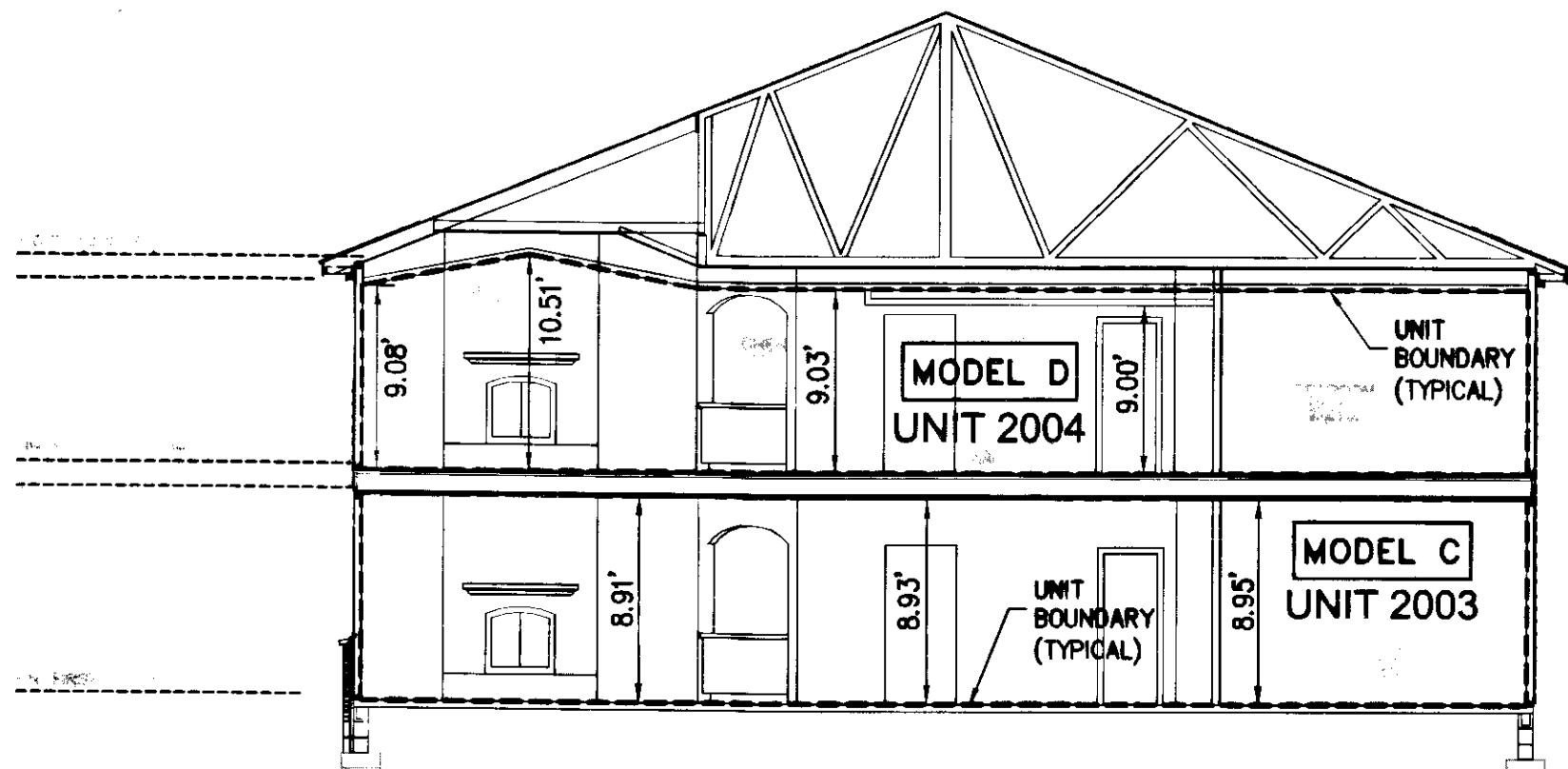
PLAN OF CONDOMINIUM
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 PHASE 20-A
 UNITS #2001, 2002, 2003, AND 2004
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	AES
Project Number:	9286-02-B
Scale:	Date:
NOTED	12-05-2012
Sheet Number	
4 OF 9	

-  COMMON ELEMENT
-  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"

NOTES:

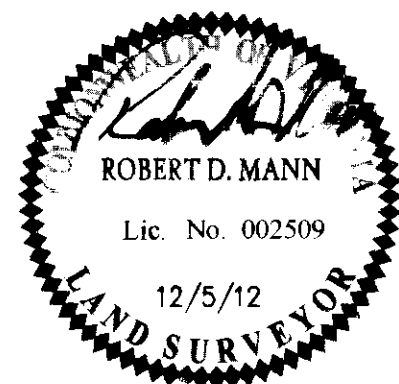
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9. Large/Small Plat(s) Recorded herewith as 120026606

S:\Jobs\9286102-Norge Condo Plat\dwg\Plats\Record\Phase 20\Final Condo Plat PH 20-A\928602Condo Phase 20A SH 05.dwg, 12/20/2012 11:21:45 AM, mke.apponen

