

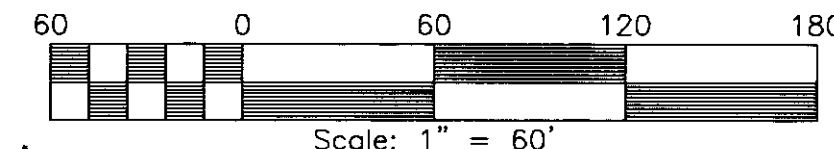
CONDOMINIUM PLAT OF
**MICHAEL COMMONS, PHASE I, BUILDING NO. 3,
 SUITES A, B, C, & D**
 Bruton District, York County, Virginia

PROJECT #03-677 DATE: 4/25/08

LandTech Resources, Inc.

Surveying • Mapping • GPS
 205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com

SHEET 1 OF 2



GENERAL NOTES:

- UNLESS OTHERWISE NOTED, BUILDING DIMENSIONS SHOWN HEREON REPRESENT ACTUAL "AS BUILT" CONDITIONS.
- 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.
- LEGAL DESCRIPTION OF THE PROPERTY SURVEYED: SUBDIVISION OF PARCEL 14, INTERNATIONAL CENTER WILLIAMSBURG (INSTRUMENT #020008861.)
- THIS PROPERTY APPEARS TO FALL IN ZONE X AS SHOWN ON COMMUNITY PANEL 510182 0025B DATED 12/16/88.
- PROPERTY IS TAX PARCEL NO. 02-18-01-003 GPIN C19C-1139-0214.
- PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY)

PHASE 1 AREA CALCULATIONS

BUILDING AREA: 29,020 S.F./0.6662 AC.
 LIMITED COMMON ELEMENT: 147,815 S.F./3.3934 AC.
 TOTAL AREA: 176,835 S.F./4.0596 AC.

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: 12/2/08
 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 December 2008.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 080026751
12:56 pm

TESTE: Lynn S. Mendibur
 CLERK

BY: Olivia Brogden, D.C.

OWNER CERTIFICATE - BUILDING NUMBER 3

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

Robert E. Yancey 10/22/08 DATE
Hiroko K. Yancey 10/22/08 DATE
 ELLIFFE CORPORATION, A VIRGINIA CORPORATION
 BY: Robert E. Yancey 10/22/08 DATE
 PRINTED NAME TITLE

STATE OF VIRGINIA,
 COUNTY OF YORK, TO WIT:

I, Nancy B. Blagg, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF October 2008.

Nancy B. Blagg 208285
 NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: March 31, 2012

SURVEYOR CERTIFICATE - BUILDING NUMBER 3

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 88% INTEREST IN LAND EMBRACED WITHIN THE LIMITS OF THIS CONDOMINIUM IS IN THE NAME OF ROBERT E. YANCEY, IN HIS OWN RIGHT, AND HIROKO K. YANCEY, IN HER OWN RIGHT, AND ROBERT E. YANCEY, & HIROKO K. YANCEY, HUSBAND AND WIFE, AND WAS ACQUIRED FROM JOHN YANCEY CORPORATION BY DEED DATED APRIL 21st, 2008 AND RECORDED AS INSTRUMENT NO. 080007997 AND THE 12% INTEREST IN LAND EMBRACED WITHIN THE LIMITS OF THIS CONDOMINIUM IS IN THE NAME OF ELLIFFE CORPORATION, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM TERESA HUGHES JACKSON AND LORETTE HUGHES WILLIAMS BY DEED DATED FEBRUARY 15th, 2006 AND RECORDED AS INSTRUMENT NO. 060004850 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 10/13/2008
 MATTHEW H. CONNOLLY DATE:



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 #040007876

LEGEND

- CNF = CORNER NOT FOUND
- IRF = IRON ROD FOUND
- NF = NAIL FOUND
- ☒ = COVERED PORCH

