

#030005384

89 PAGE 50

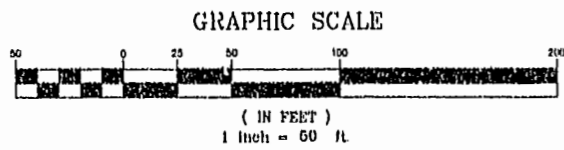
CONDOMINIUM PLAT
 OF
 SECTION 4B
 (A PORTION OF SECTION 2, PHASE II)
 BRANDON WOODS
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=50' DATE 2/7/03
 REVISED: 2/14/03
 SHEET 2 OF 4

| CURVE TABLE | | | | | | |
|-------------|---------|---------|---------|---------|---------------|-----------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
| C2 | 170.52' | 675.00' | 85.71' | 170.06' | N00°30'28"W | 14°28'36" |
| C3 | 166.32' | 355.00' | 84.72' | 164.80' | N21°10'00"W | 26°50'37" |

PHASE II
 ADDITIONAL
 LAND
 47-1-① -29
 N/F WOODBURY ASSOCIATES, L.L.C.
 INSTRUMENT NO. 970005428



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
20 February 2003
 at 10:09 AM AM/P.M. PB 59 PG 44-52
 DOCUMENT # 030005384
 BETSY B. WOODRIDGE, CLERK
[Signature], Clerk



SECTION 2A
 PD.09 PG. 22-25

**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

#030005384

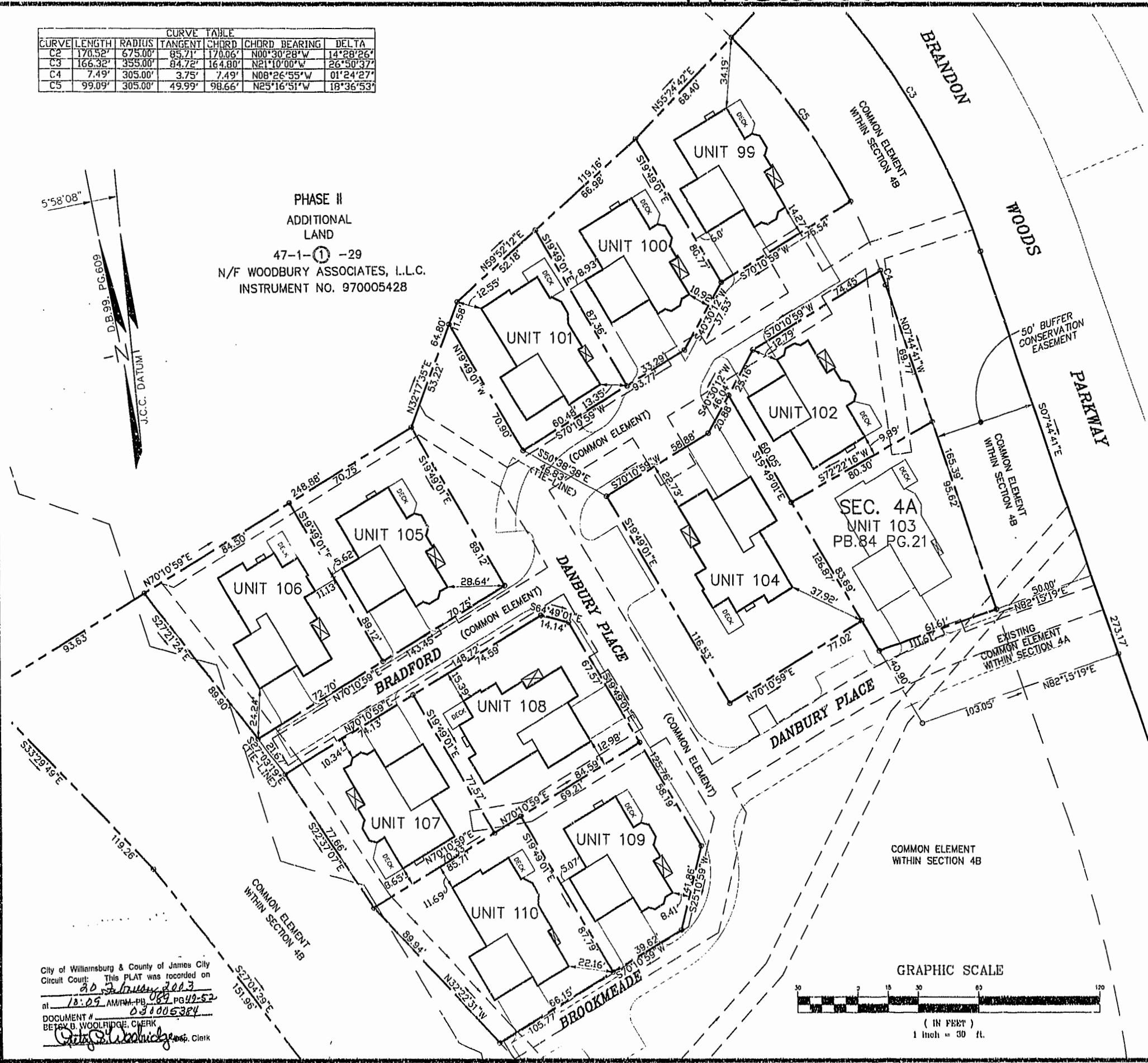
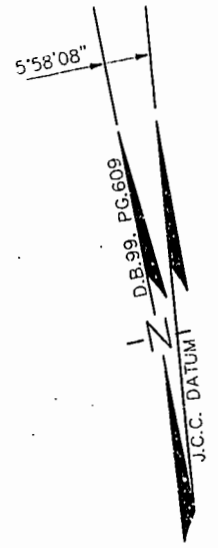
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| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
|-------|---------|---------|---------|---------|---------------|-----------|
| C2 | 170.52' | 675.00' | 85.71' | 170.06' | N00°30'28"W | 14°28'26" |
| C3 | 166.32' | 355.00' | 84.72' | 164.80' | N21°10'00"W | 26°50'37" |
| C4 | 7.49' | 305.00' | 3.75' | 7.49' | N08°26'55"W | 01°24'27" |
| C5 | 99.09' | 305.00' | 49.99' | 98.66' | N25°16'51"W | 18°36'53" |