Rev	Date	Revised

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 November 2012
at 3:57 AM/PM, PB PG
Document # 120026606
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk



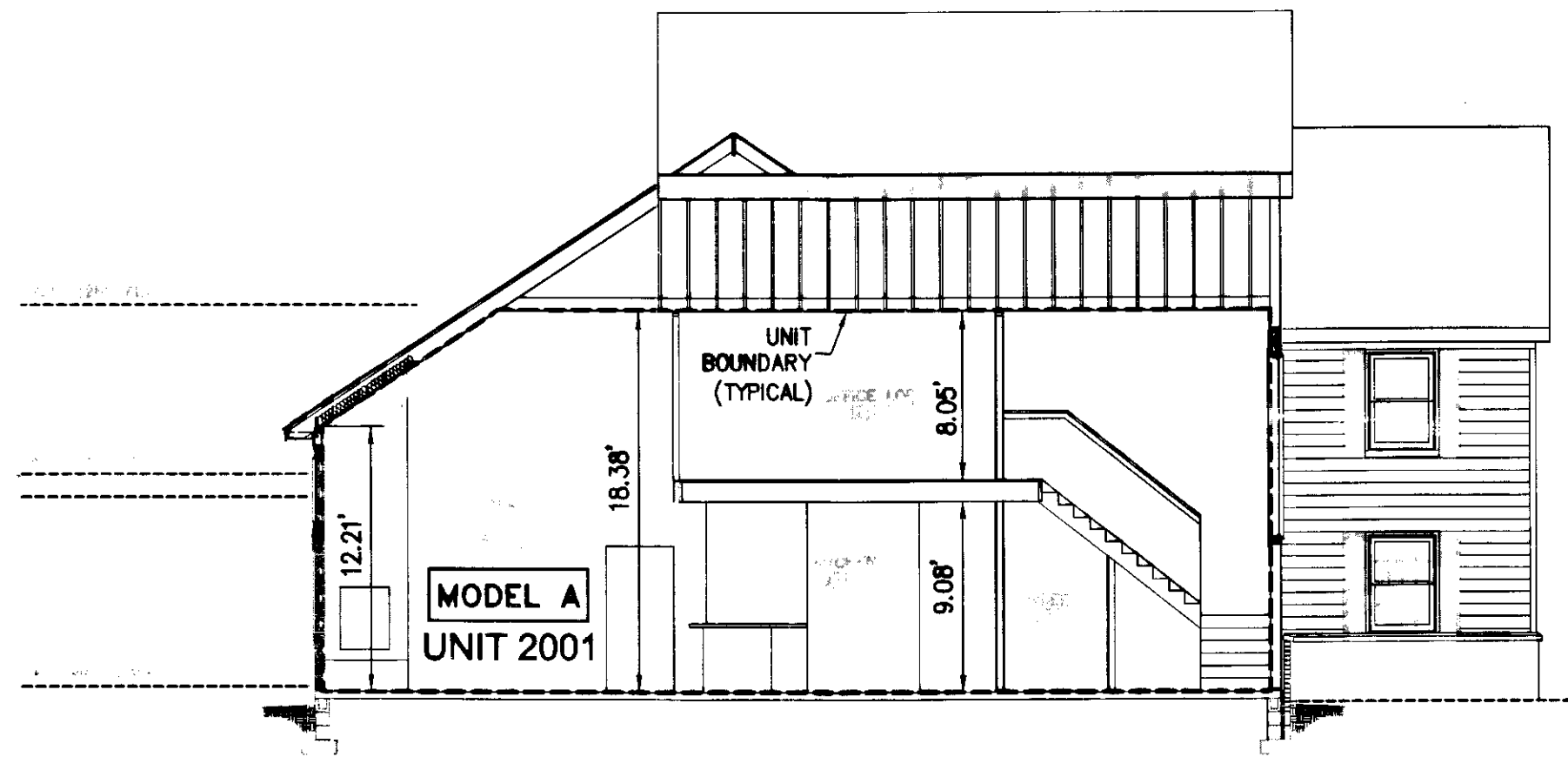
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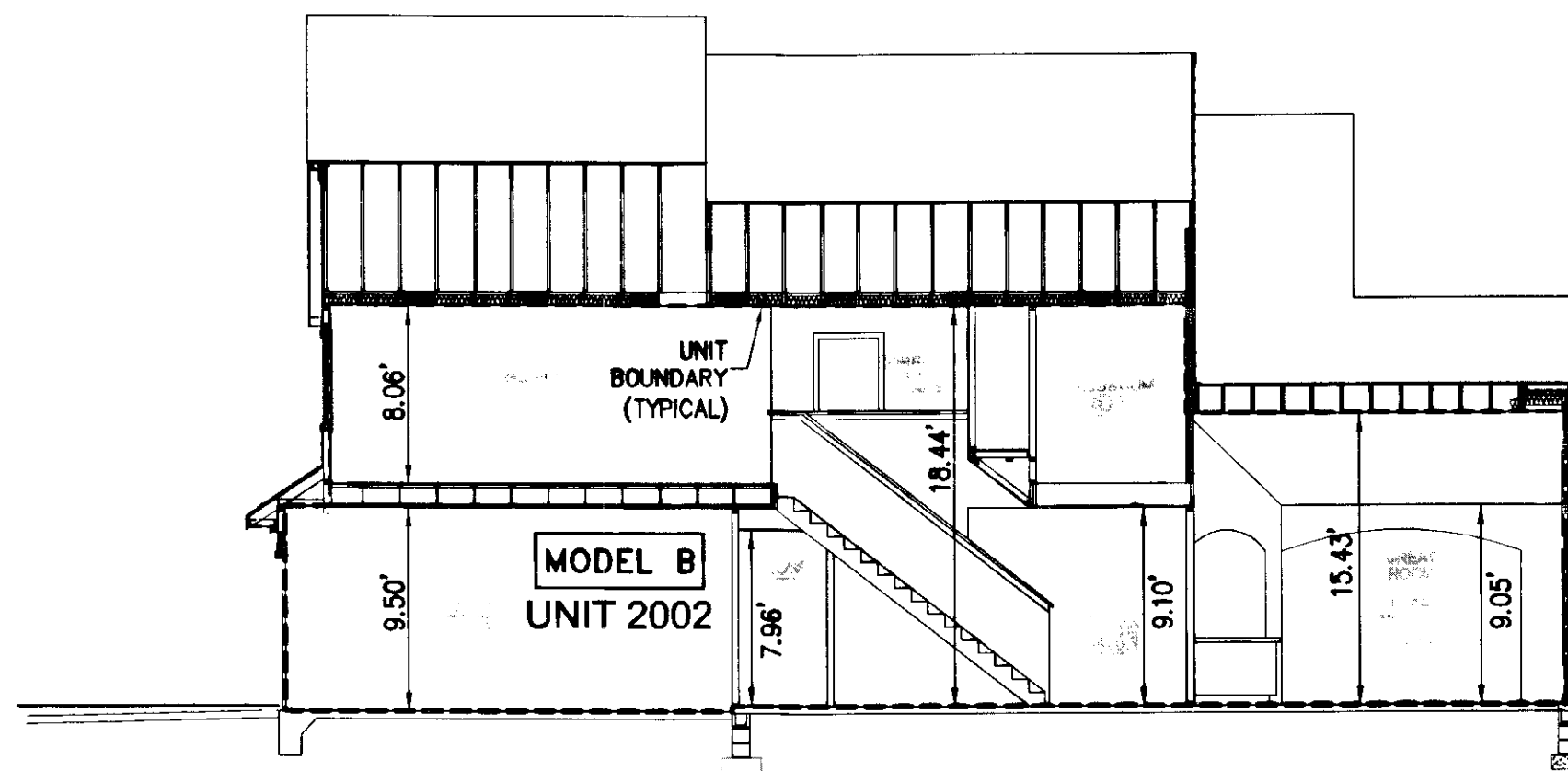
Project Contacts:	AES
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120026606

