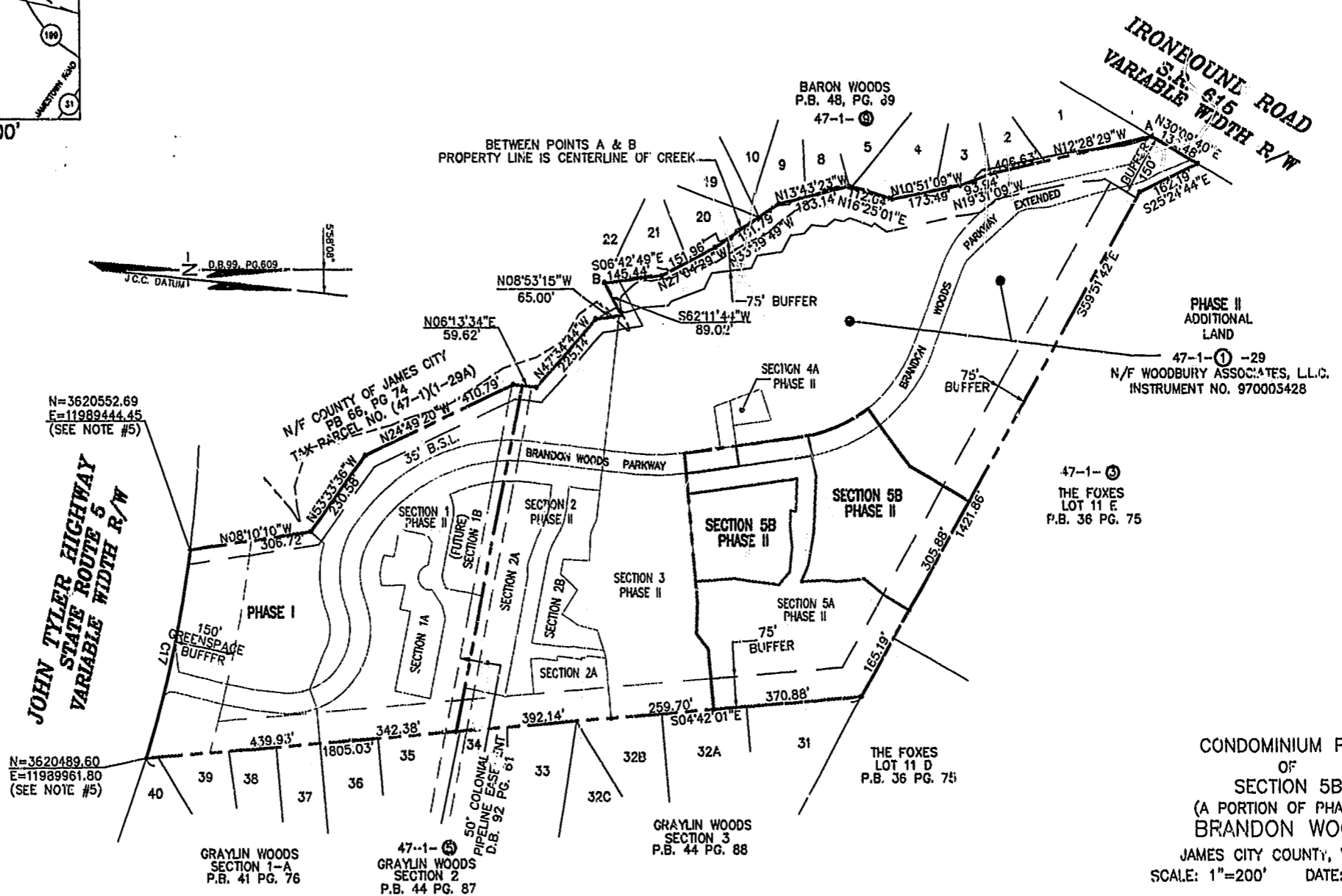


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C17	521.88'	2904.79'	261.65'	N77°04'44"W	521.18'	10°17'38"



N=3620552.69
E=11989444.45
(SEE NOTE #5)

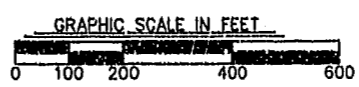
N=3620489.60
E=11989961.80
(SEE NOTE #5)

