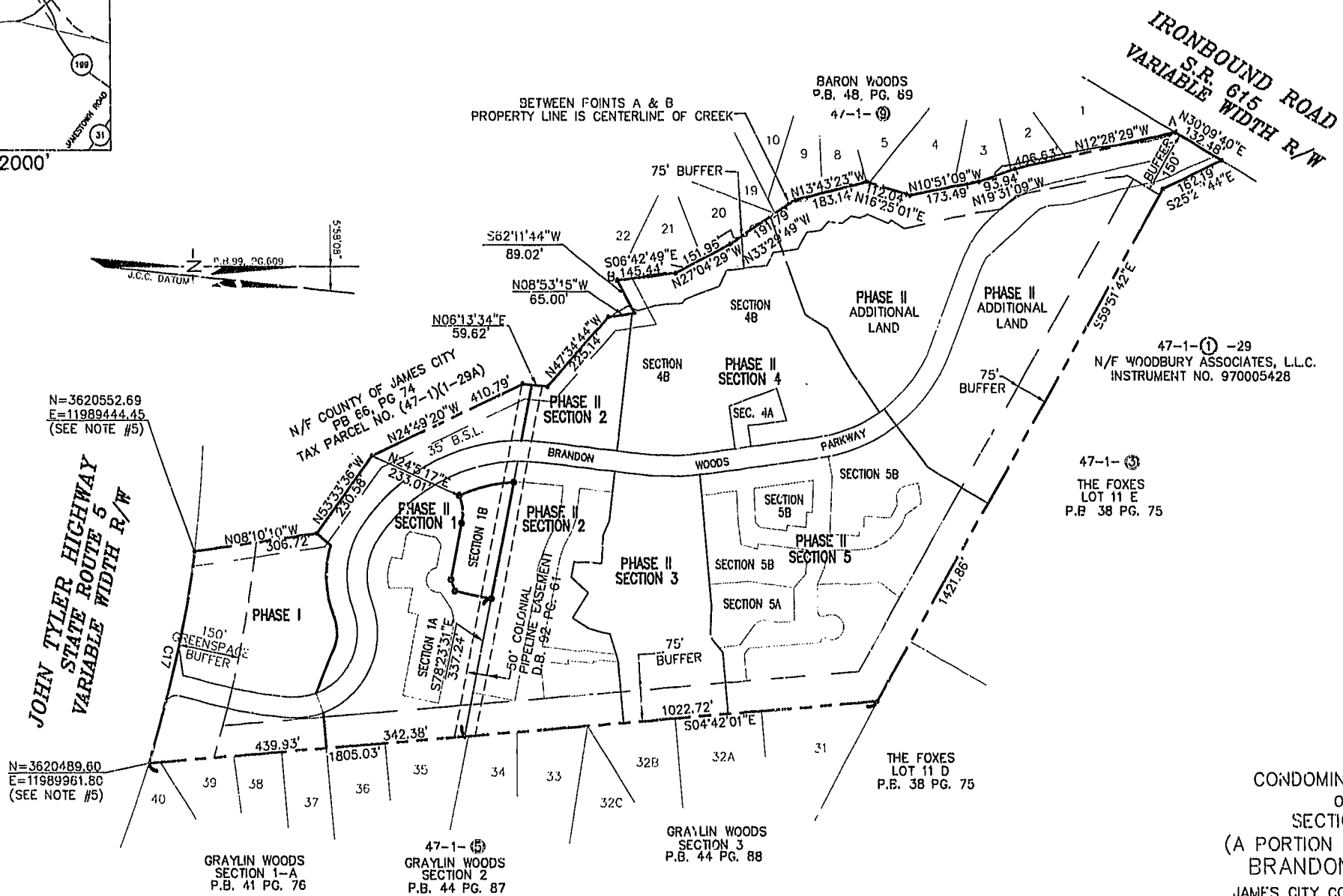
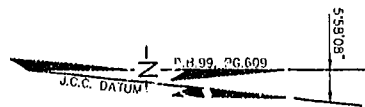


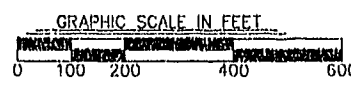
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C17	521.88'	2904.79'	261.65'	N77°04'44"W	521.18'	10°17'38"



CONDOMINIUM PLAT  
OF  
SECTION 1B  
(A PORTION OF PHASE II)  
BRANDON WOODS  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=200' DATE: 2/7/03  
REVISED 2/14/03

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



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  
BY Peter Farrell AS THE LAW DIRECTS.  
TESTEE: Peter Farrell @ 9:57AM  
CLERK  
PLAT BOOK 85 PAGE 45-48



