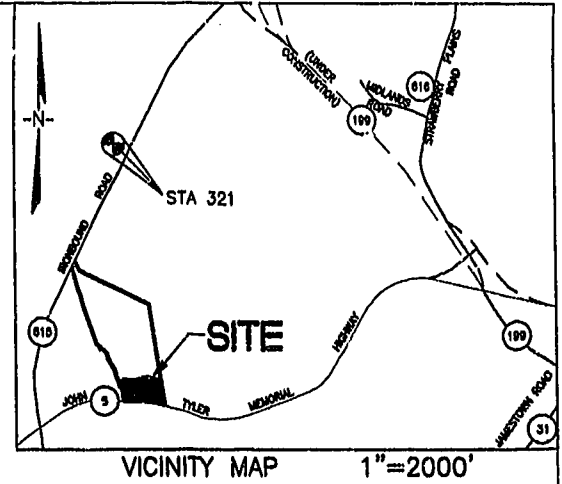
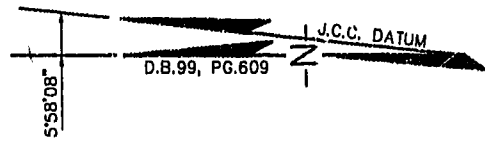


CURVE TABLE						
CURVE	LENGTH (FT.)	RADIUS (FT.)	TANGENT (FT.)	CHORD BEARING	CHORD (FT.)	DELTA
C1	521.88	2904.79	261.65	N77°04'44"W	521.18	10°17'38"
C2	181.46	1035.00	90.96	N09°06'09"E	181.23	10°02'42"
C3	172.69	985.00	86.57	N09°06'09"E	172.47	10°02'43"
C4	65.04	155.00	33.01	N07°56'31"W	64.57	24°02'37"
C5	86.03	205.00	43.66	N07°56'31"W	85.40	24°02'37"
C6	150.32	2904.79	75.18	N73°24'52"W	150.31	02°57'54"
C7	138.84	2904.79	69.43	N76°15'58"W	138.83	02°44'19"
C8	232.72	2904.79	116.42	N79°55'50"W	232.65	04°35'25"
C9	68.90	3054.79	34.45	N81°22'51"W	68.90	01°17'32"
C10	61.75	3054.79	30.87	N80°09'20"W	61.74	01°09'30"
C11	65.25	3054.79	32.63	N78°57'52"W	65.25	01°13'26"
C12	56.71	3054.79	28.36	N77°49'14"W	56.71	01°03'50"
C13	108.44	935.00	54.28	N07°11'08"E	108.38	06°38'42"
C14	67.02	105.00	34.70	N76°43'55"W	65.89	36°34'20"
C15	29.23	105.00	14.71	S77°00'29"W	29.13	15°57'00"
C16	24.50	265.00	12.26	N71°40'59"E	24.49	5°17'50"
C17	66.43	265.00	33.39	N91°30'48"E	66.26	14°21'47"
C18	65.94	265.00	33.14	S84°10'36"E	65.77	14°15'23"
C19	16.87	265.00	8.44	S75°13'29"E	16.87	03°38'51"
C20	38.84	25.00	24.58	S30°23'09"E	35.05	89°01'20"
C21	173.74	265.00	90.12	S87°49'00"W	170.65	37°33'52"
C22	96.25	105.00	51.80	S84°42'21"E	92.91	52°31'16"

NOTE:
THE VEPCO POLE LINE EASEMENT REFERENCE IN DEED BOOK 25 PAGE 557 AND ILLUSTRATED IN PLAT BOOK 5 PAGE 8 DOES NOT APPEAR TO BE LOCATED ON PHASE I PROPERTY. THERE ARE NO OVERHEAD POLE LINES APPARENT IN PHASE I.



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THELMA VAIDEN ALTIZER TO WOODBURY ASSOCIATES, L.L.C. BY DEED DATED MARCH 28, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 970005428.

