

#032751

CERTIFICATION OF SOURCE OF TITLE

TITLE TO THE LANDS SHOWN HEREON WAS CONVEYED FROM EVELYN M. HARRIS AND JAMES T. MAYNARD, ET ALS TO CONDOR PROPERTIES AT WILLIAMSBURG BY DOCUMENT #LR980334, DATED NOVEMBER 26, 1997 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND/OR TRUSTEE(S).

[Signature] 11/18/03
 FOR CONDOR PROPERTIES AT WILLIAMSBURG DATE
PAULA HERTZBERG
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, I
JOHN F. SLOSS A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS DAY OF NOVEMBER 18, 2003.
 MY COMMISSION EXPIRES JULY 31, 2005.
 SIGNATURE [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.
[Signature] 7/25/03
 G.T. WILSON, JR. L.S. DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 12/8/03
 AGENT FOR THE CITY OF WILLIAMSBURG DATE

AREA TABULATION

BRANDYWYNE AT WILLIAMSBURG
 PHASE II C
 LOTS 62 - 69

| | SQUARE FEET | ACRES |
|--------------------------------|--------------------|-------------------|
| AREA OF RESIDENTIAL LOTS | 33,438 S.F. | 0.768 AC.± |
| AREA OF RIGHT OF WAY (PRIVATE) | 2,554 S.F. | 0.058 AC.± |
| AREA SUBDIVIDED | 35,992 S.F. | 0.826 AC.± |
| NUMBER OF LOTS | 8 | |
| AVERAGE LOT SIZE | 4180 S.F. | 0.096 AC.± |
| SMALLEST LOT (LOT 64,65) | 3623 S.F. | 0.083 AC.± |
| LARGEST LOT (LOT 63,66) | 4896 S.F. | 0.112 AC.± |
| GROSS LOTS PER ACRE | 9.68 | |

AREA TABULATION

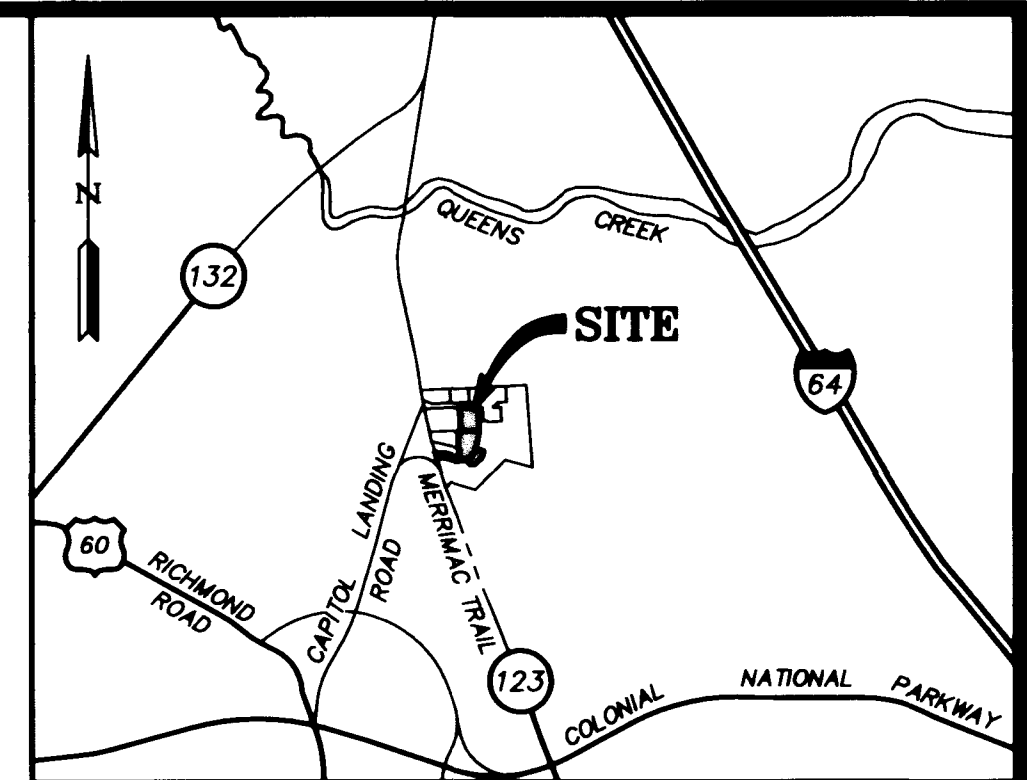
BRANDYWYNE AT WILLIAMSBURG
 PHASE IV B
 LOTS 57 - 60