- (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"

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S:\Jobs\19286102-Norge Condo Plats\04\Plats\Record\Phase 20\Final Condo Plat PH 20-A\19286102Condo Phase 20A Sh 06.dwg, 12/20/2012 11:22:30 AM, mka.apperson

"EXHIBIT 1"

PLAN OF CONDOMINIUM

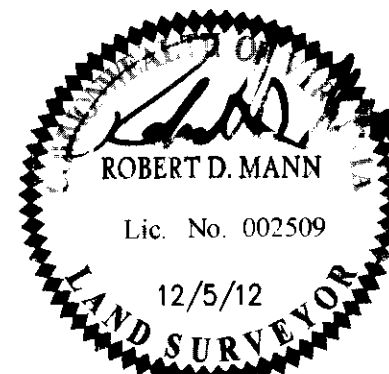
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STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

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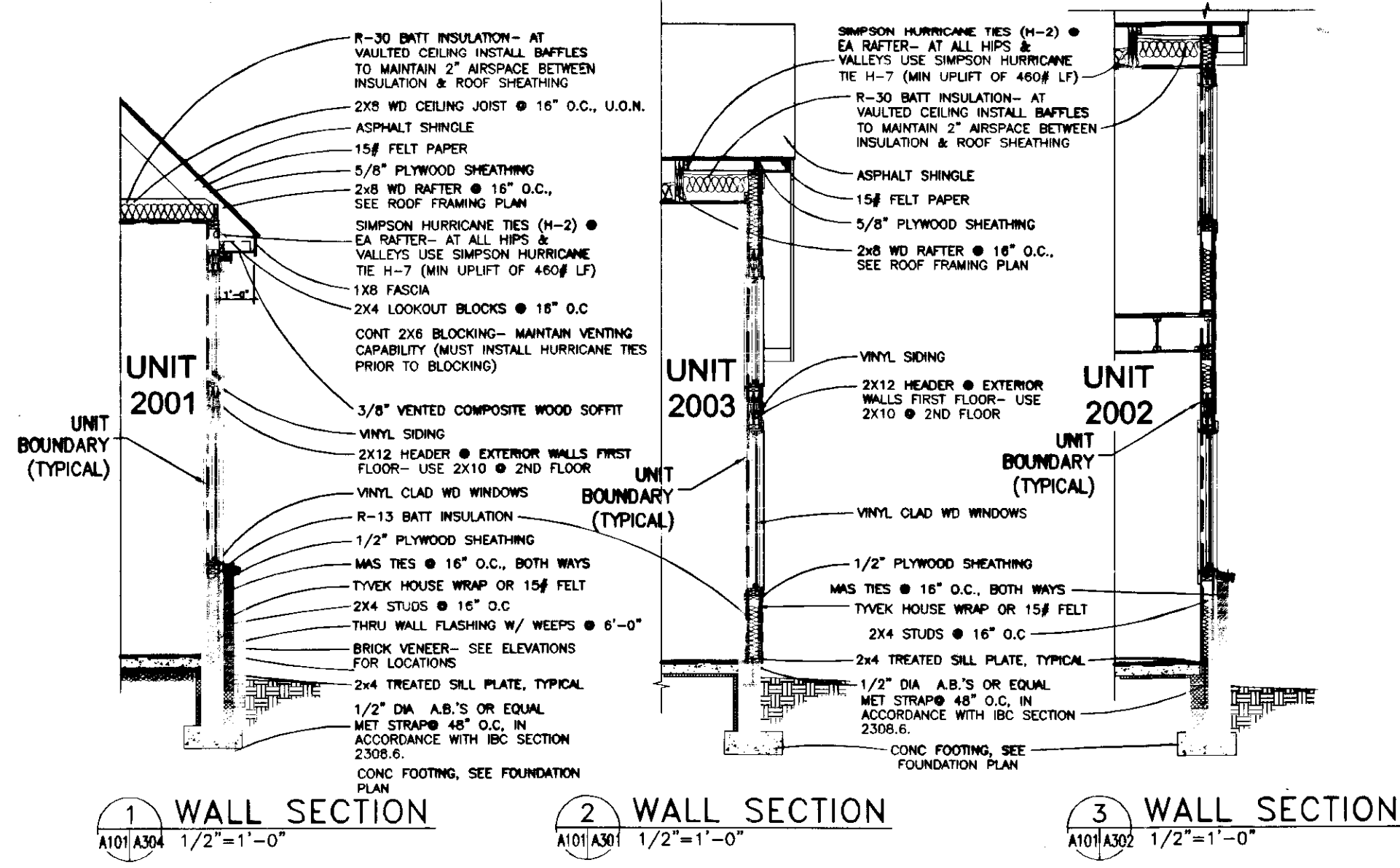
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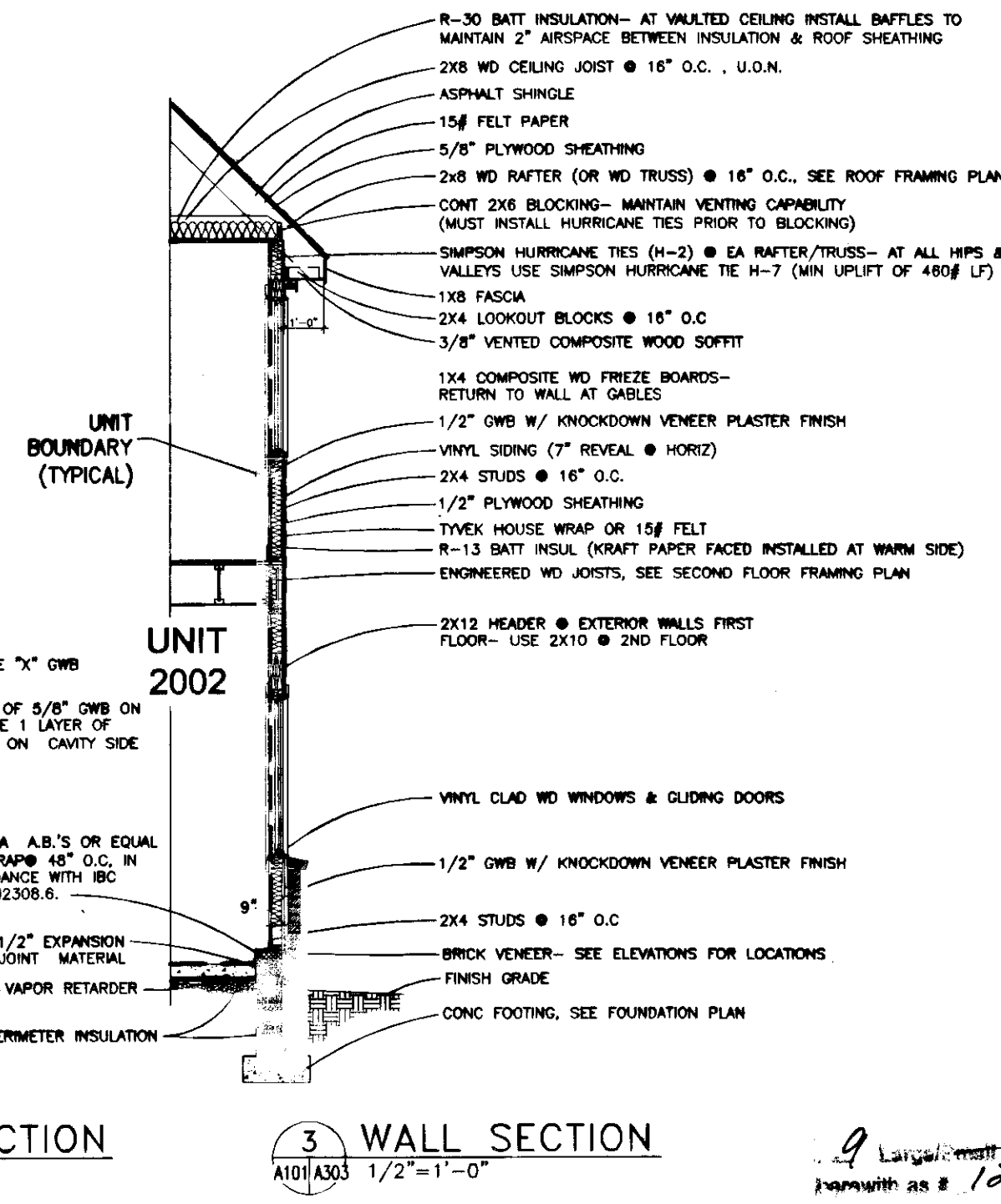
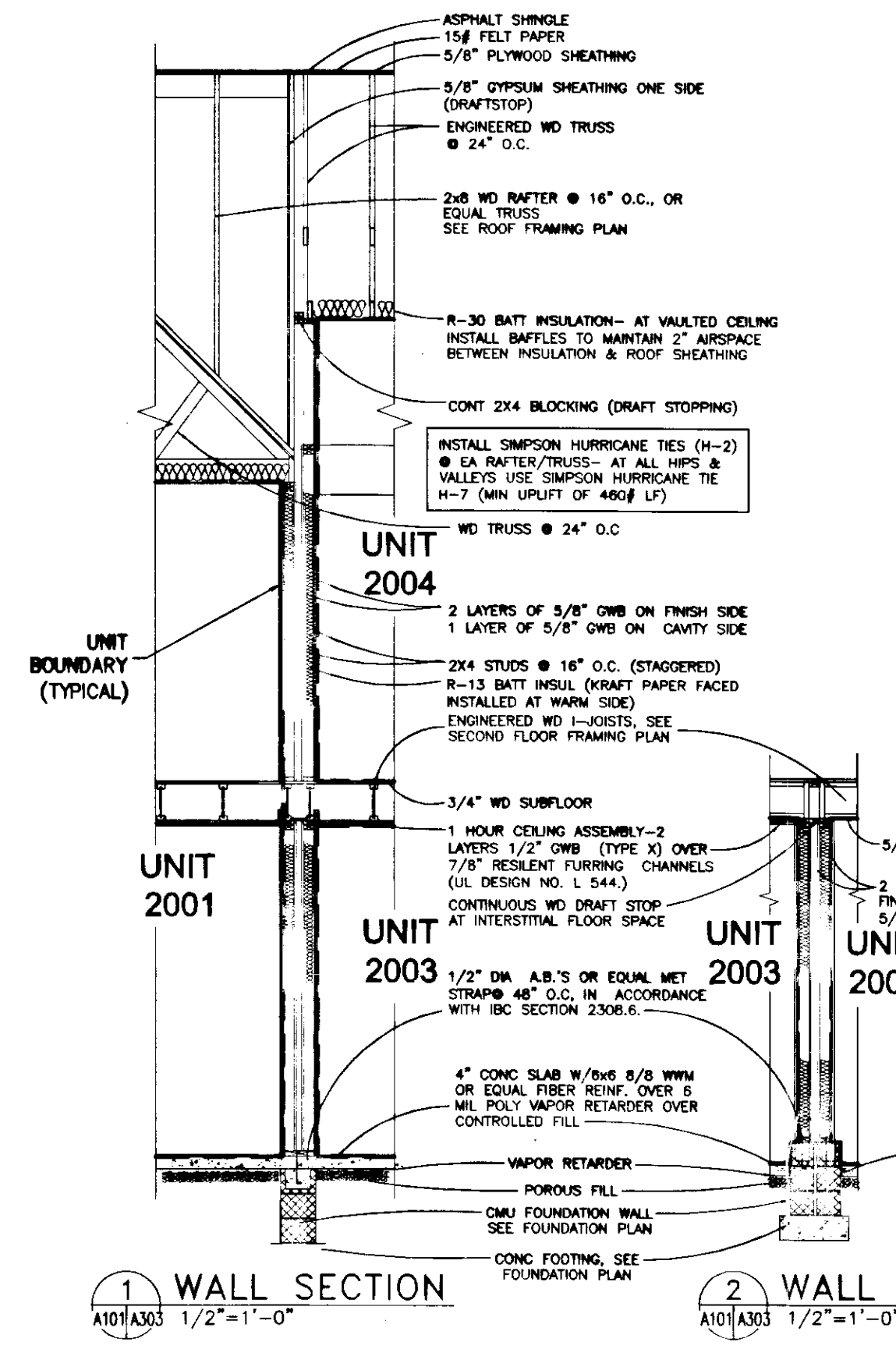
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CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
 - - - - - UNIT BOUNDARY



