

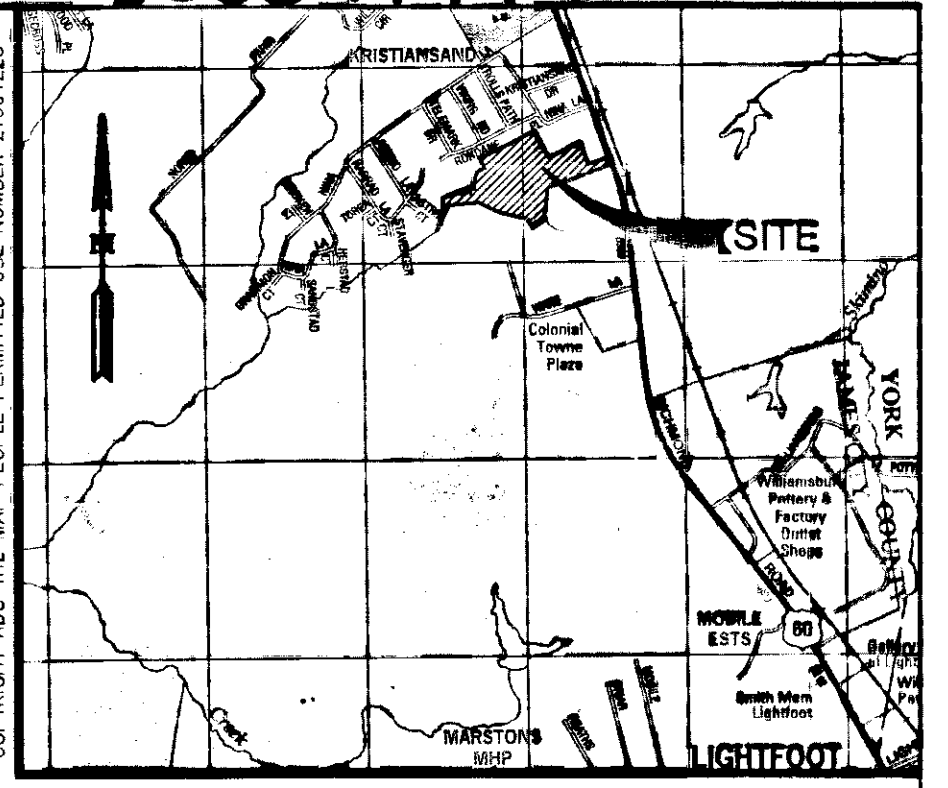
130007494

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±

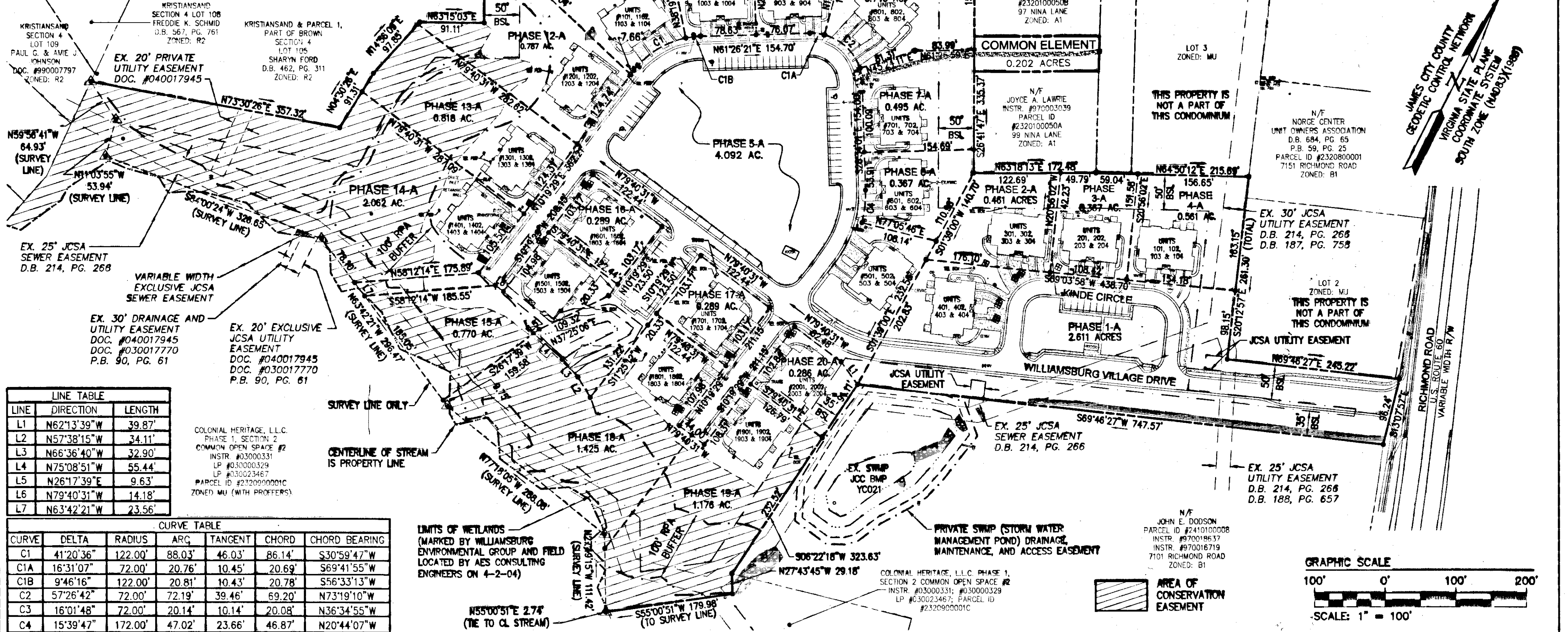
- GENERAL NOTES**
1. SITE IS ZONED M-U, (MIXED USE) - WITH PROFFERS (PROFFERS RECORDED AS INSTRUMENT #040018062)
 2. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY 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 VERANDAHs 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.



LINE TABLE

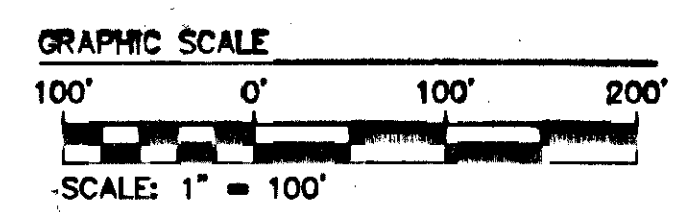
LINE	DIRECTION	LENGTH
L1	N62°13'39"W	39.87'
L2	N57°38'15"W	34.11'
L3	N66°36'40"W	32.90'
L4	N75°08'51"W	55.44'
L5	N26°17'39"E	9.63'
L6	N79°40'31"W	14.18'
L7	N63°42'21"W	23.56'

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

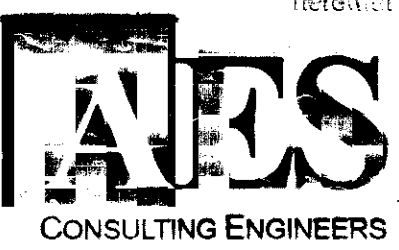
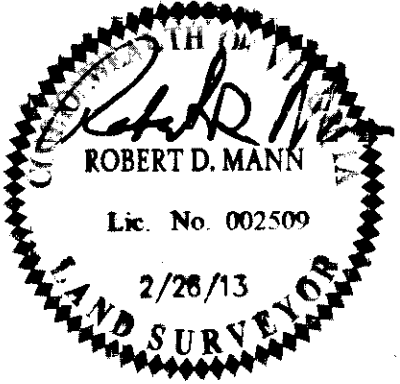
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	41°20'36"	122.00'	88.03'	46.03'	86.14'	S30°59'47"W
C1A	16°31'07"	72.00'	20.76'	10.45'	20.69'	S69°41'55"W
C1B	9°46'16"	122.00'	20.81'	10.43'	20.78'	S56°33'13"W
C2	57°26'42"	72.00'	72.19'	39.46'	69.20'	N73°19'10"W
C3	16°01'48"	72.00'	20.14'	10.14'	20.08'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