| | SQUARE FEET | ACRES |
|--------------------------------|--------------------|-------------------|
| AREA OF RESIDENTIAL LOTS | 21,559 S.F. | 0.495 AC.± |
| AREA OF OPEN SPACE | 7,559 S.F. | 0.173 AC.± |
| AREA OF RIGHT OF WAY (PUBLIC) | 43,244 S.F. | 0.993 AC.± |
| AREA OF RIGHT OF WAY (PRIVATE) | 7,280 S.F. | 0.167 AC.± |
| AREA SUBDIVIDED | 79,642 S.F. | 1.828 AC.± |
| NUMBER OF LOTS | 4 | |
| AVERAGE LOT SIZE | 5390 S.F. | 0.124 AC.± |
| SMALLEST LOT (LOT 58,59) | 4567 S.F. | 0.105 AC.± |
| LARGEST LOT (LOT 60) | 6894 S.F. | 0.158 AC.± |
| GROSS LOTS PER ACRE | 2.19 | |

AREA TABULATION

BRANDYWYNE AT WILLIAMSBURG
 PHASE IV C
 LOTS 42 - 44

| | SQUARE FEET | ACRES |
|--------------------------|--------------------|-------------------|
| AREA OF RESIDENTIAL LOTS | 17,255 S.F. | 0.396 AC.± |
| AREA SUBDIVIDED | 17,255 S.F. | 0.396 AC.± |
| NUMBER OF LOTS | 3 | |
| AVERAGE LOT SIZE | 5752 S.F. | 0.132 AC.± |
| SMALLEST LOT (LOT 44) | 5539 S.F. | 0.127 AC.± |
| LARGEST LOT (LOT 42) | 5986 S.F. | 0.137 AC.± |
| GROSS LOTS PER ACRE | 7.58 | |



VICINITY MAP
 (APPROX. SCALE: 1"=2000')

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF CITY OF WILLIAMSBURG TAX PARCEL (378-003-00-001).
- PROPERTY IS CURRENTLY ZONED "PDR".
- PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- SETBACK REQUIREMENTS: AS SHOWN
- SHAINDEL DRIVE HEREBY DEDICATED TO PUBLIC USE.
- THIS PLAT IS BASED UPON A PLAT BY AES CONSULTING ENGINEERS DATED 7/28/99 ENTITLED "PLAT FOR BOUNDARY LINE VACATION BETWEEN THE PROPERTIES OWNED BY CONDOR PROPERTIES AT WILLIAMSBURG," AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG IN PLAT BOOK 74, PG. 78.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. 510294-00058, DATED 3/2/94.

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
Dec 9, 2003
 at 1:37 PM. PG.
 DOCUMENT # 032751
 BETSY B. WOOLRIDGE, CLERK

STATE OF VIRGINIA

CITY OF WILLIAMSBURG [Signature] Clerk

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA THIS 9th DAY OF Dec, 2003 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.
BETSY B. WOOLRIDGE, CLERK

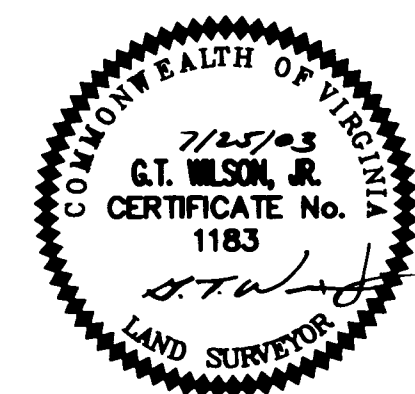
TESTE: [Signature]
 CLERK [Signature]

