

#041437

**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).

FOR CONDOR PROPERTIES AT WILLIAMSBURG

Paula Hertzberg  
PRINTED NAME

7/29/04  
DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF James City, I

Brittany L. Mangold 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 July 29, 2004.

MY COMMISSION EXPIRES June 30 2007.

SIGNATURE Brittany L. Mangold

**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.

G.T. Wilson, Jr.  
G.T. WILSON, JR. L.S.

7/29/04  
DATE

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Reed T. Nater  
AGENT FOR THE CITY OF WILLIAMSBURG

8/5/04  
DATE

**AREA TABULATION**  
BRANDYWYNE AT WILLIAMSBURG  
PHASE IV A  
LOTS 32 - 41

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	48,465 S.F.	1.113 AC.±
AREA OF OPEN SPACE	3,758 S.F.	0.086 AC.±
AREA OF RIGHT OF WAY (PRIVATE)	5,472 S.F.	0.126 AC.±
<b>AREA SUBDIVDED</b>	<b>57,695 S.F.</b>	<b>1.325 AC.±</b>
NUMBER OF LOTS	10	
AVERAGE LOT SIZE	4847 S.F.	0.111 AC.±
SMALLEST LOT (LOT 32)	3955 S.F.	0.091 AC.±
LARGEST LOT (LOT 39)	6327 S.F.	0.145 AC.±
GROSS LOTS PER ACRE	7.55	

**AREA TABULATION**  
BRANDYWYNE AT WILLIAMSBURG  
PHASE III A  
LOTS 45 - 52

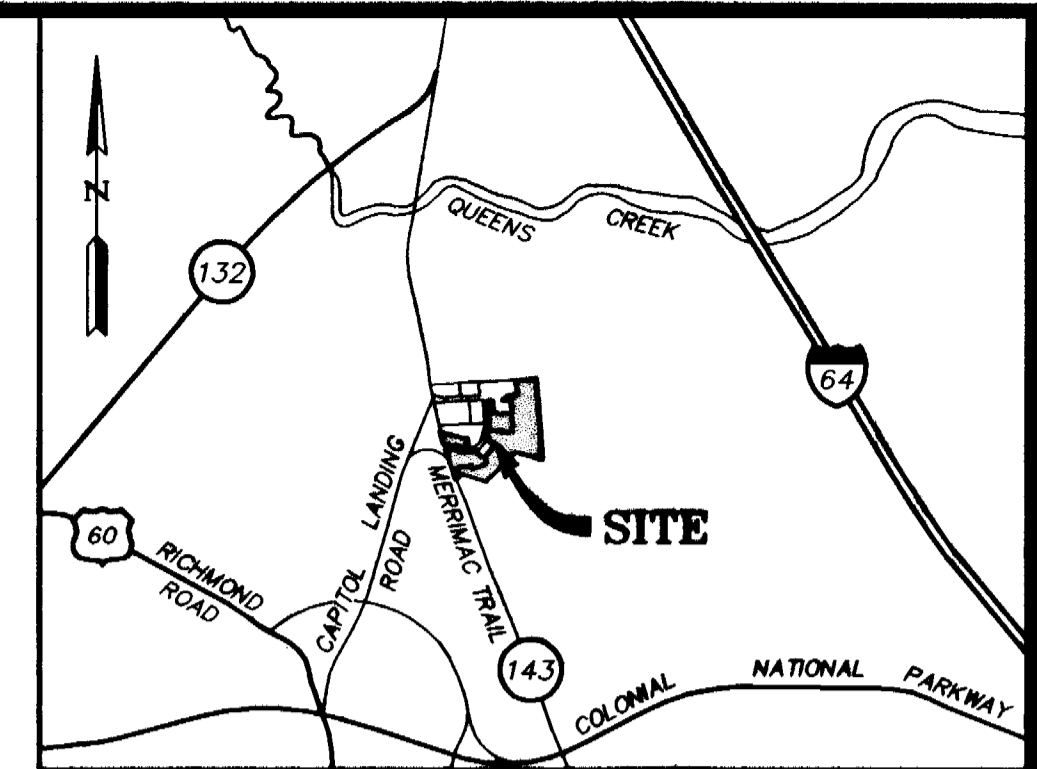
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	42,453 S.F.	0.975 AC.±
AREA OF HOA GREENBELT (PRIVATE)	15,044 S.F.	0.345 AC.±
AREA OF RIGHT OF WAY (PRIVATE)	4,415 S.F.	0.101 AC.±
<b>AREA SUBDIVDED</b>	<b>61,912 S.F.</b>	<b>1.421 AC.±</b>
NUMBER OF LOTS	8	
AVERAGE LOT SIZE	5307 S.F.	0.122 AC.±
SMALLEST LOT (LOT 46)	4643 S.F.	0.107 AC.±
LARGEST LOT (LOT 49)	5718 S.F.	0.131 AC.±
GROSS LOTS PER ACRE	5.63	

