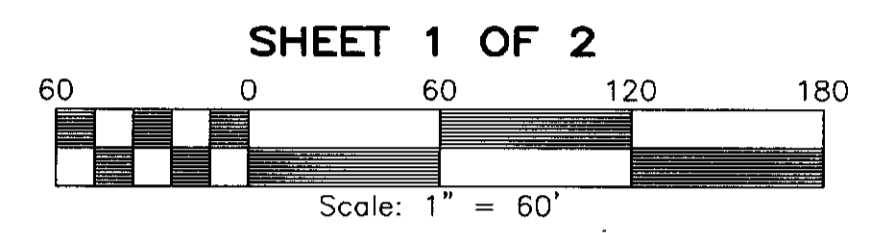


CONDOMINIUM PLAT OF
**MICHAEL COMMONS, PHASE III,
 BUILDING NO. 20, SUITE C**
 Bruton District, York County, Virginia

PROJECT #07-034 DATE: 6/10/2008
 (REF #05-122 & 06-028)

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 510182 0025B DATED 12/16/88.
 - PROPERTY IS GPIN C19C-1453-0545
 PROPERTY IS TAX PARCEL 02-19-00-012
 - TOTAL AREA, PHASE THREE = 10.2946 ACRES.
 - PROPERTY ZONED EO.
 - ALL BUILDINGS ARE 1 STORY BRICK, UNLESS OTHERWISE NOTED.
 - ADDRESSES: #203-C 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.

James W. Griffith James W. Griffith 07-10-08
 JIM GRIFFITH BUILDER, INC., A VIRGINIA CORPORATION JAMES W. GRIFFITH, PRES. DATE

STATE OF VIRGINIA,
 COUNTY OF YORK, TO WIT:

I, *Kathleen Tzber* 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 10th DAY OF July 2008.

NOTARY PUBLIC: *Kathleen R. Tzber*

MY COMMISSION EXPIRES: 1-31-2012 # 348362
 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 7/09/2008
 MATTHEW H. CONNOLLY DATE:



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

LEGEND

CNF = CORNER NOT FOUND
 IRF = IRON ROD FOUND
 NF = NAIL FOUND
 U.C. = UNDER CONSTRUCTION
 LCE = LIMITED COMMON ELEMENT

EXISTING RECORDED FINISHED CONDO UNITS

① PARCEL 14, MICHAEL COMMONS, PHASES 1 & 2
 PROPERTY OF JIM GRIFFITH BUILDER, INC.
 INST. #040010518
 INST. #040010516 (PLAT)
 INST. #020010065
 TAX PARCEL 02-18-01-000A
 ZONE: EO

② INTERNATIONAL CENTER WILLIAMSBURG, PHASE II
 PARCEL 11
 INST.#050002172(PLAT)
 PROPERTY OF JIM GRIFFITH BUILDER, INC.
 INST. # 070007879
 TAX PARCEL 02-19-00-011
 ZONE: EO

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: *Al Maddalena* DATE: 7/11/08
 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 11th DAY OF July 2008.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 080616974

TESTE: *Lynn S. Mendibur*
 CLERK

BY: *Sam Byers*

2008 JUL 11 AM 10:56