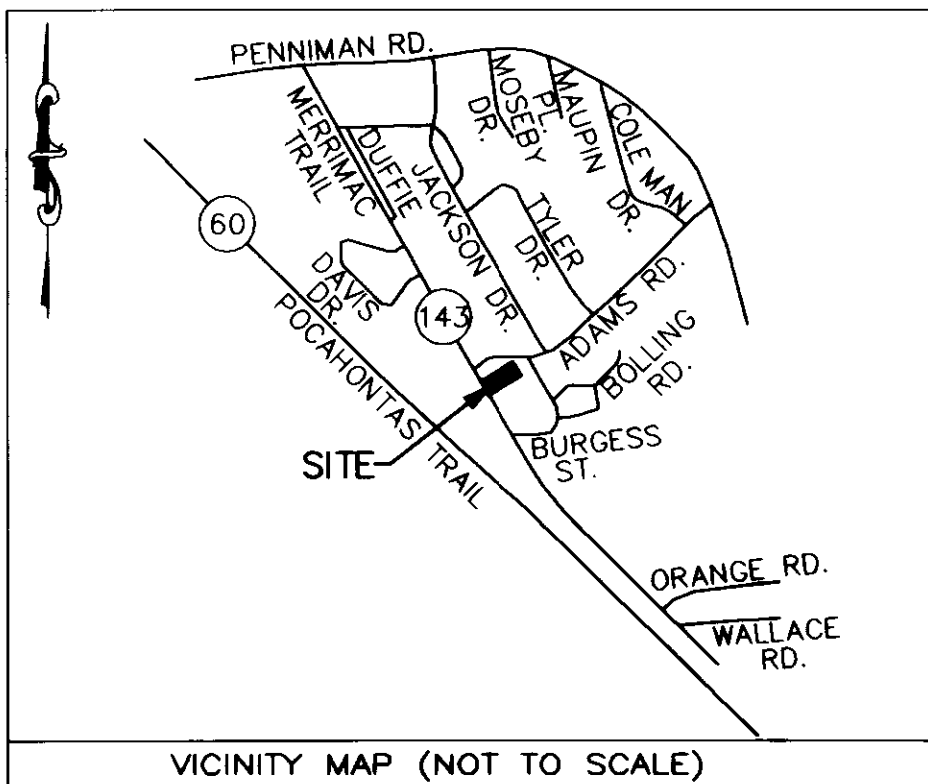


080011211



- LEGEND**
- TELEPHONE PEDESTAL
 - ⊕ WATER METER
 - ⊙ SEWER CLEAN OUT
 - ⊗ UTILITY POLE
 - ⊠ HVAC UNIT
 - ⊡ DUMPSTER
- CE = COMMON ELEMENT
 IRF = IRON ROD FOUND
 DHF = DRILL HOLE FOUND
 OHW = OVERHEAD WIRE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MERRIMAC PLACE, L.L.C. TO S&L PROPERTIES, L.L.C. BY DEED RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 070016874.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) & (B) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Matthew H. Connolly
 STATE CERTIFIED LAND SURVEYOR 4/01/2008
 DATE

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITH A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C0145C DATED SEPTEMBER 28, 2007.
3. ALL LAND RESIDUE AND IMPROVEMENTS FROM EXTERIOR BUILDING WALLS TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS.

