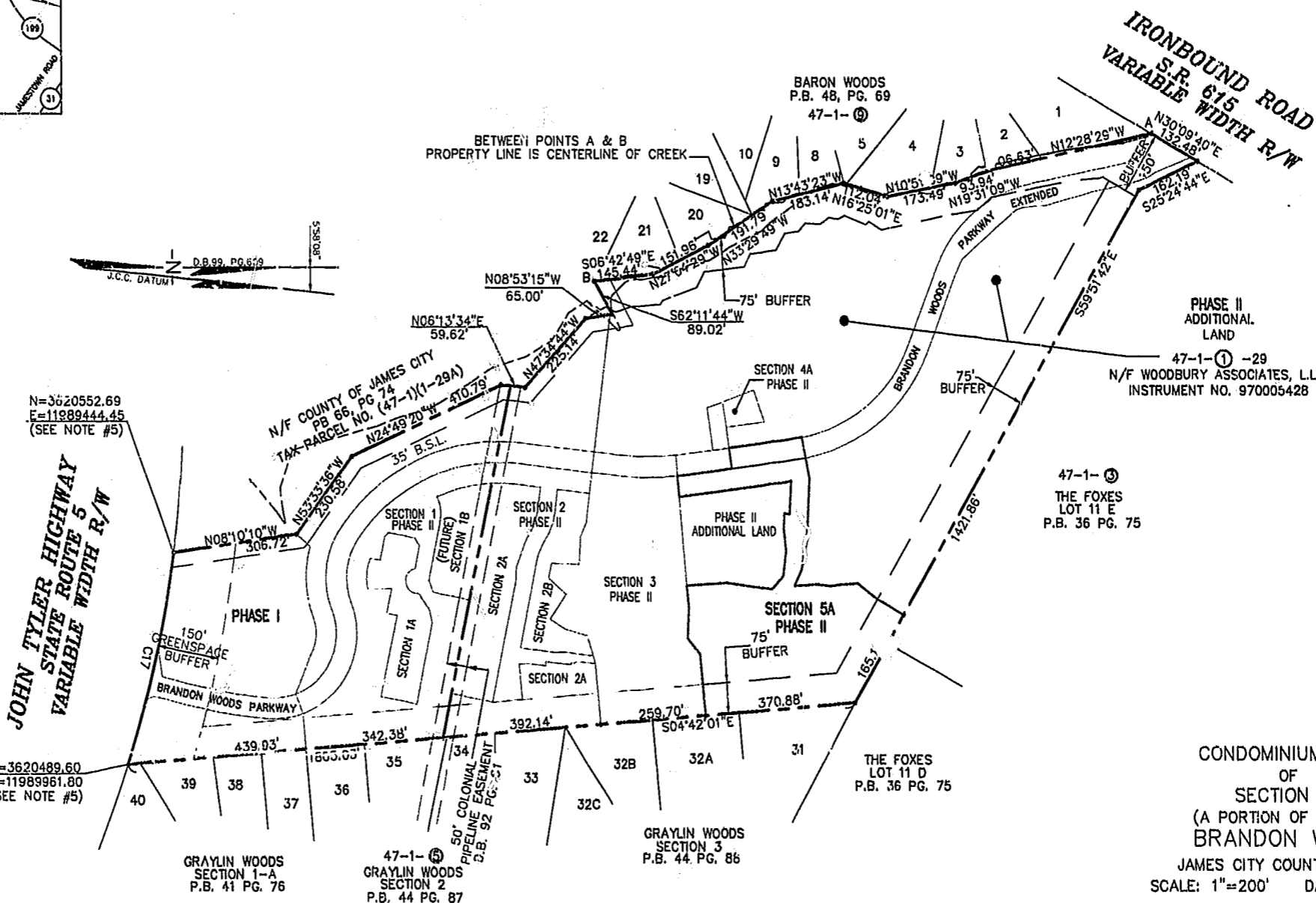


VICINITY MAP 1"=2000'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C17	521.88'	2904.79'	261.65'	N77°04'44"W	521.18'	10°17'38"

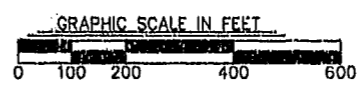


N=3620552.69  
E=11889444.45  
(SEE NOTE #5)

**JOHN TYLER HIGHWAY  
STATE ROUTE 5  
VARIABLE WIDTH R/W**

N=3620489.60  
E=11989961.80  
(SEE NOTE #5)

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 25, 2002  
at 9:23 AM P.M. PG. 85  
DOCUMENT # 02009913  
BETSY B. WOOLRIDGE, CLERK  
*Mona Powell*, Dep. Clerk

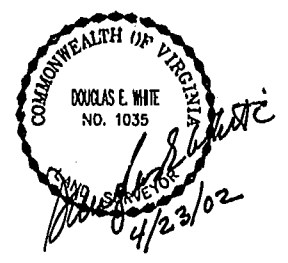


CONDOMINIUM PLAT  
OF  
SECTION 5A  
(A PORTION OF PHASE II)  
BRANDON WOODS  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=200' DATE: 4/16/02  
SHEET 1 OF 4

