

Y.C. MON. #068
Y=3592923.597
X=12072854.407

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.

YORK SQUARE LLC., A NEW YORK LIMITED LIABILITY COMPANY
BY: OUT PARCELS/CULA ASSOCIATES, LP, A NEW YORK LIMITED PARTNERSHIP, ITS MEMBER
BY: CULA CAPITAL CORP., A NEW YORK CORPORATION, ITS GENERAL PARTNER

BY: *Lesiw S. Meltzer* 3/30/06
LESIW S. MELTZER PRESIDENT DATE:

STATE OF NEW YORK
COUNTY OF *NEWPORT NEWS* TO WIT:

I, *Karen M. Gebberg* A NOTARY PUBLIC IN AND FOR THE COUNTY OF *Newport News* AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS *30th* DAY OF *March* 2006.

NOTARY PUBLIC: *Karen M. Gebberg*

MY COMMISSION EXPIRES: *4-30-06*

AREA INFORMATION

UNITS 1-8 = 1.1308 ACRES
COMMON ELEMENT = 5.5158 ACRES
TOTAL AREA = 6.6466 ACRES

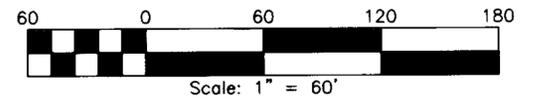
CONDOMINIUM PLAT OF
YORK SQUARE

Nelson District, York County, Virginia
PROJECT #05-913 DATE: 02/21/06
REV: 03/29/06

LandTech Resources, Inc.

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

SHEET 1 OF 2 (PLAT)



GENERAL NOTES:

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT REFLECT ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY SHOWN HEREON.
- SUBJECT PROPERTY SHOWN IS THE REMAINDER OF PARCEL A SHOWN IN PLAT BOOK 11 PAGE 109.
- THE PURPOSE OF THIS PLAT IS TO CONVERT AN EXISTING BUILDING INTO CONDOMINIUMS AS SHOWN.
- THIS PROPERTY APPEARS TO FALL IN ZONE X AS SHOWN ON COMMUNITY PANEL 510182 0036B DATED 12/16/88
- ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICK OR BLOCK AND TO APPROXIMATE CENTERLINE OF PARTY WALL.
- PROPERTY IS DESIGNATED AS GPIN: R07a-2376-2847, T.M. #24-30-00-000A
- PROPERTY IS ZONED GB (GENERAL BUSINESS)
- BUILDING IS ONE STORY BRICK AND BLOCK.
- NONE OF THE AREA CONTAINED IN THIS CONDOMINIUM IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.

WATER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS

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

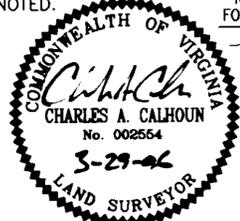
THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWER OF ATTORNEYS, AND LIMITATIONS ON TITLE, CREATED BY THE VIRGINIA CONDOMINIUM STATUE.