PROPERTY INFORMATION

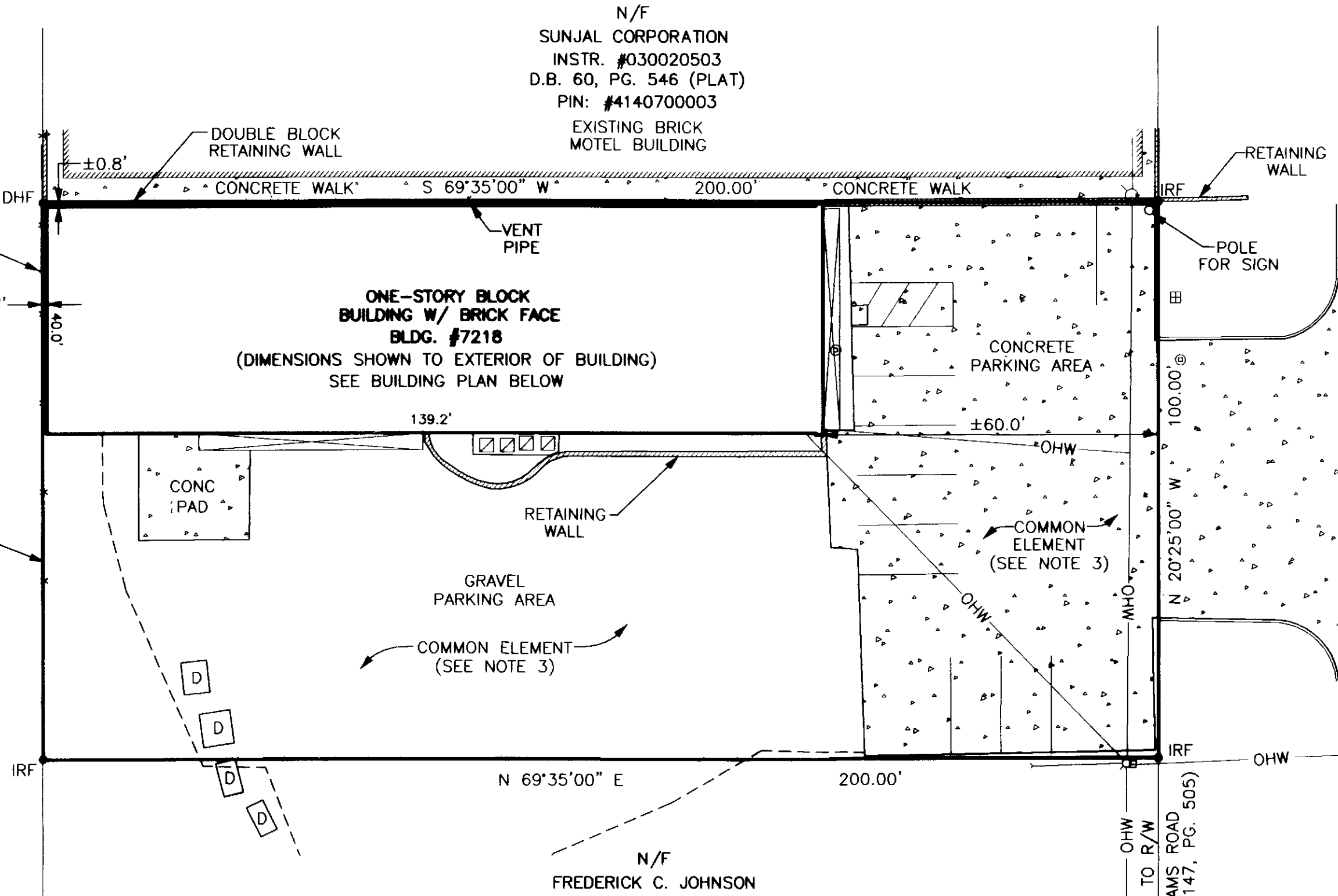
OWNER: S&L PROPERTIES, L.L.C.
 PARCEL ID: 4140700002
 PARCEL ADDRESS: 7218 MERRIMAC TRAIL
 TOTAL AREA: 20,000 S.F. / 0.4951 ACRES

Large/Small Plat(s) Recorded herewith as # 080011211

STATE OF VIRGINIA, JAMES CITY COUNTY

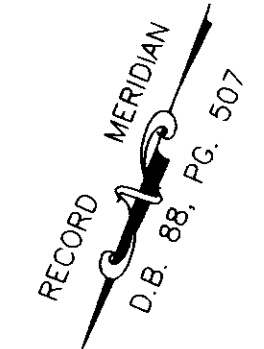
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 25 DAY OF April, 2008.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080011211
 TESTE METSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT
 BY Matthew H. Connolly CLERK

