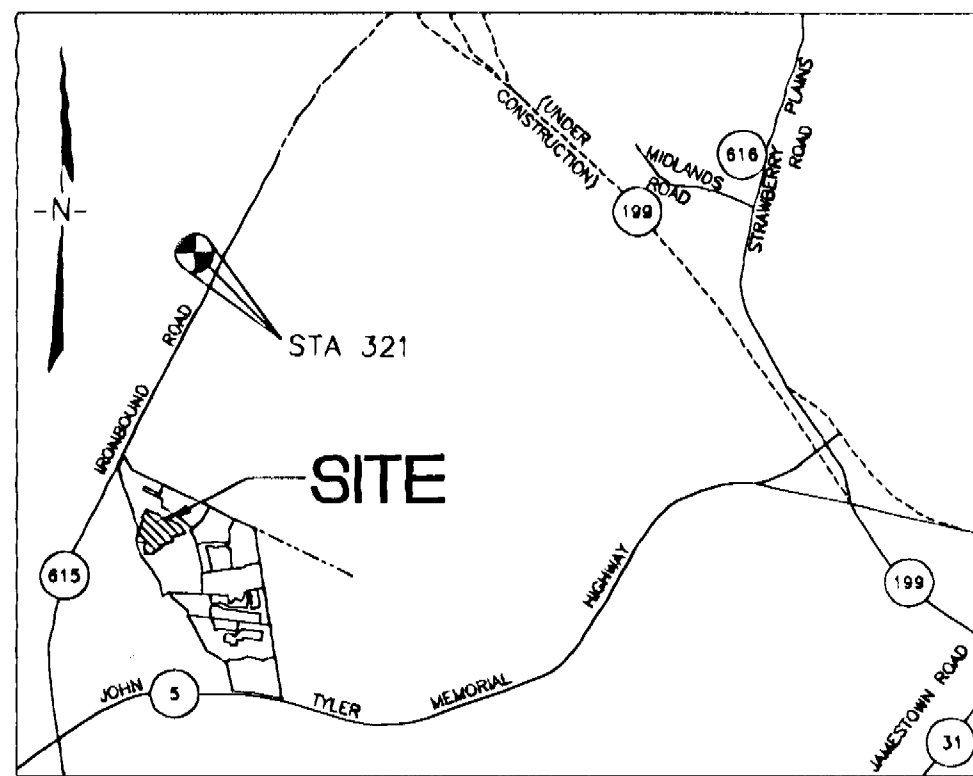
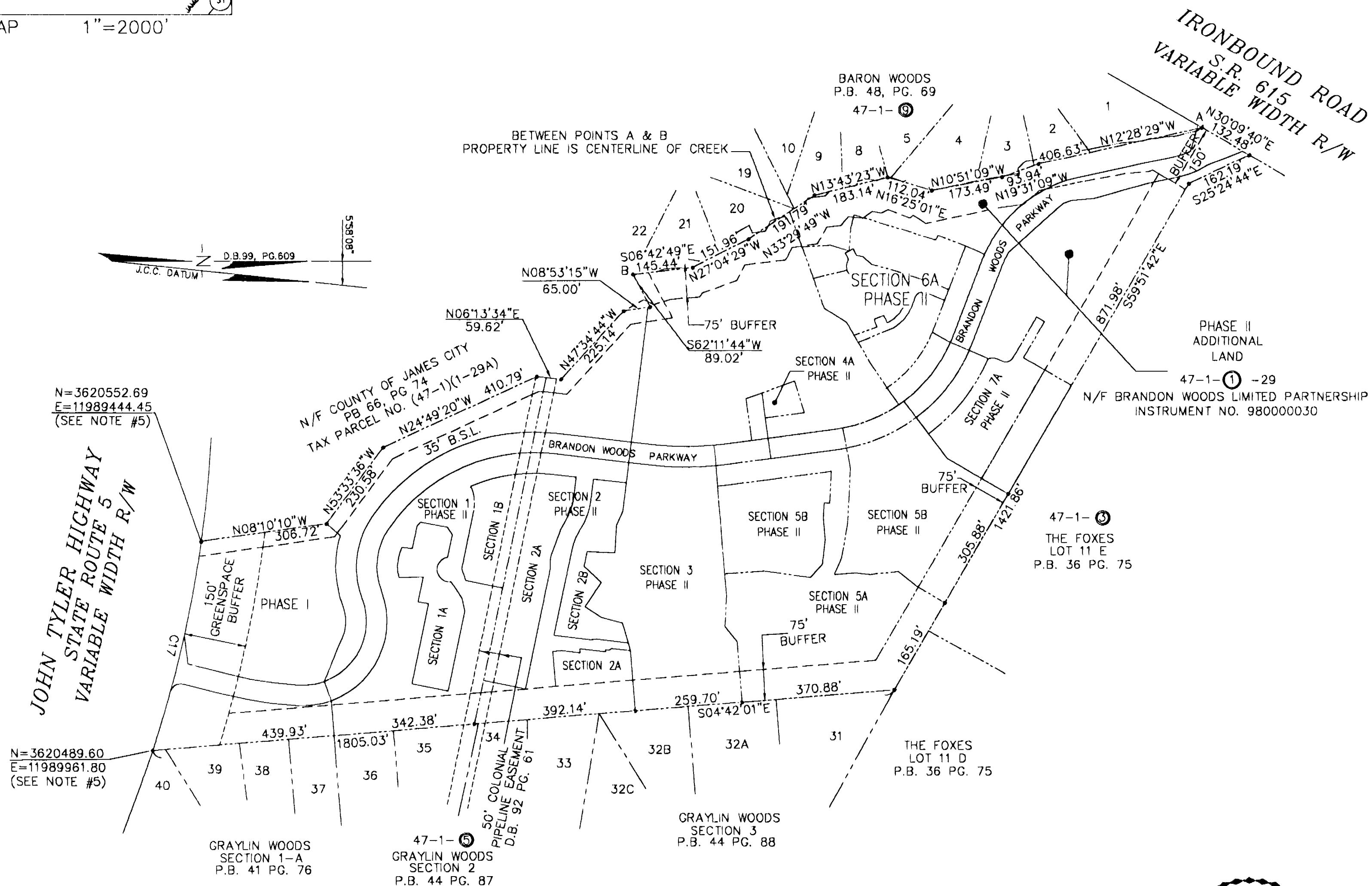
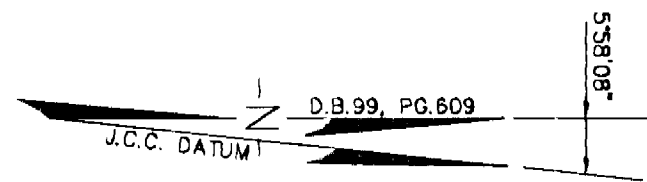