**LANDMARK  
DESIGN GROUP**  
Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG VA 23188  
TEL (757) 253-2975 FAX(757) 229-0049

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	33.49'	30.00'	18.73'	31.78'	S2°17'25"E	63°57'48"
C2	20.23'	10.00'	15.98'	16.95'	S36°44'35"E	115°54'53"
C3	113.44'	30.00'	90.58'	56.96'	N67°06'38"W	216°39'00"
C4	18.27'	10.00'	12.96'	15.83'	N37°26'35"E	104°41'07"
C5	27.50'	20.00'	16.42'	25.39'	S39°23'37"E	78°47'14"
C6	143.74'	117.00'	82.52'	134.07'	N38°20'19"W	70°23'31"
C7	47.63'	30.00'	30.51'	42.78'	S59°09'01"E	90°58'06"
C8	7.56'	10.00'	3.97'	7.39'	N82°57'54"W	43°20'21"
C9	29.34'	775.00'	14.67'	29.34'	N06°39'37"W	2°10'09"
C10	209.62'	455.00'	106.70'	207.77'	N23°47'35"W	26°23'45"
C11	26.69'	725.00'	13.34'	26.68'	N06°41'25"W	2°06'32"
C12	24.03'	675.00'	12.02'	24.03'	N06°43'30"W	2°02'23"
C13	206.73'	405.00'	105.67'	204.49'	N22°22'04"W	29°14'46"
C14	181.21'	355.00'	92.62'	179.25'	N22°22'04"W	29°14'46"

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.45	S48°17'53"E
L2	4.33	N21°12'52"E
L4	15.34	N14°53'59"W
L5	15.26	S47°16'51"W
L6	13.10	S83°22'23"E
L7	13.44	N02°48'48"E
L8	35.95	N05°46'13"E
L9	43.13	N66°03'20"W
L10	28.57	N78°47'14"W
L11	27.56	S03°08'33"E
L12	10.50	S02°53'35"W
L13	16.72	S87°08'40"E

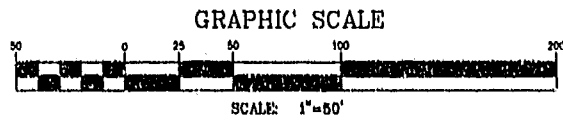


CONDOMINIUM PLAT  
OF  
SECTION 5A  
(A PORTION OF PHASE II)  
BRANDON WOODS  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=50' DATE: 4/16/02  
SHEET 2 OF 4



4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VA 23188  
TEL (757) 253-2975 FAX(757) 229-0049

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 25, 2002  
at 9:23 AM P.M. PG 85  
DOCUMENT # 020009913 PG 85  
BETSY B. WOOLRIDGE, CLERK  
Mona Powell, Dep. Clerk



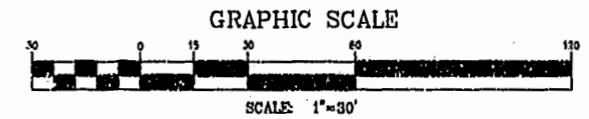


4/23/02



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 25, 2002  
at 9:23 AM, PB 85 PG 85-88  
DOCUMENT # 020009913  
BETSY B. WOOLRIDGE, CLERK  
Mona Powell, Dep. Clerk

CONDOMINIUM PLAT  
OF  
SECTION 5A  
(BEING A PORTION OF PHASE II)  
BRANDON WOODS  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=30' DATE: 4/16/02  
SHEET 3 OF 4

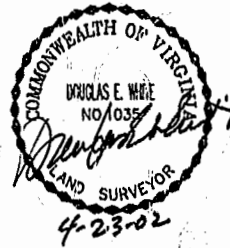


**LANDMARK**  
**DESIGN GROUP**

Engineers Planners Surveyors  
Landscape Architects Environmental Consultants  
4029 IRONBOUND ROAD, SUITE 100  
WILLIAMSBURG, VA 23188  
TEL (757)253-2975 FAX (757)229-0049

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WOODBURY ASSOCIATES, L.L.C. TO BRANDON WOODS LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 19, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 98000030.