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
20 February 2003  
at 9:57 AM P.M. P.B. 84 PG. 45-48  
DOCUMENT # 030005383  
PETSY B. WOOLRIDGE, CLERK  
Petsy B. Woolridge Clerk

#030005383

89 PAGE 4/6



CONDOMINIUM PLAT  
OF  
SECTION 1B  
(A PORTION OF PHASE II)  
BRANDON WOODS  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=40' DATE: 2/7/03  
REVISED: 2/14/03  
SHEET 2 OF 4

SECTION 2  
PB. 80 PGS. 22-25

SECTION 1B

UNIT 17 UNIT 16 UNIT 15 UNIT 14

COMMON ELEMENT SECTION 1

CHESLEA LANDING

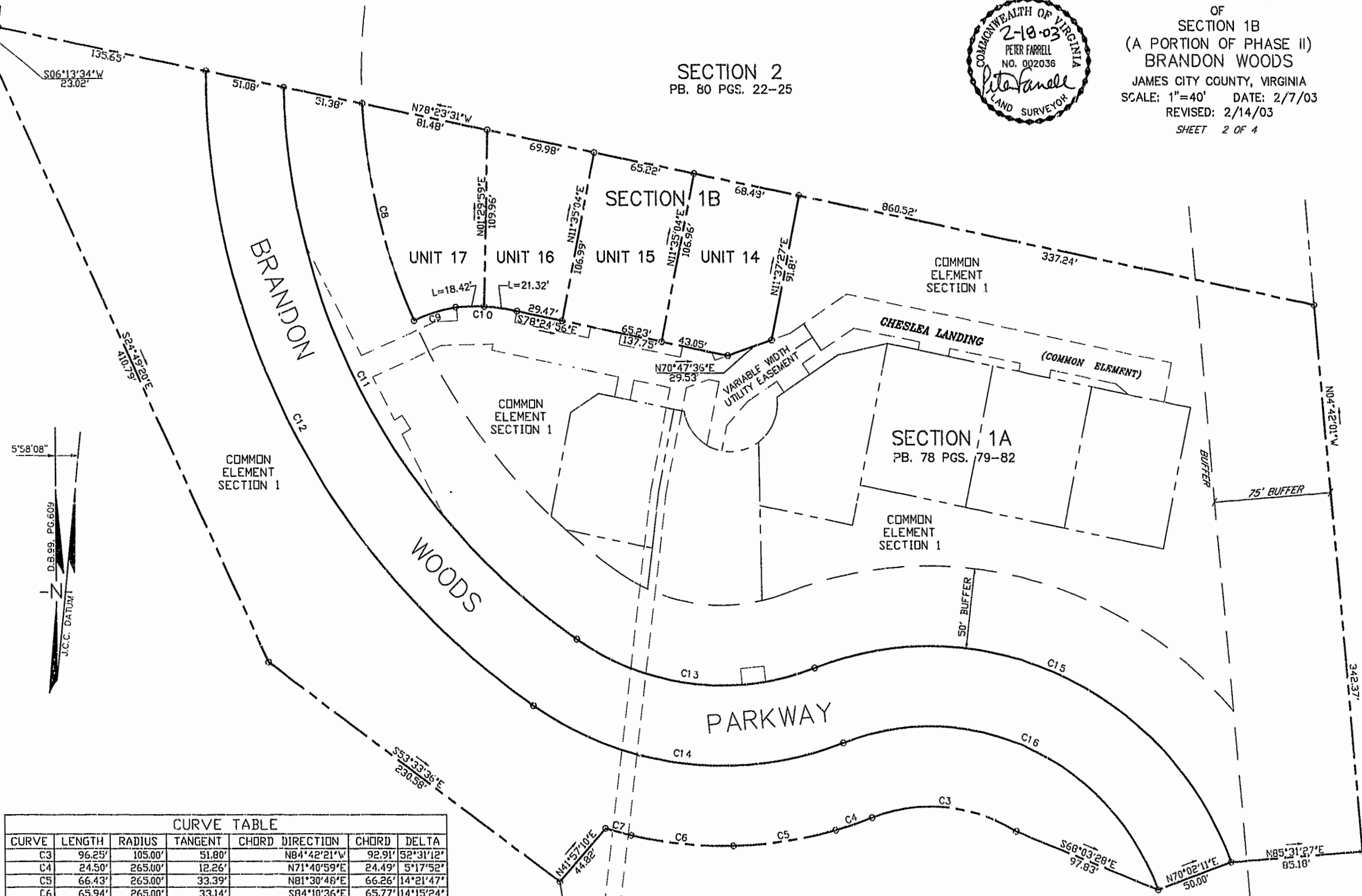
(COMMON ELEMENT)

