

EXHIBIT 103
SHEET 1 OF 2
PLAT OF
BURNT BRIDGE RUN CONDOMINIUM
PHASE TWENTY TWO

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1"=100' APRIL 30, 2000



BASGIER and ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS-SURVEYORS-PLANNERS
572 CENTRAL DRIVE, SUITE 103, VIRGINIA BEACH, VIRGINIA

UTILITY NOTES:

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 THE COUNTY OF YORK AND H.R.S.D.

NOTES:

1. DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE EXISTING EASEMENTS AS RECORDED IN PLAT BOOK 10, AT PAGE 83, AND IN DEED BOOK 265, PAGE 391.
2. 10' PRIVATE EASEMENTS SHOWN HEREON ARE EXISTING EASEMENTS AND ARE RECORDED IN PLAT BOOK 10, PAGE 248.

THIS PLAT IS AN EXHIBIT TO AN AMENDMENT TO THE DECLARATION OF BURNT BRIDGE RUN CONDOMINIUM DATED MAY 15, 1986 AND RECORDED IN DEED BOOK 444, PAGE 542.

TOTAL AREA = 15.3± ACRES
TOTAL ADDITIONAL LAND OF ASSOCIATED DEVELOPMENT, L.L.C. = 3.22± ACRES

GPIN Q08a-2083-3415

THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

ASSOCIATED DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

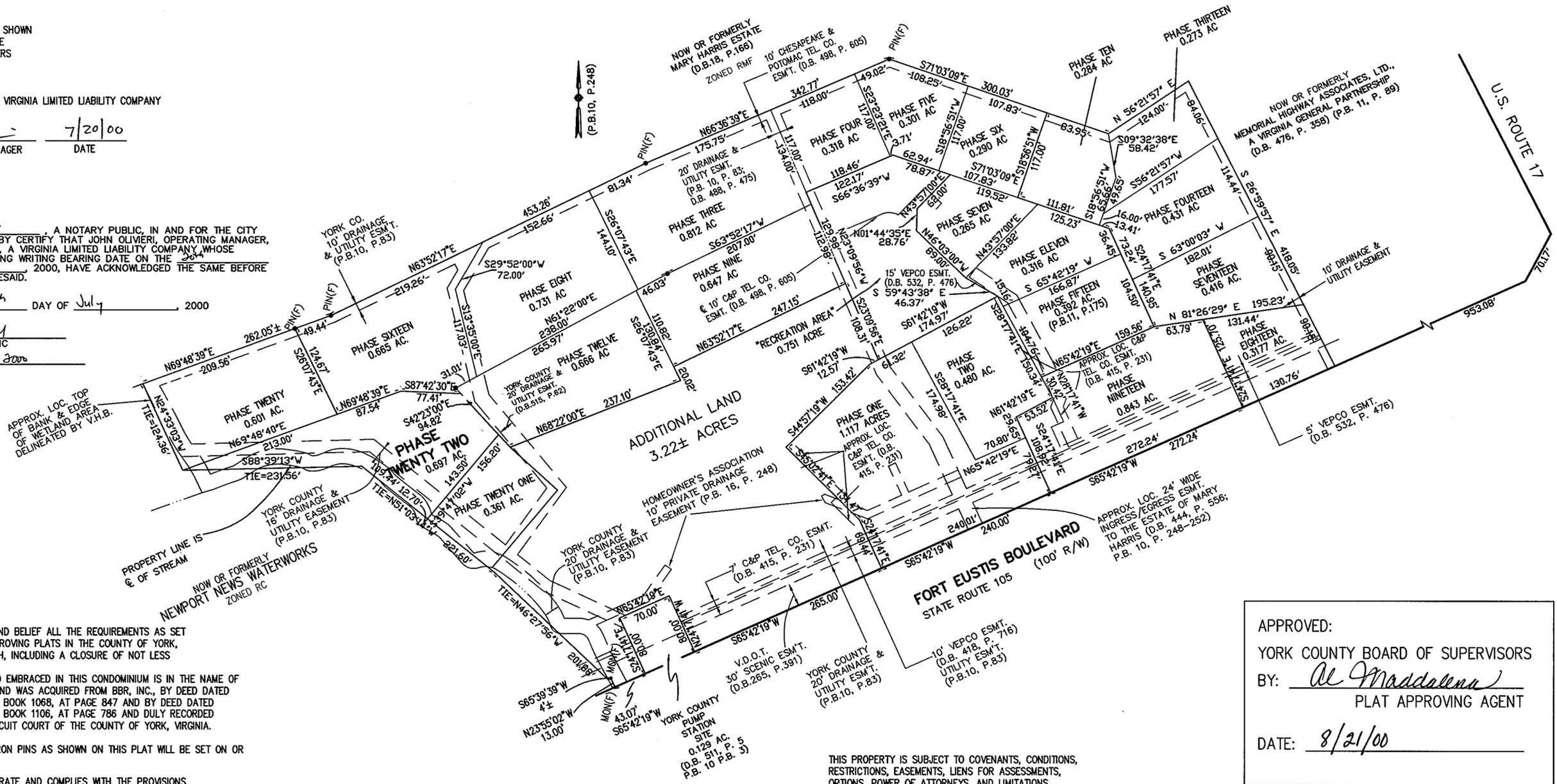
BY: John E. Oliveri 7/20/00
JOHN OLIVIERI, OPERATING MANAGER DATE

STATE OF VIRGINIA
CITY OF GRAFTON, TO WIT:

I, Armistine M. Cassey, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT JOHN OLIVIERI, OPERATING MANAGER, ASSOCIATED DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE DAY OF July, 2000, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF July, 2000

Armistine M. Cassey
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/30/2000



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 IN THIS CONDOMINIUM IS IN THE NAME OF ASSOCIATED DEVELOPMENT, L.L.C. AND WAS ACQUIRED FROM BBR, INC., BY DEED DATED JUNE 26, 1999, RECORDED IN DEED BOOK 1068, AT PAGE 847 AND BY DEED DATED JUNE 29, 1999, RECORDED IN DEED BOOK 1106, AT PAGE 786 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 2000.

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 HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: Ted A. Mendenhall
TED A. MENDENHALL
CERT. No. 1845
7-20-00
LAND SURVEYOR

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, OR AS SET FORTH IN THE DECLARATION DATED MAY 15, 1986 AND RECORDED IN DEED BOOK 444, PAGE 542 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. THIS PROPERTY IS SUBJECT TO VIRGINIA ELECTRIC AND POWER COMPANY EASEMENTS RECORDED IN DEED BOOK 547, PAGE 304 AND DEED BOOK 560, PAGE 262; AND CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA IN DEED BOOK 538, PAGE 518 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 8/21/00

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, THE 28 DAY OF Aug., 2000
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 172.
TESTE: Lynn S. Jenkins
BY: Stacy White, D.C.