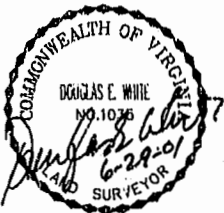


CERTIFICATE OF SOURCE OF TITLE

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 Fairfield  
MYRL FAIRFIELD, MANAGER  
BRANDON WOODS L.P.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF James City

I, Sara Rosenberger, 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 5th DAY OF July 2001. MY COMMISSION EXPIRES 3-31-2004.

Sara Rosenberger  
SIGNATURE

William H Carr  
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF James City

I, Janet B. Linticum, 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 July 2001. MY COMMISSION EXPIRES 9/30/02.

Janet B. Linticum  
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.

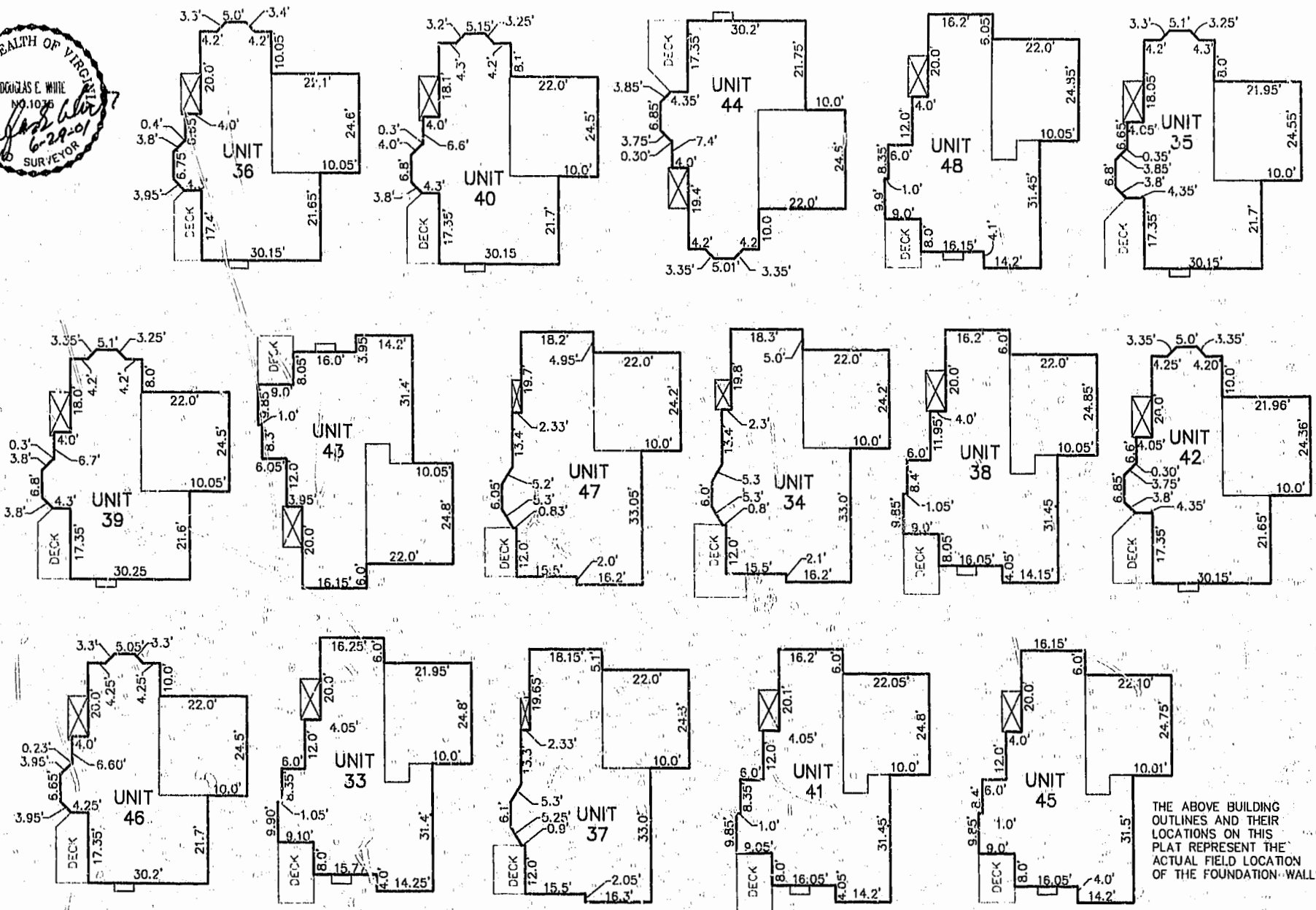
Douglas C. White  
DOUGLAS C. WHITE, LS DATE: 6-29-01

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 AS THE LAW DIRECTS.

TESTEE: \_\_\_\_\_ CLERK

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



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

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.

PLAT RECORDED IN  
P.B. NO. 22 PAGE 31-34

Williamsburg/James City County

2:18 PM

Recorded by \_\_\_\_\_ day of July 2001

DOCUMENT # \_\_\_\_\_  
By \_\_\_\_\_ Clerk

NETSY B. WOODRUM, CLERK OF CIRCUIT COURT

CONDOMINIUM PLAT  
OF  
SECTION 3  
(A PORTION OF PHASE II)  
BRANDON WOODS

JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=20' DATE: 6/26/01

SHEET 4 OF 4

PHASE II, SECTION 3  
UNIT/LAND TABULATION

UNIT 33	7670 SQ. FT.	0.1761 AC.	UNIT 41	8190 SQ. FT.	0.1880 AC.
UNIT 34	5254 SQ. FT.	0.1202 AC.	UNIT 42	5949 SQ. FT.	0.1366 AC.
UNIT 35	5391 SQ. FT.	0.1366 AC.	UNIT 43	6175 SQ. FT.	0.1418 AC.
UNIT 36	5430 SQ. FT.	0.1257 AC.	UNIT 44	5876 SQ. FT.	0.1343 AC.
UNIT 37	7045 SQ. FT.	0.1613 AC.	UNIT 45	5547 SQ. FT.	0.1272 AC.
UNIT 38	5495 SQ. FT.	0.1293 AC.	UNIT 46	4858 SQ. FT.	0.1115 AC.
UNIT 39	4885 SQ. FT.	0.1121 AC.	UNIT 47	4547 SQ. FT.	0.1036 AC.
UNIT 40	5290 SQ. FT.	0.1209 AC.	UNIT 48	5369 SQ. FT.	0.1230 AC.
UNITS TOTAL		2.2177 AC.			

SECTION 3 TABULATION

UNITS 33-48	2.1377 AC.
COMMON ELEMENT	1.4775 AC.
PORTION OF BRANDON WOODS PARKWAY WITHIN SECTION 3 TO BE DEDICATED	0.2372 AC.
TOTAL	3.8525 AC.

PHASE II AREA TABULATION

TOTAL SECTION 1	6.9449 AC.
TOTAL SECTION 2	5.5564 AC.
TOTAL SECTION 3	3.8525 AC.
ADDITIONAL LAND PHASE II	24.4387 AC.
TOTAL PHASE II	40.7925 AC.



Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VA 23183  
TEL (757) 253-2975 FAX (757) 229-0049

DRAWN BY: LFV  
CHKD. BY: DEW

PROD. NO.: 1980074-000.59  
DWG. NO.: 12521-W