

CERTIFICATION OF SOURCE OF TITLE

TITLE TO THE LANDS SHOWN HEREON WAS CONVEYED FROM EVELYN M. HARRIS AND JAMES T. MAYNARD, ET ALS TO CONDOR PROPERTIES AT WILLIAMSBURG BY DOCUMENT #LR980334, DATED NOVEMBER 28, 1997 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND/OR TRUSTEE(S).

Signature: [Signature] DATE: 10/24/99 FOR CONDOR PROPERTIES AT WILLIAMSBURG

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City County, Jennifer S. Crist, 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 HAND THIS DAY OF October 29th, 1999. MY COMMISSION EXPIRES July 31, 2002.

SIGNATURE: [Signature] DATE: 10/29/99

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE CITY.

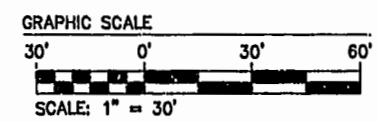
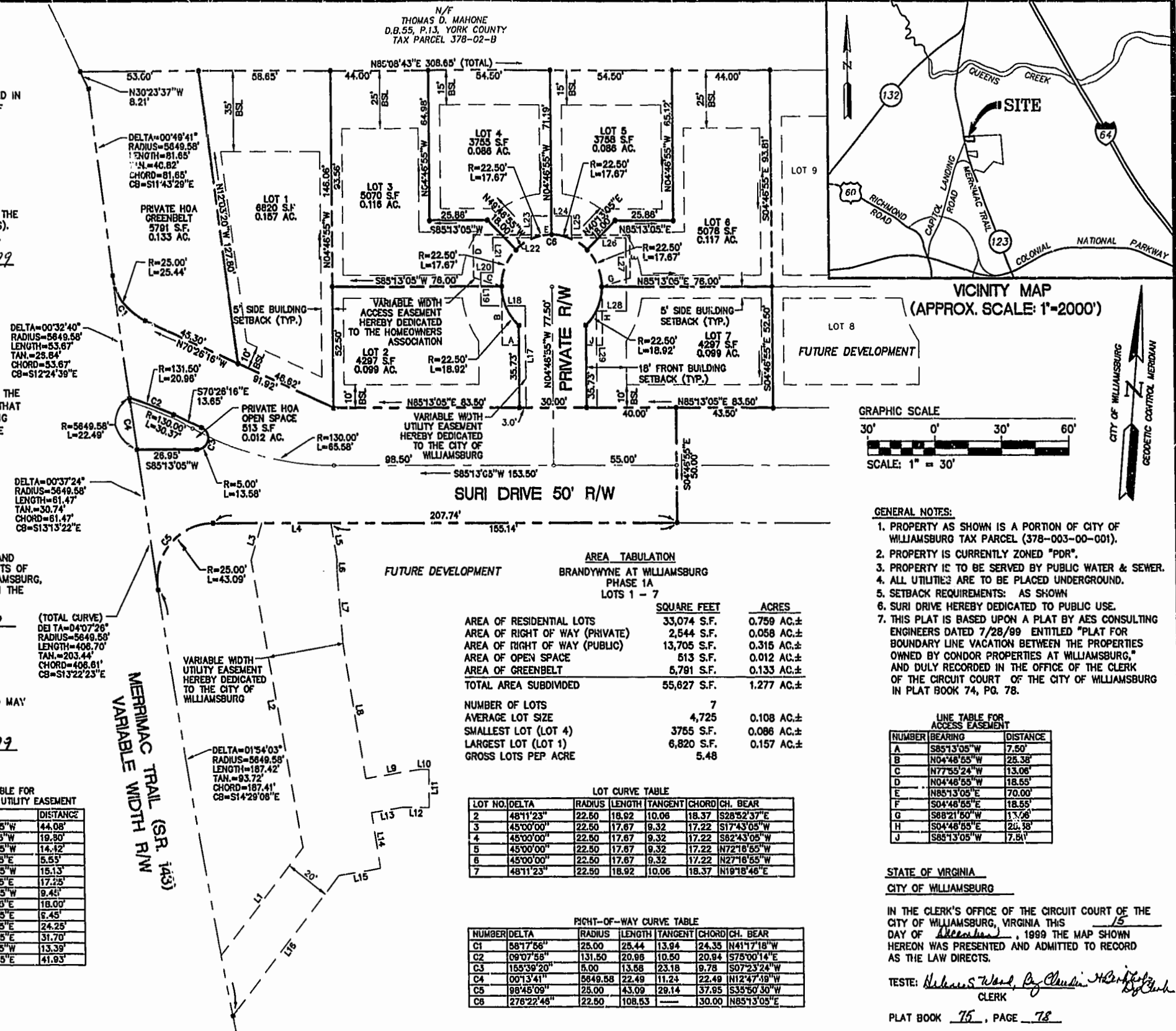
G.T. WILSON, JR. C.L.S. DATE: 10/29/99