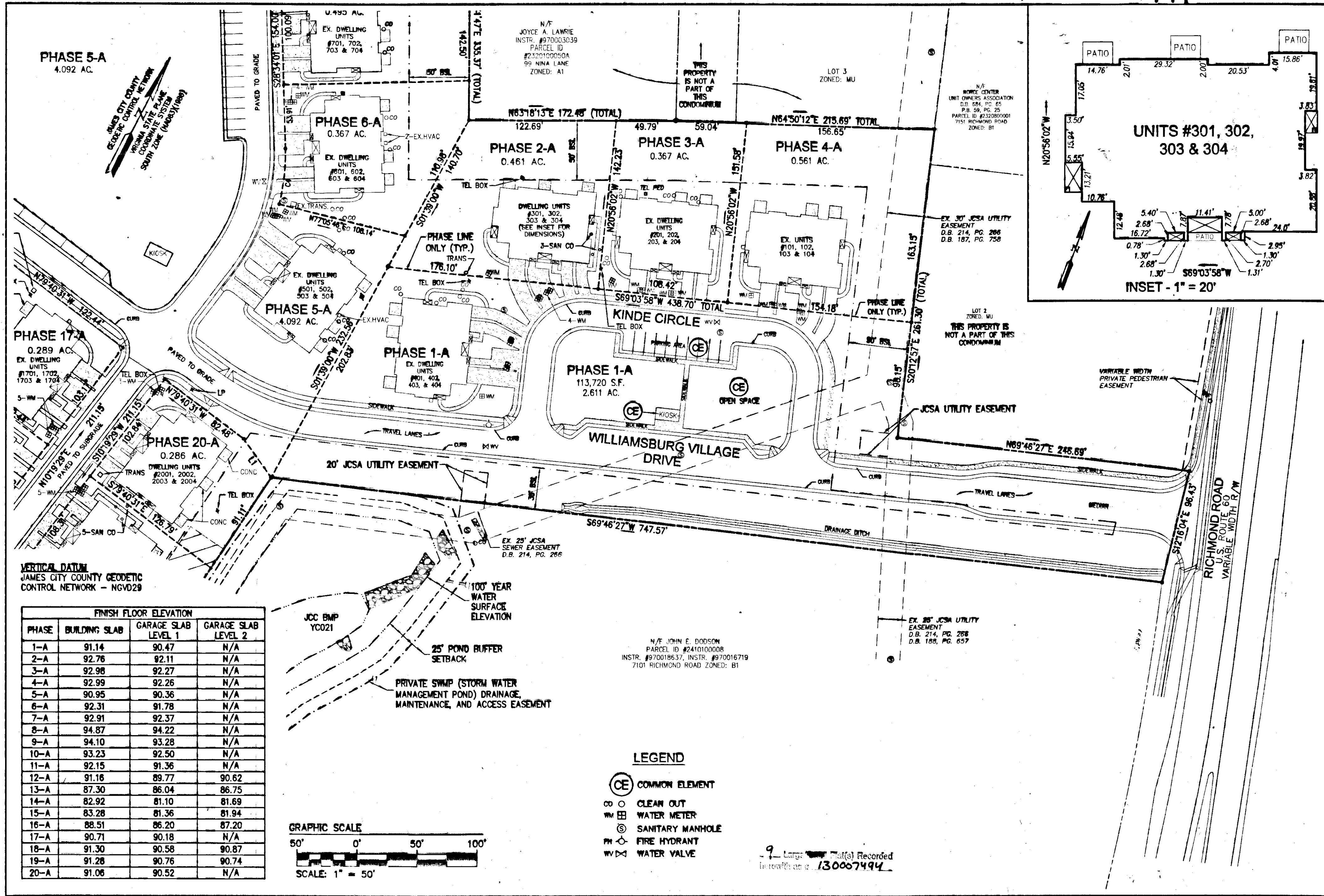
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 March 18, 2013
 at 10:56 AM, PB PG
 Document # 130007494
 BETSY B. WOOLRIDGE, CLERK
 Patrick W. ... Dep. Clerk



"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

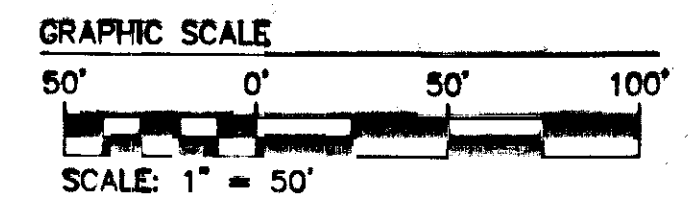
Project Contacts: AES
 Project Number: 9288-02-B
 Scale: 1" = 100'
 Date: 02-28-2013
 Sheet Number: 1 OF 9

130007494



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
2-A	92.76	92.11	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
17-A	90.71	90.18	N/A
18-A	91.30	90.58	90.87
19-A	91.28	90.76	90.74
20-A	91.06	90.52	N/A

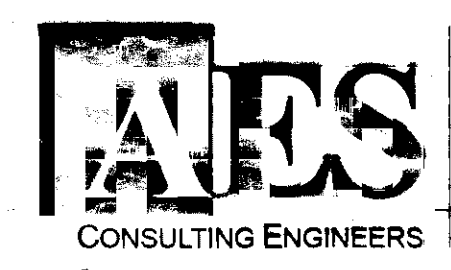
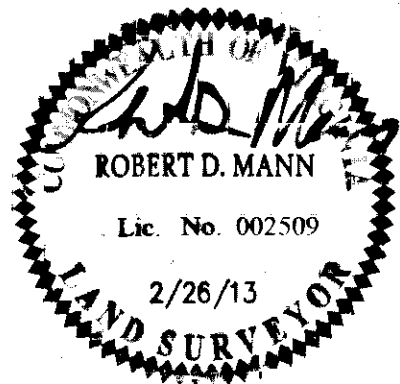


- LEGEND**
- COMMON ELEMENT
 - CLEAN OUT
 - WATER METER
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - WATER VALVE

