

REFERENCES:

*NOTE: INFORMATION SHOWN HEREON WAS TAKEN FROM "EXHIBIT A CONDOMINIUM PLAT OF MICHAEL COMMONS - PHASE ONE" PREPARED BY: RICHMOND ENGINEERING, INC. RECORDED JULY 18, 2003, AS INSTRUMENT #030021939.

- INSTRUMENT #030021939 - BUILDING 1 - SUITE 1A
- INSTRUMENT #030021939 - BUILDING 2 - SUITE A
- INSTRUMENT #040000963 - BUILDING 3
- INSTRUMENT #040000964 - BUILDING 5
- INSTRUMENT #040007876 - BUILDING 6

CONDOMINIUM PLAT SHOWING
MICHAEL COMMONS, PHASE I, BUILDING NO. 4

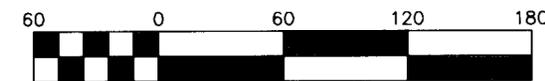
Bruton District, York County, Virginia

PROJECT #04-539 DATE: 09-13-2004

LandTech Resources, Inc.

Surveying • Mapping • GPS
5810-F Mooretown Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

SHEET 1 OF 2



GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, BUILDING DIMENSIONS SHOWN HEREON REPRESENT ACTUAL "AS BUILT" CONDITIONS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY SHOWN HEREON.
3. LEGAL DESCRIPTION OF THE PROPERTY SURVEYED, SUBDIVISION OF PARCEL 14 INTERNATIONAL CENTER INSTRUMENT #020008861.
4. THIS PROPERTY APPEARS TO FALL IN ZONE X AS SHOWN ON COMMUNITY PANEL 510182 0025B DATED 12/16/88.
5. PROPERTY IS TAX PARCEL NO. 02-18-00-002 GPIN C19C-0934-0160.
6. TOTAL AREA, PHASE ONE = 4.060 ACRES.

UTILITY NOTES:

WATER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC WATER PROVIDED BY YORK COUNTY.

SEWER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS POWER OF ATTORNEYS, AND LIMITATIONS ON TITLE, CREATED BY THE VIRGINIA CONDOMINIUM STATUTE.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

By: Al Maddalena DATE: 9/23/04
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THIS 24th DAY OF Sept 2004.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 040000866

TESTE: Lynn S. Jenkins
CLERK

By: Christina Norman, DC

OWNER CERTIFICATE

THE PLATTING OF THE CONDOMINIUM AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

9-22-04
Jim Griffith
JIM GRIFFITH BUILDER, INC., A VIRGINIA CORPORATION
JIM GRIFFITH, PRES. DATE:

STATE OF VIRGINIA,
COUNTY OF YORK, TO WIT:

I, Donna L. Conklin A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF September 2004.

NOTARY PUBLIC: Donna L. Conklin

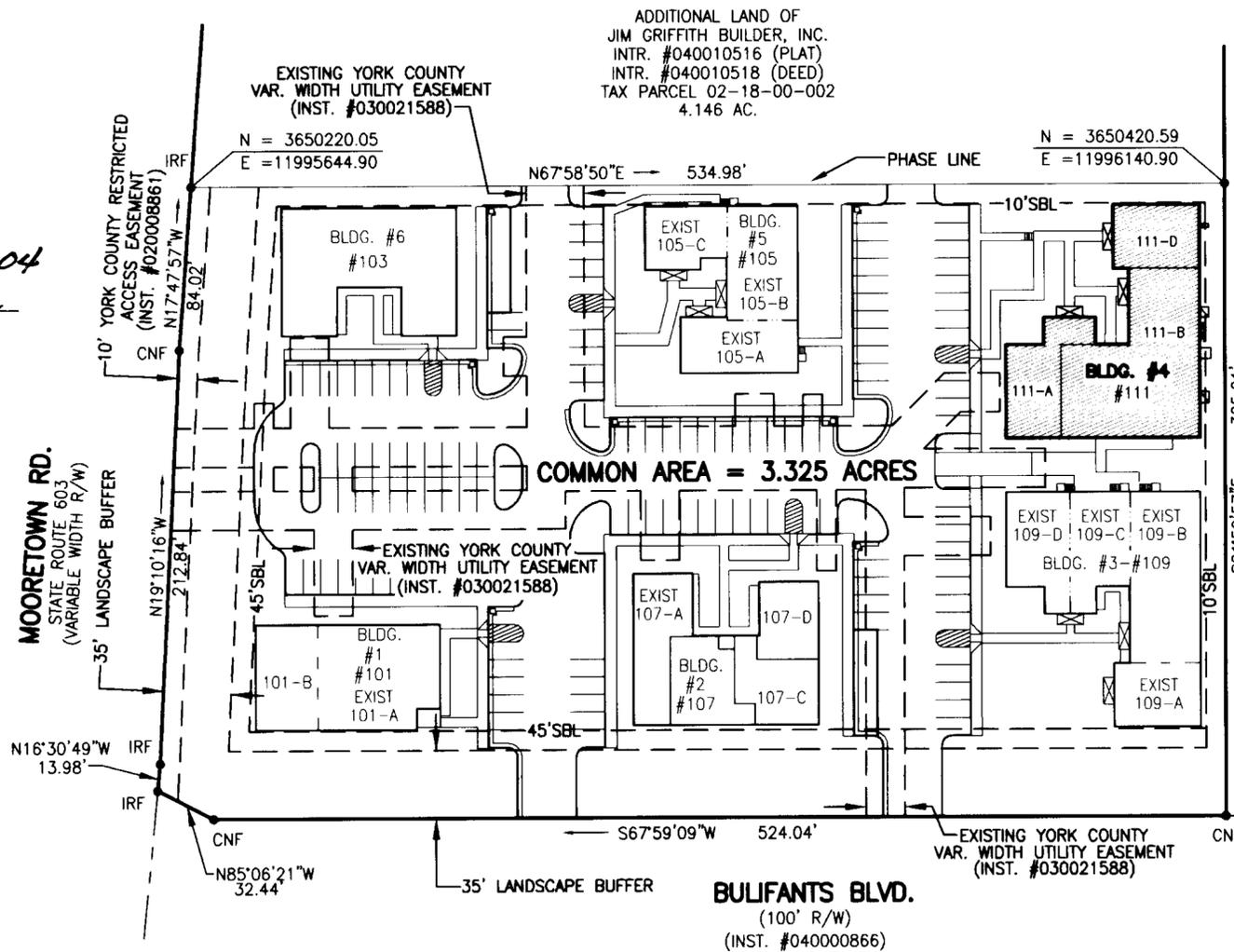
MY COMMISSION EXPIRES: June 30, 2007

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THE LIMITS OF THIS CONDOMINIUM IS IN THE NAME OF JIM GRIFFITH BUILDER, INC. AND WAS ACQUIRED FROM BULIFANTS, L.P. A VIRGINIA LIMITED PARTNERSHIP, BY DEED DATED JUNE 5, 2002 AND RECORDED AS INSTRUMENT NO. 020010065 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(a) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HAVE BEEN SUBSTANTIALLY COMPLETED UNLESS OTHERWISE NOTED.

Matthew H. Connolly
MATTHEW H. CONNOLLY DATE: 9-13-04



LEGEND

- CNF = CORNER NOT FOUND
- IRF = IRON ROD FOUND
- NF = NAIL FOUND