

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.
N=3624001.569
E=11988616.657

- 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. EXAMPLES OF COMMON ELEMENTS ARE PRIVATE STREETS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), WALKING TRAIL AND PARK AREAS.

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.

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, Nancy S. Luzzar 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 2nd DAY OF October 2000.
MY COMMISSION EXPIRES 8-31-04

Nancy S. Luzzar
SIGNATURE

William H. Carr
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

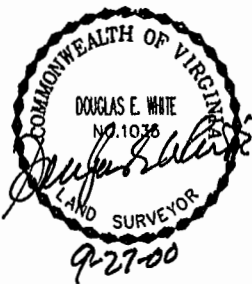
STATE OF VIRGINIA
CITY/COUNTY OF Newport News

I, Mildred S. Shackelford 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 3rd DAY OF October 2000.
MY COMMISSION EXPIRES May 31, 2002

Mildred S. Shackelford
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.

Douglas E. White 9-27-00
DOUGLAS E. WHITE, LS DATE



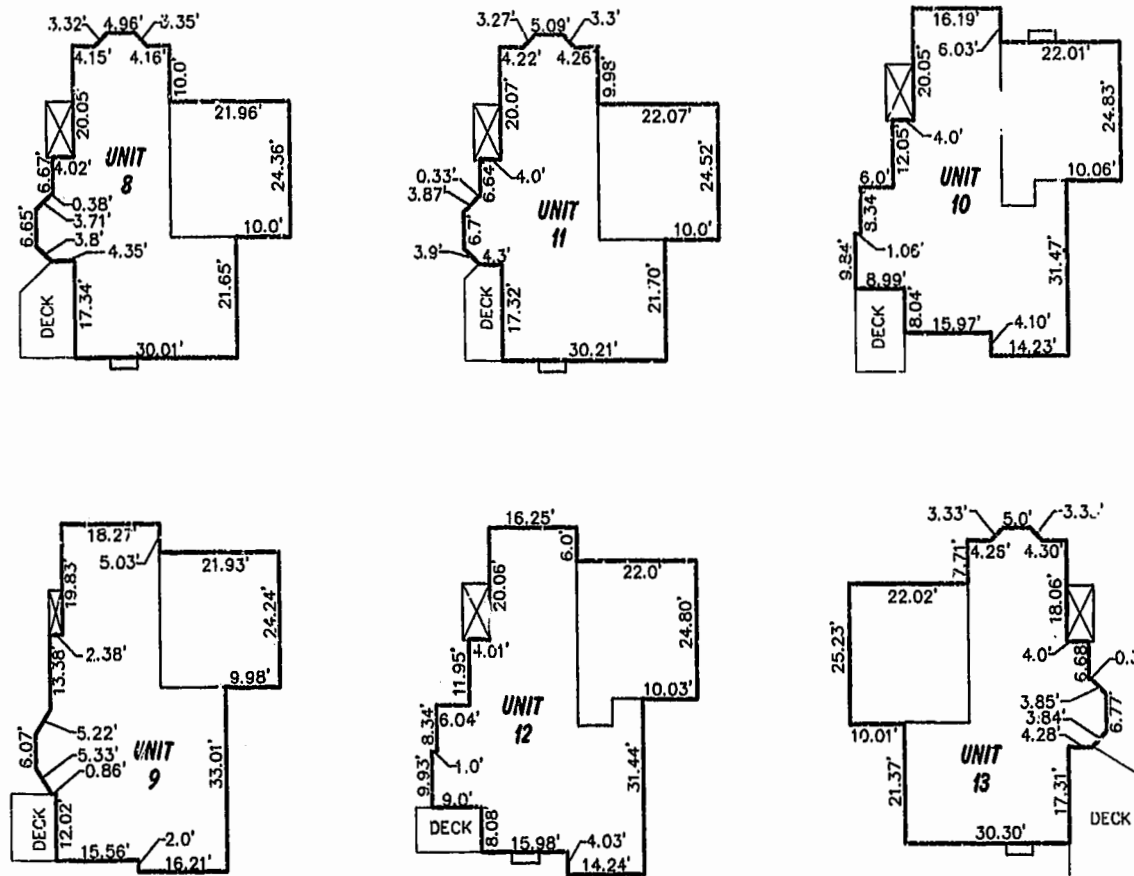
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD October 4, 2000 AS THE LAW DIRECTS.

BETSY B. WOOLRIDGE, CLERK
TESTEE: *Mrs. B. B. Woolridge*, CLERK
PLAT BOOK 78 PAGE 79-82

Williamsburg/James City County

11:25 AM
Recorded 4 day of Oct 2000
DOCUMENT # 000019338
Mrs. B. B. Woolridge
BETSY B. WOOLRIDGE, CLERK



THE ABOVE BUILDING OUTLINES AND THEIR LOCATIONS ON THIS PLAT REPRESENT THE ACTUAL FIELD LOCATION OF THE FOUNDATION WALLS.

PHASE II AREA TABULATION

SECTION 1A	36,304.06 SQ. FT. / 0.8336 AC.
ADDITIONAL LAND WITHIN SECTION 1	28,688.92 SQ. FT. / 0.6586 AC.
COMMON ELEMENT WITHIN SECTION 1	192,288.77 SQ. FT. / 4.4143 AC.
PORTION OF BRANDON WOODS PARKWAY WITHIN SECTION 1 TO BE DEDICATED	45,236.50 SQ. FT. / 1.0385 AC.
TOTAL SECTION 1	302,518.25 SQ. FT. / 6.9449 AC.
ADDITIONAL LAND PHASE II	1,474,402.00 SQ. FT. / 33.8476 AC.
TOTAL PHASE II	1,776,920.25 SQ. FT. / 40.7925 AC.

PHASE II, SECTION 1A UNIT/LAND TABULATION

UNIT 8	5,578.61 SQ. FT. / 0.1281 AC.
UNIT 9	6,742.69 SQ. FT. / 0.1548 AC.
UNIT 10	6,135.96 SQ. FT. / 0.1409 AC.
UNIT 11	6,223.20 SQ. FT. / 0.1429 AC.
UNIT 12	5,818.05 SQ. FT. / 0.1336 AC.
UNIT 13	5,805.55 SQ. FT. / 0.1333 AC.

PLAT RECORDED BY
P.B. NO. 78-PAGE 28-82

CONDOMINIUM PLAT OF SECTION 1A (A PORTION OF PHASE II) BRANDON WOODS

JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=20' DATE: 9/27/00
SHEET 4 OF 4



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VA 23188
TEL (757) 253-2975 FAX(757) 229-0649

DRAWN BY: LFV
CHKD. BY: DEW

PROJ. NO.: 1980074-000.32
DWG. NO.: 11840