9 Large Plat(s) Recorded
in review as 130007494

Rev.	Date	Description	Revised by

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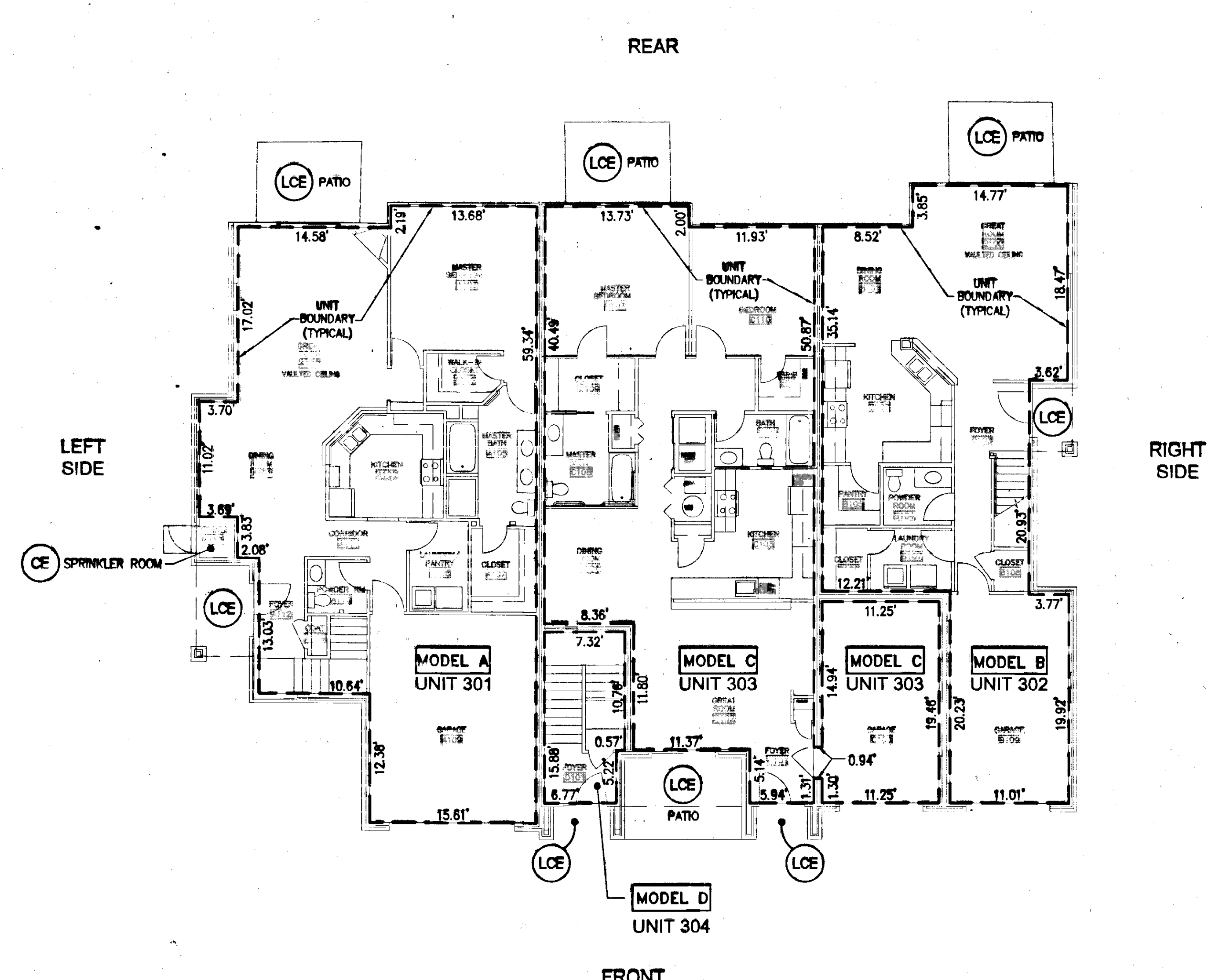


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"EXHIBIT 1"
PLAT OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 2-A
UNITS #301, 302, 303, AND 304
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES
Project Number: 9286-02-B
Scale: 1"=50' Date: 02-26-2013
Sheet Number
2 OF 9

130007494



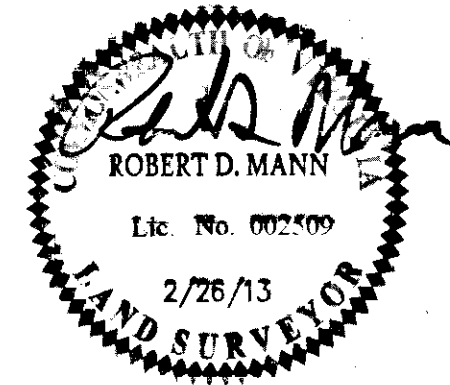
(CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 - - - UNIT BOUNDARY

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

9 LOTS (Plat) Recorded
 at 10:56 AM/PM, PG.
 Document # 130007494
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Betsy Woolridge, Dep. Clerk




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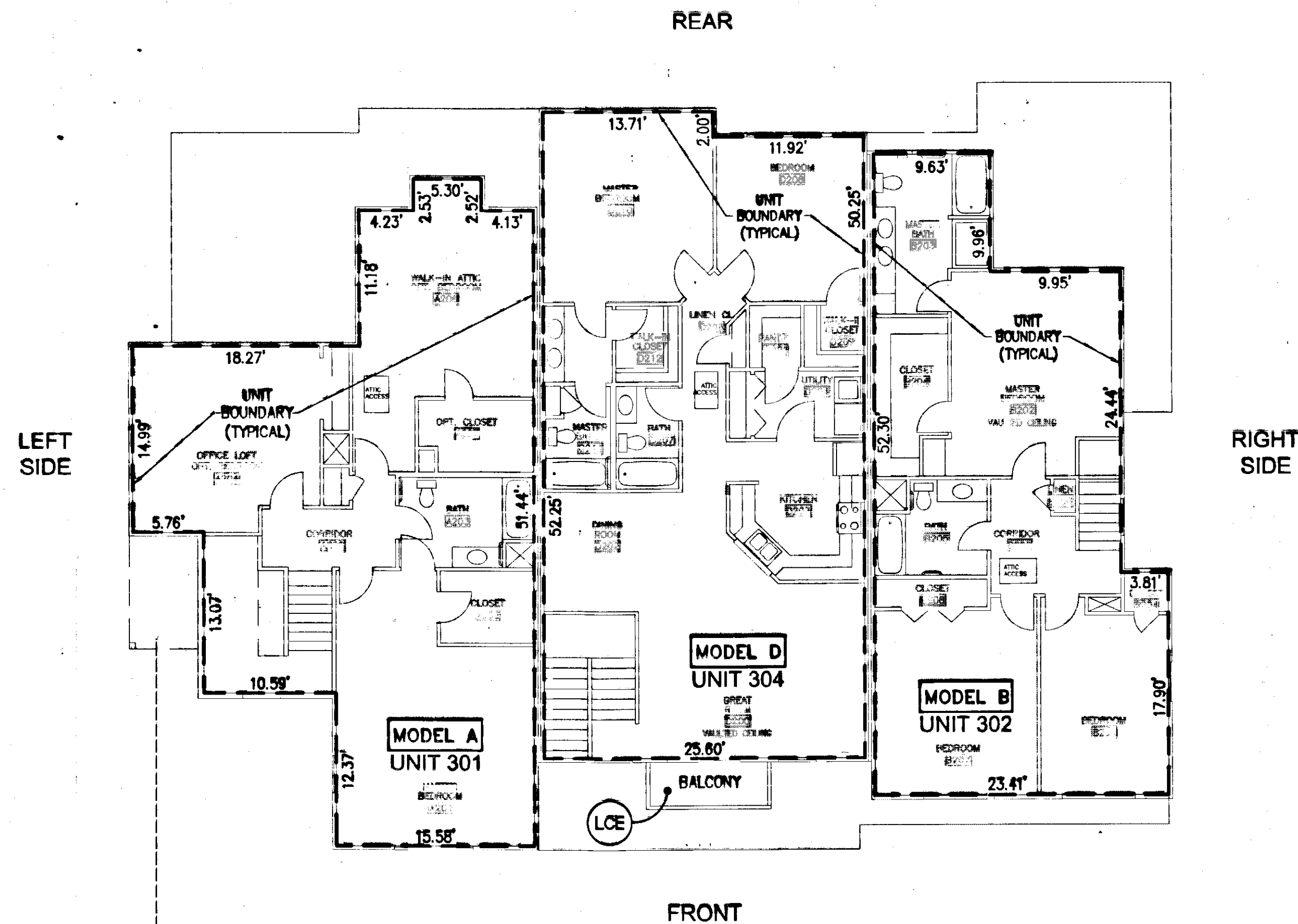


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WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 2-A
 UNITS #301, 302, 303, AND 304
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES
 Project Number: 9286-02-B
 Scale: NOTED Date: 02-28-2013
 Sheet Number
3 OF 9

 COMMON ELEMENT
 LIMITED COMMON ELEMENT
 UNIT BOUNDARY



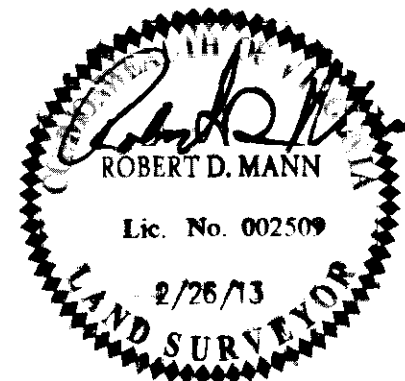
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SECOND FLOOR PLAN SCALE: 1/8" = 1'
MODELS A, B & D