#050010579



VICINITY MAP 1"=2000'



N=3620552.69  
E=11989444.45  
(SEE NOTE #5)

N=3620489.60  
E=11989961.80  
(SEE NOTE #5)

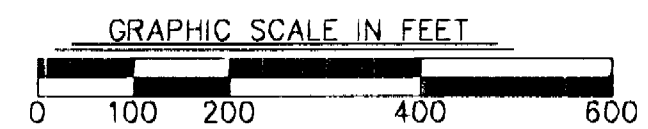
4 Large/Small Plat(s) Recorded  
herewith as # 050010579

CONDOMINIUM PLAT  
OF  
SECTION 6A  
(A PORTION OF PHASE II)  
BRANDON WOODS  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=200' DATE: 5/11/05  
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  
AS THE LAW DIRECTS.  
TESTEE: \_\_\_\_\_, CLERK  
DOCUMENT NO. \_\_\_\_\_



City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
16 May 2005  
at 1:22 AMPM. PB. \_\_\_\_\_ PG. \_\_\_\_\_  
DOCUMENT # 050010579  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

#050010579

IRONBOUND ROAD

BARON WOODS  
P.B. 48, PG. 69

LOT 1

LOT 2

BRANDON WOODS PARKWAY

COMMON ELEMENT

LOT 3

COMMON ELEMENT

LOT 4

SURVEY TIE  
LINE ONLY

LOT 5  
PROPERTY LINE IS  
CENTERLINE OF CREEK  
BETWEEN POINTS A & B

LOT 8

LOT 9

COMMON ELEMENT  
SECTION 7A

UNIT 79  
SECTION 7A

UNIT 78  
SECTION 7A

UNIT 77  
SECTION 7A

UNIT 71  
SECTION 5B

UNIT 76  
SECTION 7A

UNIT 72  
SECTION 5B

COMMON ELEMENT  
SECTION 7A

COMMON ELEMENT  
SECTION 7A

KESWICK PLACE

199.37'

