

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 26, 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).

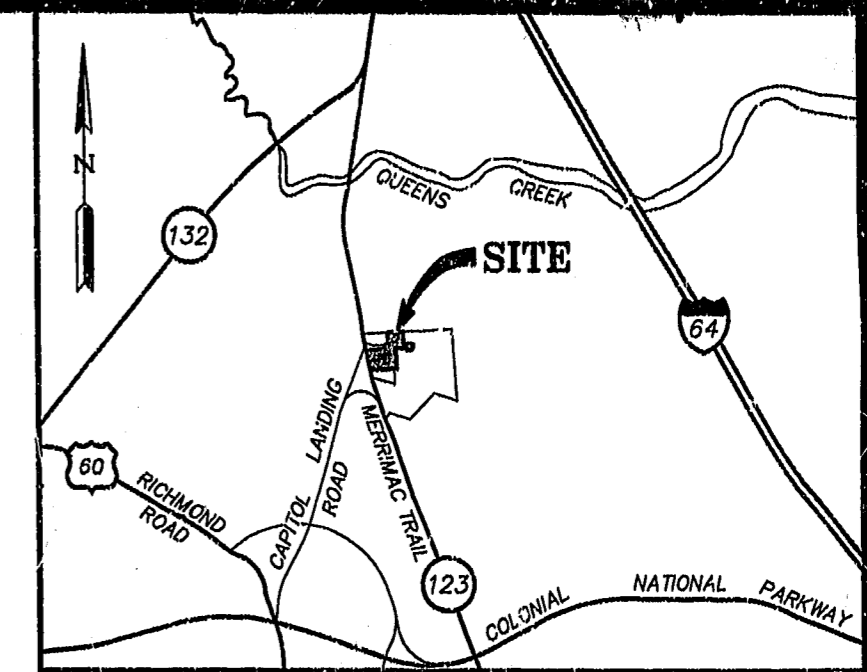
[Signature] 2/29/00
 FOR CONDOR PROPERTIES AT WILLIAMSBURG DATE

AREA TABULATION
 BRANDYWYNE AT WILLIAMSBURG
 PHASE II A
 LOTS 8 - 13

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	26,287 S.F.	0.604 AC.±
AREA OF RIGHT OF WAY (PUBLIC)	19,010 S.F.	0.436 AC.±
AREA OF RIGHT OF WAY (PRIVATE)	2544 S.F.	0.058 AC.±

AREA SUBDIVIDED 47,841 S.F. 1.098 AC.±

NUMBER OF LOTS 6
 AVERAGE LOT SIZE 4381 S.F. 0.101 AC.±
 SMALLEST LOT (LOT 11) 3766 S.F. 0.086 AC.±
 LARGEST LOT (LOT 9) 5081 S.F. 0.117 AC.±
 GROSS LOTS PER ACRE 5.46



VICINITY MAP
 (APPROX. SCALE: 1"=2000')

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City County,
Nancy S. Abbott 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 February 29, 2000 MY COMMISSION EXPIRES August 31, 2000
 SIGNATURE [Signature]

AREA TABULATION
 BRANDYWYNE AT WILLIAMSBURG
 PHASE I B
 LOTS 70 - 80, AND RECREATION LOT

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	51,367 S.F.	1.180 AC.±
AREA OF RIGHT OF WAY (PRIVATE)	10,557 S.F.	0.242 AC.±
RECREATION LOT	10,560 S.F.	0.242 AC.±
AREA OF GREENBELT	12,415 S.F.	0.285 AC.±

AREA SUBDIVIDED 84,899 S.F. 1.949 AC.±

NUMBER OF LOTS 11
 AVERAGE LOT SIZE 4670 S.F. 0.107 AC.±
 SMALLEST LOT (LOT 74) 3983 S.F. 0.091 AC.±
 LARGEST LOT (LOT 79) 5950 S.F. 0.137 AC.±
 GROSS LOTS PER ACRE 5.64

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF CITY OF WILLIAMSBURG TAX PARCEL (378-003-00-001).
- PROPERTY IS CURRENTLY ZONED "PDR".
- PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- SETBACK REQUIREMENTS: AS SHOWN
- SURI DRIVE HEREBY DEDICATED TO PUBLIC USE.
- 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.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. 510294-0005B, DATED 3/2/94.