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 - 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.

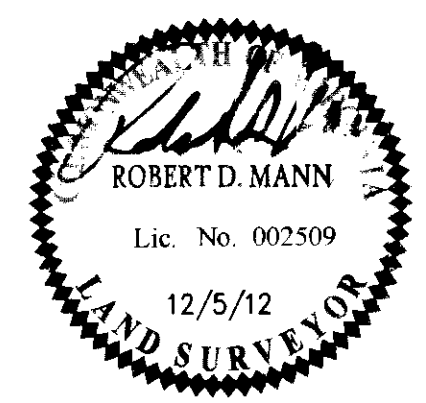
1 WALL SECTION A101A303 1/2"=1'-0"
 2 WALL SECTION A101A303 1/2"=1'-0"
 3 WALL SECTION A101A303 1/2"=1'-0"

9 Large Format Plats Recorded
 here with as # 120026606

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Rev	Date	Description	Revised

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 28 November 2012
 at 3:51 AM/PM, PG - PG -
 Document # 120026606
 BETSY B. WOOLRIDGE, CLERK
 By *[Signature]*, Dep. Clerk

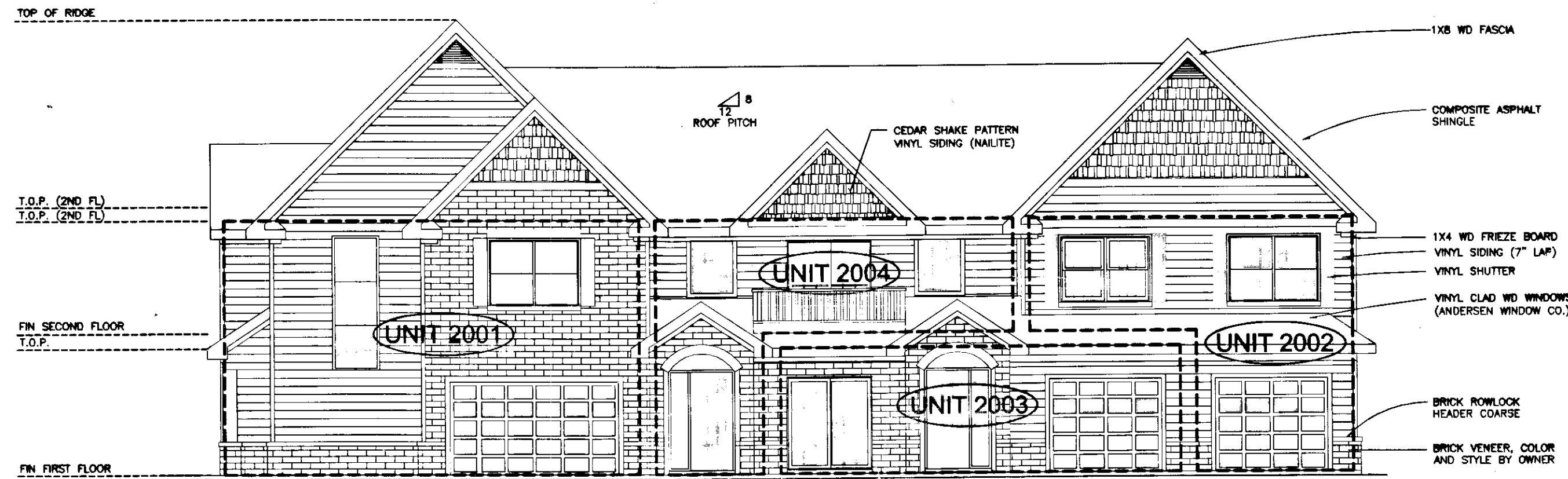


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"EXHIBIT 1"
 PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 20-A
 UNITS #2001, 2002, 2003, AND 2004
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

