

#050008026

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. 98000030.

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, Patricia M. Pencei 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 31st DAY OF March 2005.
MY COMMISSION EXPIRES June 30, 2006

Patricia M. Pencei

SIGNATURE

William H. Carr

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 1st DAY OF April 2005.
MY COMMISSION EXPIRES 9/30/07

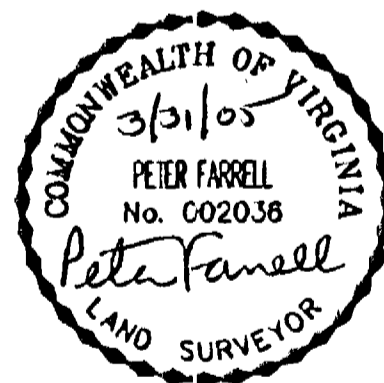
Janet B. Linthicum

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.

Peter Farrell 3/31/05

PETER FARRELL, LS DATE

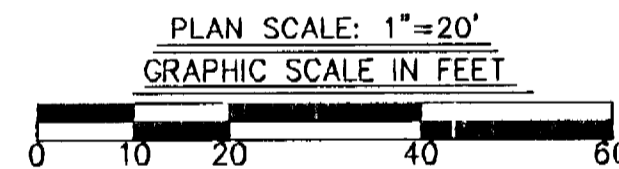
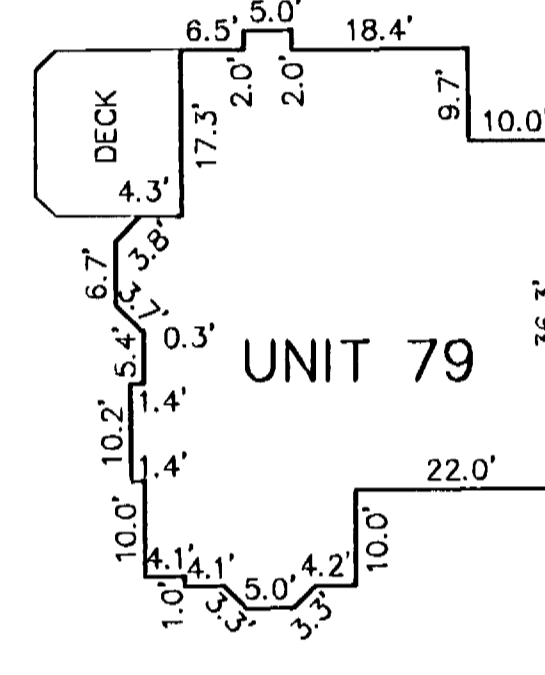
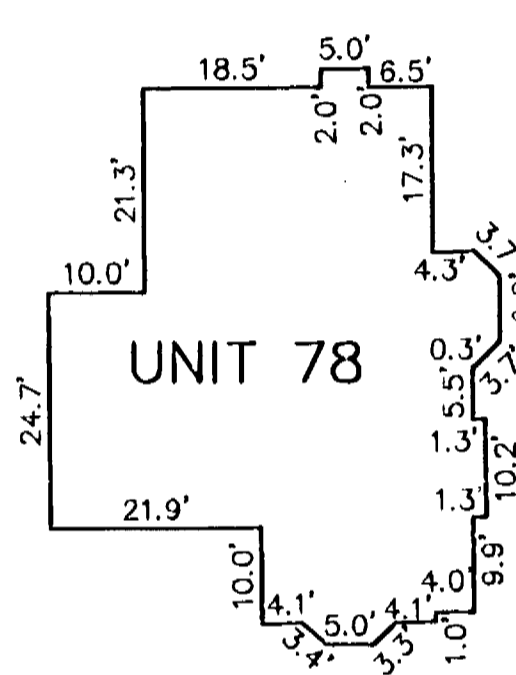
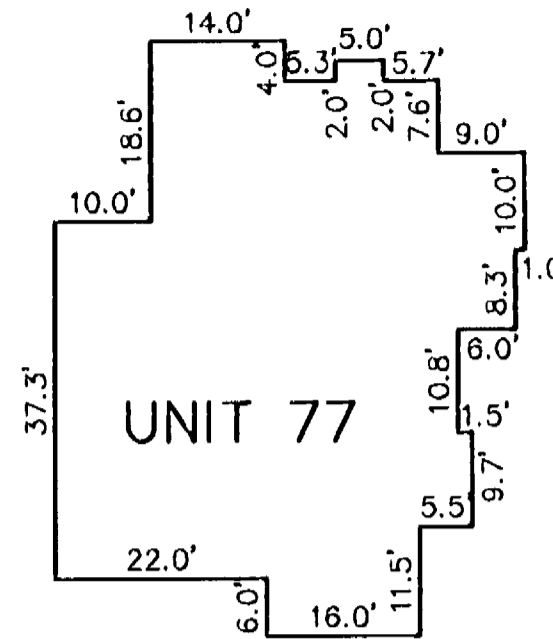
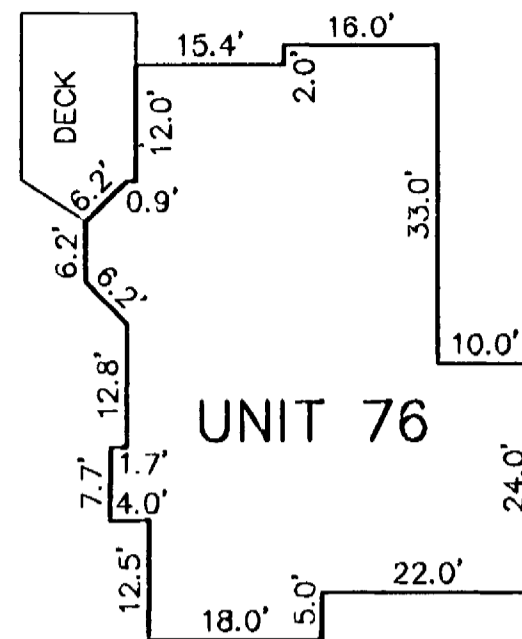


STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 12 April 2005 AS THE LAW DIRECTS.

TESTEE: *Betsy B. Woolridge, Clerk*

DOCUMENT NO. 050008026



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 THE UNITS IMPROVEMENTS.
- 10) THERE ARE NO DEFINED VERTICAL LIMITS FOR EACH UNIT.

PHASE II, SECTION 7A UNIT/LAND TABULATION

UNIT 76 =	9,033 SQ. FT. / 0.2074 AC.
UNIT 77 =	9,373 SQ. FT. / 0.2152 AC.
UNIT 78 =	5,475 SQ. FT. / 0.1257 AC.
UNIT 79 =	5,692 SQ. FT. / 0.1307 AC.

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.
TOTAL SECTION 5B	4.1105 AC.
SECTION 7A UNITS/LAND TOTAL	0.6790 AC.
BRANDON WOODS PKWY	0.2269 AC.
COMMON AREA	1.0785 AC.
TOTAL SECTION 7A	1.9844 AC.
ADDITIONAL LAND PHASE II	13.9686 AC.
TOTAL PHASE II	40.7925 AC.

4 Larger Size Plat(s) Recorded herewith as # 050008026

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12 April 2005 at 11:09 AM/PM. PG. --- DOCUMENT # 050008026 BETSY B. WOOLRIDGE, CLERK *Betsy B. Woolridge*

CONDOMINIUM PLAT OF SECTION 7A (A PORTION OF PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA SCALE: 1"=20' DATE: 3/31/05 SHEET 4 OF 4

LANDMARK DESIGN GROUP
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
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