

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 20 May 2005

at 11:03 AM/PM PB PG PG DOCUMENT # 050011199 BETSY B. WOOLRIDGE, CLERK

Ritry & Washing

CONDOMINIUM PLAT SECTION 6B (A PORTION OF PHASE II) BRANDON WOODS

JAMES CITY COUNTY, VIRGINIA SCALE: 1"=200' DATE: 5/13/05

SHEET 1 OF 4

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

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 AS THE LAW DIRECTS.

(SEE NOTE #5)

Worlsetter. CLERK By Claudin Brakers Op Clark 050011199 DOCUMENT NO.

37

GRAYLIN WOODS SECTION 1-A P.B. 41 PG. 76

47-1-**⑤**

GRAYLIN WOODS SECTION 2

P.B. 44 PG. 87

GRAPHIC SCALE IN FEET

32C

GRAYLIN WOODS SECTION 3 P.B. 44 PG. 88

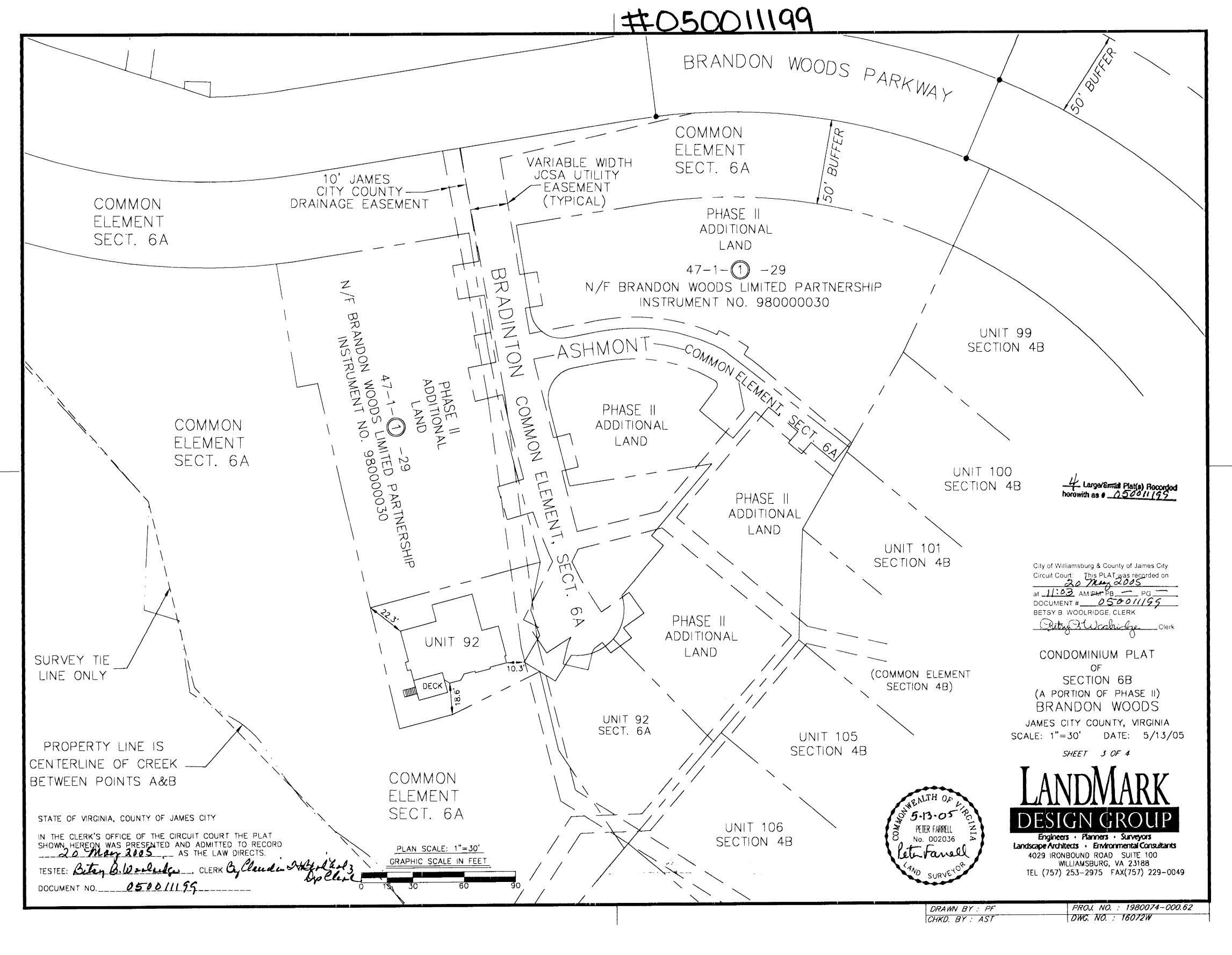
> Large(S- Plat(s) Recorded

> > DRAWN BY : PF CHKD. BY : AST

No. 002036

PROJ. NO. : 1980074-000.62 DWG. NO. : 16074W

#050011199 COMMON ELEMENT SECTION 7A AD RO COMMON FLENENT, SECT. OF PHASE II UNIT 78 IRONBOUND ADDITIONAL UNIT 79 SECTION 7A UNIT 71 SECTION 7A UNIT 77 LAND SECTION 7A SECTION 5B 47-1-(1) -29 N/F BRANDON WOODS LIMITED PARTNERSHIP INSTRUMENT NO. 980000030 BARON WOODS COMMON ELEMENT SECTION 7A P.B. 48, PG. 69 UNIT 76 SECTION 7A LOT UNIT 72 SECTION 5B COMMON ELEMENT SECTION 7A BRANDON WOODS PARKWAY LOT 2 C18 LINE TABLE COMMON BEARING LINE LENGTH 569.00'04"E-ELEMENT 65.49' S73'34'31"E VARIABLE WIDTH JCSA UTILITY SECT. 6A L2 19.07 N70°42'26"W 10' JAMES CITY COUNTY ----DRAINAGE EASEMENT EASEMENT C8 **L3** 51.77 N20'59'56"E (TYPICAL COMMON L4 20.31 <u>570'10'59"W</u> PHASE II ELEMENT S68'58'45"E L6 54.84 S7010'59"W ADDITIONAL BRANDINTON SECT. 6A <u> 25.49'</u> S19'49'01"E LAND L8 16.37 S67'09'04"W 47-1-(1) -29 L9 19.06' S70'42'26"E N/F BRANDON WOODS LIMITED PARTNERSHIP L10 48.77 N15'56'00"E INSTRUMENT NO. 980000030 L11 9.03' N19*49'01"W LOT 3 L12 37.97 N69'50'28"E UNIT 99 SECTION 4B L13 17.85 N61.56'59"E L16 10.72 S28'24'37"E ASHMONT Tell it was L17 10.68' S28'24'37"E L18 18.11 S60'40'23"W PHASE II L19 15.88° S11"12'46"W ADDITIONAL COMMON L20 28.36 S41'26'21"W LAND ELEMENT L21 12.38 N70'02'11"W SECT. 6A UNIT 100 SECTION 4B CURVE TABLE PHASE II LENGTH