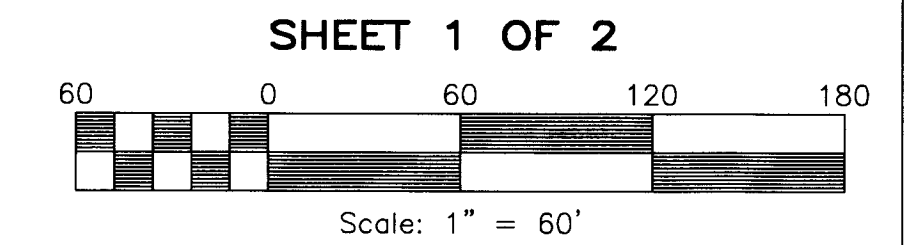


CONDOMINIUM PLAT OF
**MICHAEL COMMONS, PHASE III,
 BUILDING 23**
 Bruton District, York County, Virginia
 PROJECT #07-034 DATE: 05/27/2011

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



TOTAL SITE AREA: 448,433 S.F.
 BUILDING/ADDITIONAL LAND AREA: 107,902 S.F.
 LCE AREA: 343,531 S.F.

- 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: PARCEL 12, INTERNATIONAL CENTER WILLIAMSBURG, PHASE II (INSTRUMENT #050027743) - DEED, AND "SUBDIVISION OF PARCELS 9, 10, 11, 12 AND 24, BEING INTERNATIONAL CENTER WILLIAMSBURG, PHASE II" (INSTR.# 050002172)- PLAT.
 - THIS PROPERTY APPEARS TO FALL IN ZONE X AS SHOWN ON COMMUNITY PANEL 51199C0055C DATED 06/16/09.
 - PROPERTY IS GPIN C19C-1481-0645 PROPERTY IS TAX PARCEL 02-18-03-023
 - TOTAL AREA, PHASE THREE = 10.2946 ACRES.
 - PROPERTY ZONED EO (ECONOMIC OPPORTUNITY)
 - ALL BUILDINGS ARE 1 STORY BRICK, UNLESS OTHERWISE NOTED.
 - ADDRESS: #217 BULIFANTS BOULEVARD.
 - ALL BUILDING AREAS LABELED "UNFINISHED" ARE CONSIDERED ADDITIONAL LAND FOR FUTURE UNITS, PER SECTION 55-79.58 (a) OF THE CODE OF VIRGINIA.

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.

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.

JIM GRIFFITH BUILDER, INC.,
 A VIRGINIA CORPORATION
 JAMES W. GRIFFITH, PRES. DATE: 6-16-11

STATE OF VIRGINIA,
 COUNTY OF YORK, TO WIT:

I, Selma D. Smith, 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 16 DAY OF June, 2011.

NOTARY PUBLIC: Selma D. Smith

MY COMMISSION EXPIRES: October 21, 2014 7224212 REGISTRATION NO.

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, HAS 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 OCTOBER 4, 2005 AND RECORDED AS INSTRUMENT NO. 050027743 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 DATE: 05-27-2011



ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDINGS ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED.

LINE TABLE

LINE	LENGTH	BEARING
L1	26.16'	S67°59'09"W
L2	50.99'	S79°17'45"W
L3	100.24'	S67°59'09"W
L9	78.33'	N30°46'05"E
L10	123.14'	N88°23'59"E
L11	53.66'	S57°33'54"E
L12	53.99'	N72°20'23"E
L13	80.56'	N26°04'28"E
L14	65.30'	N67°02'45"E
L15	67.79'	S68°46'57"E
L16	34.67'	S82°22'50"E
L17	124.84'	N71°13'10"E
L18	76.49'	N67°45'41"E

BULIFANTS BLVD.
 100' R/W-(INST. NO. 040000566 & INST. NO. 050002172)

LEGEND

- CNF = CORNER NOT FOUND
- IRF = IRON ROD FOUND
- NF = NAIL FOUND
- U.C. = UNDER CONSTRUCTION
- LCE = LIMITED COMMON ELEMENT
- [Hatched Box] EXISTING RECORDED FINISHED CONDO UNITS

① PARCEL 14
 MICHAEL COMMONS, PHASES 1 & 2 INTERNATIONAL CENTER WILLIAMSBURG, PHASE II
 PROPERTY OF JIM GRIFFITH BUILDER, INC.
 INST. #040010518
 INST. #040010516 (PLAT)
 INST. #020010065
 TAX PARCEL 02-18-01-000A
 ZONE: EO
 GPIN#: C19C-0934-0160

② PARCEL 11
 PROPERTY OF BULIFANTS LP
 INST.#050002172(PLAT)
 INST. # 100000057
 TAX PARCEL 02-19-00-011
 ZONE: EO
 GPIN#: C19C-1933-0722

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	68.65	460.00	34.39	68.58	S63°42'38"W	8°33'02"

APPROVED: YORK COUNTY BOARD OF SUPERVISORS
 BY: U. Maddalena DATE: 6/16/11
 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 27th DAY OF June, 2011.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 110009313

TESTE: Lynn S. Mendivar
 CLERK
 BY: [Signature]