PLAT BOOK , PAGE

10.08.03-12:57 84532CPI.DWG JFS

5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
BRANDYWYNE
 AT WILLIAMSBURG
 PHASE II C, LOTS 62-69, PHASE IVB, LOTS 57-60
 AND PHASE IVC, LOTS 42-44
 OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C.
 CITY OF WILLIAMSBURG VIRGINIA



| No. | DATE | REVISION / COMMENT / NOTE | BY |
|-----|----------|---|-----|
| 3 | 10/30/03 | REVISED PER CITY OF WILLIAMSBURG COMMENTS | JFS |
| 2 | 10/20/03 | ADDED LOTS 42-44 | JFS |
| 1 | 10/08/03 | REVISED R/W OF SHAINDEL DRIVE | JFS |

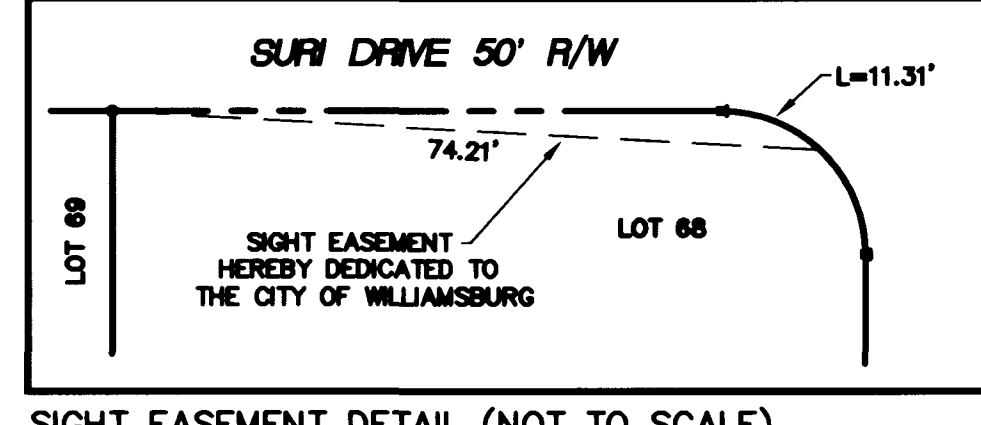
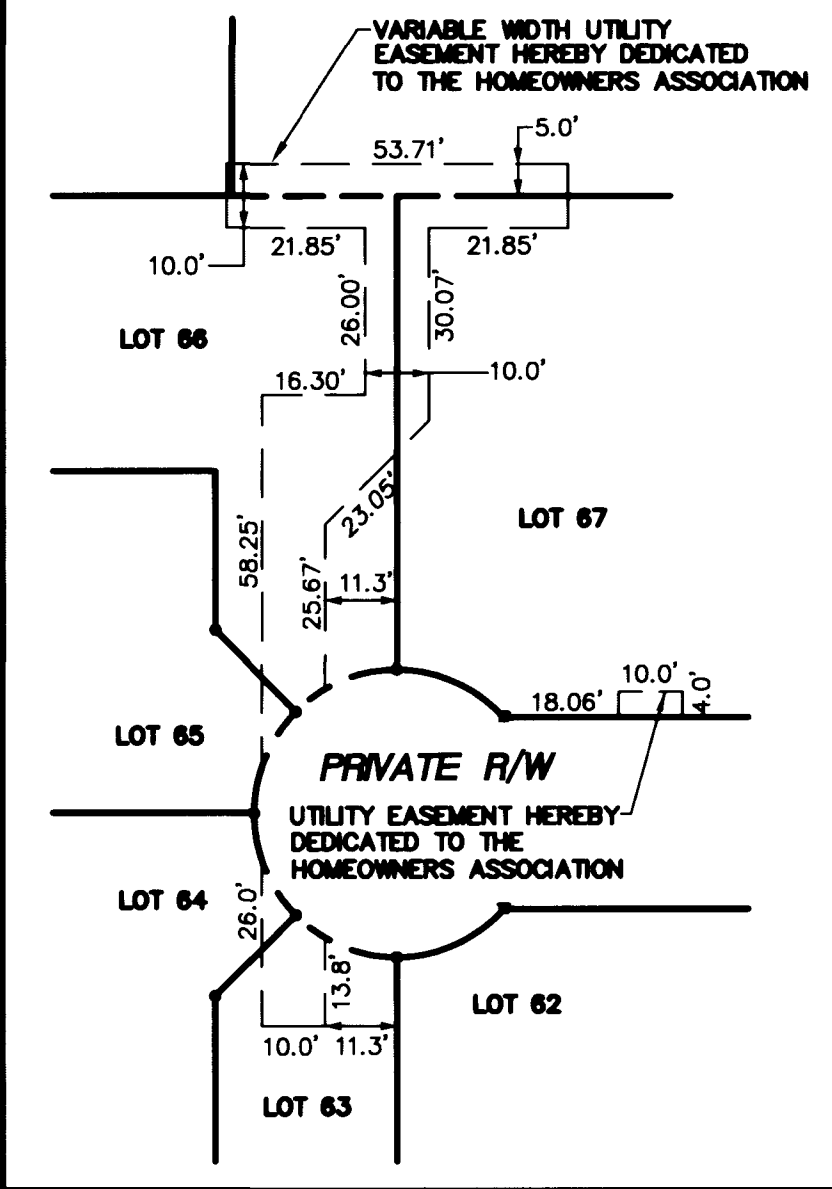
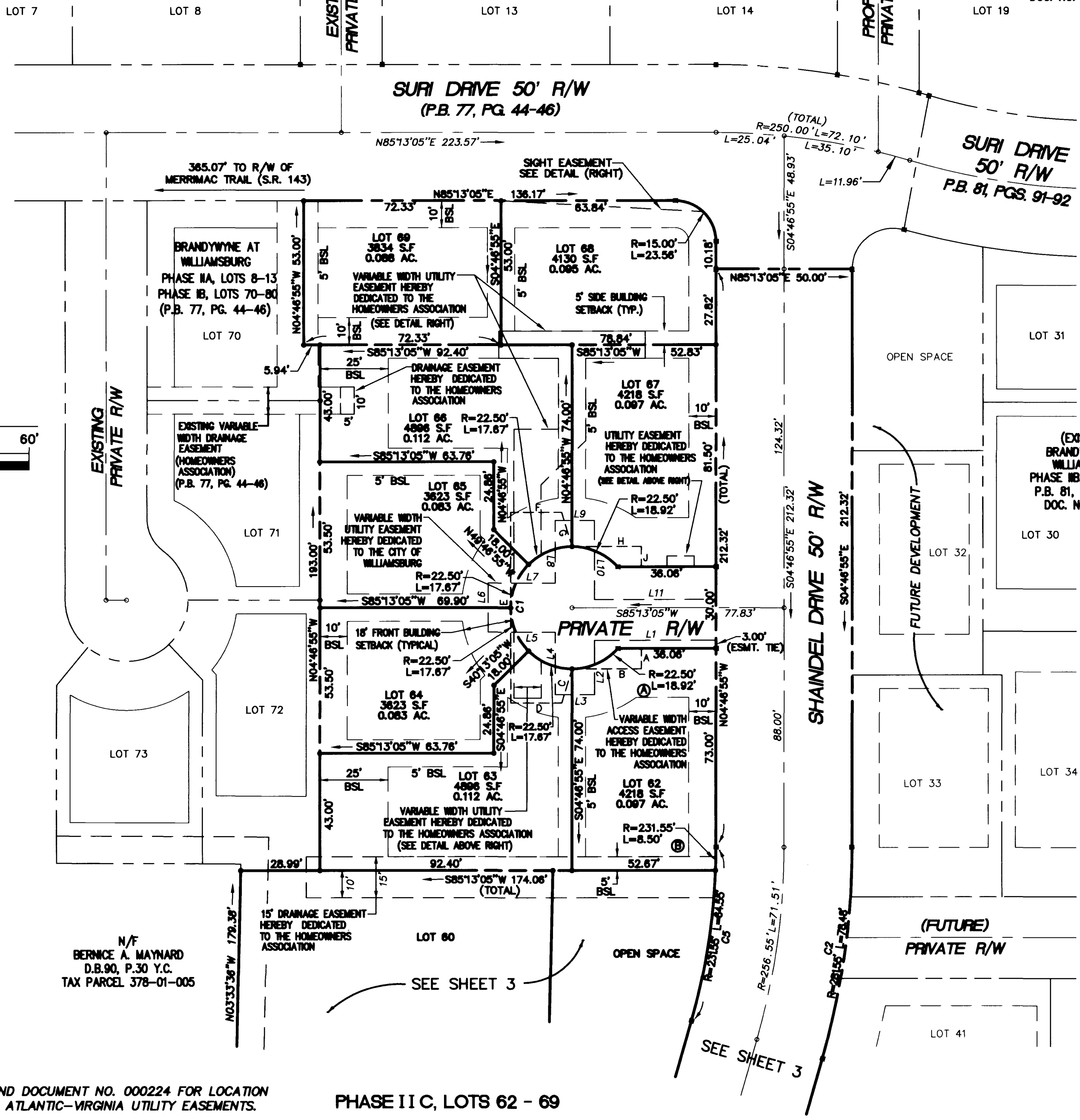
| Designed | Drawn |
|-------------|---------|
| HWP | JFS |
| Scale | Date |
| NOTED | 7/25/03 |
| Project No. | |
| 8453-04 | |
| Drawing No. | |
| 1 of 3 | |