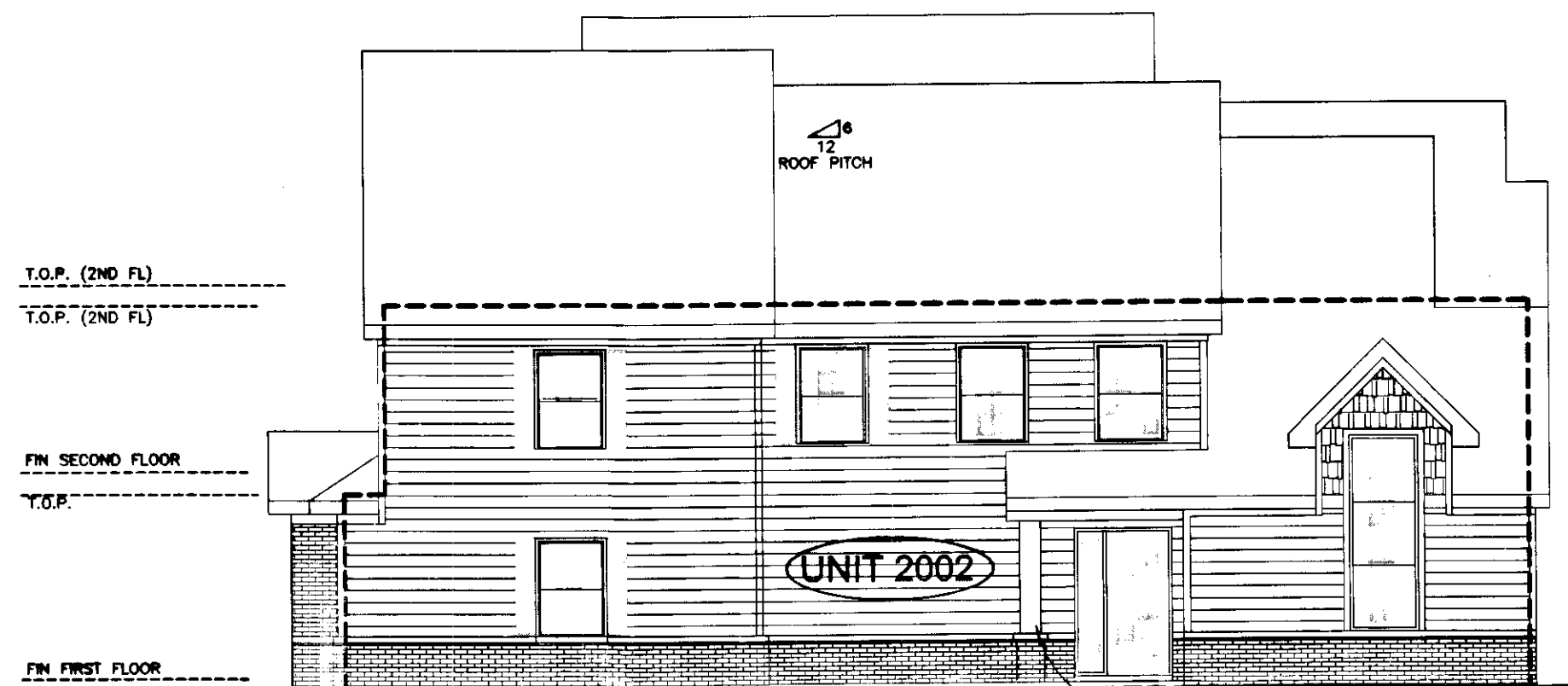
Project Contacts:	AES
Project Number:	9286-02-B
Scale:	Date:
NOTED	12-05-2012
Sheet Number	
7 OF 9	

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



FRONT ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"

NOTES:

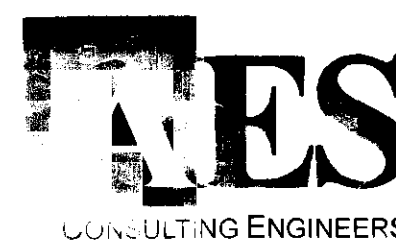
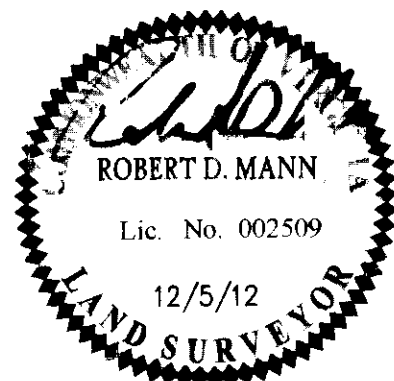
1. COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS ARE SUBSTANTIALLY COMPLETE.
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Rev	Date	Revised