SURVEYOR'S CERTIFICATE

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 PLATTING OF SUBDIVISIONS WITHIN THE CITY.

[Signature] 1/29/00
 G.T. WILSON, JR. C.L.S. DATE

CERTIFICATE OF APPROVAL

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

[Signature] 4/21/00
 AGENT FOR THE CITY OF WILLIAMSBURG DATE

TOTAL AREA SUBDIVIDED 132,740 S.F. 3.047 AC.±
 PHASE I B AND II A

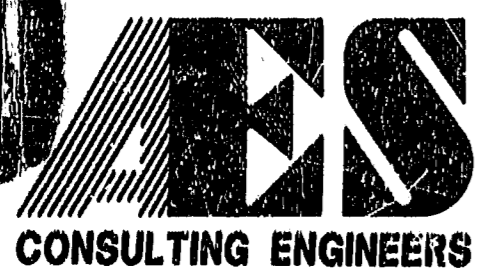
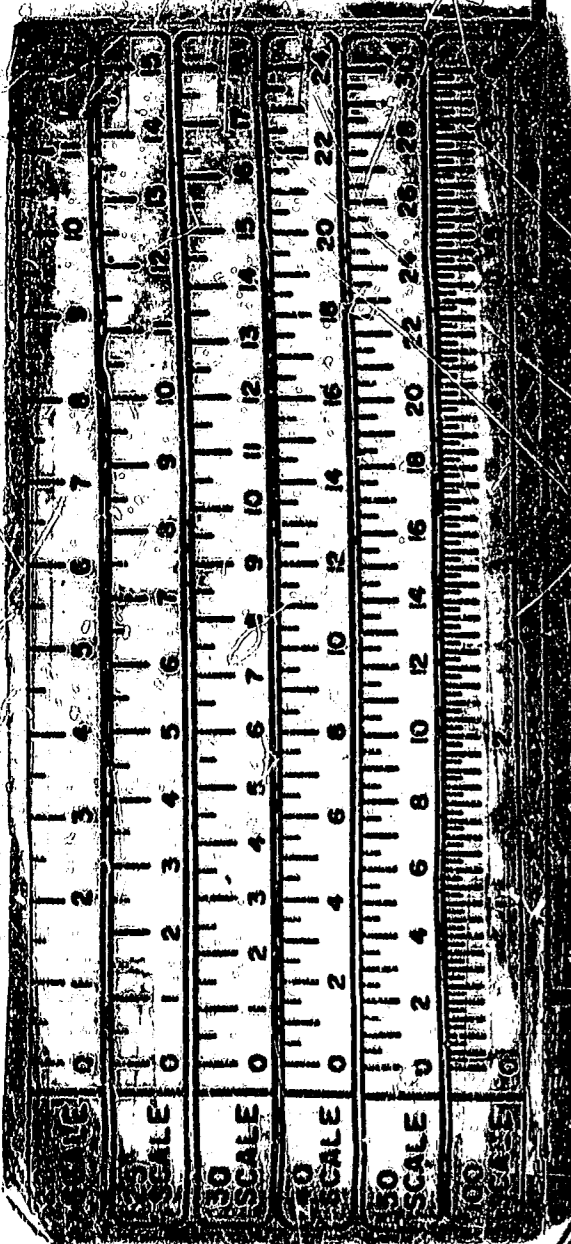
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA THIS 3 DAY OF May, 2000 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: [Signature] Clerk
[Signature] Clerk

PLAT BOOK 77, PAGE 44-46

12:20 PM
 Recorded 3 day of May 2000
 DOCUMENT # 000457
[Signature] Clerk
[Signature] Clerk



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PLAT OF SUBDIVISION
BRANDYWYNE
 AT WILLIAMSBURG
 PHASE II A, LOTS 8 - 13 AND
 PHASE I B, LOTS 70 - 80, AND RECREATION LOT
 OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C.
 CITY OF WILLIAMSBURG VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	2/28/00	REVISED TO SHOW OFF-SITE STORM DRAINAGE EASEMENT	JFS

Designed HWP	Drawn JFS
Scale NOTED	Date 1/28/2000
Project No. 8453	
Drawing No. 1 of 3	