

#050029043

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 12/19/97 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 980000030.

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. OWNER: BRANDON WOODS, LP

BY: Myrl L. Hairfield 8-15-05
SIGNATURE DATE
Myrl L. Hairfield MANAGER
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Patricia M. Penci 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 NAME THIS 15th DAY OF August, 2005. MY COMMISSION EXPIRES June 30, 2006. Patricia M. Penci (SIGNATURE)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. 8-9-05 Peter Farrell
DATE PETER FARRELL, LS NO. 002036



CERTIFICATE OF APPROVAL:

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

8/12/05 Barry A. W... VIRGINIA DEPARTMENT OF TRANSPORTATION
12/7/05 SUBDIVISION AGENT OF JAMES CITY COUNTY

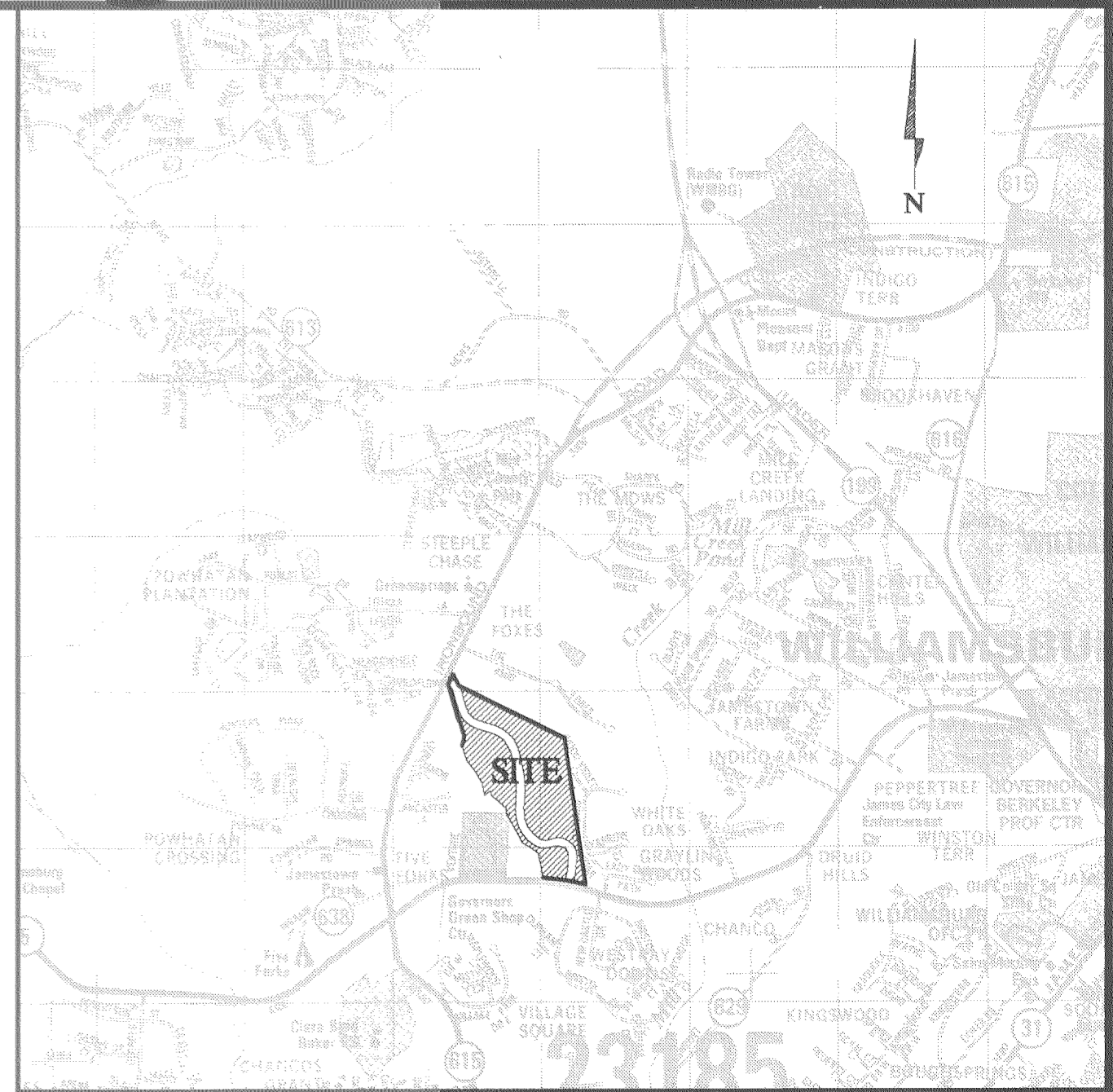
STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 8th DAY OF December, 2005 at 9:59 a.m. AS THE LAW DIRECTS.

TESTE: Jackson Hallman CLERK
6
herewith as # 050029043
BETSY B. WOOLRIDGE, CLERK

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 4710100029
2. TAX PARCEL 4710100029 APPEARS TO LIE WITHIN FLOOD ZONE X, ZONE X (SHADED), ZONE A AND AE, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0035 B, AND 510201 0045 B BOTH DATED FEB. 6, 1991. THE PORTION OF THIS TAX PARCEL SHOWN ON THIS PLAT APPEARS TO LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD-PLAIN AS SHOWN ON THE ABOVE REFERENCED F.I.R.M.
3. THIS PROPERTY IS ZONED "R-1 WITH CLUSTER S.U.P.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
P.B. 85, PAGES 85-88
P.B. 82, PAGES 31-34
P.B. 76, PAGES 43-44
P.B. 77, PAGES 51-52
P.B. 76, PAGES 43-44
P.B. 78, PAGES 79-82
INSTRUMENT NO. 980000030
7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 321
NORTHING= 3624001.569
EASTING= 11988616.657
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
12. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
13. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY 'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
17. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.
18. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURE, AND SHALL REMAIN HARMLESS FROM ANY DAMAGES.
19. DENOTES AREA OF EASEMENT TO BE QUITCLAIMED BY INSTRUMENT RECORDED IMMEDIATELY SUBSEQUENT TO RECORDATION OF THIS PLAT.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20203118

VICINITY MAP

SCALE: 1"=2,000'

SUBDIVISION OF THE RIGHT OF WAY FOR BRANDON WOODS PARKWAY BEING THE PROPERTY OF BRANDON WOODS, LP

BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: OCTOBER 15, 2003 SCALE: 1"=100'
REVISED: NOV. 17, 2004
REVISED: JAN. 17, 2005
REVISED: AUG. 9, 2005
SHEET 1 OF 6



4029 Ironbound Road Suite 100 Williamsburg, VA 23188 Tel. (757) 253-2975 Fax (757) 229-0049 Email: lmdg@landmarkdg.com

5544 Greenwich Road Suite 200 Virginia Beach, VA 23462 Tel. (757) 473-2000 Fax (757) 497-7933 Email: lmdg@landmarkdg.com