9 Large Plates Recorded
 herewith as # 13007494

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>March 18, 2013</u> at <u>10 St</u> AM/PM PB PG Document # <u>130007494</u> BETSY B. WOOLRIDGE, CLERK <i>Betsy Woolridge</i> , Dep. Clerk								
<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>Revised By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Date	Description	Revised By				
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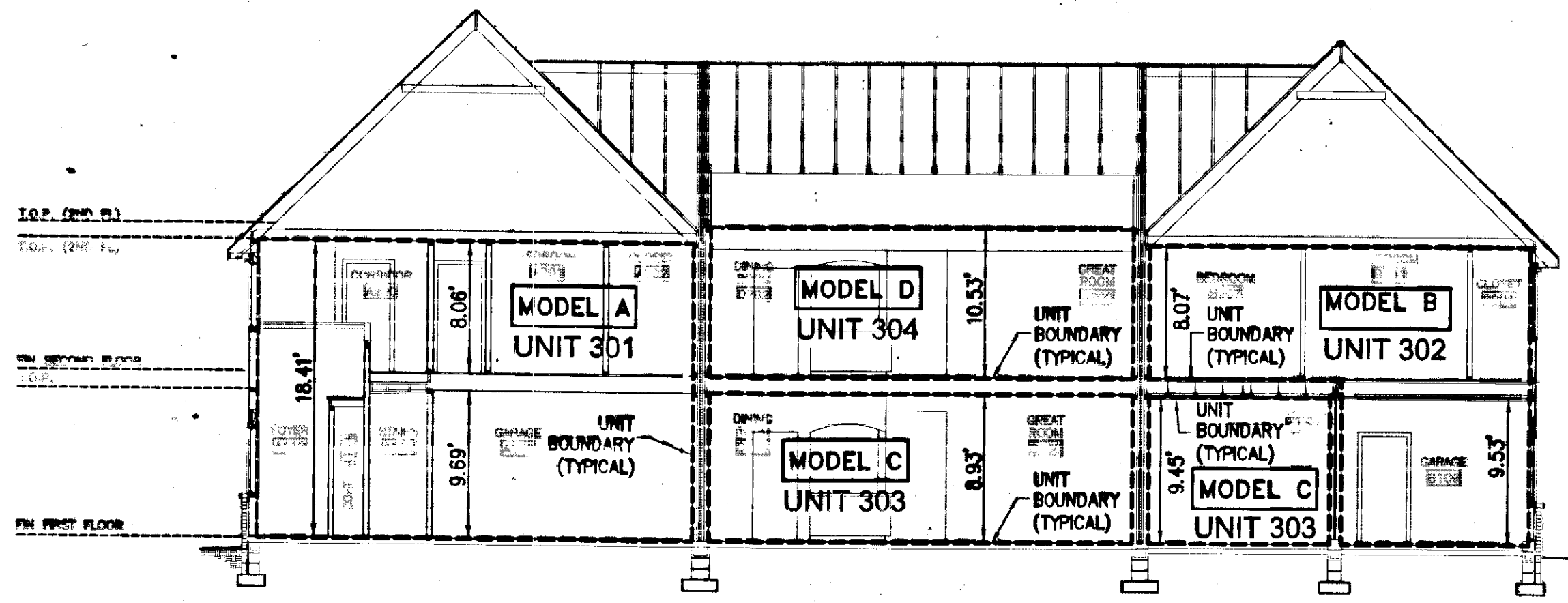
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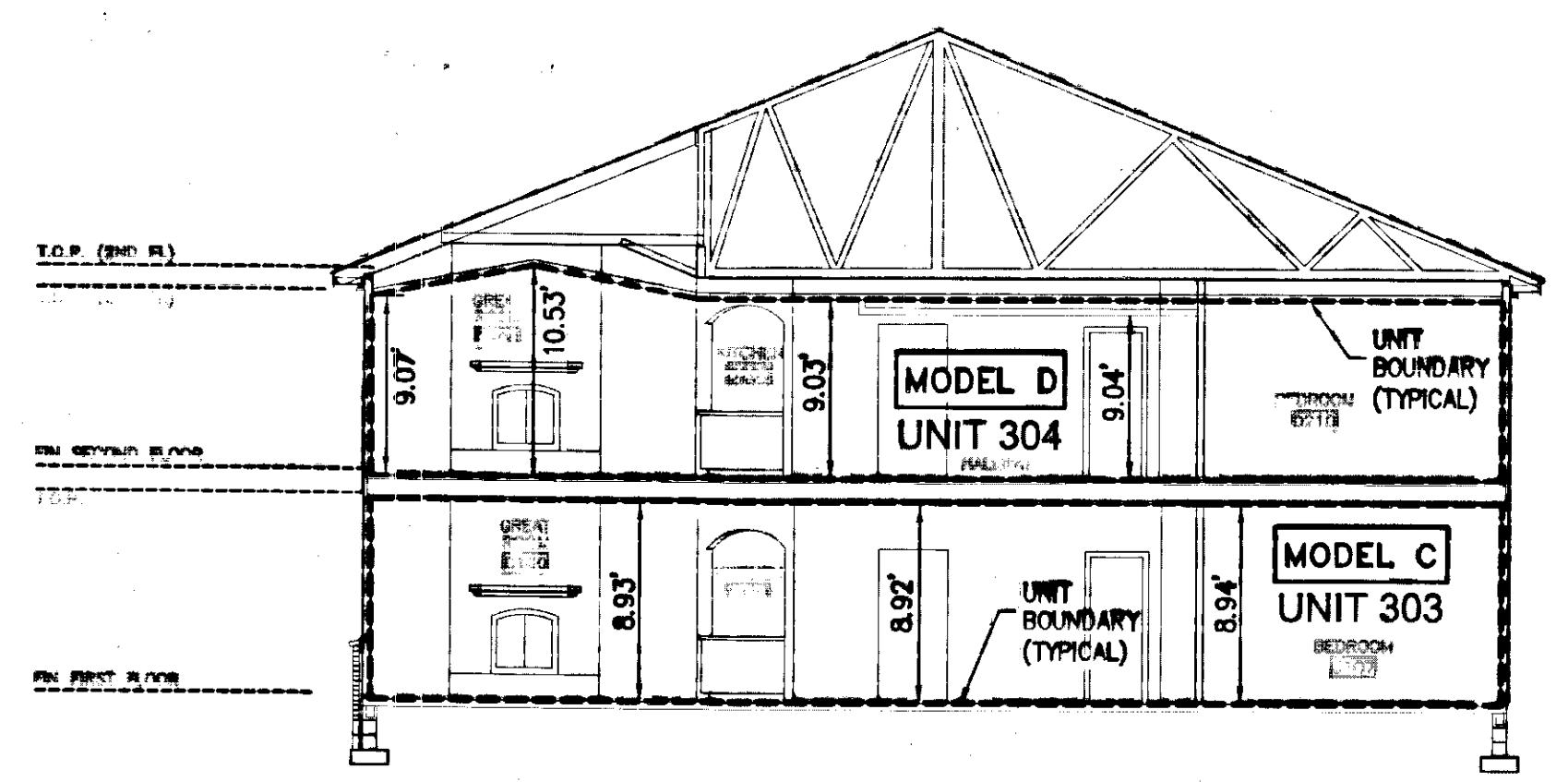
Project Contacts:	AES
Project Number:	#286-02-B
Scale:	NOTED
Date:	02-28-2013
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130007494

- (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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"EXHIBIT 1"

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WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 2-A
UNITS #301, 302, 303, AND 304

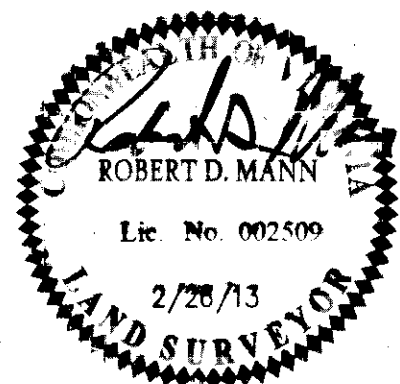
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES
Project Number: 9266-02-B
Scale: NOTED Date: 02-26-2013
Sheet Number

