

#032751

CERTIFICATION OF SOURCE OF TITLE

TITLE TO THE LANDS SHOWN HEREON WAS CONVEYED FROM EVELYN M. HARRIS AND JAMES T. MAYNARD, ET ALS TO CONDOR PROPERTIES AT WILLIAMSBURG BY DOCUMENT #LR980334, DATED NOVEMBER 26, 1997 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND/OR TRUSTEE(S).

Signature: Paula Herzberg, DATE: 11/18/03
FOR CONDOR PROPERTIES AT WILLIAMSBURG
PRINTED NAME: PAULA HERZBERG

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
JOHN F. SLOSS A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS DAY OF NOVEMBER 18, 2003.
MY COMMISSION EXPIRES July 31, 2005.
SIGNATURE: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

Signature: G.T. Wilson, Jr., DATE: 7/25/03
G.T. WILSON, JR. L.S. DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature: Reed T. Noh, DATE: 12/8/03
AGENT FOR THE CITY OF WILLIAMSBURG DATE

AREA TABULATION

BRANDYWYNE AT WILLIAMSBURG
PHASE II C
LOTS 62 - 69

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Residential Lots, Right of Way, Area Subdivided, and Lot Statistics.

AREA TABULATION

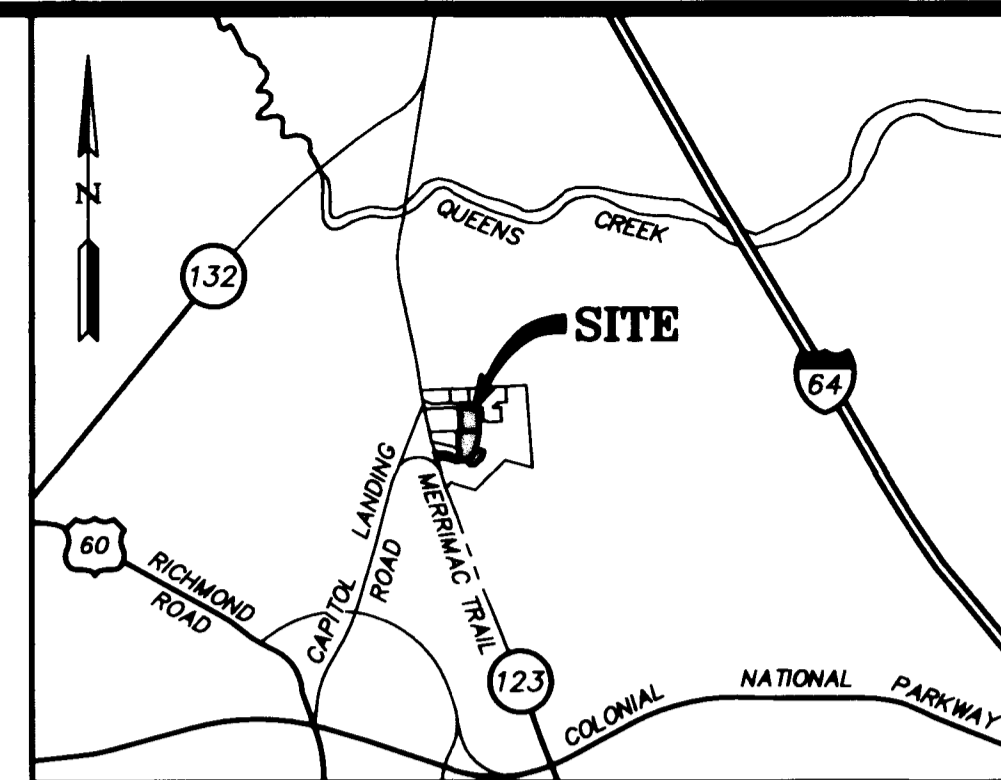
BRANDYWYNE AT WILLIAMSBURG
PHASE IV B
LOTS 57 - 60

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Residential Lots, Open Space, Right of Way, Area Subdivided, and Lot Statistics.