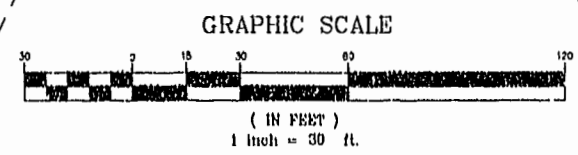
CONDOMINIUM PLAT
OF
SECTION 4B
(A PORTION OF SECTION 2, PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=30' DATE: 2/7/03
REVISED: 2/14/03
SHEET 3 OF 4



PHASE II
ADDITIONAL
LAND
47-1-①-29
N/F WOODBURY ASSOCIATES, L.L.C.
INSTRUMENT NO. 970005428



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
20 February 2003
at 10:09 AM by 089 PG 42-52
DOCUMENT # 031005384
BETSY B. WOOLRIDGE, CLERK



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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

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

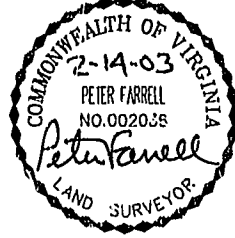
STATE OF VIRGINIA CITY/COUNTY OF James City I, Kristine A. Magnusson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 19th DAY OF February 2003. MY COMMISSION EXPIRES 01/31/06

William H. Carr WILLIAM H. CARR, TRUSTEE

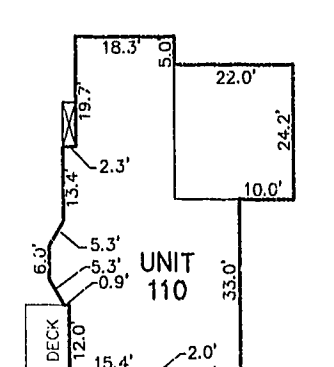
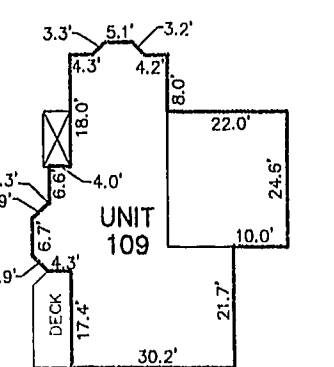
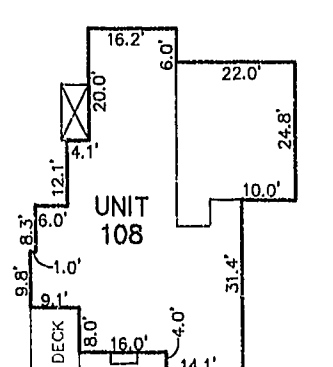
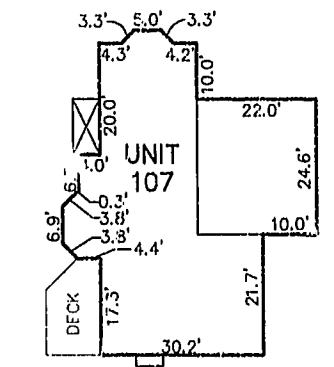