#032151

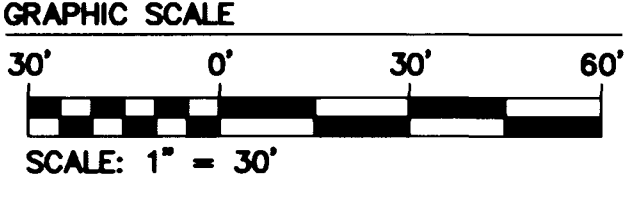
BRANDYWYNE AT WILLIAMSBURG
PHASE IA, LOTS 1-7
(P.B. 75, PG. 78)

BRANDYWYNE AT WILLIAMSBURG
PHASE IA, LOTS 8-13
PHASE IB, LOTS 70-80
(P.B. 77, PG. 44-46)

(EXISTING)
BRANDYWYNE AT WILLIAMSBURG
PHASE IB, LOTS 14-31
P.B. 81, PGS. 91-92
DOC. NO. 010810



City of Williamsburg & County of James City
Circuit Court: This Plat was recorded on
09/12/03
at 1:31 PM, P.B. PG.
DOCUMENT # 032151
Betsy B. Woolridge, Clerk



LINE TABLE FOR UTILITY EASEMENT

| NUMBER | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | S85°13'05"W | 44.56' |
| L2 | S04°46'55"E | 20.00' |
| L3 | S85°13'05"W | 14.42' |
| L4 | N04°46'55"W | 23.00' |
| L5 | S85°13'05"W | 24.56' |
| L6 | N04°46'55"W | 18.00' |
| L7 | N85°13'05"E | 24.56' |
| L8 | N04°46'55"W | 23.00' |
| L9 | N85°13'05"E | 14.42' |
| L10 | S04°46'55"E | 29.00' |
| L11 | N85°13'05"E | 44.56' |

LINE TABLE FOR ACCESS EASEMENT

| NUMBER | BEARING | DISTANCE |
|--------|-------------|----------|
| A | S04°46'55"E | 7.50' |
| B | S85°13'05"W | 25.36' |
| C | S12°04'38"W | 13.06' |
| D | S85°13'05"W | 18.71' |
| E | N04°46'55"W | 70.00' |
| F | N85°13'05"E | 18.71' |
| G | S21°38'10"E | 13.06' |
| H | N85°13'05"E | 25.36' |
| J | S04°46'55"E | 7.50' |

LOT CURVE TABLE

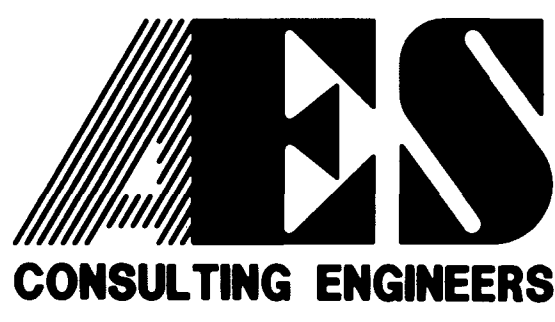
| LOT | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEAR |
|-----|-----------|--------|--------|---------|-------|-------------|
| 62A | 48°11'23" | 22.50 | 18.92 | 10.06 | 18.37 | N61°07'23"E |
| 62B | 02°08'13" | 231.55 | 8.50 | 4.25 | 8.50 | S03°43'48"E |
| 63 | 45°00'00" | 22.50 | 17.67 | 9.32 | 17.22 | S72°16'55"E |
| 64 | 45°00'00" | 22.50 | 17.67 | 9.32 | 17.22 | S27°16'55"E |
| 65 | 45°00'00" | 22.50 | 17.67 | 9.32 | 17.22 | S17°43'05"W |
| 66 | 45°00'00" | 22.50 | 17.67 | 9.32 | 17.22 | S82°43'05"W |
| 67 | 48°11'23" | 22.50 | 18.92 | 10.06 | 18.37 | S70°41'14"E |
| 68 | 90°00'00" | 15.00 | 23.56 | 15.00 | 21.21 | S48°46'55"E |