AREA TABULATION

BRANDYWYNE AT WILLIAMSBURG
PHASE IV C
LOTS 42 - 44

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Residential Lots, Area Subdivided, and Lot Statistics.



VICINITY MAP (APPROX. SCALE: 1"=2000')

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF CITY OF WILLIAMSBURG TAX PARCEL (378-003-00-001).
2. PROPERTY IS CURRENTLY ZONED "PDR".
3. PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER.
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
5. SETBACK REQUIREMENTS: AS SHOWN
6. SHAINDEL DRIVE HEREBY DEDICATED TO PUBLIC USE.
7. THIS PLAT IS BASED UPON A PLAT BY AES CONSULTING ENGINEERS DATED 7/28/99 ENTITLED "PLAT FOR BOUNDARY LINE VACATION BETWEEN THE PROPERTIES OWNED BY CONDOR PROPERTIES AT WILLIAMSBURG," AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG IN PLAT BOOK 74, PG. 78.
8. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. 510294-0005B, DATED 3/2/94.

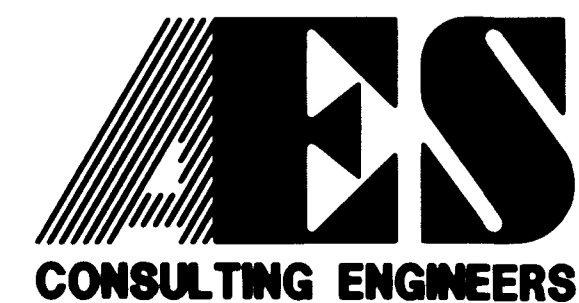
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on Dec 9, 2003 at 1:37 PM. PG. DOCUMENT # 032751 BETSY B. WOOLRIDGE, CLERK

STATE OF VIRGINIA
CITY OF WILLIAMSBURG
Signature: Betsy B. Woolridge, Clerk

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA THIS 9th DAY OF Dec, 2003 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. BETSY B. WOOLRIDGE, CLERK

TESTE: [Signature] CLERK
PLAT BOOK, PAGE

10.08.03-12:57 84532CPI.DWG JFS



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
BRANDYWYNE AT WILLIAMSBURG
PHASE II C, LOTS 62-69, PHASE IVB, LOTS 57-60 AND PHASE IVC, LOTS 42-44
OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C. CITY OF WILLIAMSBURG VIRGINIA



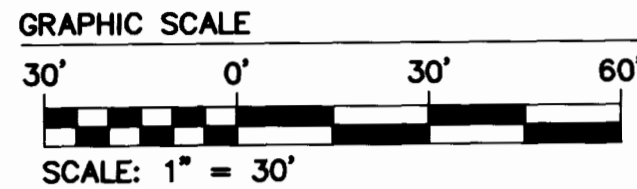
Table with 4 columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes revision history for the plat.

Table with 2 columns: Designed (HWP), Drawn (JFS), Scale (NOTED), Date (7/25/03), Project No. (8453-04), Drawing No. (1 of 3)