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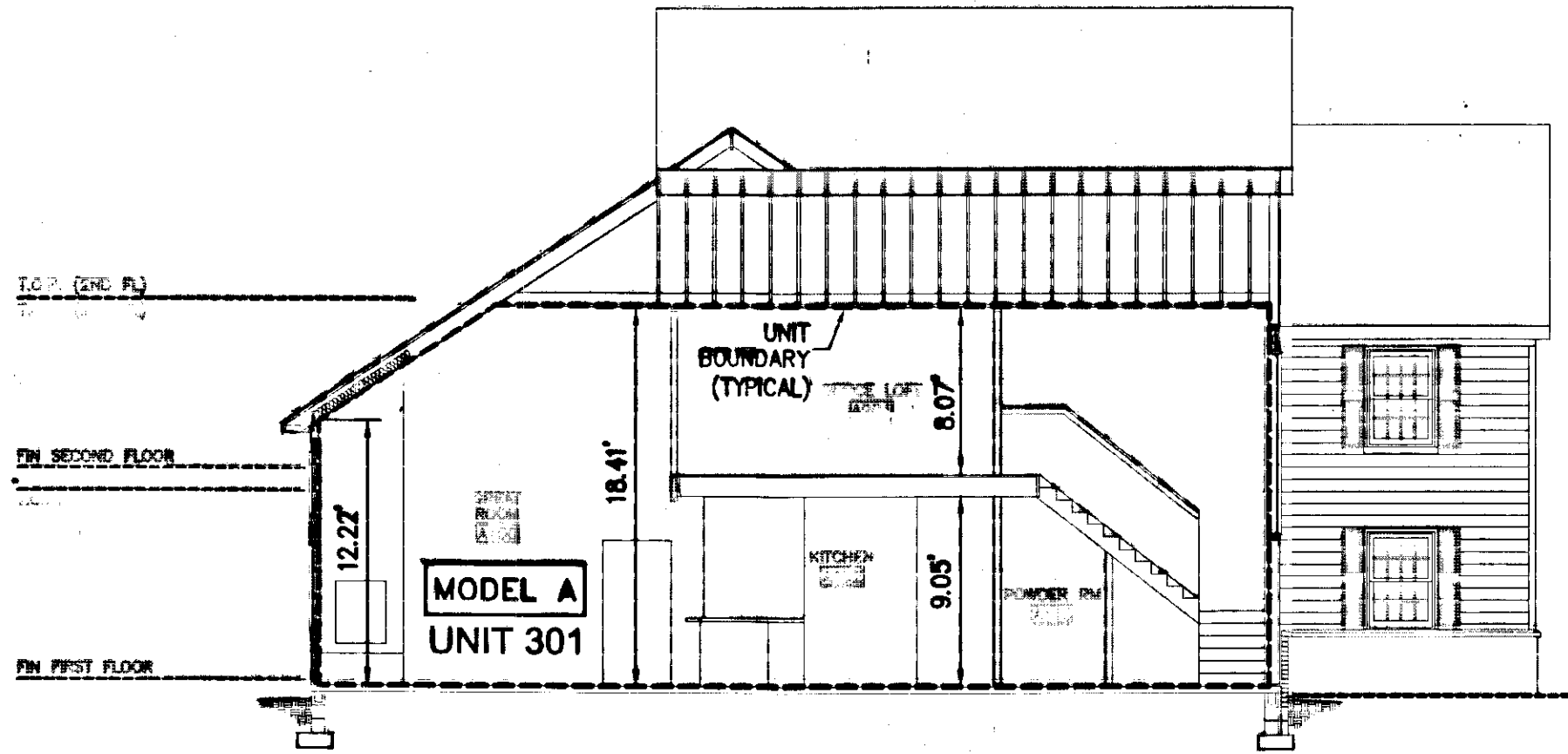
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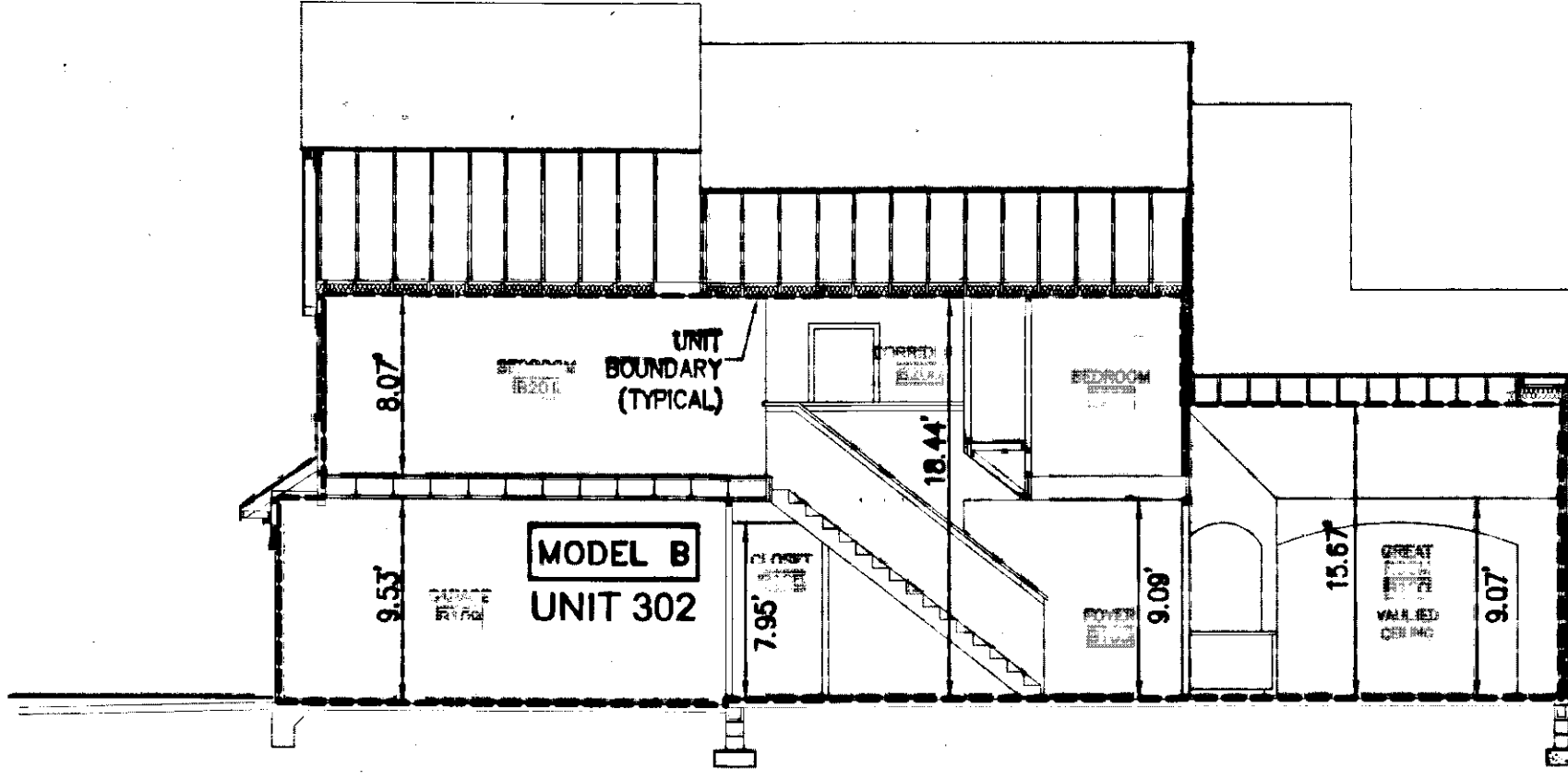
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LEFT SECTION - MODEL A
1/8" = 1'-0"



