

030005384

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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. 970905428.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 20 February 2003 at 10:09 AM in Vol. PB 89, pg 49-52 DOCUMENT # 030005384 Patsy B. Woodbridge, Clerk

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 I.P.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City Kristine A. Magnusson 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 19th DAY OF February 2003. MY COMMISSION EXPIRES 01/31/06 Kristine A. Magnusson SIGNATURE

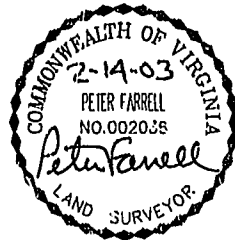
William H. Carr WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF Newmarket News Janet G. 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 19th DAY OF February 2003. MY COMMISSION EXPIRES 9-30-03 Janet G. 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.

Peter Farrell 2-14-03 PETER FARRELL, LS DATE



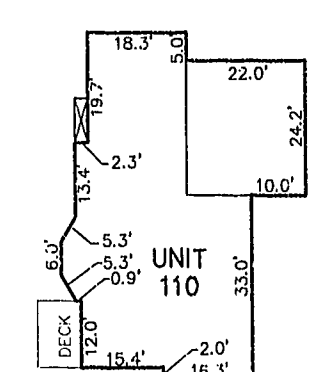
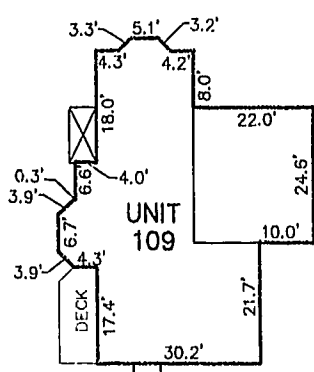
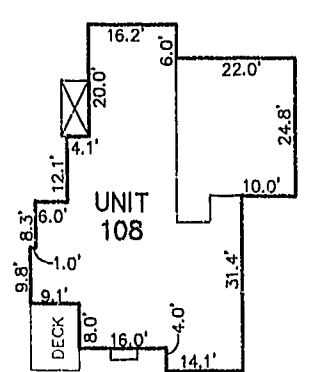
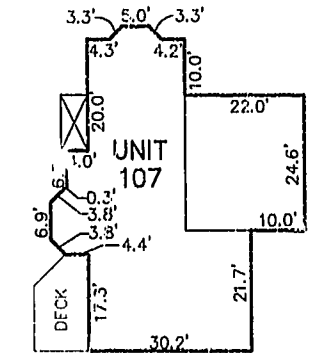
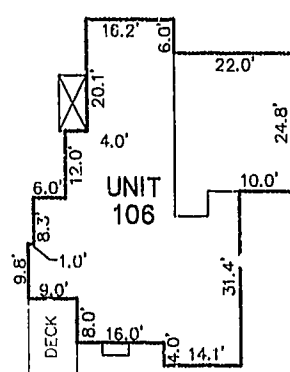
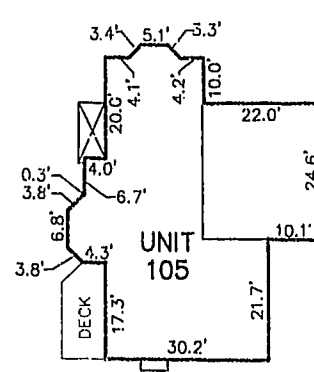
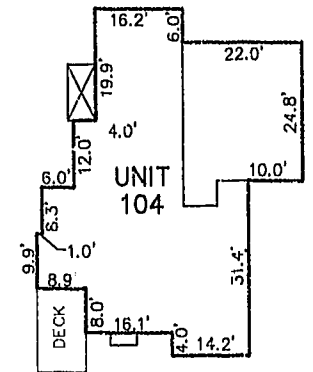
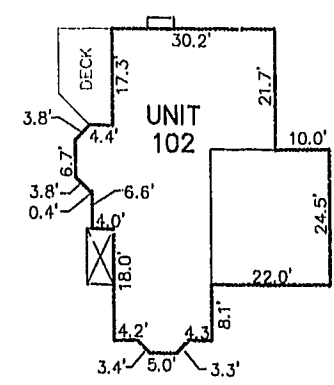
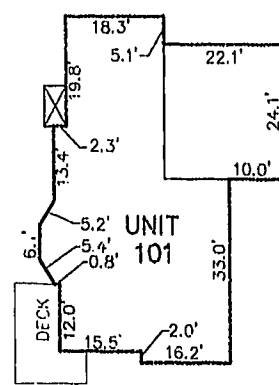
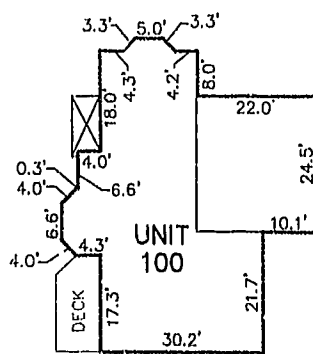
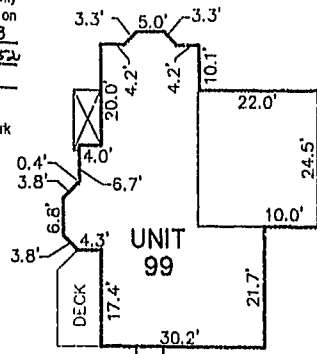
STATE OF VIRGINIA, COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 20 February 2003 AS THE LAW DIRECTS.

TESTEE: Patsy B. Woodbridge CLERK PLAT BOOK 89 PAGE 49-52

PHASE II, SECTION 4B UNIT/LAND TABULATION

Table with 2 columns: Unit Number and Area (SQ. FT. / SQ. FT. AC). Units include 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110.

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.
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.
9) THE HORIZONTAL LIMITS FOR EACH UNIT ARE DEFINED HEREON BY LINES SHOWN WITH METES AND BOUNDS LYING OUTSIDE OF THE UNIT IMPROVEMENTS.
10) THERE ARE NO DEFINED VERTICAL LIMITS FOR EACH UNIT.

PHASE II AREA TABULATION

Table with 2 columns: Description and Area (AC). Includes sections 1-5, common elements, and additional land phase II.

CONDOMINIUM PLAT

OF SECTION 4B (A PORTION OF PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA SCALE: 1"=20' DATE: 2/7/03 REVISED: 2/14/03 SHEET 4 OF 4



Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants 4029 IRONBOUND ROAD SUITE 100 WILLIAMSBURG, VA 23198 TEL (757) 253-2975 FAX(757) 229-0049