**AREA TABULATION**  
BRANDYWYNE AT WILLIAMSBURG  
PHASE III B  
LOTS 53 - 56

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	22,473 S.F.	0.516 AC.±
AREA OF HOA GREENBELT (PRIVATE)	6,887 S.F.	0.158 AC.±
<b>AREA SUBDIVDED</b>	<b>29,360 S.F.</b>	<b>0.674 AC.±</b>
NUMBER OF LOTS	4	
AVERAGE LOT SIZE	5,618 S.F.	0.129 AC.±
SMALLEST LOT (LOT 55)	4,612 S.F.	0.105 AC.±
LARGEST LOT (LOT 53)	6,186 S.F.	0.142 AC.±
GROSS LOTS PER ACRE	5.93	

AREA OF OPEN SPACE (SHEET 5) 346,921 S.F. 7.964 AC.±

TOTAL AREA (PHASE IVA, IIIA, IIIB, AND OPEN SPACE) 495,888 S.F. 11.384 AC.±



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 DEDICATED TO PUBLIC USE. (INSTR.#032751)
- 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. 510294-0005B, DATED 3/2/94.

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG

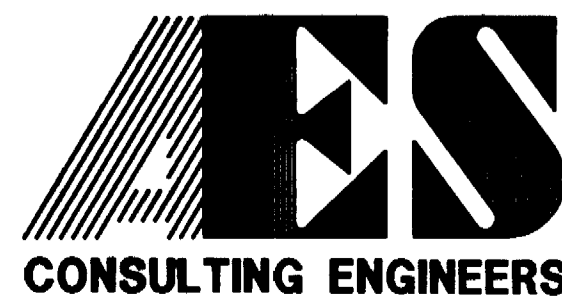
2:58pm.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA THIS 12th DAY OF August, 2004 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge  
CLERK

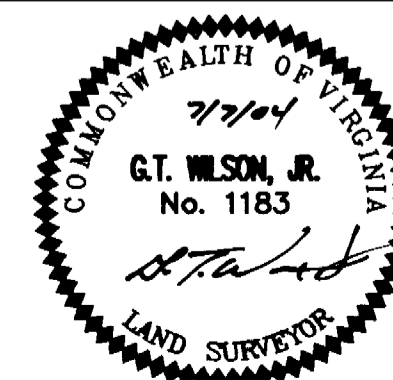
DOC. NO. 041437 PAGE     

S:\Jobs\14523\04-Brandywyne Ph. 3-A\Map\Plat\14523\REC\COM\REC\_845234\381\LAND\2004 7/29/2004 3:02:37 PM EST



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

PLAT OF SUBDIVISION  
BRANDYWYNE  
AT WILLIAMSBURG  
PHASE IV A, LOTS 32-41, PHASE III A, LOTS 45-52  
AND PHASE III B, LOTS 53-56  
OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C.  
CITY OF WILLIAMSBURG VIRGINIA



City of Williamsburg & County of James City			
Circuit Court: This PLAT was recorded on			
at <u>2:58</u> PM, PG. <u>    </u>			
DOCUMENT # <u>041437</u>			
BETSY B. WOOLRIDGE, CLERK			
<u>Betsy B. Woolridge</u> Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
HWP	JFS
Scale	Date
NOTED	7/7/04
Project No.	
8453	
Drawing No.	
1 of 5	