199.37'

C18

50.00'

COMMON ELEMENT

PHASE II  
ADDITIONAL  
LAND

47-1-①-29  
N/F BRANDON WOODS LIMITED PARTNERSHIP  
INSTRUMENT NO. 980000030

UNIT 99  
SECTION 4B

ASHMONT

PHASE II  
ADDITIONAL  
LAND

COMMON ELEMENT

PHASE II  
ADDITIONAL  
LAND

COMMON ELEMENT

PHASE II  
ADDITIONAL  
LAND

COMMON ELEMENT

PHASE II  
ADDITIONAL  
LAND

COMMON ELEMENT

PHASE II  
ADDITIONAL  
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COMMON ELEMENT

PHASE II  
ADDITIONAL  
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COMMON ELEMENT

PHASE II  
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COMMON ELEMENT

PHASE II  
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COMMON ELEMENT

PHASE II  
ADDITIONAL  
LAND

COMMON ELEMENT

PHASE II  
ADDITIONAL  
LAND

COMMON ELEMENT

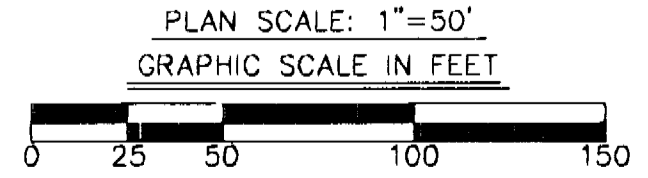
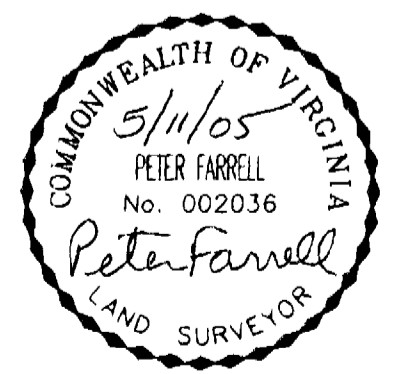
PHASE II  
ADDITIONAL  
LAND

COMMON ELEMENT

PHASE II  
ADDITIONAL  
LAND

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.49'	S73°34'31"E
L2	19.07'	N70°42'26"W
L3	51.77'	N20°59'56"E
L4	20.31'	S70°10'59"W
L6	54.84'	S70°10'59"W
L7	25.49'	S19°49'01"E
L8	16.37'	S67°09'04"W
L9	19.06'	S70°42'26"E
L10	48.77'	N15°56'00"E
L11	9.03'	N19°49'01"W
L12	37.97'	N69°50'28"E
L13	17.85'	N61°56'59"E
L16	10.72'	S28°24'37"E
L17	10.68'	S28°24'37"E
L18	18.11'	S60°40'23"W
L19	15.88'	S11°12'46"W
L20	28.36'	S41°26'21"W
L21	12.38'	N70°02'11"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.06'	155.00'	20.14'	39.95'	N19°26'16"W	14°48'32"
C2	306.83'	325.00'	165.93'	295.56'	S39°04'46"E	54°05'33"
C3	16.31'	325.00'	8.16'	16.31'	S67°33'48"E	2°52'32"
C4	13.79'	275.00'	6.90'	13.79'	S67°33'52"E	2°52'23"
C5	15.88'	405.00'	7.94'	15.88'	N67°53'37"W	2°14'46"
C6	13.92'	355.00'	6.96'	13.92'	N67°53'37"W	2°14'46"
C7	18.82'	375.00'	9.41'	18.82'	S67°33'48"E	2°52'32"
C8	82.43'	305.00'	41.47'	82.18'	S59°57'13"E	15°29'09"
C9	94.03'	305.00'	47.39'	93.66'	S43°22'44"E	17°39'50"
C10	35.52'	109.02'	17.92'	35.36'	N40°57'06"W	18°39'56"
C11	38.86'	109.02'	19.64'	38.65'	N60°31'22"W	20°25'15"
C12	28.81'	18.00'	18.54'	25.83'	N24°51'15"W	91°42'22"
C13	5.03'	3.00'	3.34'	4.46'	S19°05'25"W	96°07'18"
C14	66.29'	91.00'	34.69'	64.83'	S49°50'20"E	41°44'12"
C15	28.91'	18.00'	18.64'	25.90'	N63°17'08"E	92°00'53"
C16	27.01'	27.00'	14.76'	25.90'	N41°33'38"E	57°19'17"
C17	27.18'	27.00'	14.87'	26.05'	S80°56'08"E	57°41'11"
C18	199.62'	355.00'	102.52'	197.00'	N50°39'42"W	32°13'04"