SECTION 1A  
PB. 78 PGS. 79-82

COMMON ELEMENT SECTION 1

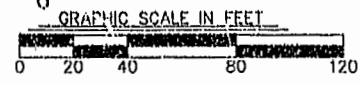
PARKWAY

BRANDON WOODS



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C3	96.25'	105.00'	51.80'		N84°42'21"W	92.91' 52°31'12"
C4	24.50'	265.00'	12.26'		N71°40'59"E	24.49' 5°17'52"
C5	66.43'	265.00'	33.39'		N81°30'46"E	66.26' 14°21'47"
C6	65.94'	265.00'	33.14'		S84°10'36"E	65.77' 14°15'24"
C7	16.87'	265.00'	8.44'		S75°13'29"E	16.87' 3°38'51"
C8	139.59'	375.00'	70.61'		S13°15'12"E	138.79' 21°19'41"
C9	28.05'	106.74'	14.10'		S72°52'28"W	27.97' 15°03'13"
C10	39.74'	115.08'	20.07'		N86°21'51"W	39.54' 19°47'06"
C11	405.84'	425.00'	219.89'		S26°14'48"E	390.60' 54°42'48"
C12	464.65'	475.00'	252.81'		S27°34'48"E	446.34' 56°02'49"
C13	159.43'	165.00'	66.56'		S83°17'05"E	153.30' 55°21'45"
C14	207.75'	215.00'	112.79'		S83°17'05"E	199.76' 55°21'45"
C15	325.60'	205.00'	208.62'		N65°27'53"W	292.44' 91°00'08"
C16	246.18'	155.00'	157.74'		N65°27'53"W	221.11' 91°00'08"

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
20 February 2003  
at 9:57 AM/PM, PB 89, PGS 45-48  
DOCUMENT # 030005383  
BETTY B. WOOLDRIDGE, CLERK  
*Betty Wooldridge* (Rep. Clerk)



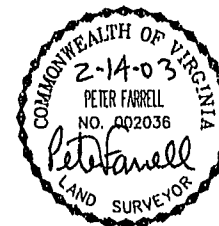
Engineers • Planners • Surveyors  
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4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VA 23188  
TEL. (757) 253-2975 FAX(757) 229-0049

DRAWN BY: LFV  
CHKD. BY: PF

PROJ. NO.: 1980074-000.49  
DWC. NO.: 14175W

#030005383

89 PAGE 47



CONDOMINIUM PLAT  
OF  
SECTION 1B  
(A PORTION OF PHASE 2)  
BRANDON WOODS  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=20' DATE: 2/7/03  
REVISED: 2/14/03  
SHEET 3 OF 4

PHASE II  
SECTION 2  
PB.80 PGS.22-25

BRANDON  
WOODS

PARKWAY

COMMON ELEMENT  
SECTION 1  
PB.78 PGS.79-82

SINGLE  
FAMILY  
RESIDENTIAL  
UNIT (TYP.)

UNIT 17

UNIT 16

UNIT 15

UNIT 14

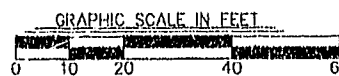
COMMON ELEMENT  
SECTION 1  
PB.78 PGS.79-82

CHELSEA LANDING

COMMON ELEMENT  
SECTION 1  
PB.78 PGS.79-82

VARIABLE WIDTH UTILITY  
EASEMENT TO BE DEDICATED  
TO JCSA, (TYP.)

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
20 February 2003  
at 9:57 AM/PM, PB. 89, PG. 47-48  
DOCUMENT # 030005383  
BY City of Williamsburg, Clerk



**LANDMARK  
DESIGN GROUP**

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DRAWN BY: LJV CHKD. BY: PF PROJ. NO.: 1980074-0049 DWG. NO.: 14174W

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.
- 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.

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, 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 Newport News

I, Janet D. 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 18th DAY OF February 2003.  
MY COMMISSION EXPIRES 9-30-03

*Janet D. Linthicum*  
SIGNATURE

I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.5B(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