RIGHT OF WAY CURVE TABLE

| NUMBER | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEAR |
|--------|------------|--------|--------|---------|-------|-------------|
| C1 | 278°22'46" | 22.50 | 108.52 | — | 30.00 | N04°46'55"W |
| C2 | 15°38'18" | 261.55 | 78.48 | 38.90 | 78.23 | S03°12'13"W |
| C5 | 15°38'18" | 231.55 | 64.55 | 32.48 | 64.34 | N03°12'13"E |

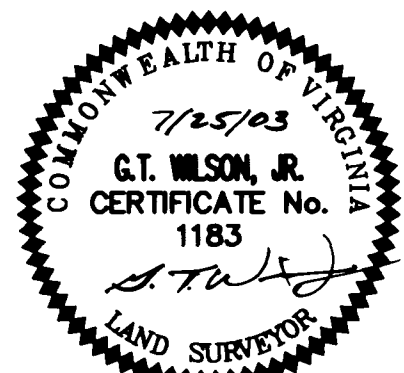
NOTE: SEE DOCUMENT NO. 991521 AND DOCUMENT NO. 000224 FOR LOCATION OF VIRGINIA POWER AND BELL ATLANTIC-VIRGINIA UTILITY EASEMENTS.

PHASE II C, LOTS 62 - 69



5248 Olde Towne Road, Suite 1
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PLAT OF SUBDIVISION
BRANDYWYNE AT WILLIAMSBURG
PHASE II C, LOTS 62-69, PHASE IVB, LOTS 57-60
AND PHASE IVC, LOTS 42-44
OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C.
CITY OF WILLIAMSBURG VIRGINIA