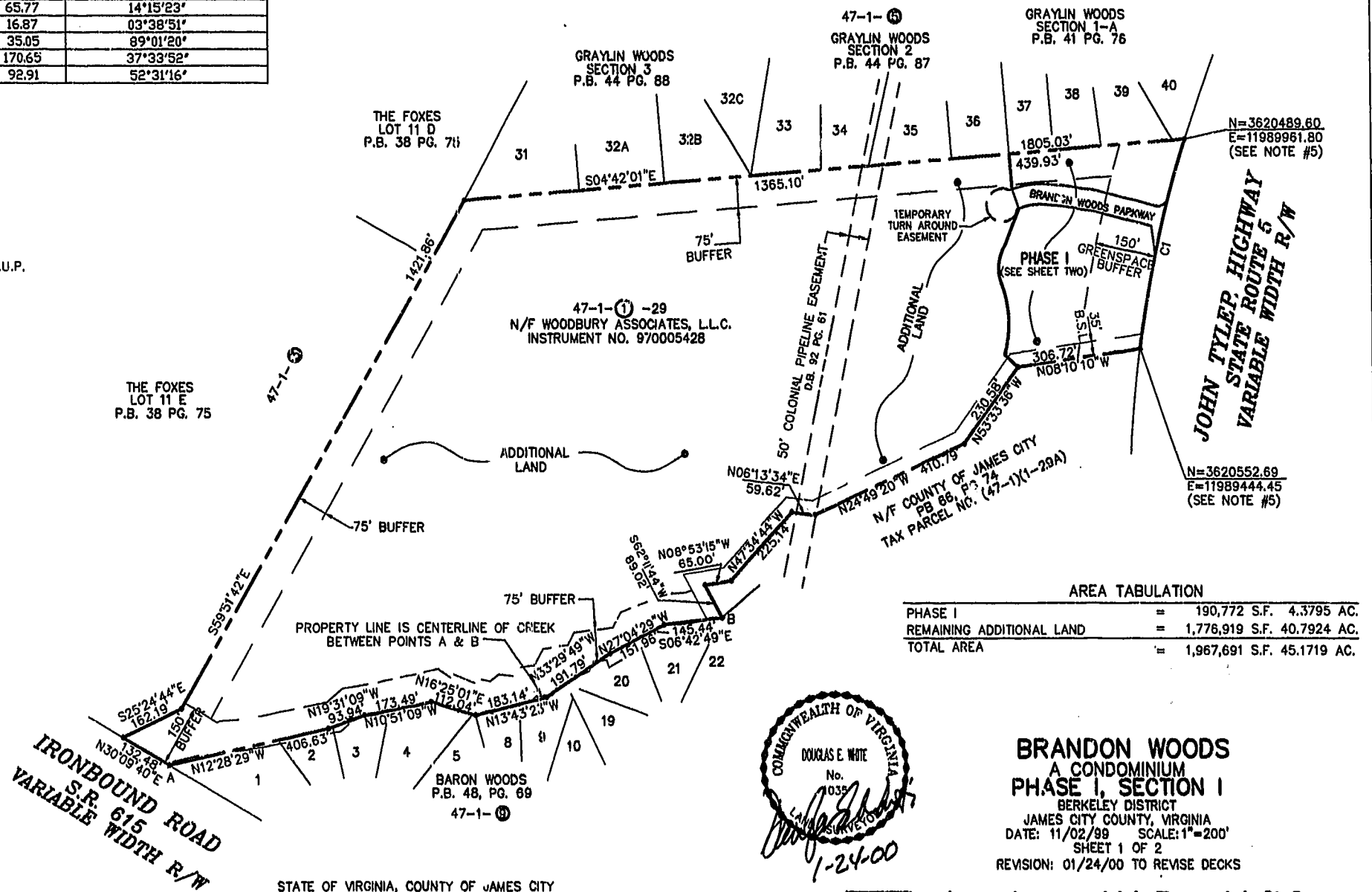
GENERAL NOTES:

- PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1 CLUSTER WITH S.U.P. (J.C.C. CASE NO. Z-6-96/3UP-12-96)
- THIS PROPERTY IS TAX PARCEL NO. (47-1) (1-29)
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 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.
- COORDINATES SHOWN ARE REFERENCED TO JAMES CITY COUNTY GEODETIC CONTROL MONUMENT NO. 321.
STA 321 - N=3624001.569
E=11988616.857
- THIS PROPERTY IS SUBJECT TO CONDOMINIUM DECLARATION TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- EACH CONDOMINIUM UNIT CONSISTS OF THE SPACE WITHIN THE VERTICAL (PERIMETRIC) BOUNDARIES ESTABLISHED FOR THAT CONDOMINIUM UNIT TOGETHER WITH ANY IMPROVEMENTS CONSTRUCTED THEREON.
- 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...

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.

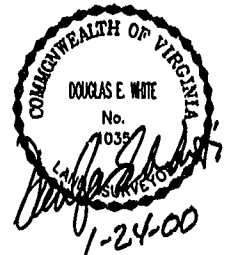
Myrl Hairfield
BRANDON WOODS L.P.
MYRL HAIRFIELD, MANAGER
1/24/2000
DATE

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
Kristin L. Ciesman 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 24 DAY OF January, 1999. MY COMMISSION EXPIRES 5/21/03
Kristin L. Ciesman
(SIGNATURE)



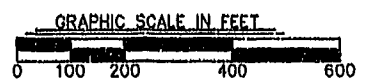
AREA TABULATION

PHASE I	=	190,772 S.F.	4.3795 AC.
REMAINING ADDITIONAL LAND	=	1,776,919 S.F.	40.7924 AC.
TOTAL AREA	=	1,967,691 S.F.	45.1719 AC.



BRANDON WOODS
A CONDOMINIUM
PHASE I, SECTION I
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 11/02/99 SCALE: 1"=200'
SHEET 1 OF 2
REVISION: 01/24/00 TO REVISE DECKS

L. Langley and McDonald, P.C.
Engineers - Surveyors - Planners
Landscape Architects - Environmental Consultants
WILLIAMSBURG VIRGINIA BEACH



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 27 DAY OF January, 2000 AS THE LAW DIRECTS.
TESTE: *Debra D. Wadbridge* CLERK
PLAT BOOK 76 PAGE 43 + 44

1960074-000.14 BRANDON WOODS SECTION I CONDO PLAT/CONDO-PLAT/DWG.