CONDOMINIUM PLAT
OF
SECTION 5B
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=200' DATE: 5/21/02

SHEET 1 OF 5

LANDMARK DESIGN GROUP
Engineers • Planners • Surveyors
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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
30 May 2002
at 3:31 P.M. P.B. 86 PG. 31-35
DOCUMENT # 020012640
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Clerk

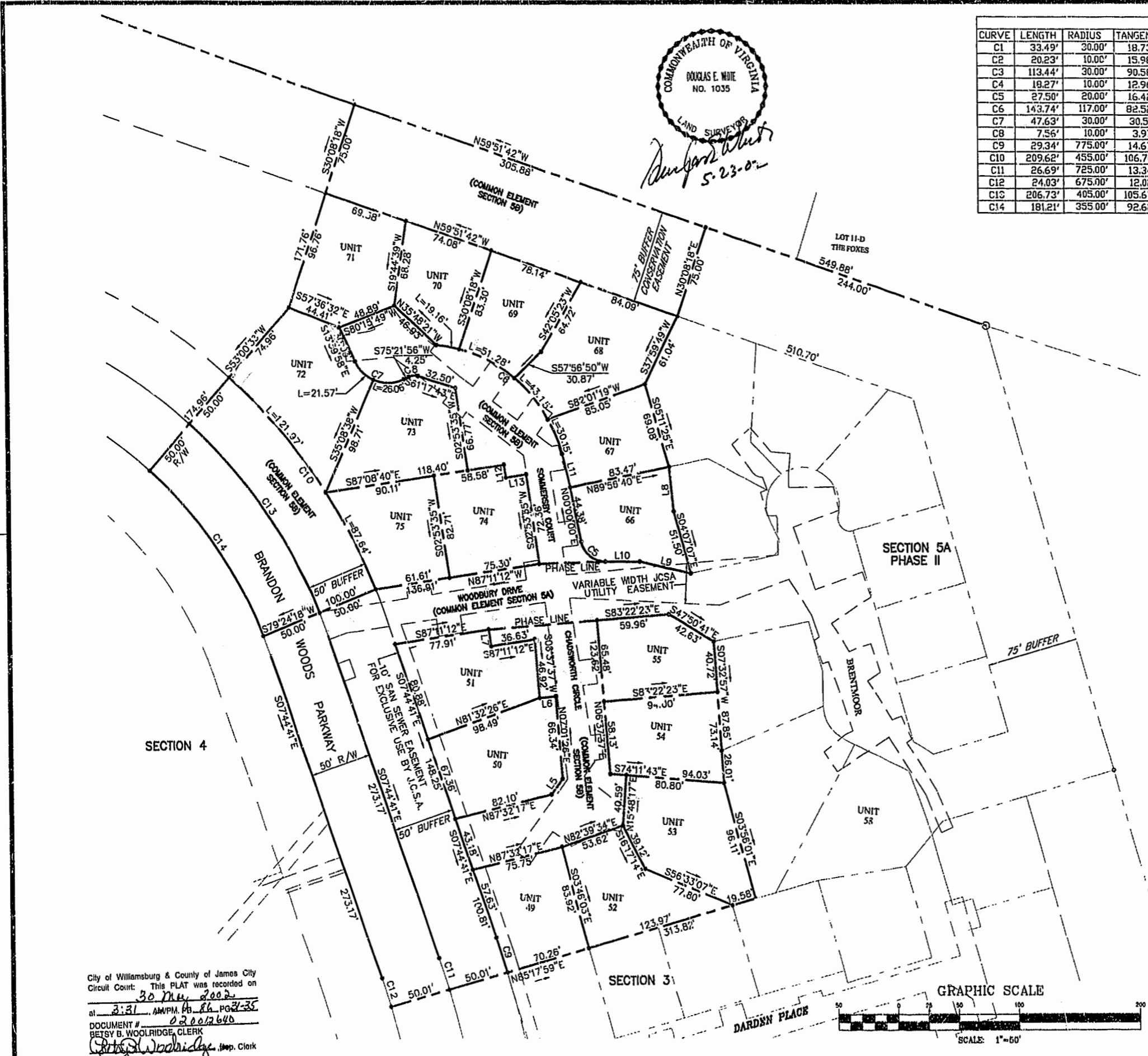


DRAWN BY: LFV	PROJ. NO.: 1980074-000.G1
CHKD. BY: DEW	DWG. NO.: 13296W



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	33.49'	30.00'	18.73'	31.78'	S21°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'	N87°06'38"W	216°39'00"
C4	19.27'	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'	134.87'	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	4.3	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	10.30	S02°53'35"W
L13	16.72	S87°08'40"E