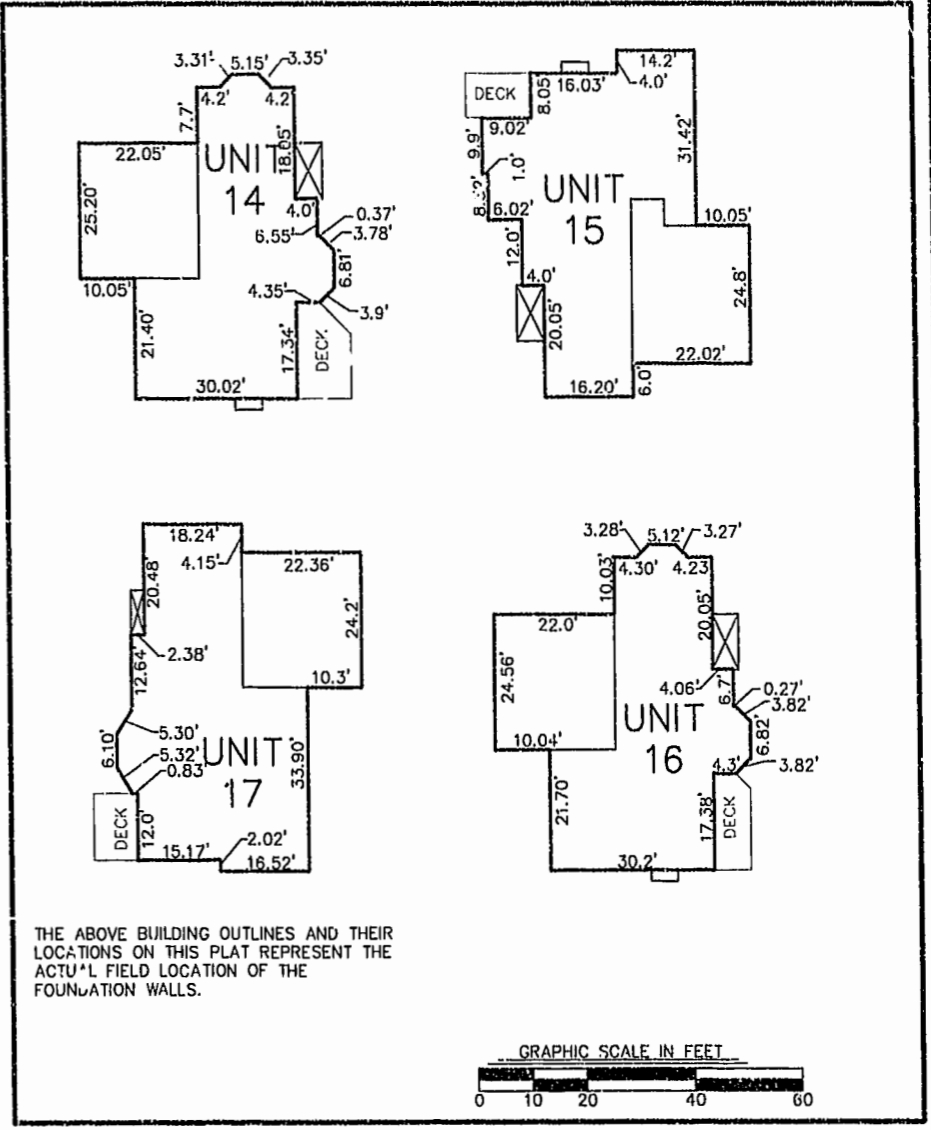
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 2-20-03 AS THE LAW DIRECTS.

TESTEE: *Betsy B. Woolridge* @ 957AM  
CLERK

PLAT BOOK 89 PAGE 45-48

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 20 February 2003  
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DOCUMENT # 030005383  
Betsy B. Woolridge, Clerk  
*Betsy B. Woolridge*



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

PHASE II AREA TABULATION

TOTAL SECTION 1		5.9064 AC.
SECTION 1A	0.8336 AC.	
SECTION 1B	0.6586 AC.	
COMMON ELEMENT WITHIN SECTION 1	4.4143 AC.	
TOTAL SECTION 2		5.2832 AC.
TOTAL SECTION 3		3.6153 AC.
TOTAL SECTION 4		5.4142 AC.
TOTAL SECTION 5		7.6342 AC.
TOTAL BRANDON WOODS PARKWAY R/W WITHIN PHASE II		2.1142 AC.
ADDITIONAL LAND PHASE II REMAINDER OF BRANDON WOODS PARKWAY R/W	9.4724 AC.	
	1.3526 AC.	
TOTAL PHASE II		40.7925 AC.

PHASE II, SECTION 1B UNIT/LAND TABULATION

UNIT 14 =	7,128.05 SQ. FT.	/ 0.1636 AC.
UNIT 15 =	6,977.01 SQ. FT.	/ 0.1602 AC.
UNIT 16 =	6,476.21 SQ. FT.	/ 0.1487 AC.
UNIT 17 =	8,107.02 SQ. FT.	/ 0.1861 AC.

CONDOMINIUM PLAT  
OF  
SECTION 1B  
(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



4029 IRONBOUND ROAD SUITE 100  
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DRAWN BY: IFV  
CHKD. BY: PF

PROJ. NO.: 1980074-000.49  
DWG. NO.: 141731W