

**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=11998616.657

- 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.

**PHASE II AREA TABULATION**

TOTAL SECTION 1	302,518.25 SQ. FT. /	6.9449 AC.
TOTAL SECTION 2A	71,475.43 SQ. FT. /	1.6409 AC.
SECTION 2B UNIT/LAND		0.6190 AC
SECTION 2B ADDITIONAL COMMON ELEMENTS		
A		0.0092 AC
B		0.0514 AC
C		0.0197 AC
D		0.0783 AC
TOTAL SECTION 2B	33,875.84 SQ. FT. /	0.7777 AC
EXISTING COMMON ELEMENT WITHIN SECTION 2	124,786.11 SQ. FT. /	2.8647 AC.
PORTION OF BRANDON WOODS PARKWAY WITHIN SECTION 2 TO BE DEDICATED	11,899.01 SQ. FT. /	0.2732 AC.
TOTAL SECTION 2	242,036.39 SQ. FT. /	5.5564 AC.
ADDITIONAL LAND PHASE II	1,232,363.16 SQ. FT. /	28.2912 AC.
TOTAL PHASE II	1,776,920.25 SQ. FT. /	40.7925 AC.

**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 12th DAY OF April 2001.

MY COMMISSION EXPIRES 8-31-04

*Nancy Luzzar*  
SIGNATURE

*William H. Carr*  
WILLIAM H. CARR, TRUSTEE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF Newport News

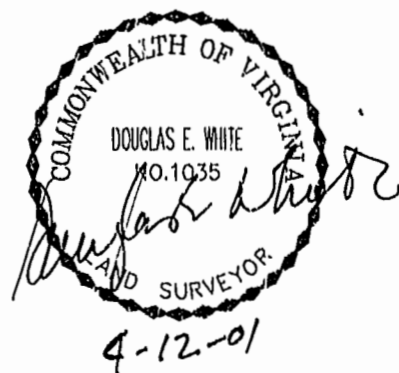
I, JANET B. Linthicum A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 12th DAY OF April 2001.

MY COMMISSION EXPIRES 9-30-03

*Janet B. Linthicum*  
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* 4-12-01  
DOUGLAS E. WHITE, LS DATE



STATE OF VIRGINIA, COUNTY OF JAMES CITY

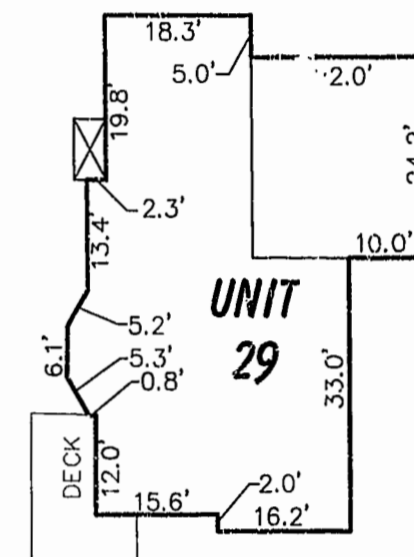
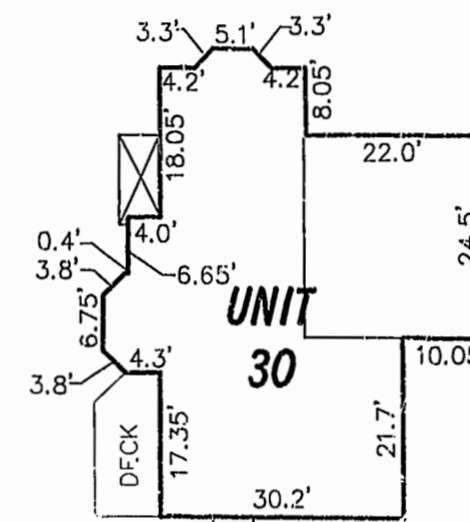
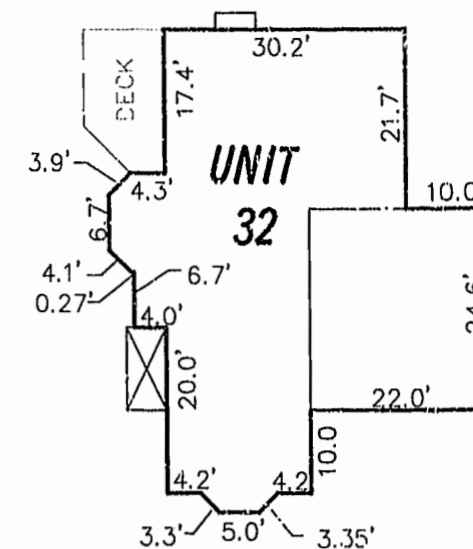
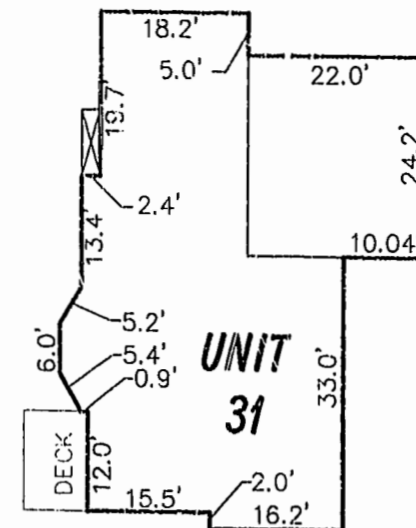
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 18 April 2001 AS THE LAW DIRECTS. @ 10:58 AM

TESTEE: *Debra Woodbridge* CLERK

PLAT BOOK 81 PAGE 12-15

**PHASE II, SECTION 2B UNIT/LAND TABULATION**

UNIT 29 =	7150 SQ. FT. /	0.1641 AC.
UNIT 30 =	6185 SQ. FT. /	0.1420 AC.
UNIT 31 =	6386 SQ. FT. /	0.1466 AC.
UNIT 32 =	7245 SQ. FT. /	0.1663 AC.



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

CONDOMINIUM PLAT  
OF  
SECTION 2B  
(A PORTION OF SECTION 2, PHASE II)  
BRANDON WOODS

JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=20' DATE: 4/10/01

SHEET 4 OF 4



Landscpe Architects • Environmental Consultants  
4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VA 23182  
TEL (757) 253-2975 FAX(757) 229-0049

Williamsburg/James City County  
10:58 AM  
18 April 2001  
INSTRUMENT # 210006800  
*Debra Woodbridge* Clerk  
DEBRA B. WOODBRIDGE, CLERK OF CIRCUIT COURT