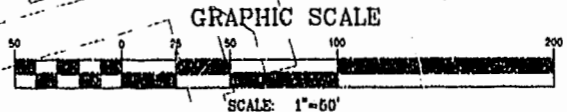


CONDOMINIUM PLAT
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BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=50' DATE: 5/21/02
SHEET 2 OF 5



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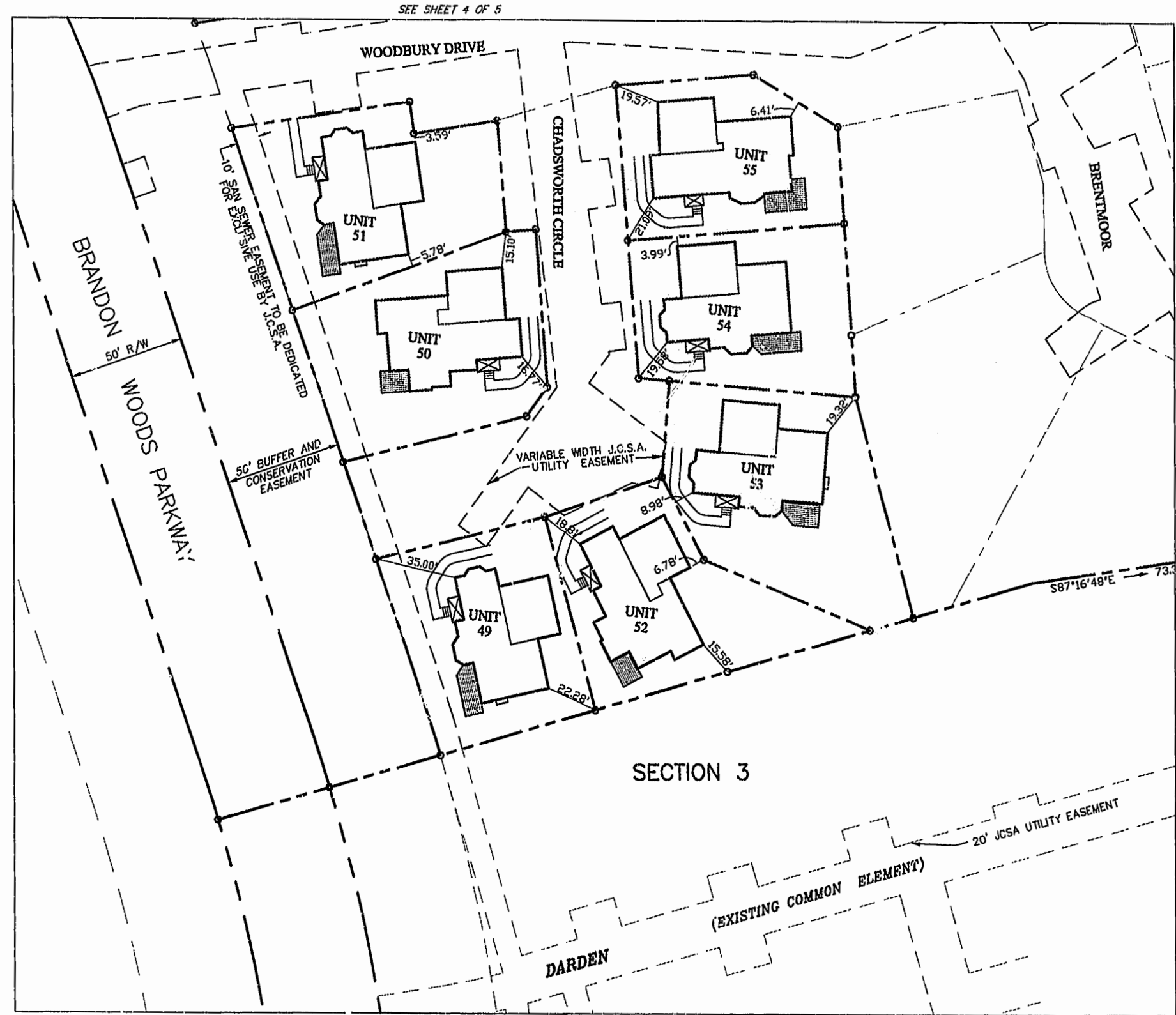
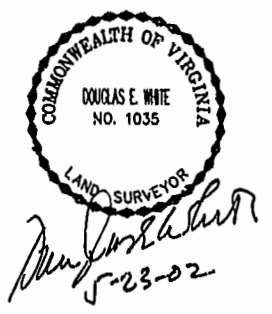
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
30 May 2002
at 3:31 AM/PM, to 86 pages
DOCUMENT # 020012640
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk



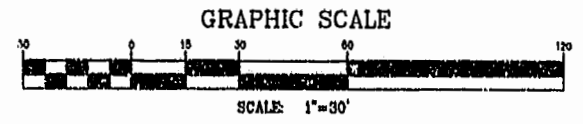
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86 PAGE 33

CONDOMINIUM PLAT
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BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=30' DATE: 5/21/02
SHEET 3 OF 5



City of Williamsburg & County of James City
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BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Exp. Clerk



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86 PAGE 34

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JAMES CITY COUNTY, VIRGINIA
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SHEET 4 OF 5

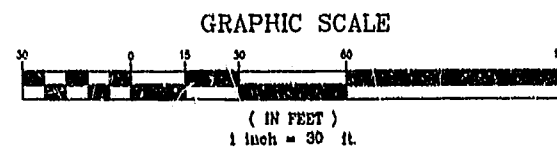


Douglas E. White
5-23-02



SEE SHEET 3 OF 5

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
30 May 2002
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DRAWN BY: LJV

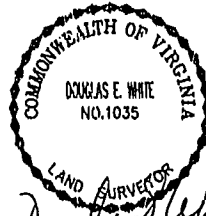
PROJ. NO.: 1980074-000.61

CHKD. BY: DEW

DRG. No.: 13299W

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. 980000030.



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

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 29th DAY OF May 2002.

MY COMMISSION EXPIRES 9-30-03

Janet B. Linthicum
SIGNATURE

William H. Carr
SIGNATURE

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 30th DAY OF May 2002.

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.