RADIUS TANGENT CHORD BEARING DELTA ADDITIONA CURVE CHORD City of Williamsburg & County of James City LOT 4 LAND Circuit Court: This PLAT was recorded on 155.00 20.14 N19°26'16"W 14'48'32 39.95 S39'04'46"E 54.05.33 UNIT 101 165,<u>93'</u> at 11:03 AM/PM PB ___ PG_ SECTION 4B S67'33'48"E 2'52'32' 8.16 16.31 DOCUMENT # 0500/1195 C4 13.79' 275.00' 6.90' 13.79 S67'33'52"E 2.52.23" BETSY B. WOOLRIDGE, CLERK 2'14'46" N67'53'37"W 405.00 7.94' 15.88 15.88 Ritzy & Woodricke C6 N67'53'37"W 2'14'46" 13.92 355.<u>00'</u> 6.96' 13.92 PHASE II C7 375.00 9.41 18.82 S67'33'48"E 2**'**52'32' ADDITIONAL 18.82 UNIT 91 CONDOMINIUM PLAT 41.47 LAND 82.43**'** <u> 305.00'</u> 82.18 S59'57'13"E 15'29'09' SURVEY TIE-S43'22'44"E 17'39'50' 94.03' 305.00 47.<u>39'</u> 93.66' OF LINE ONLY (COMMON ELEMENT SECTION 4B) 35.52' 109.02 17.92 <u> 35.36'</u> N40°57'06"W 18'39'56 SECTION 6B C11 N60'31'22"W 20'25'15 109.02**'** 19.64 <u> 38.65'</u> LOT 5 (A PORTION OF PHASE II) UNIT 105 C12 18.54 N24'51'15"W 91'42'22' 28.81 18.00' 25.83 SECTION 4B UNIT 92 SECT. 6A BRANDON WOODS 3.34 S19*05'25"W 96'07'18' 4.46' 5.03' 3.00 PROPERTY LINÉ IS C14 41'44'12 549'50'20"E 66.29 91.00' 34.69' 64.83' CENTERLINE OF CREEK _ JAMES CITY COUNTY, VIRGINIA 18.00' 18.64 N6317'08"E 92'00'53 28.91 25.90' BETWEEN POINTS A & B SCALE: 1"=50' DATE: 5/13/05 57'19'17" C16 27.01 27.00' 14.76**'** 25.90**'** N41'33'38"E LOT S80'56'08"E 57*41'11' 27.00' 14.87' 26.05' SHEET 2 OF 4 199.62' 355.00' 102.52' 197.00' N50'39'42"W 32'13'04" COMMON **UNIT 106** SECTION 4B ELEMENT 5-13-05 SECT. 6A PETER FARRELL No. 002036 LOT eletanel STATE OF VIRGINIA, COUNTY OF JAMES CITY Engineers · Planners · Surveyors IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. Landscape Architects • Environmental Consultants N33'29'49"W PLAN SCALE: 1"=50' 4029 IRONBOUND ROAD SUITE 100 Large/Sinail Plat(s) Recorded homeith as 9 050011185 72.53 WILLIAMSBURG, VA 23188 . Voolute, CLERK By Clace Dent Blokesty De Clare GRAPHIC SCALE IN FEET TEL (757) 253-2975 FAX(757) 229-0049 DOCUMENT NO. 0500 1(195 PROJ. NO.: 1980074-000.62 DRAWN BY : PF DWG. NO. : 16073W CHKD. BY : AST