#032751

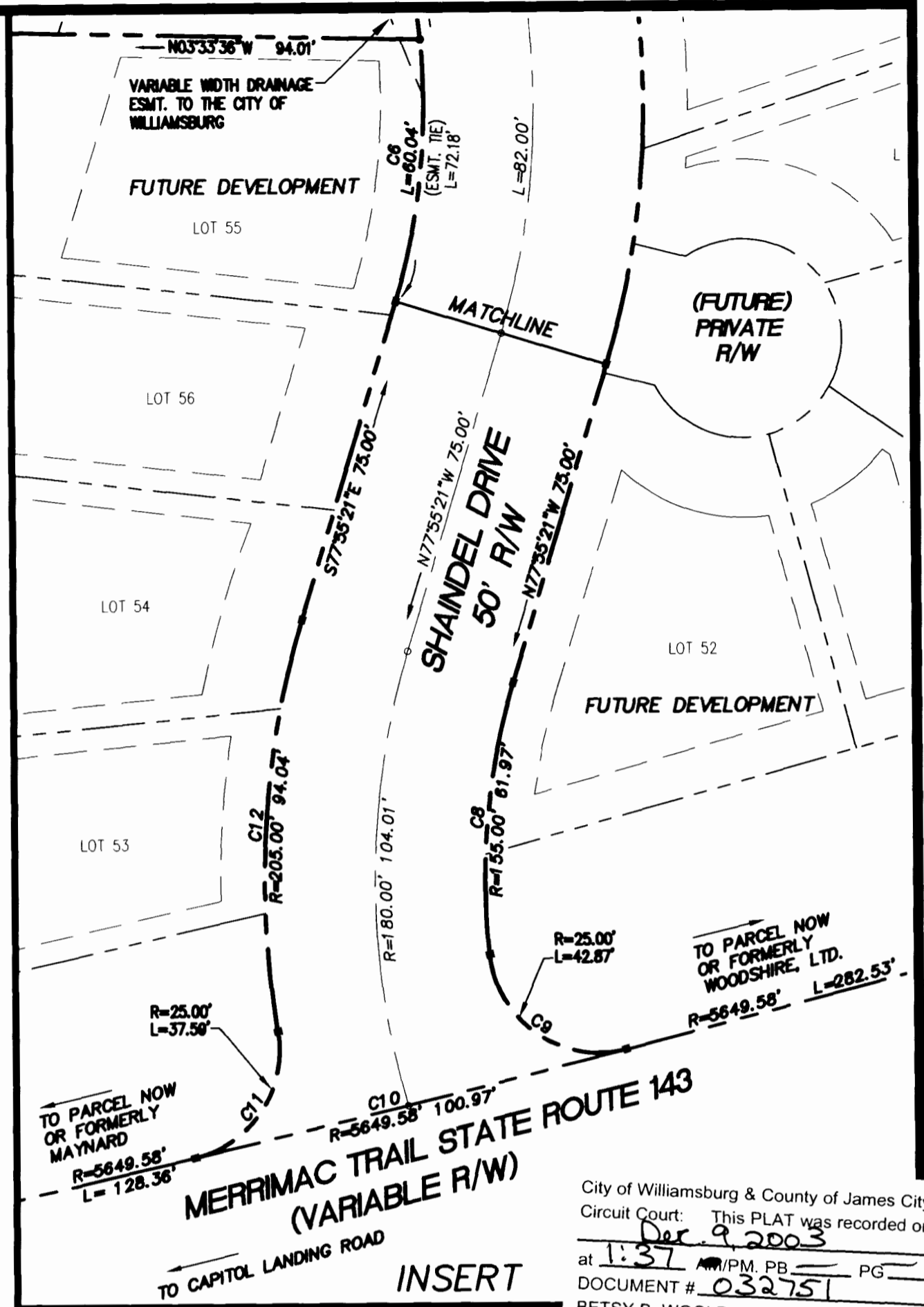
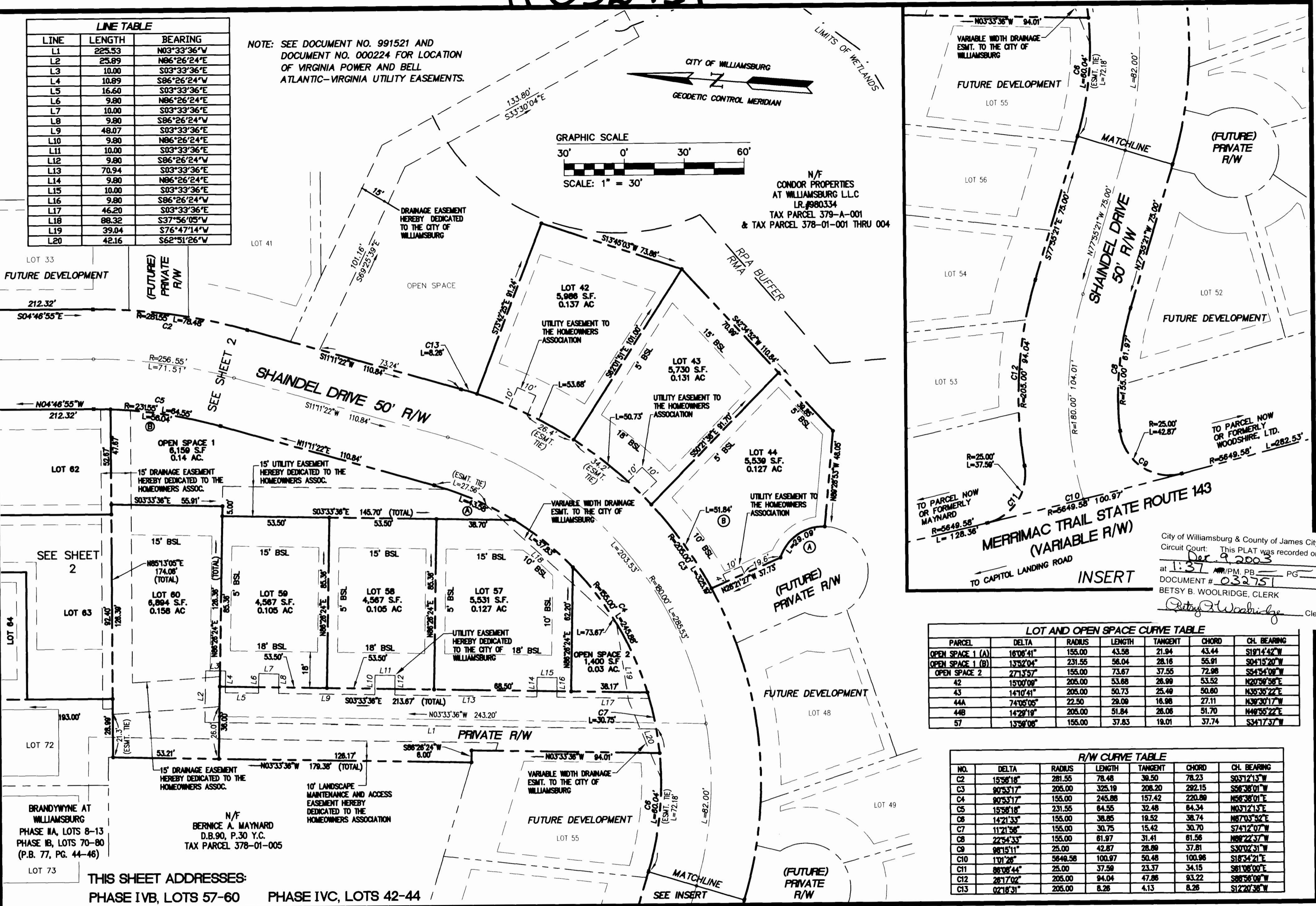
LINE	LENGTH	BEARING
L1	225.53	N03°33'36"W
L2	25.89	N86°26'24"E
L3	10.00	S03°33'36"E
L4	10.89	S86°26'24"W
L5	16.60	S03°33'36"E
L6	9.80	N86°26'24"E
L7	10.00	S03°33'36"E
L8	9.80	S86°26'24"W
L9	48.07	S03°33'36"E
L10	9.80	N86°26'24"E
L11	10.00	S03°33'36"E
L12	9.80	S86°26'24"W
L13	70.94	S03°33'36"E
L14	9.80	N86°26'24"E
L15	10.00	S03°33'36"E
L16	9.80	S86°26'24"W
L17	46.20	S03°33'36"E
L18	88.32	S37°56'05"W
L19	39.04	S76°47'14"W
L20	42.16	S62°51'26"W