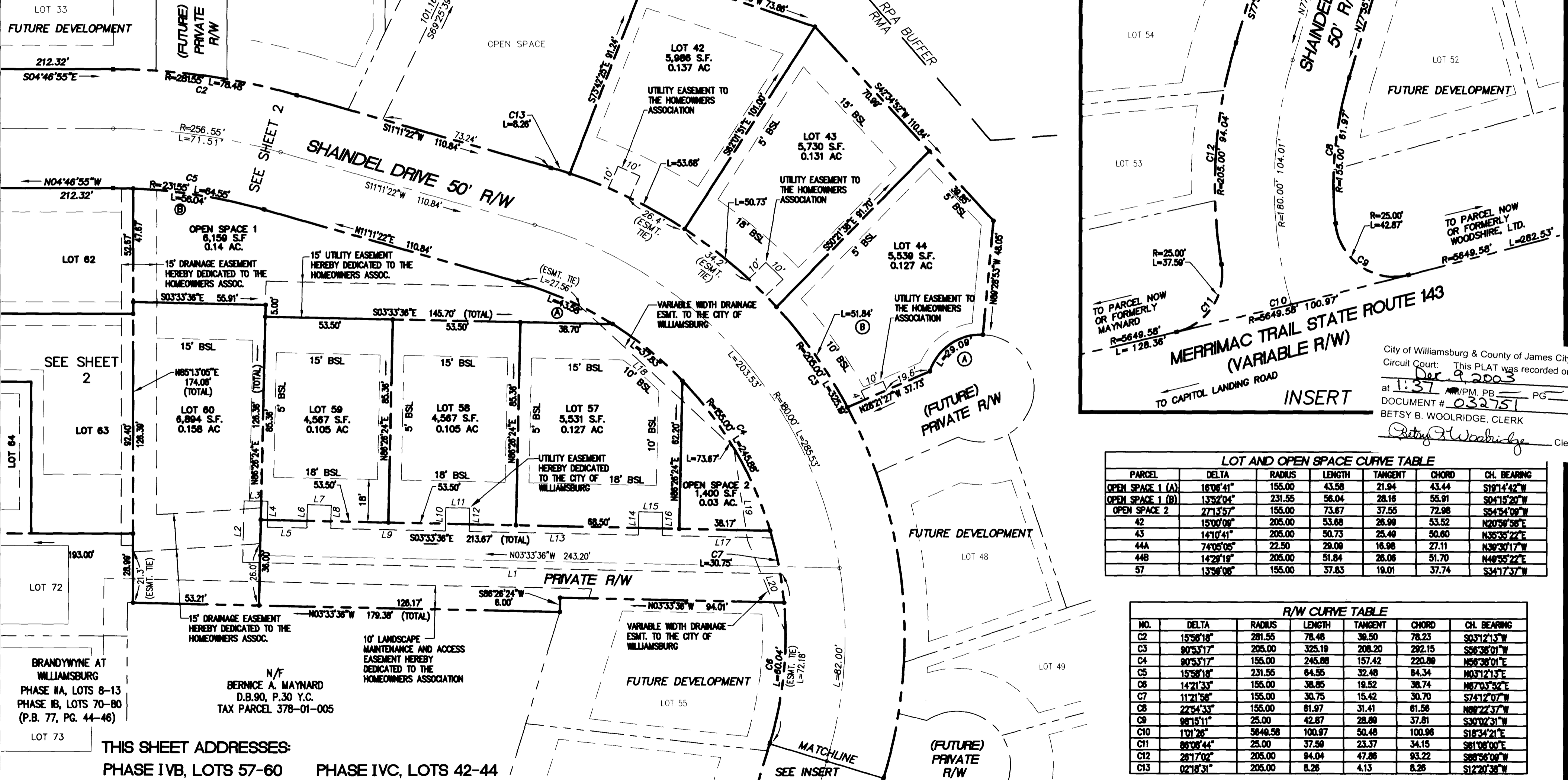
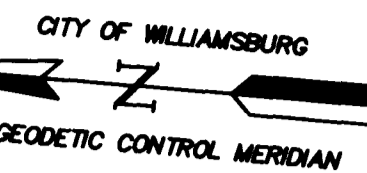
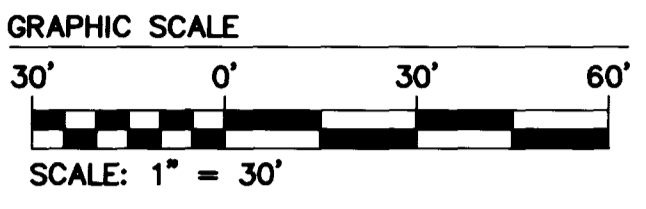
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| 2 | 10/20/03 | ADDED LOTS 42-44 | JFS |
| 1 | 10/08/03 | REVISED R/W OF SHANDEL DRIVE | JFS |

| Designed | Drawn |
|-------------|---------|
| HWP | JFS |
| Scale | Date |
| 1"=30' | 7/25/03 |
| Project No. | |
| 8453-04 | |
| Drawing No. | |
| 2 of 3 | |

#032751

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 225.53 | N03°33'36"W |
| L2 | 25.89 | N86°26'24"E |
| L3 | 10.00 | S03°33'36"E |
| L4 | 10.89 | S86°26'24"W |
| L5 | 16.60 | S03°33'36"E |
| L6 | 9.80 | N86°26'24"E |
| L7 | 10.00 | S03°33'36"E |
| L8 | 9.80 | S86°26'24"W |
| L9 | 48.07 | S03°33'36"E |
| L10 | 9.80 | N86°26'24"E |
| L11 | 10.00 | S03°33'36"E |
| L12 | 9.80 | S86°26'24"W |
| L13 | 70.94 | S03°33'36"E |
| L14 | 9.80 | N86°26'24"E |
| L15 | 10.00 | S03°33'36"E |
| L16 | 9.80 | S86°26'24"W |
| L17 | 46.20 | S03°33'36"E |
| L18 | 88.32 | S37°56'05"W |
| L19 | 39.04 | S76°47'14"W |
| L20 | 42.16 | S62°51'26"W |

NOTE: SEE DOCUMENT NO. 991521 AND DOCUMENT NO. 000224 FOR LOCATION OF VIRGINIA POWER AND BELL ATLANTIC-VIRGINIA UTILITY EASEMENTS.

