

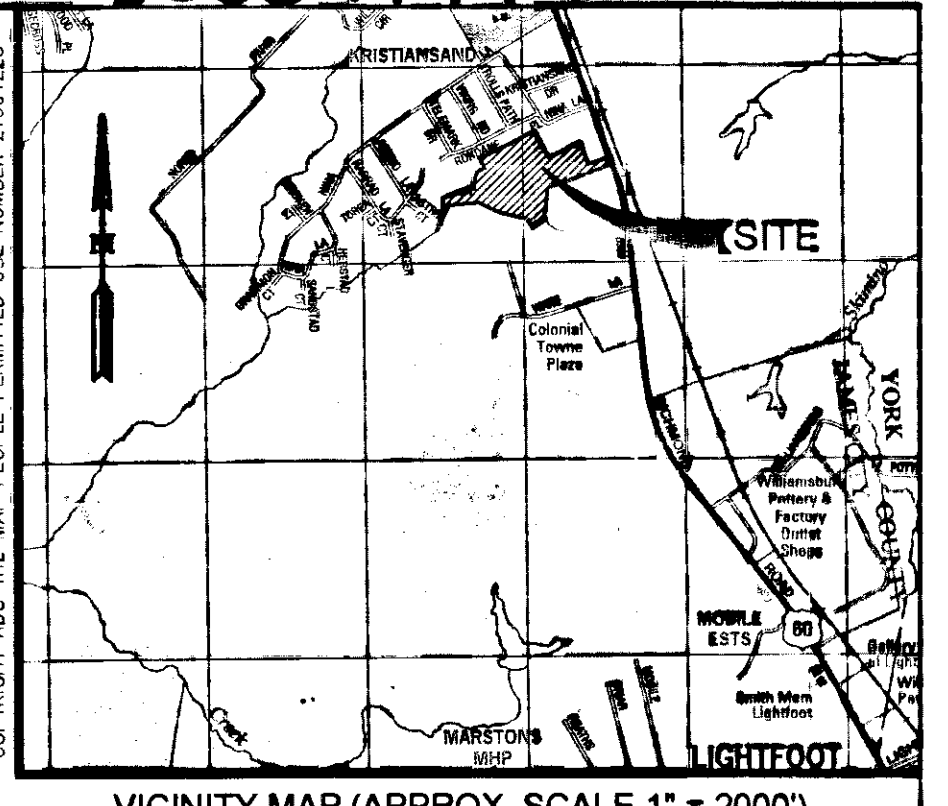
130007494

**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 2-A, UNITS #301, 302, 303, AND 304, WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANN., SUBSECTION 55-79.58 (A), AS AMENDED.  
 Robert D. Mann  
 2/28/13  
 ROBERT D. MANN, L.S. #002509 DATE

**AREA TABULATION**

PHASE 1-A	2.611 AC±
PHASE 2-A	0.461 AC±
PHASE 3-A	0.367 AC±
PHASE 4-A	0.501 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-A	0.286 AC±
COMMON ELEMENT	0.202 AC±
TOTAL AREA	18.244 AC±

- GENERAL NOTES**
1. SITE IS ZONED M-U, (MIXED USE) - WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040018062)
  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. #S1095C0110C 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 TIE LINE.



