

#050022761

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. 98000030.

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 23 DAY OF September 2005.

MY COMMISSION EXPIRES 12-31-07

Heather Gilbert
SIGNATURE

William H Carr
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News

I, Janet B. Unthicum 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 21st DAY OF September 2005.

MY COMMISSION EXPIRES 9-30-07

Janet B. Unthicum
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.

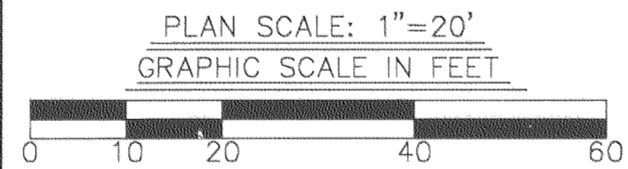
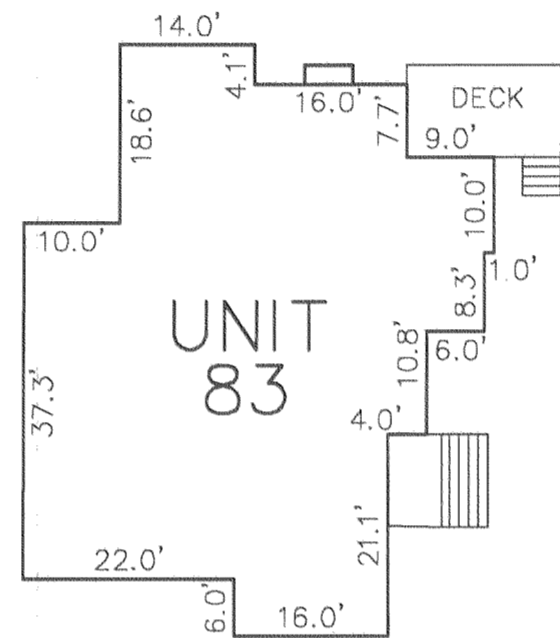
Peter Farrell 9/19/05
PETER FARRELL, LS DATE



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 AS THE LAW DIRECTS.

Betsy B. Woolridge, Clerk
TESTEE: Betsy B. Woolridge, Clerk
DOCUMENT NO. 050022761



PHASE II, SECTION 7C UNIT/LAND TABULATION
UNIT 83 = 6,928 SQ. FT. / 0.1590 AC.

PHASE II AREA TABULATION

Table listing area tabulation for sections 1 through 8A, with values ranging from 0.1140 AC to 6.9449 AC.

TOTAL SECTION 8B UNITS/LAND TOTAL 0.1590 AC.

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ADDITIONAL LAND PHASE II 1.0324 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.
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.
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 8B

(A PORTION OF PHASE II) BRANDON WOODS

JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=20' DATE: 9/19/05

SHEET 4 OF 4



City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on 23 September 2005
at 3:18 AM/PM PB PG
DOCUMENT # 050022761
Betsy B. Woolridge, Clerk

4 Large/Small Plats Recorded herewith as # 050022761