N/F
 GIBSON MOBILE HOME ESTATES, INC.
 INSTR. #970018892
 P.B. 67, PG. 98
 PIN: #4140100008

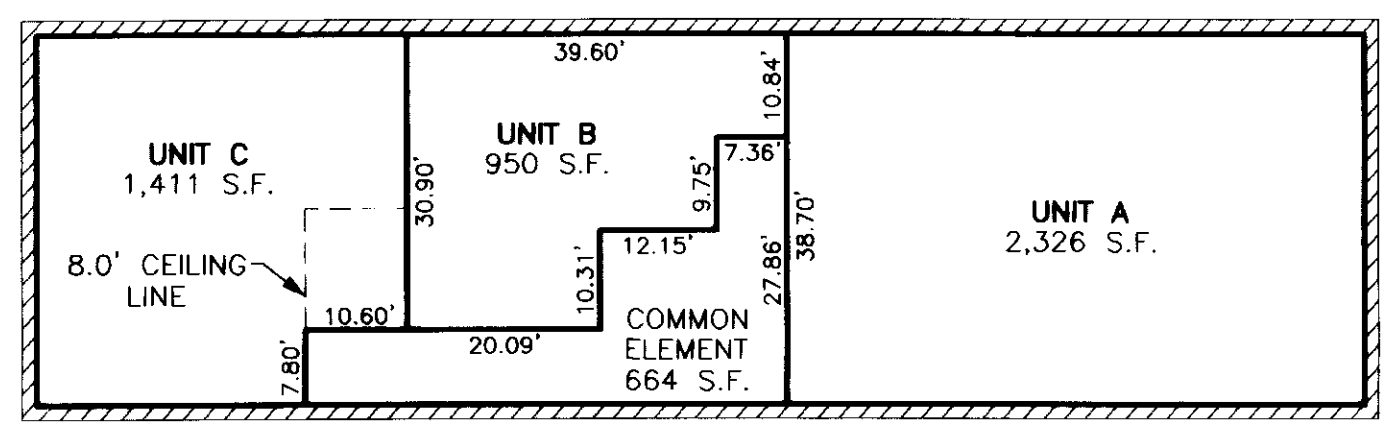


N/F
 SUNJAL CORPORATION
 INSTR. #030020503
 D.B. 60, PG. 546 (PLAT)
 PIN: #4140700003

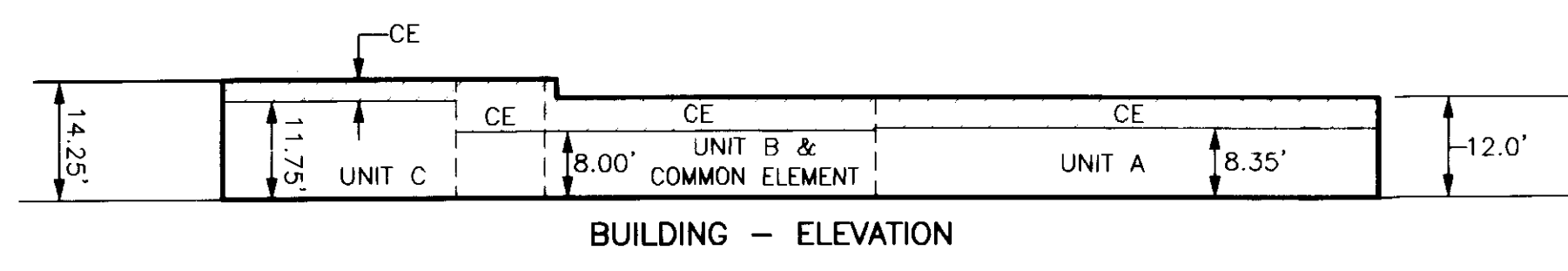
N/F
 FREDERICK C. JOHNSON
 D.B. 729, PG. 711
 D.B. 147, PG. 505 (PLAT)
 PIN: #4140700001



MERRIMAC TRAIL (140' R/W)

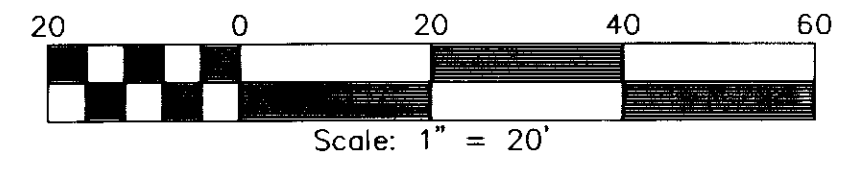
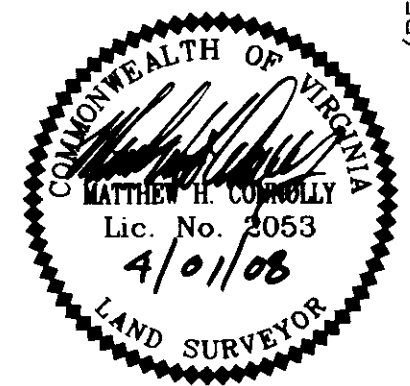


ALL DIMENSIONS SHOWN ARE INTERIOR AND ARE DIMENSIONED TO CENTER OF PARTITION WALL



AREA TABLE

UNIT A	2,326 S.F.
UNIT B	950 S.F.
UNIT C	1,411 S.F.
COMMON ELEMENT INSIDE BUILDING	664 S.F.
COMMON ELEMENT OUTSIDE OF BUILDING	14,649 S.F.
TOTAL AREA	=20,000 S.F.



PLAT & PLAN OF
7218 MERRIMAC TRAIL BUSINESS CONDOMINIUM
 ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 04/01/08 SCALE: 1" = 20' JOB# 08-044

LandTech Resources, Inc.
 Surveying • Engineering • GPS

201-A Bulifants Blvd., Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com