**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).

**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.**

**EX. 20' PRIVATE UTILITY EASEMENT**  
 DOC. #040017945

**EX. 25' JCSA SEWER EASEMENT**  
 D.B. 214, PG. 268

**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

**LINE TABLE**

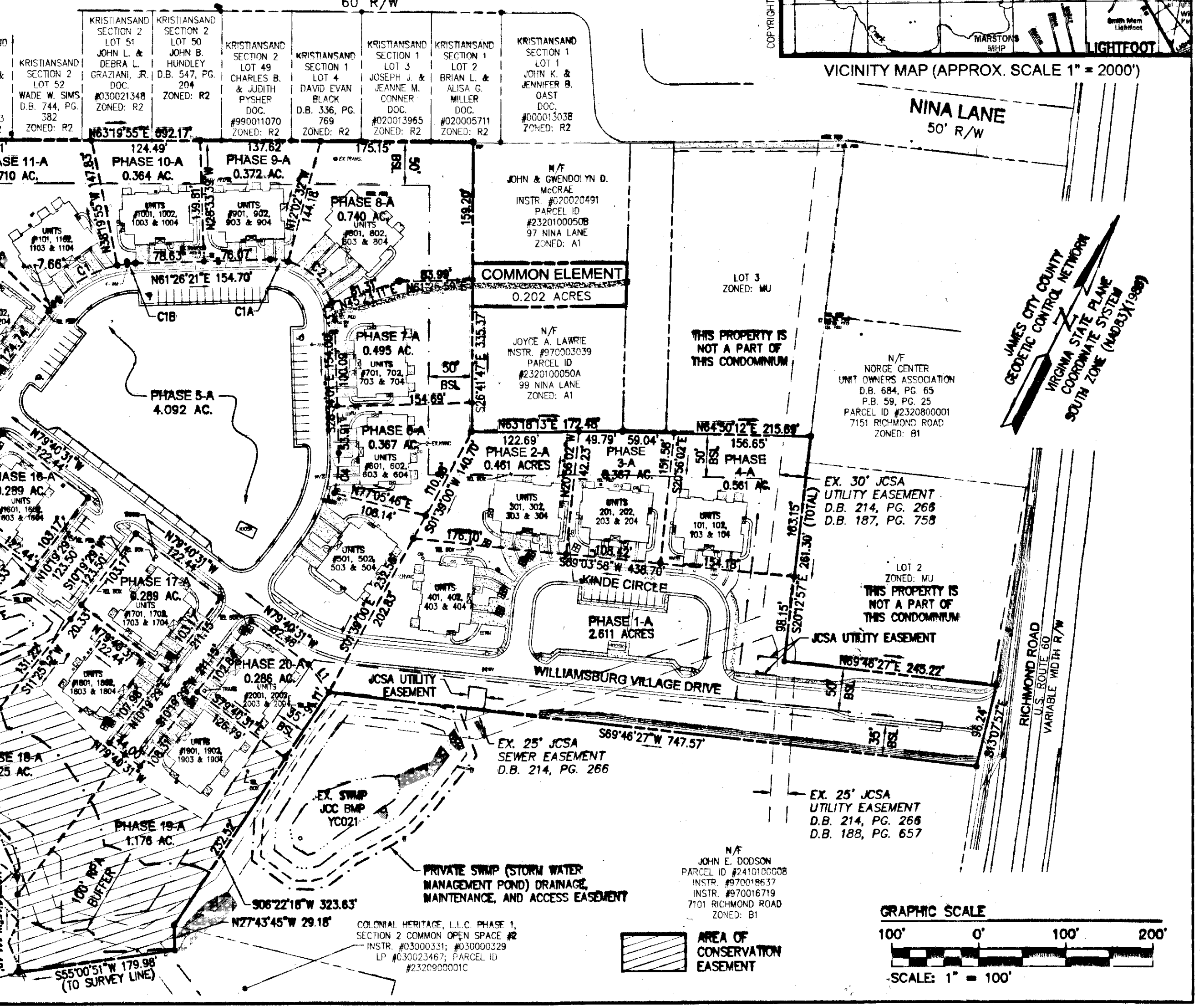
LINE	DIRECTION	LENGTH
L1	N62°13'39"W	39.87'
L2	N57°38'15"W	34.11'
L3	N66°36'40"W	32.90'
L4	N75°08'51"W	55.44'
L5	N26°17'39"E	9.63'
L6	N79°40'31"W	14.18'
L7	N63°42'21"W	23.56'

COLONIAL HERITAGE, L.L.C.  
 PHASE 1, SECTION 2  
 COMMON OPEN SPACE #2  
 INSTR. #03000331  
 LP #03000329  
 LP #030023467  
 PARCEL ID #2320900001C  
 ZONED MU (WITH PROFFERS)

**CURVE TABLE**

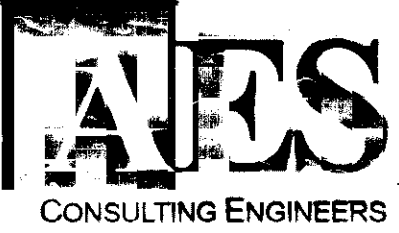
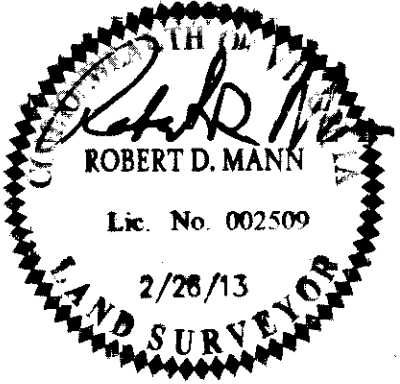
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	41°20'36"	122.00'	88.03'	46.03'	86.14'	S30°59'47"W
C1A	16°31'07"	72.00'	20.76'	10.45'	20.69'	S69°41'55"W
C1B	9°46'16"	122.00'	20.81'	10.43'	20.78'	S56°33'13"W
C2	57°26'42"	72.00'	72.19'	39.46'	69.20'	N73°19'10"W
C3	16°01'48"	72.00'	20.14'	10.14'	20.08'	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)



Rev.	Date	Description	Reviewed By

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 March 18, 2013  
 at 10:56 AM, PB PG  
 Document # 130007494  
 BETSY B. WOOLRIDGE, CLERK  
 Patrick W. Warr, Dep. Clerk



"EXHIBIT M-1"  
**PLAT OF CONDOMINIUM**  
**WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM**  
 PHASE 2-A  
 UNITS #301, 302, 303, AND 304  
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES  
 Project Number: 9288-02-B  
 Scale: 1" = 100'  
 Date: 02-28-2013  
 Sheet Number: 1 OF 9