City of Williamsburg & County of James City
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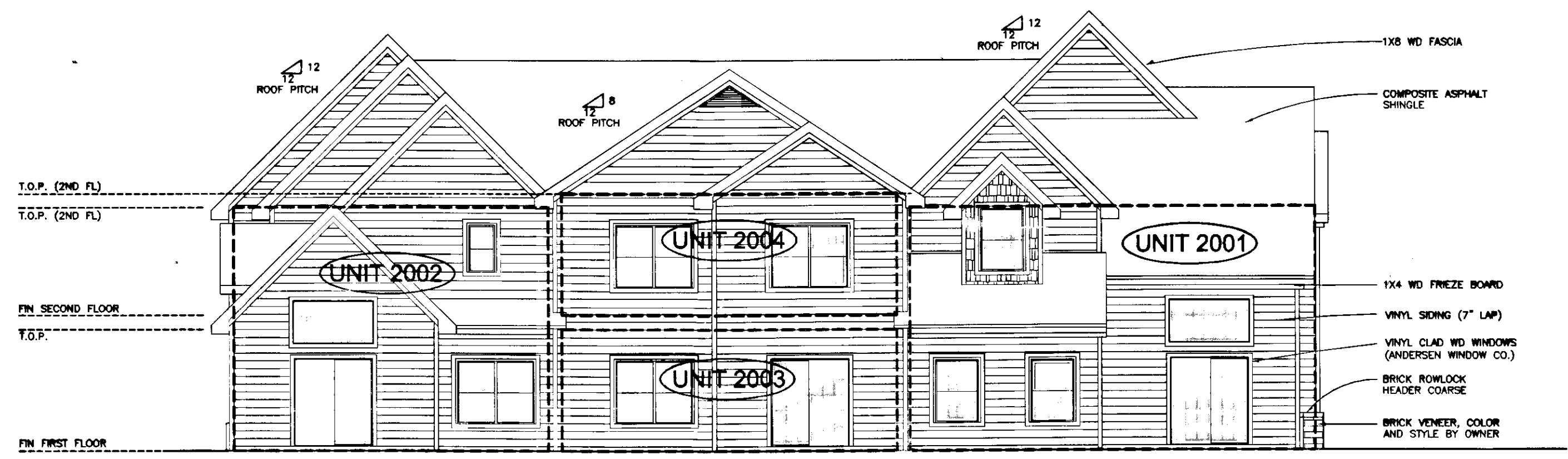
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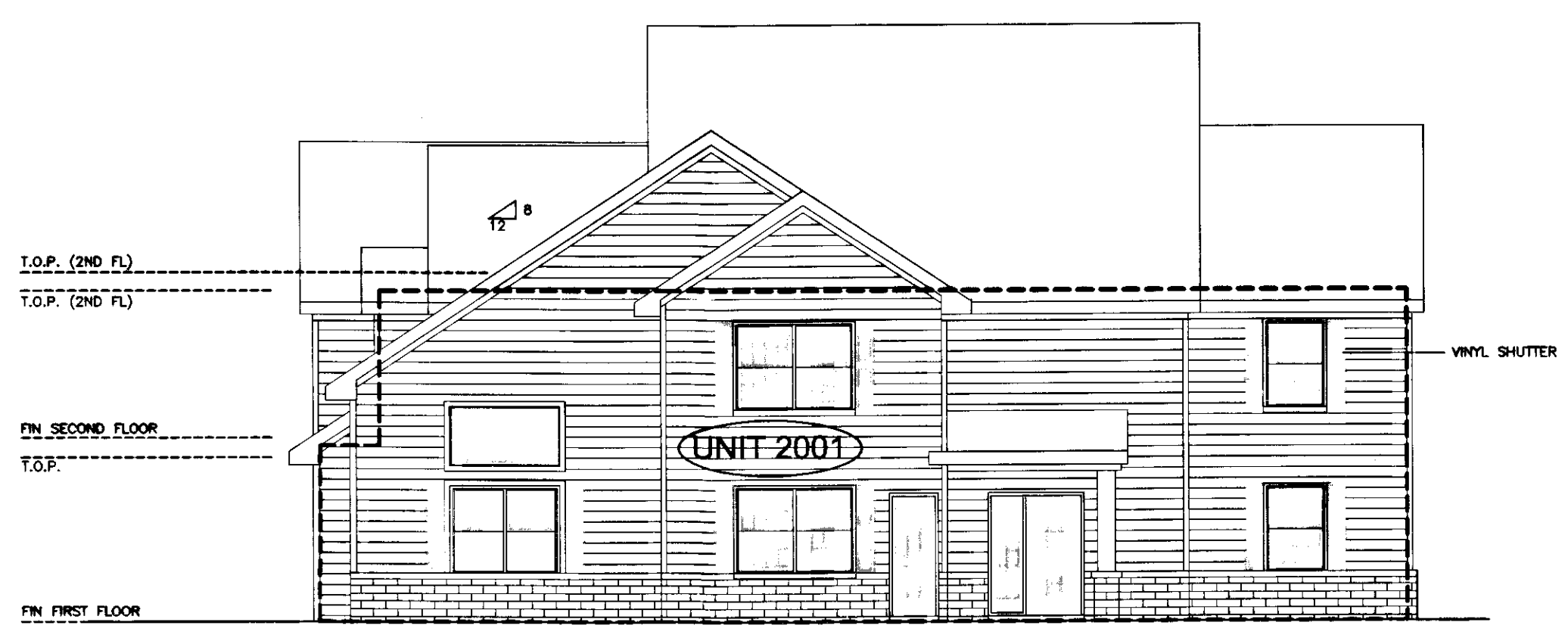
Project Contacts: AES	
Project Number: 0286-02-B	
Scale:	Date:
NOTED	12-05-2012
Sheet Number	
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120026606

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



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



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

NOTES:

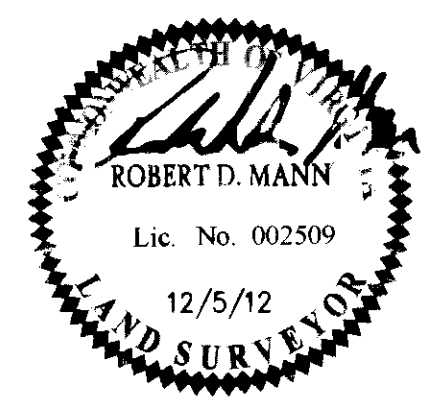
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Rev	Date	Revised

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By Michael J. Hertz, Dep. Clerk



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9 OF 9	