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

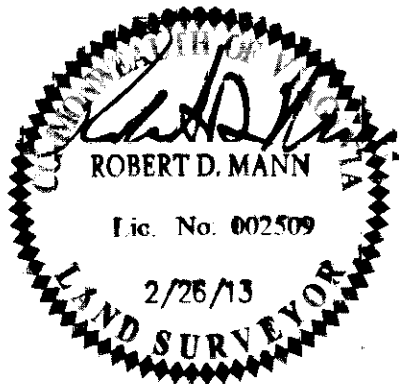
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7. THE INTERIOR WALLS AND ELEMENTS AS SHOWN HEREON WERE TAKEN DIRECTLY FROM ARCHITECTURAL DRAWINGS PROVIDED BY THE DEVELOPER AND ARE INTENDED FOR REFERENCE PURPOSES ONLY. INTERIOR WALLS AND ELEMENTS HAVE NOT BEEN FIELD VERIFIED. THE SURVEYOR MAKES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

9 Large Plats Recorded
130007494

Rev	Date	Description	Drawn By

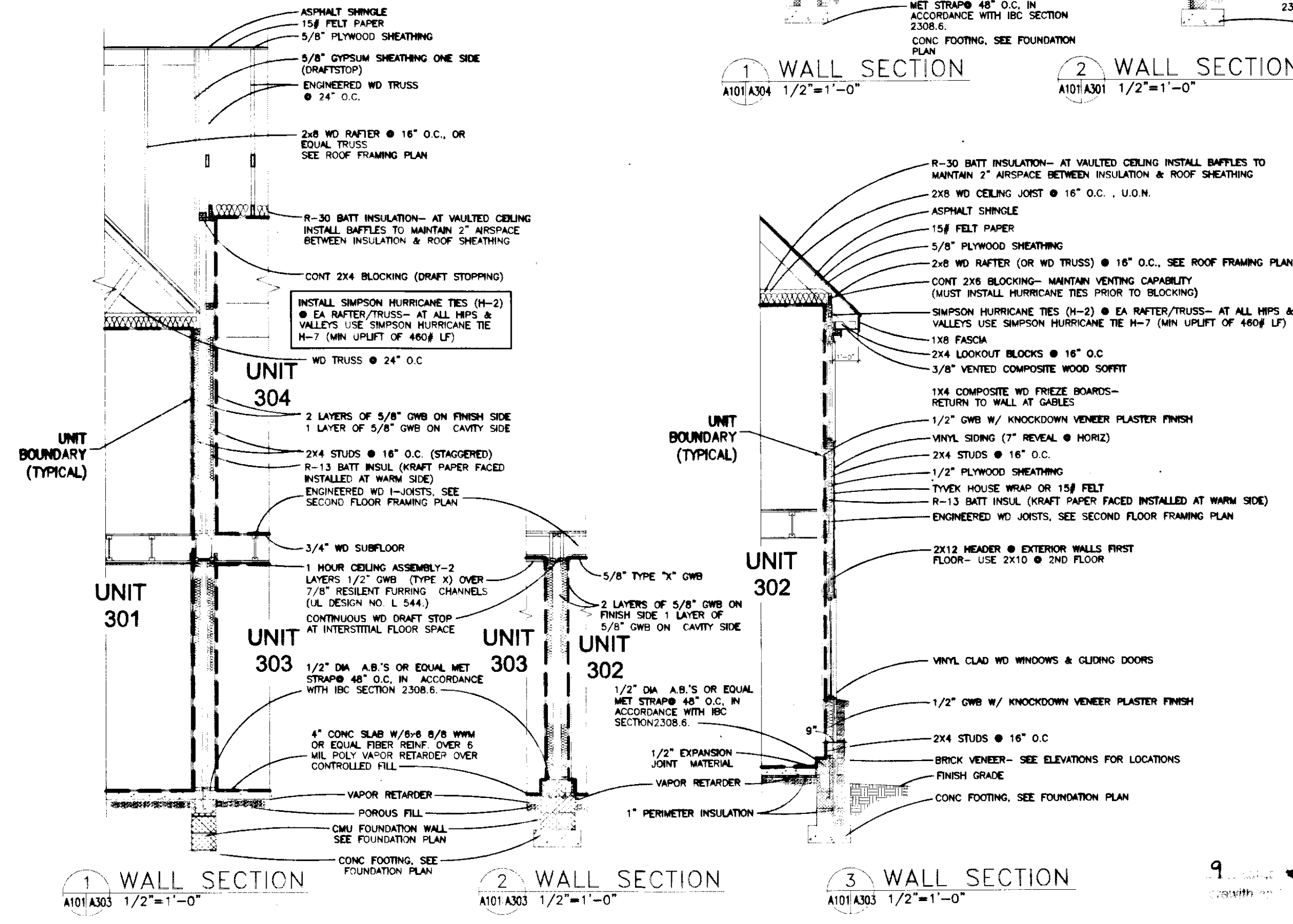
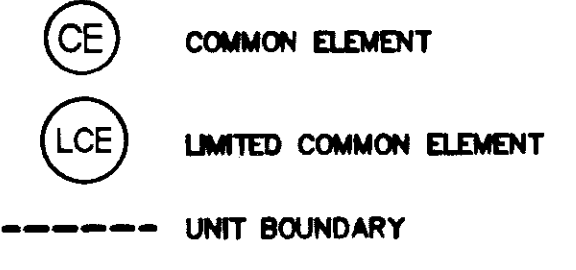
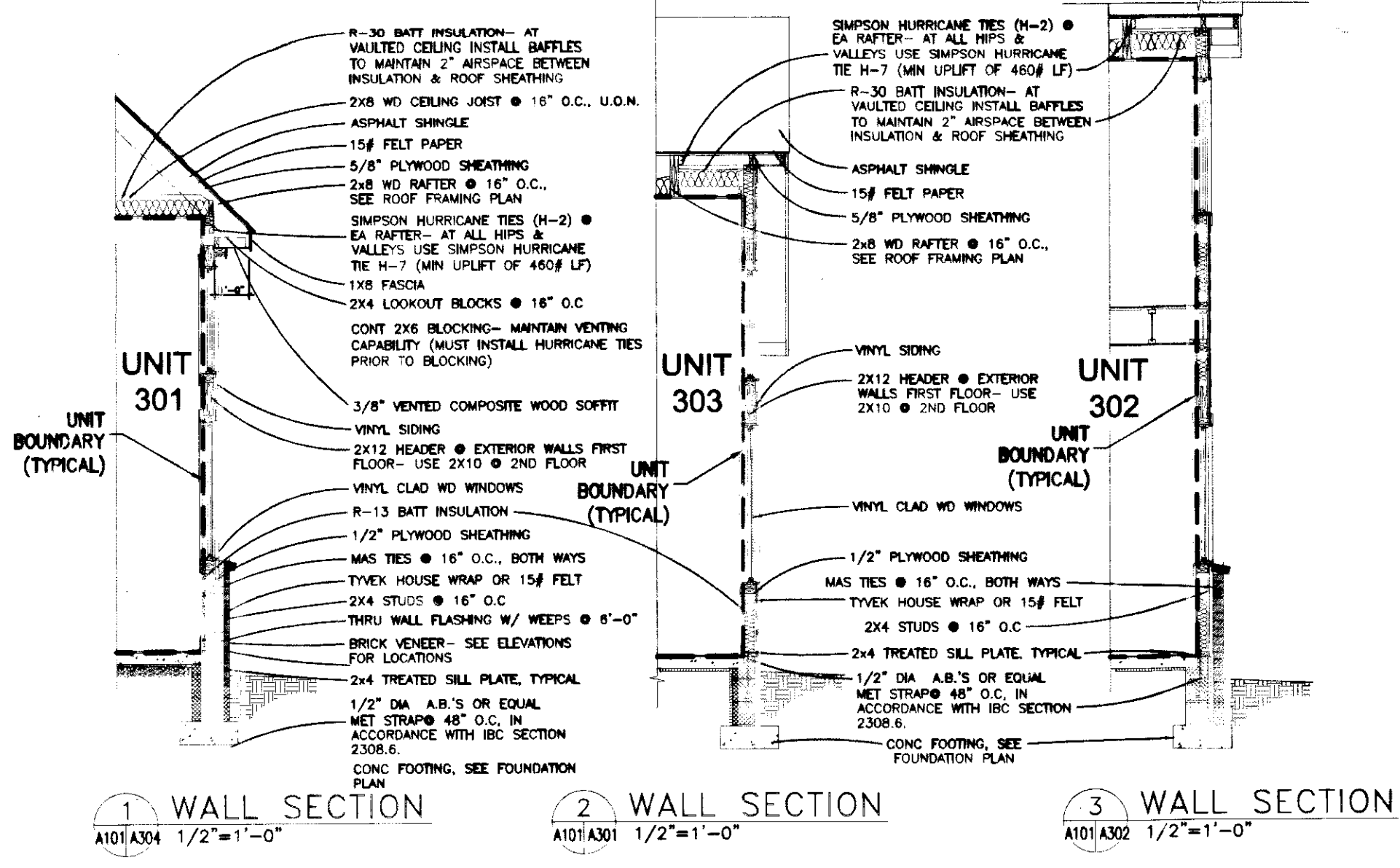
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 18, 2013
at 10:56 AM/PM, PG PG
Document # 130007494
BETSY B. WOOLRIDGE, CLERK
Patrick Woolridge, Dep. Clerk