SURVEYOR CERTIFICATE

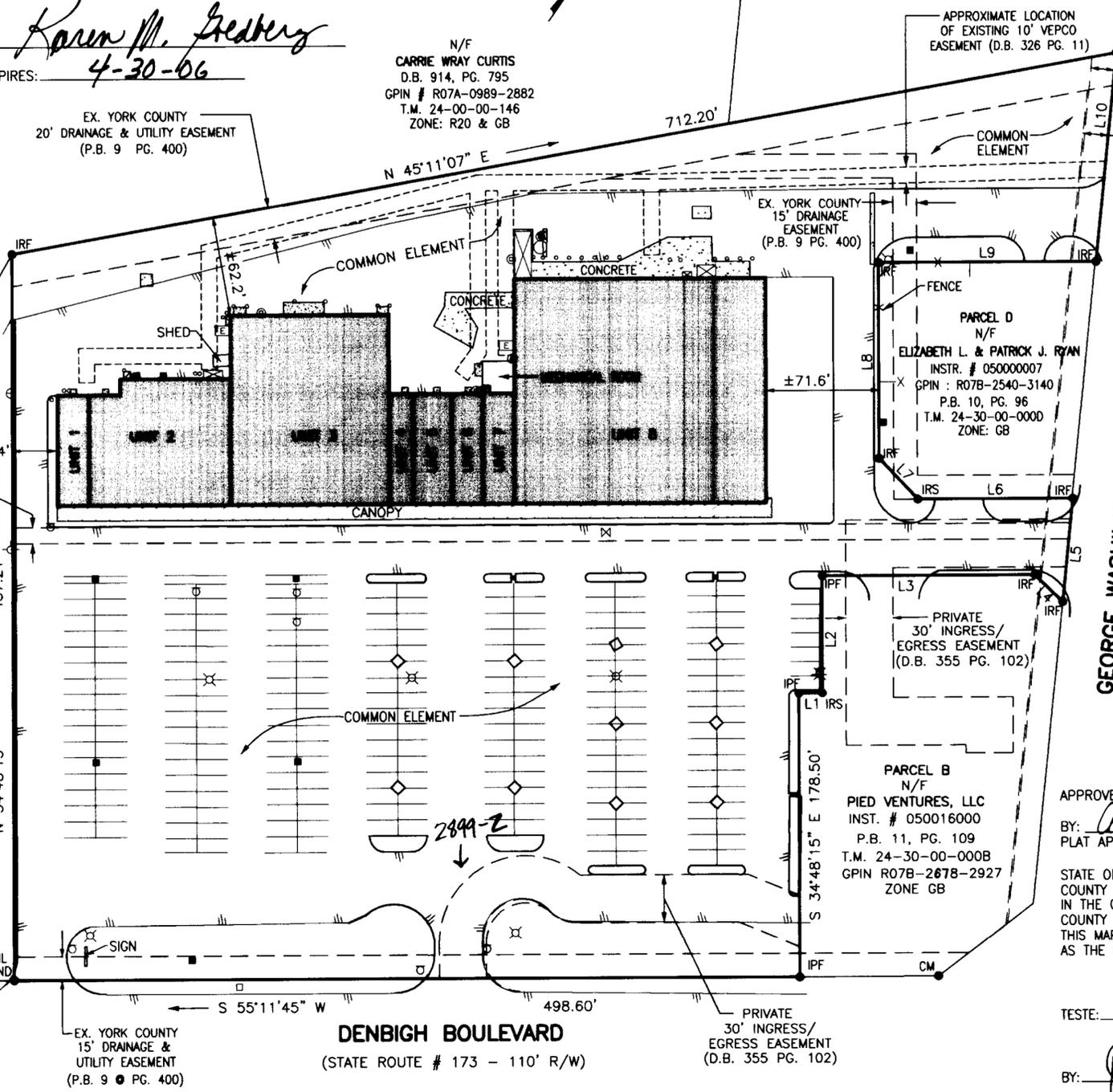
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THE LIMITS OF THIS CONDOMINIUM PLAT IS IN THE NAME OF YORK SQUARE, LLC., A NEW YORK LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM OYSTER POINT/YORK ASSOCIATES, L.P., A NEW YORK LIMITED PARTNERSHIP, BY DEED DATED FEBRUARY 1, 1995 AND RECORDED IN DEED BOOK 834 PAGE 176 IN THE OFFICE OF 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.



Charles A. Calhoun
CHARLES A. CALHOUN
DATE: 3-29-06



LEGEND

- ⊕ Cable Pedestal
- ⊕ Fire Hydrant
- ⊕ Sign
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Electric Pedestal
- ⊕ Electric Transformer
- ⊕ HVAC Unit
- ⊕ Bollard
- ⊕ Catch Basin
- ⊕ Light Pole
- ⊕ Telephone Pedestal
- ⊕ Sewer Clean Out
- ⊕ Sanitary Sewer Manhole
- ⊕ Edge of Pavement
- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- CM = Concrete Monument
- IRS = Iron Rod Set

NUMBER	DIRECTION	DISTANCE
L1	S 55°11'45" W	15.00'
L2	S 34°48'15" E	74.00'
L3	S 55°11'45" W	135.00'
L4	N 80°49'15" W	24.47'
L5	S 28°59'41" E	65.28'
L6	N 55°11'45" E	98.32'
L7	S 78°23'25" E	35.52'
L8	S 34°48'15" E	123.50'
L9	S 55°11'45" W	137.99'
L10	S 28°59'41" E	132.00'

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena* DATE: 3/31/06
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 *3rd* DAY OF *APR* 2006.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. *0160007485*
3:51p

TESTE: *LYNN J. JENKINS, CLERK*

BY: *Rachel Riebel*
CLERK