#050011199

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WOODBURY ASSOCIATES, L.L.C. TO BRANDON WOODS LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 19, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 980000030.

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 Hairfield 5-18-05

MYRL HAIRFIELD, MANAGER — DATE
BRANDON WOODS L.P.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City

I, Heather Gilbert 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 May DAY OF 18 2005.
MY COMMISSION EXPIRES 12-31-07

Heather Gilbert
SIGNATURE I was commissioned as Heather Randi

William H. Carr

WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/~~COUNTY~~ OF Newport News

I, Janet B. 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 18th DAY OF May 2005.
MY COMMISSION EXPIRES 9/30/07

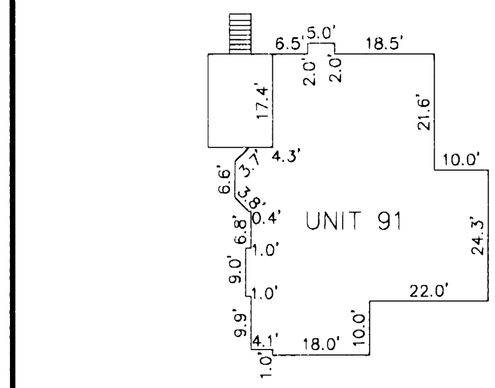
Janet B. Linthicum
SIGNATURE

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.

COMMONWEALTH OF VIRGINIA
5-13-05
PETER FARRELL
No. 002036
LAND SURVEYOR

Peter Farrell 5-13-05

PETER FARRELL, LS — DATE



PLAN SCALE: 1"=20'
GRAPHIC SCALE IN FEET
0 10 20 40 60

PHASE II, SECTION 6A UNIT/LAND TABULATION

UNIT 91 = 6,315 SQ. FT. / 0.1450 AC.

PHASE II AREA TABULATION

TOTAL SECTION 1	6.9449 AC.
TOTAL SECTION 2	5.5564 AC.
TOTAL SECTION 3	3.8525 AC.
TOTAL SECTION 4A	0.6334 AC.
TOTAL SECTION 4B	1.6214 AC
TOTAL SECTION 5A	3.7418 AC.
TOTAL SECTION 5B	4.1105 AC
TOTAL SECTION 7A	1.9844 AC
TOTAL SECTION 6A	3.3386 AC.
SECTION 6B UNITS/LAND TOTAL	0.1450 AC.
TOTAL SECTION 6B	0.1450 AC.
ADDITIONAL LAND PHASE II	8.8636 AC.
TOTAL PHASE II	40.7925 AC.

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 THE UNITS IMPROVEMENTS.
10) THERE ARE NO DEFINED VERTICAL LIMITS FOR EACH UNIT.

CONDOMINIUM PLAT
OF
SECTION 6B
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=20' DATE: 5/13/05

SHEET 4 OF 4

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 May 2005 AS THE LAW DIRECTS.

TESTEE: Betsy B. Woolridge, CLERK By Claudia Waddell, Dep Clerk

DOCUMENT NO. 050011199

4 Large/Small Plat(s) Recorded herewith as # 050011199

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 20 May 2005 at 11:03 AM/PM PB — PG — DOCUMENT # 050011199
BETSY B. WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

LANDMARK DESIGN GROUP
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VA 23188
TEL (757) 253-2975 FAX(757) 229-0049

DRAWN BY : PF
CHKD. BY : AST
PROJ. NO. : 1980074-000.62
DWG. NO. : 16071W