

1# 030005384

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# CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THELMA VAIDEN ALTIZER TO WOODBURY ASSOCIATES, L.L.C. BY DEED DATED MARCH 28, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 970905428.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 10:09 AM on Feb 20, 2003  
DOCUMENT # 030005384  
Betsy B. Woolf, Clerk

## CERTIFICATE OF OWNER(S)

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY.

Myrl Fairfield  
MYRL FAIRFIELD, MANAGER  
BRANDON WOODS L.P.

## CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF James City  
I, Kristine A. Magnusson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 19th DAY OF February 2003.  
MY COMMISSION EXPIRES 01/31/06  
Kristine A. Magnusson  
SIGNATURE

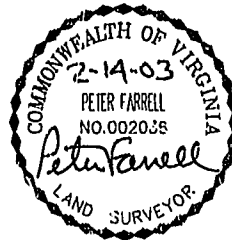
William H. Carr  
WILLIAM H. CARR, TRUSTEE

## CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF Newport News  
I, Janet G. Linthicum, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 19th DAY OF February 2003.  
MY COMMISSION EXPIRES 9-30-03  
Janet G. Linthicum  
SIGNATURE

I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) OF THE VIRGINIA CONDOMINIUM ACT. ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Peter Farrell  
PETER FARRELL, LS DATE 2-14-03



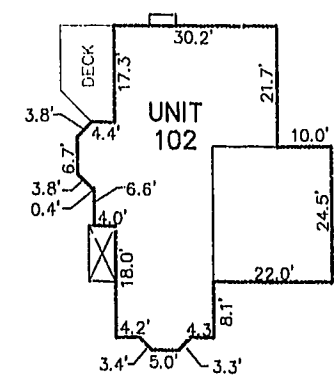
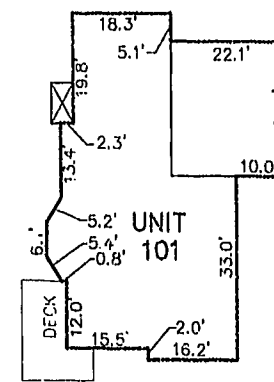
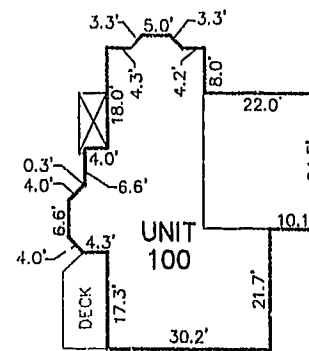
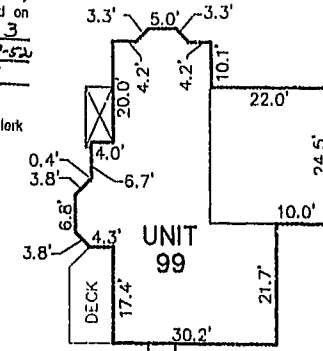
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 20 February 2003 AS THE LAW DIRECTS.

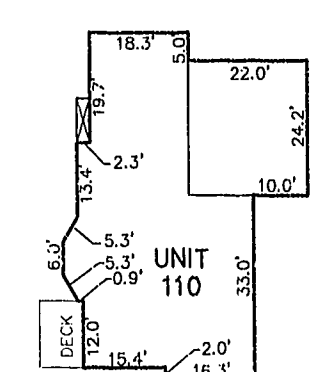
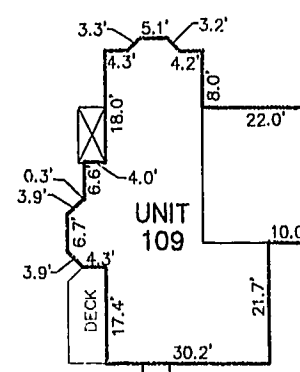
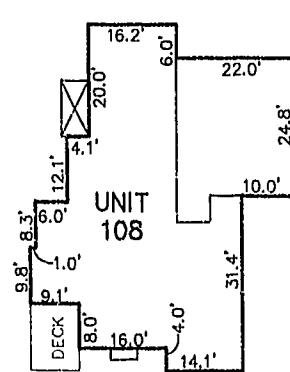
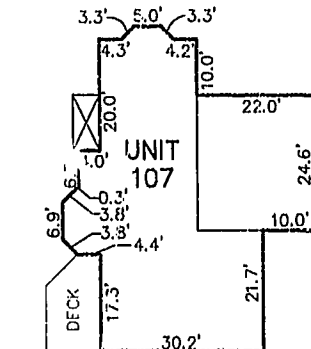
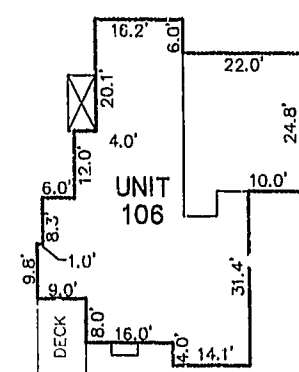
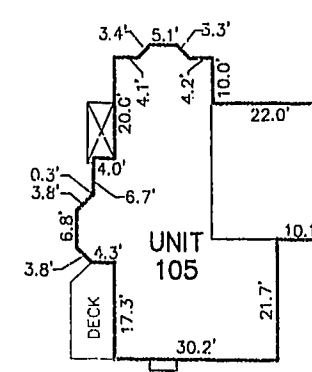
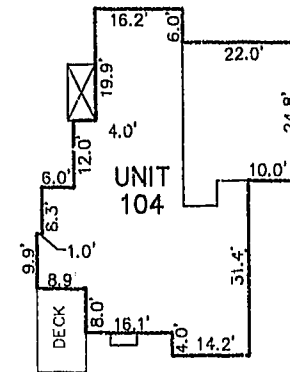
TESTEE: Betsy B. Woolf, CLERK  
PLAT BOOK 89 PAGE 52