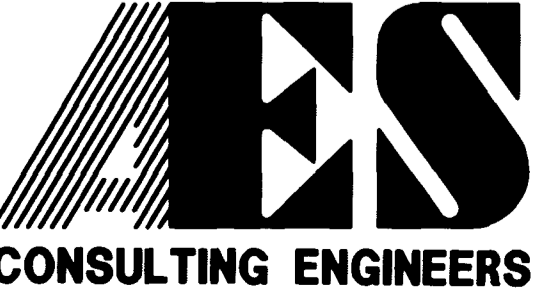


N/F
CONDOR PROPERTIES
AT WILLIAMSBURG LLC
LR #980334
TAX PARCEL 379-A-001
& TAX PARCEL 378-01-001 THRU 004

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Dec 9, 2003
at 1:37 P.M. PG
DOCUMENT # **032751**
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

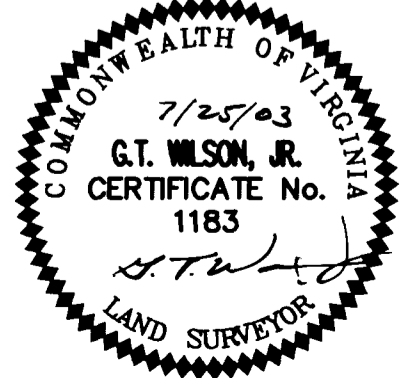
| PARCEL | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|------------------|-----------|--------|--------|---------|-------|-------------|
| OPEN SPACE 1 (A) | 16'08"41" | 155.00 | 43.58 | 21.94 | 43.44 | S19°14'42"W |
| OPEN SPACE 1 (B) | 13'52"04" | 231.55 | 58.04 | 28.16 | 55.91 | S04°15'20"W |
| OPEN SPACE 2 | 27'13"57" | 155.00 | 73.67 | 37.55 | 72.98 | S54°34'08"W |
| 42 | 15'00"08" | 205.00 | 53.68 | 26.99 | 53.52 | N20°59'58"E |
| 43 | 14'10"41" | 205.00 | 50.73 | 25.40 | 50.60 | N35°36'22"E |
| 44A | 74°05'05" | 22.50 | 29.09 | 16.98 | 27.11 | N39°30'17"W |
| 44B | 14°29'19" | 205.00 | 51.84 | 26.06 | 51.70 | N48°55'22"E |
| 57 | 13°59'08" | 155.00 | 37.83 | 19.01 | 37.74 | S34°17'37"W |

| NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|-----|-----------|---------|--------|---------|--------|-------------|
| C2 | 15°58'18" | 281.55 | 78.48 | 38.50 | 78.23 | S03°12'13"W |
| C3 | 90°53'17" | 205.00 | 325.19 | 208.20 | 292.15 | S56°38'01"W |
| C4 | 90°53'17" | 155.00 | 245.88 | 157.42 | 220.89 | N58°38'01"E |
| C5 | 15°58'18" | 231.55 | 64.55 | 32.48 | 64.34 | N03°12'13"E |
| C6 | 14°21'33" | 155.00 | 38.85 | 19.52 | 38.74 | N67°03'52"E |
| C7 | 11°21'38" | 155.00 | 30.75 | 15.42 | 30.70 | S74°12'07"W |
| C8 | 22°54'33" | 155.00 | 61.97 | 31.41 | 61.56 | N89°22'37"W |
| C9 | 98°15'11" | 25.00 | 42.87 | 26.89 | 37.81 | S30°02'31"W |
| C10 | 101°28" | 5649.58 | 100.97 | 50.48 | 100.96 | S18°34'21"E |
| C11 | 88°08'44" | 25.00 | 37.59 | 23.37 | 34.15 | S61°08'00"E |
| C12 | 28°17'02" | 205.00 | 94.04 | 47.86 | 93.22 | S88°58'00"W |
| C13 | 02°18'31" | 205.00 | 8.26 | 4.13 | 8.26 | S12°20'38"W |



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AND PHASE IVC, LOTS 42-44
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| 1"=30' | 7/25/03 |
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| 8453-04 | |
| Drawing No. | |
| 3 of 3 | |