NOTE: SEE DOCUMENT NO. 991521 AND DOCUMENT NO. 000224 FOR LOCATION OF VIRGINIA POWER AND BELL ATLANTIC-VIRGINIA UTILITY EASEMENTS.



CITY OF WILLIAMSBURG
GEODETIC CONTROL MERIDIAN

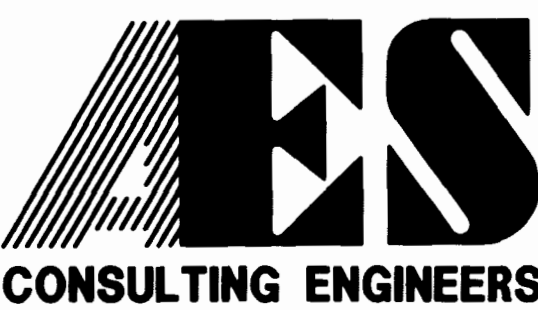
N/F
CONDOR PROPERTIES
AT WILLIAMSBURG LLC
LR #980334
TAX PARCEL 379-A-001
& TAX PARCEL 378-01-001 THRU 004



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Dec 9 2003
at 1:37 PM, PG. 1
DOCUMENT # 032751
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

PARCEL	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
OPEN SPACE 1 (A)	16°08'41"	155.00	43.58	21.94	43.44	S19°14'42"W
OPEN SPACE 1 (B)	13°52'04"	231.55	58.04	28.18	55.91	S04°15'20"W
OPEN SPACE 2	27°13'57"	155.00	73.67	37.55	72.98	S54°34'09"W
42	15°00'09"	205.00	53.68	26.99	53.52	N20°39'58"E
43	14°10'41"	205.00	50.73	25.49	50.60	N35°35'22"E
44A	74°05'05"	22.50	29.00	16.98	27.11	N39°30'17"W
44B	14°28'19"	205.00	51.84	26.06	51.70	N49°35'22"E
57	13°58'08"	155.00	37.83	19.01	37.74	S34°17'37"W

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
C2	15°58'18"	281.55	78.48	39.50	78.23	S03°21'15"W
C3	90°53'17"	205.00	325.19	208.20	292.15	S56°38'01"W
C4	90°53'17"	155.00	245.88	157.42	220.88	N56°38'01"E
C5	15°58'18"	231.55	64.55	32.48	64.34	N03°21'15"E
C6	14°21'33"	155.00	38.85	19.52	38.74	N87°03'32"E
C7	11°21'58"	155.00	30.75	15.42	30.70	S74°12'07"W
C8	22°54'33"	155.00	61.97	31.41	61.56	N89°22'37"W
C9	96°15'11"	25.00	42.87	28.89	37.81	S30°02'31"W
C10	1°01'28"	5648.58	100.97	50.48	100.96	S18°34'21"E
C11	86°08'44"	25.00	37.59	23.37	34.15	S81°08'00"E
C12	26°17'02"	205.00	94.04	47.86	93.22	S86°56'09"W
C13	02°18'31"	205.00	8.28	4.13	8.26	S12°20'38"W



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PLAT OF SUBDIVISION
BRANDYWYNE
AT WILLIAMSBURG
PHASE II C, LOTS 62-69, PHASE IVB, LOTS 57-60
AND PHASE IVC, LOTS 42-44
OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C.
CITY OF WILLIAMSBURG VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	10/30/03	REVISED PER CITY OF WILLIAMSBURG COMMENTS	JFS
2	10/20/03	ADDED LOTS 42-44	JFS
1	10/08/03	REVISED R/W OF SHANDEL DRIVE	JFS

Designed	Drawn
HWP	JFS
Scale	Date
1"=30'	7/25/03
Project No.	
8453-04	
Drawing No.	
3 of 3	