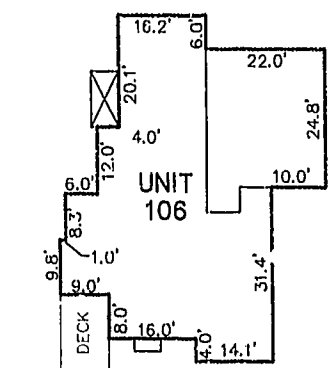
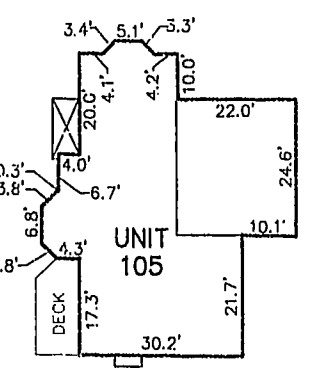
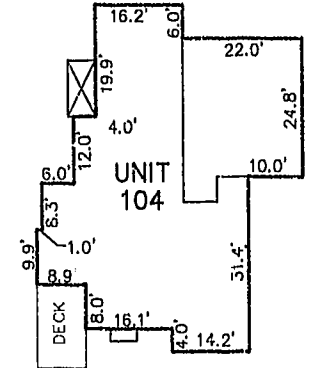
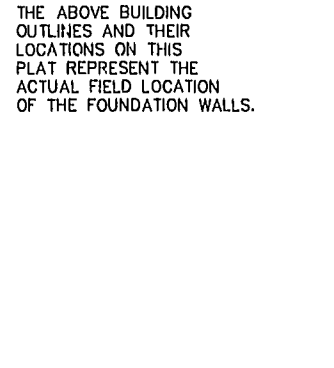
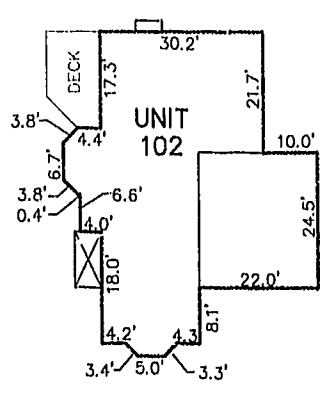
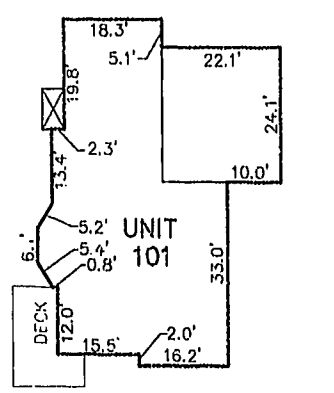
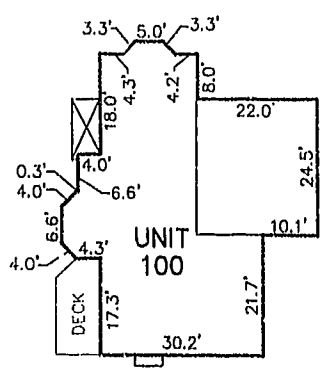
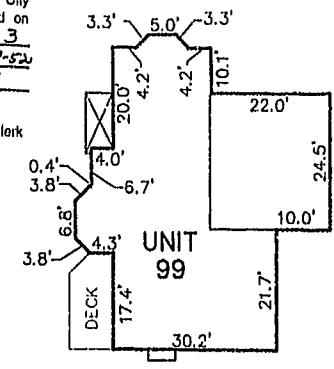
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF Newmarket News I, 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

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



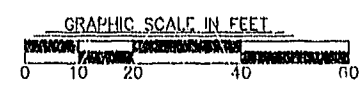
STATE OF VIRGINIA, COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 20 February 2003 AS THE LAW DIRECTS. TESTEE: Peter Farrell, CLERK PLAT BOOK 89 PAGE 49-52



- 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.

PHASE II AREA TABULATION table with columns for section/unit and area in AC.

PHASE II, SECTION 4B UNIT/LAND TABULATION table with columns for unit number, area, and other details.



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