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"EXHIBIT 1"
PLAN 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:	0268-02-B
Scale:	Date
NOTED	02-26-2013
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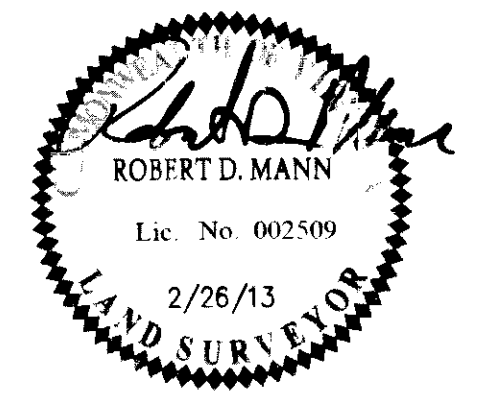


- NOTES:**
- COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS ARE SUBSTANTIALLY COMPLETE.
 - ALL BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER ARCHITECTURAL PLANS PROVIDED TO AES CONSULTING ENGINEERS BY THE DEVELOPER.
 - THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT AS SHOWN IN THE PLAN AS LOCATED ON 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 Plans Recorded
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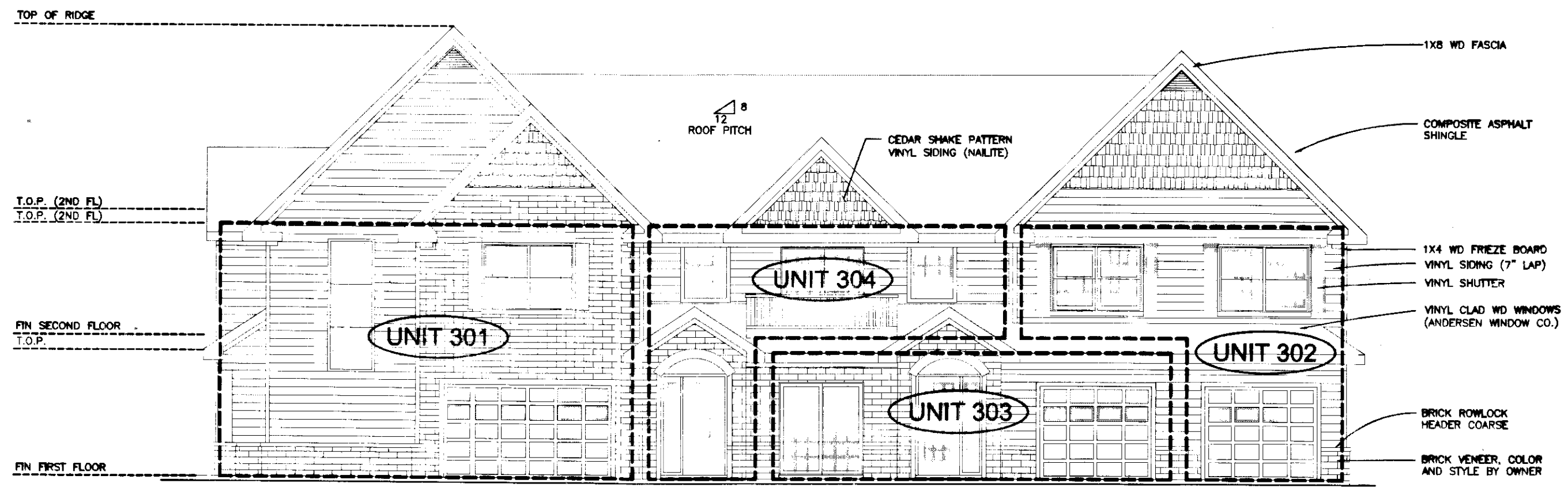


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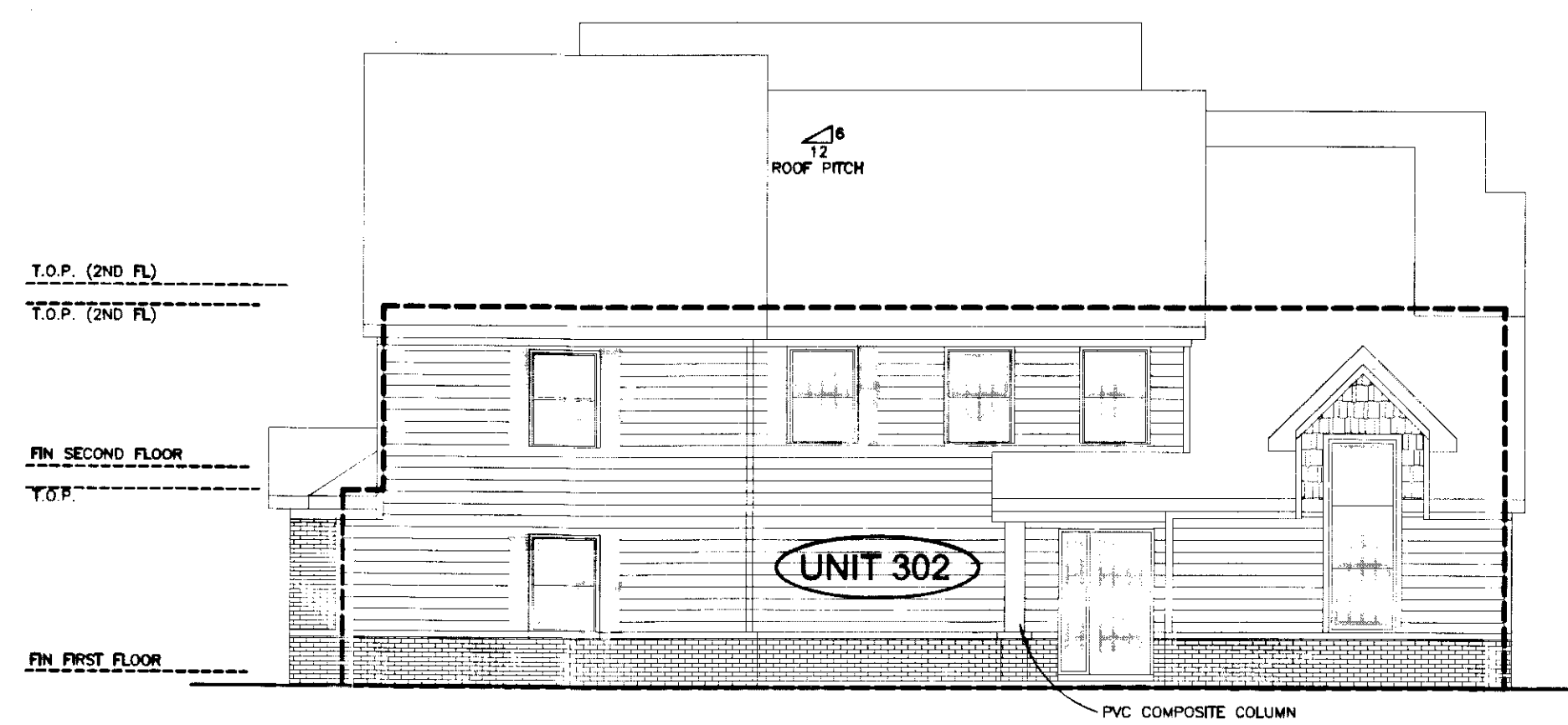
PLAN OF CONDOMINIUM
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
 PHASE 2-A
 UNITS #301, 302, 303, AND 304
 STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	AES
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CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
 ----- UNIT BOUNDARY



