

#050020804

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

MYRL HAIRFIELD, MANAGER
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 1 DAY OF September 2005.

MY COMMISSION EXPIRES 12-31-07

Heather Gilbert
SIGNATURE I was commissioned as Heather Rondi

William H. Carr
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Newport News

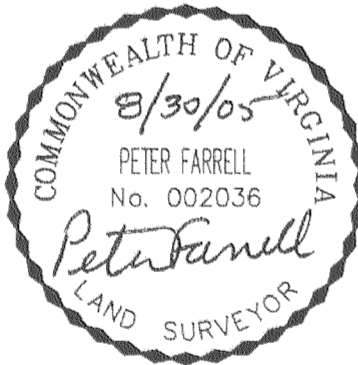
I, Janet B. Lirhicum A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 31st DAY OF August 2005.

MY COMMISSION EXPIRES 9/30/07

Janet B. Lirhicum
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 8/30/05
PETER FARRELL, LS DATE

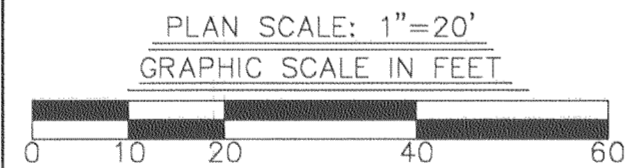
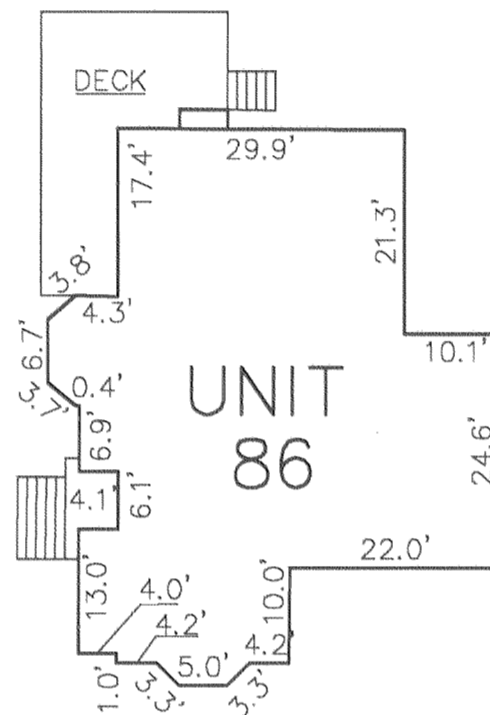


STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 1 September 2005 AS THE LAW DIRECTS.

TESTEE: Betsy B. Woolridge CLERK

DOCUMENT NO. 050020804



PHASE II, SECTION 7C UNIT/LAND TABULATION
UNIT 86 = 6,260 SQ. FT. / 0.1437 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 6A	3.3386 AC.
TOTAL SECTION 6B	0.1450 AC.
TOTAL SECTION 6C	0.1371 AC.
TOTAL SECTION 6D	0.1568 AC.
TOTAL SECTION 6E	0.1869 AC.
TOTAL SECTION 7A	1.9844 AC.
TOTAL SECTION 7B	0.5344 AC.
TOTAL SECTION 7C	0.1140 AC.

TOTAL SECTION 8A	
UNITS/LAND TOTAL	0.1437 AC.
COMMON AREA	1.5614 AC.
BRANDON WOODS PKWY.	0.8636 AC.
TOTAL SECTION 8A	2.5687 AC.

ADDITIONAL LAND PHASE II 1.5785 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 8A
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=20' DATE: 8/30/05

SHEET 4 OF 4

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 1 September 2005
at 3:28 AM/PM. PB — PG —
DOCUMENT # 050020804
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

4 Large (9" x 12") Plates Recorded
herewith as # 050020804