EXHIBIT B-18 THE UNDERSIGNED CERTIFIES THAT THESE PLATS ARE ACCURATE AND COMPLY WITH SUPPLEMENTAL CONDOMINIUM PLAT THE PROVISIONS OF CODE OF VIRGINIA, SECTION 55-79.58.A AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON AND ALL COMMON ELEMENTS HAVE BEEN WYNDHAM PLANTATION PHASE 19 SUBSTANTIALLY COMPLETED, UNLESS OTHERWISE NOTED. 0.680 AC. CONDOMINIUM WILLIAMSBURG, VIRGINIA SCALE: 1"=20' JUNE 18, 2003 SIGNED: JEFF POU D. WILLIAMS JOHN E. SIRINE AND ASSOCIATES, LTD. JEFFREY D. WILLIAMS, L.S. SURVEYORS • ENGINEERS • PLANNERS VIRGINIA BEACH, VIRGINIA (757) 486-4910 6-18.03 PHASE 17 JEFFREY D. WILLIAMS 0.392 AC. A=35.22² R=50.00² PARCEL 1k ZELKOVA ROAD PRIVATE STREET 77*48'10" _[23.89' 0.322 AC. ADDITIONAL LAND PARKWAY S FIRE CATV. HYD. PED. PHASE LINE (TYPICAL) S 1211'50" S 12'16'22" W 132.43' CONC. B TELE. PED. □ ELEC. 25' PAD 🖂 77.48'10" 26.65 PED. DRIVEWAY LCE 47 STEPS 35.4 S 12'17'43" W PARKING CURB WOOD COLONIAL (UNITED S DECK DRIVEWAY MOOD H LCE 46 PORCH & LEGEND STEPS (TYP.) PHASE 16 PAD 0.549 AC. UNIT AREA LIMITED COMMON DRIVEWAY ELEMENT TO THE UNIT INDICATED (LCE) LCE 45 COMMON ELEMENT **ADDRESS** NOTES: 1. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON PANEL 0005 B OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF PHASE 20 WILLIAMSBURG, VIRGINIA, COMMUNITY PANEL NO. 510294, DATED 0.541 AC. MARCH 2, 1994. CONC. VALLEY GUTTER (TYP.) 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ZELKOVA ROAD
PRIVATE STREET 3. THE DESIGNATION OF "COMMON ELEMENT" IS NOT INTENDED TO IMPLY THAT ADDITIONAL LAND IS COMMON ELEMENT. 4. THE DESIGNATION OF UNIT IS SUPERSEDED BY THE DEFINITION OF UNIT IN THE DECLARATION AND IS NOT INTENDED TO IMPLY THAT COMMON 55.94 ELEMENTS ARE UNIT AREA. S 12"11'50" W PARKWAY (VARIABLE WIDTH R/W) DRIVE (STATE ROUTE 163) 5. ALL BUILDING DIMENSIONS AS SHOWN ON THIS SHEET ARE EXTERIOR DIMENSIONS AND WERE OBTAINED BY A FIELD SURVEY ON 6/17/03. PHASE 1 0.955 AC. 6. THIS PROPERTY IS SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR (P.B. 75, P. 15) INGRESS AND EGRESS TO AND THE RIGHT TO THE USE AND ENJOYMENT OF SEWER, WATER AND STORMWATER FACILITIES AS OUTLINED IN DEED RECORDED BY INSTRUMENT NO. 990092 (CITY OF WILLIAMSBURG, JAMES CITY COUNTY, VIRGINIA). 7. PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS: A.) VARIABLE WIDTH VIRGINIA ELECTRIC AND POWER COMPANY City of Williamsburg & County of James City EASEMENT (INSTR. #;990544) Circuit Court: This PLAT was recorded on 14 July 2003 B.) 10' BELL ATLANTIC EASEMENT (INSTR. # 9801390) at 3:41 AM/PM. PB 40 PG 92-95 . . . 80 FEET 031476 DOCUMENT #____ BETSY B. WOOLRIDGE, CLERK SHEET 2 OF 4 GRAPHIC SCALE Retry Woodricke P.S. 576, P. 62 J.O. #68,200