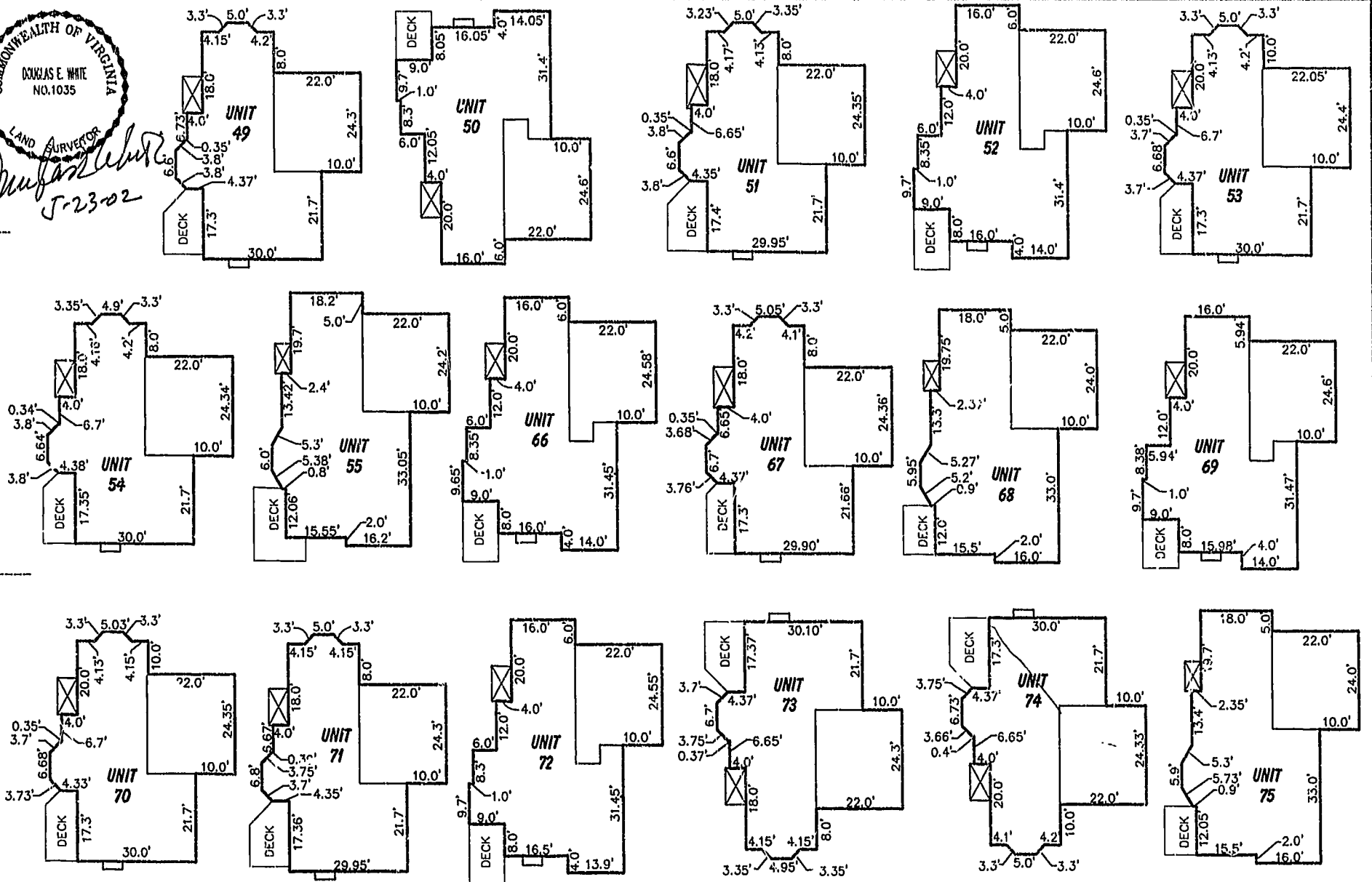
Douglas E. White 5-23-02
DOUGLAS E. WHITE, LS DATE

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 30 May 2002 AS THE LAW DIRECTS

TESTEE: Retsy B. Woolridge CLERK @ 3:31 PM

PLAT BOOK 86 PAGE 31-35



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

TOTAL SECTION 1	6.9449 AC.
TOTAL SECTION 2	5.5564 AC.
TOTAL SECTION 3	3.8525 AC.
TOTAL SECTION 4A	0.6334 AC.
TOTAL SECTION 5A	3.7418 AC.
SECTION 5B	
UNITS/LAND TOTAL	2.5850 AC.
BRANDON WOODS PKWY	0.2009 AC.
COMMON ELEMENT	1.3246 AC.
TOTAL SECTION 5B	4.1105 AC.
ADDITIONAL LAND PHASE II	15.9530 AC.
TOTAL PHASE II	40.7925 AC.

PHASE II, SECTION 5B UNIT/LAND TABULATION

UNIT 49 = 6,211 SQ. FT. / 0.1426 AC.	UNIT 68 = 8,194 SQ. FT. / 0.1881 AC.
UNIT 50 = 7,331 SQ. FT. / 0.1683 AC.	UNIT 69 = 5,815 SQ. FT. / 0.1335 AC.
UNIT 51 = 6,962 SQ. FT. / 0.1598 AC.	UNIT 70 = 5,300 SQ. FT. / 0.1217 AC.
UNIT 52 = 6,816 SQ. FT. / 0.1519 AC.	UNIT 71 = 7,027 SQ. FT. / 0.1613 AC.
UNIT 53 = 7,783 SQ. FT. / 0.1787 AC.	UNIT 72 = 8,976 SQ. FT. / 0.2067 AC.
UNIT 54 = 6,135 SQ. FT. / 0.1408 AC.	UNIT 73 = 7,290 SQ. FT. / 0.1674 AC.
UNIT 55 = 5,755 SQ. FT. / 0.1321 AC.	UNIT 74 = 6,054 SQ. FT. / 0.1390 AC.
UNIT 56 = 5,750 SQ. FT. / 0.1320 AC.	UNIT 75 = 6,153 SQ. FT. / 0.1413 AC.
UNIT 57 = 5,244 SQ. FT. / 0.1204 AC.	

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SHEET 5 OF 5

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