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 Newport News
Janet B. Lithicum, 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 24th DAY OF April 2002. MY COMMISSION EXPIRES 9-30-03

Signature of William H. Carr, Trustee

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News
Janet B. Lithicum, 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 24th DAY OF April 2002. MY COMMISSION EXPIRES 9-30-03

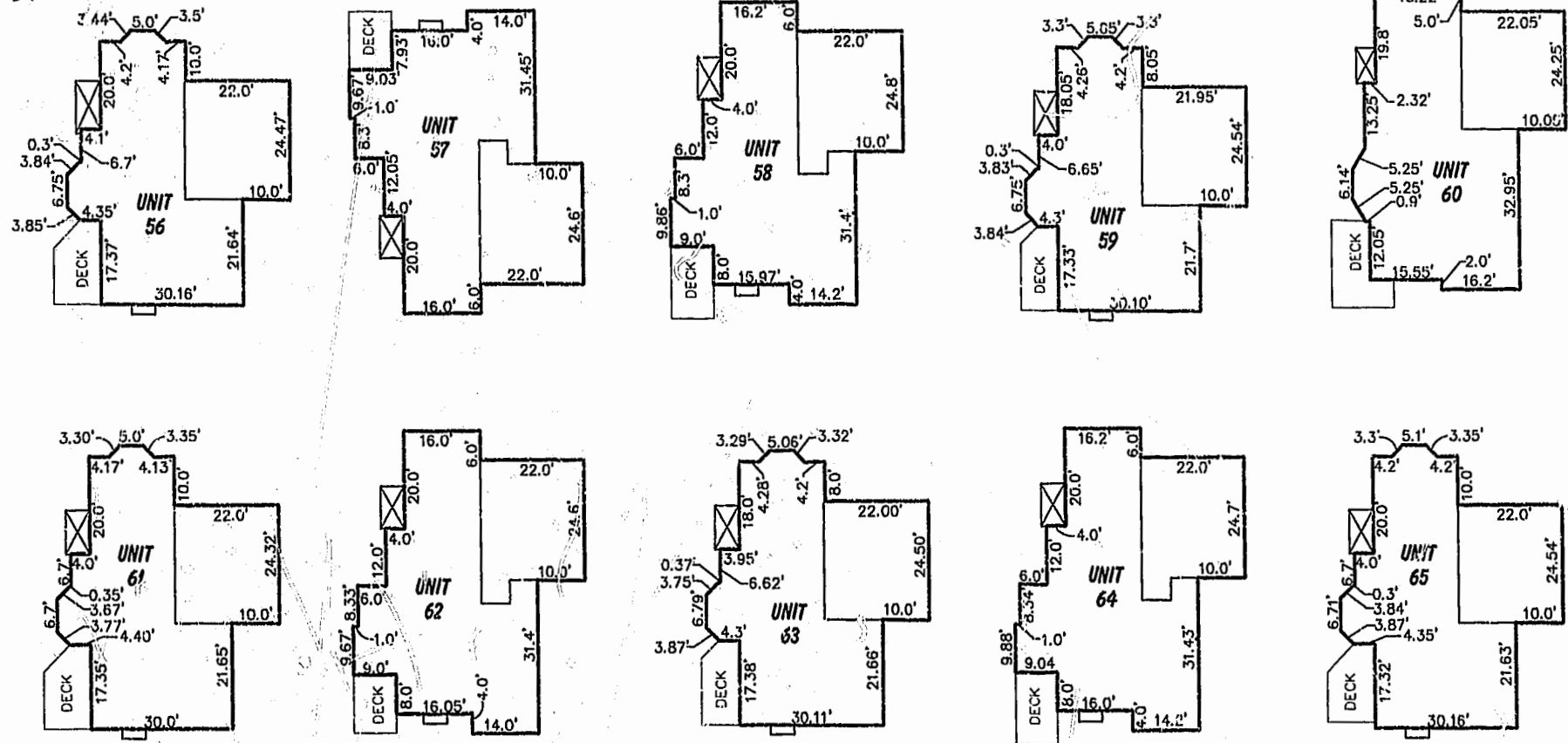
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) OF THE VIRGINIA CONDOMINIUM ACT. ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Signature of Douglas E. White, LS, dated 4-23-02

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 April 25, 2002 AS THE LAW DIRECTS.

TESTEE: Mona Bassell, Deputy Clerk
PLAT BOOK 85 PAGE 85-88



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.

PHASE II AREA TABULATION

Table with 2 columns: Section, Area. Includes TOTAL SECTION 1 (6.9449 AC), TOTAL SECTION 2 (5.5564 AC), TOTAL SECTION 3 (3.8525 AC), TOTAL SECTION 4A (0.6334 AC).

Table with 2 columns: Section/Land Total, Area. Includes SECTION 5A UNITS/LAND TOTAL (1.5621 AC), COMMON ELEMENT (2.1797 AC), TOTAL SECTION 5A (3.7418 AC).

Table with 2 columns: Description, Area. Includes ADDITIONAL LAND PHASE II (20.0635 AC), TOTAL PHASE II (40.7925 AC).

PHASE II, SECTION 5A UNIT/LAND TABULATION

Table with 2 columns: Unit Number, Area. Lists units 56 through 65 with their respective square foot and acreage values.

CONDOMINIUM PLAT OF SECTION 5A (A PORTION OF PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA SCALE: 1"=20' DATE: 4/16/02

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) 229-0049

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on April 25, 2002 at 9:23 AM, PB 85 PG 85-88 DOCUMENT # 020009913 BETSY B. WOOLRIDGE, CLERK Mona Bassell, Dep. Clerk