CERTIFICATE OF APPROVAL

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

Signature: [Signature] DATE: 12/6/99 AGENT FOR THE CITY OF WILLIAMSBURG

N/F THOMAS D. MAHONE D.B.55, P.13, YORK COUNTY TAX PARCEL 378-02-B



GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF CITY OF WILLIAMSBURG TAX PARCEL (378-003-00-001).
2. PROPERTY IS CURRENTLY ZONED "PDR".
3. PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER.
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
5. SETBACK REQUIREMENTS: AS SHOWN
6. SURI DRIVE HEREBY DEDICATED TO PUBLIC USE.
7. THIS PLAT IS BASED UPON A PLAT BY AES CONSULTING ENGINEERS DATED 7/28/99 ENTITLED "PLAT FOR BOUNDARY LINE VACATION BETWEEN THE PROPERTIES OWNED BY CONDOR PROPERTIES AT WILLIAMSBURG, AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG IN PLAT BOOK 74, PG. 78.

AREA TABULATION BRANDYWYNE AT WILLIAMSBURG PHASE 1A LOTS 1 - 7. TABLE with columns: AREA OF RESIDENTIAL LOTS (33,074 S.F.), AREA OF RIGHT OF WAY (PRIVATE) (2,544 S.F.), AREA OF RIGHT OF WAY (PUBLIC) (13,705 S.F.), AREA OF OPEN SPACE (513 S.F.), AREA OF GREENBELT (5,791 S.F.), TOTAL AREA SUBDIVIDED (55,827 S.F.), NUMBER OF LOTS (7), AVERAGE LOT SIZE (4,725 S.F.), SMALLEST LOT (LOT 4) (3,755 S.F.), LARGEST LOT (LOT 1) (6,820 S.F.), GROSS LOTS PER ACRE (5.48).

LOT CURVE TABLE. TABLE with columns: LOT NO., DELTA, RADIUS, LENGTH, TANGENT, CHORD, CH. BEAR. Rows for lots 2 through 7.

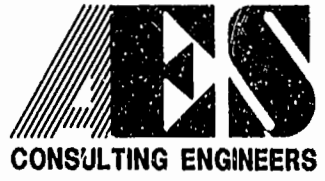
RIGHT-OF-WAY CURVE TABLE. TABLE with columns: NUMBER, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CH. BEAR. Rows for curves C1 through C6.

LINE TABLE FOR ACCESS EASEMENT. TABLE with columns: NUMBER, BEARING, DISTANCE. Rows A through J.

LINE TABLE FOR VARIABLE WIDTH UTILITY EASEMENT. TABLE with columns: NUMBER, BEARING, DISTANCE. Rows L1 through L16.

LINE TABLE FOR VARIABLE WIDTH UTILITY EASEMENT. TABLE with columns: NUMBER, BEARING, DISTANCE. Rows L17 through L29.

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5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION BRANDYWYNE AT WILLIAMSBURG PHASE 1A, LOTS 1 - 7. OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C. CITY OF WILLIAMSBURG VIRGINIA



REVISION TABLE with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes recording information: 11:34 AM 15 days after Dec. 1999, RECORDED 09/16/99.

Designated HWP JFS, Drawn JFS, Scale 1\"/>