## PHASE II, SECTION 4B UNIT/LAND TABULATION

UNIT 99 - 6644.70 SQ. FT. / 0.1525 AC.	UNIT 105 - 6305.12 SQ. FT. / 0.1447 AC.
UNIT 100 - 5848.57 SQ. FT. / 0.1343 AC.	UNIT 106 - 7005.04 SQ. FT. / 0.1608 AC.
UNIT 101 - 4925.57 SQ. FT. / 0.1131 AC.	UNIT 107 - 5602.88 SQ. FT. / 0.1286 AC.
UNIT 102 - 6415.56 SQ. FT. / 0.1473 AC.	UNIT 108 - 6511.73 SQ. FT. / 0.1495 AC.
UNIT 104 - 9069.27 SQ. FT. / 0.2082 AC.	UNIT 109 - 5638.14 SQ. FT. / 0.1294 AC.
	UNIT 110 - 6665.84 SQ. FT. / 0.1530 AC.



THE ABOVE BUILDING OUTLINES AND THEIR LOCATIONS ON THIS PLAT REPRESENT THE ACTUAL FIELD LOCATION OF THE FOUNDATION WALLS.

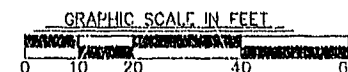


## GENERAL NOTES

- 1) THE PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1 CLUSTER WITH S.U.P.
- 2) THIS PROPERTY IS TAX PARCEL NO. (47-1)(1-29).
- 3) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 4) THE OVERALL EXTERNAL BOUNDARY DEPICTED ON THIS PLAT IS BASED UPON DOCUMENTS OF RECORD AND A FIELD SURVEY OF THE SITE AS FOUND ON APRIL 1, 1997 AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- 5) COORDINATES SHOWN ARE REFERENCED TO JAMES CITY COUNTY GEODETIC CONTROL MONUMENT NO. 321.  
N=3624001.569  
E=11988616.657
- 6) THIS PROPERTY IS SUBJECT TO CONDOMINIUM DECLARATION TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- 7) EACH CONDOMINIUM UNIT CONSISTS OF THE SPACE WITHIN THE BOUNDARIES ESTABLISHED FOR THAT CONDOMINIUM UNIT TOGETHER WITH ANY IMPROVEMENTS CONSTRUCTED THEREON.
- 8) COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS DESIGNATED HEREON. EXAMPLES OF COMMON ELEMENTS ARE PRIVATE STREETS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), WALKING TRAIL AND PARK AREAS.
- 9) THE HORIZONTAL LIMITS FOR EACH UNIT ARE DEFINED HEREON BY LINES SHOWN WITH METES AND BOUNDS LYING OUTSIDE OF THE UNIT IMPROVEMENTS.
- 10) THERE ARE NO DEFINED VERTICAL LIMITS FOR EACH UNIT.

## PHASE II AREA TABULATION

TOTAL SECTION 1	5.9064 AC.
TOTAL SECTION 2	5.2832 AC.
TOTAL SECTION 3	3.6153 AC.
TOTAL SECTION 4	5.4142 AC.
TOTAL SECTION 4B	1.6214 AC.
TOTAL SECTION 4A	
(COMMON ELEMENT & UNITS)	0.2435 AC.
TOTAL COMMON ELEMENT WITHIN SEC. 4B	3.5495 AC.
TOTAL SECTION 5	7.6342 AC.
TOTAL BRANDON WOODS PARKWAY R/W WITHIN PHASE II	2.1142 AC.
ADDITIONAL LAND PHASE II	9.4724 AC.
REMAINDER OF BRANDON WOODS PARKWAY R/W	1.3526 AC.
TOTAL PHASE II	43.7925 AC.



## CONDOMINIUM PLAT

OF  
SECTION 4B  
(A PORTION OF PHASE II)  
BRANDON WOODS  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=20' DATE: 2/7/03  
REVISED: 2/14/03  
SHEET 4 OF 4

**LANDMARK**  
DESIGN GROUP

Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
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