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, MANAGER BRANDON WOODS L.P.

5-18-05

CERTIFICATE OF NOTARIZATION

CITY/COUNTY OF _ JAMES CITY

Heather Cilbert __ 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 _______DAY OF ________.

MY COMMISSION EXPIRES __ 12-31-07

Mutbo Silbert SIGNATURE I has commissioned as Hather Rundi

WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF YELLPERT YELLS

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 ______ DAY OF ______.

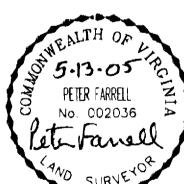
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) OF THE VIRGINIA CONDOMINIUM ACT. ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

5-13-05

DATE

PETER FARRELL, LS





PLAN SCALE: 1"=20' GRAPHIC SCALE IN FEET

0.0

UNIT 91

18.0'

10.0

22.0'

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 AS THE LAW DIRECTS.

Bitez b. Wardudge, CLERK De Claudin Historia, De Clark

horowith as a 050011199

PHASE II, SECTION 6A UNIT/LAND TABULATION

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

PHASE II AREA T	<u> </u>
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	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).

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

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

City of Williamsburg & County of James City

Circuit Court: This PLAT was recorded on

at _11:03 AM/PMT PB ___ PG ___ DOCUMENT #___ 05001(199

BETSY B. WOOLRIDGE, CLERK

Retry Woodridge

PROJ. NO. : 1980074-000.62

DWG. NO. : 16071W