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



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

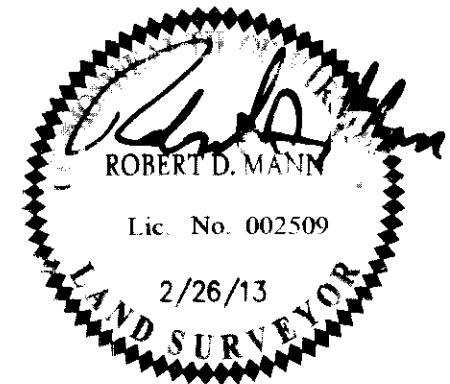
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9 Large Plat(s) Recorded herewith as 130007494

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"EXHIBIT 1"




PLAN OF CONDOMINIUM

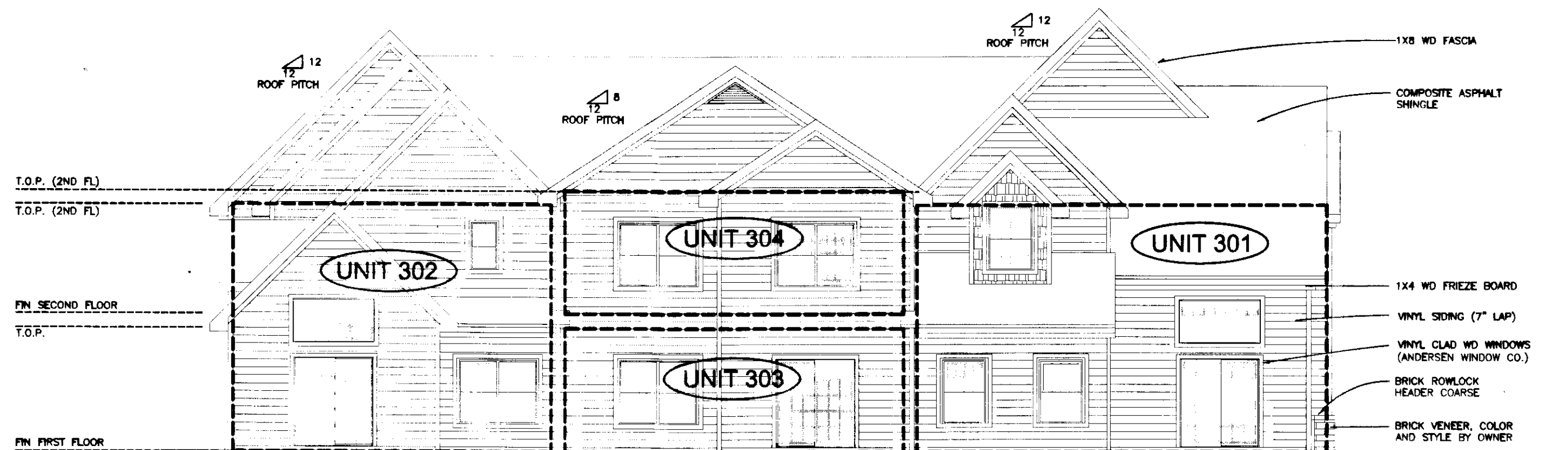
WILLIAMSBURG VILLAGE AT NORGE CONDOMINIUM
PHASE 2-A
UNITS #301, 302, 303, AND 304

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES	
Project Number: 9286-02-B	
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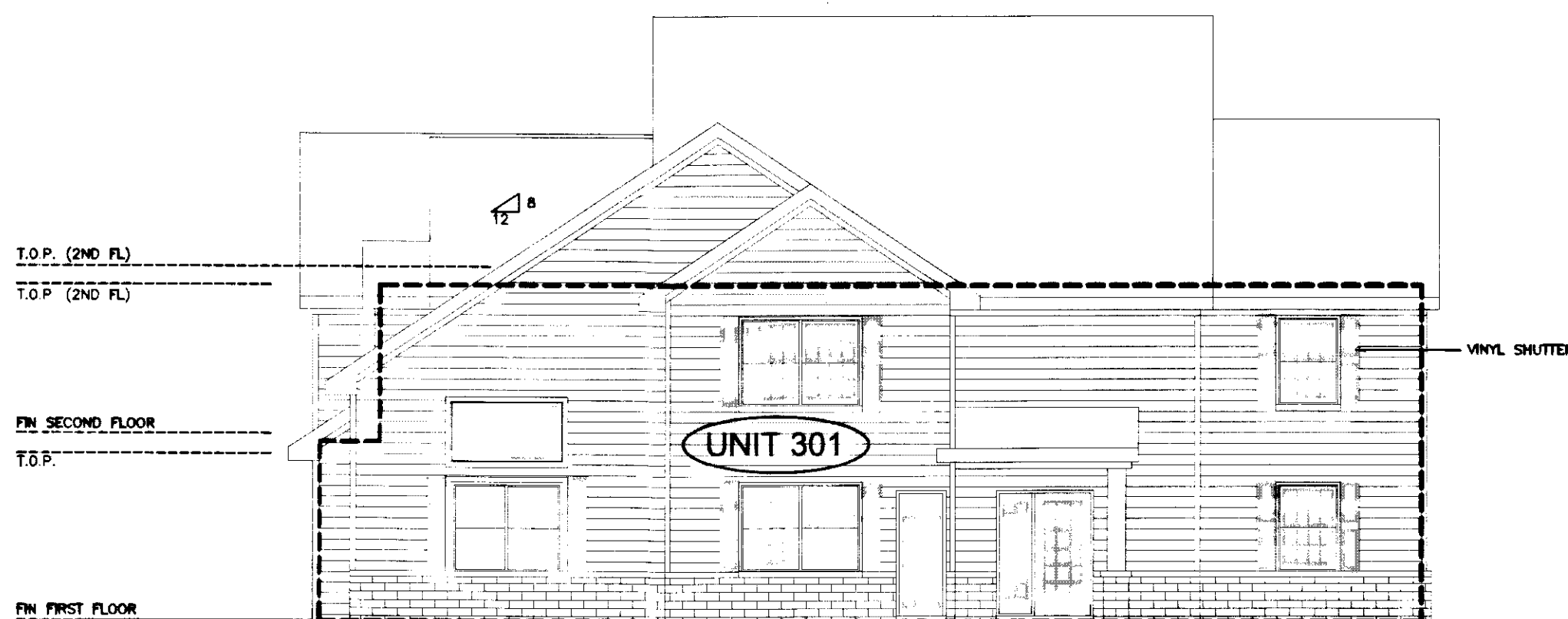
130007494

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

9 Large/Small Plat(s) Recorded
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STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: AES

Project Number: 0286-02-B

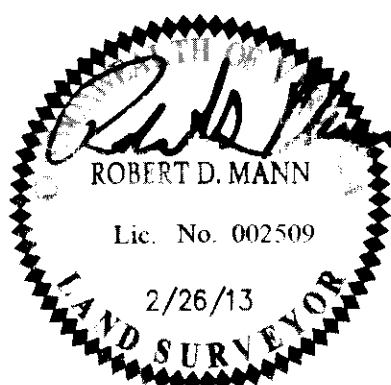
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9 OF 9

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