4 Large/Small Plat(s) Recorded  
herewith as # 050010579

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
16 May 2005  
at Lida AM/PM PB. PG. ---  
DOCUMENT # 050010579  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

CONDOMINIUM PLAT  
OF  
SECTION 6A  
(A PORTION OF PHASE II)  
BRANDON WOODS  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=50' DATE: 5/11/05  
SHEET 2 OF 4

**LANDMARK  
DESIGN GROUP**  
Engineers • Planners • Surveyors  
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STATE OF VIRGINIA, COUNTY OF JAMES CITY  
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TESTEE: \_\_\_\_\_ CLERK  
DOCUMENT NO. \_\_\_\_\_



#050010579

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. 980000030.

CERTIFICATE OF OWNER(S)

THE PLATING 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 May 12, 2005
MYRL HAIRFIELD, MANAGER DATE
BRANDON WOODS L.P.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City

I, Heather Gilbert 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 May DAY OF 13 2005. MY COMMISSION EXPIRES 12-31-07

Heather Gilbert
I was commissioned as Heather Rondi
SIGNATURE

William H. Carr
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

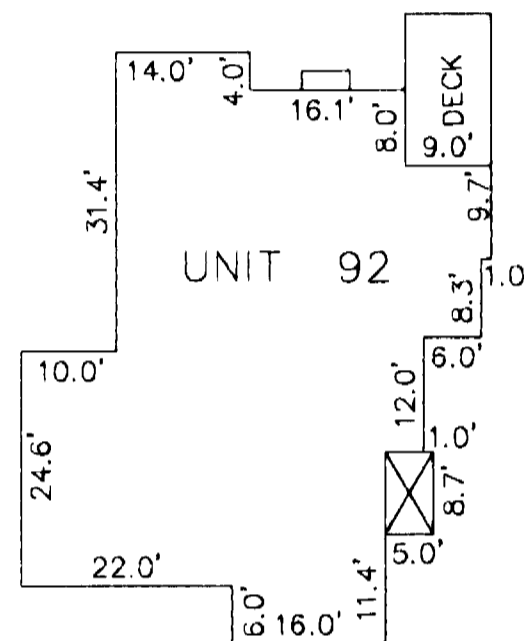
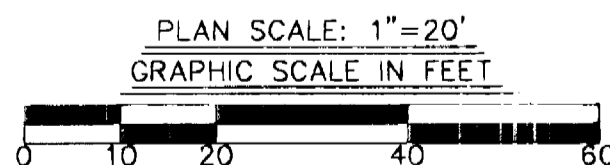
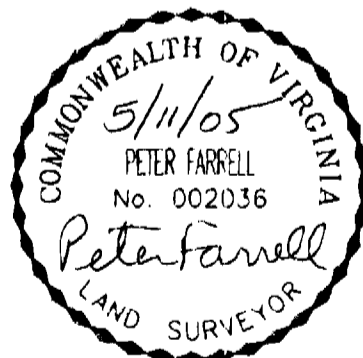
STATE OF VIRGINIA
CITY/COUNTY OF Newport News

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 16th DAY OF May 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 5/11/05
PETER FARRELL, LS DATE



PHASE II, SECTION 6A UNIT/LAND TABULATION

UNIT 92 = 6,527 SQ. FT. / 0.1498 AC.

PHASE II AREA TABULATION

Table with 2 columns: Section/Unit, Area (AC). Rows include Total Section 1-7A, Section 6A, Units/Land Total, Brandon Woods Pkwy, Common Area, and Total Section 6A.

ADDITIONAL LAND PHASE II 9.0086 AC.

TOTAL PHASE II 40.7925 AC.

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.

Large/Small Plat(s) Recorded herewith as # 050010579

CONDOMINIUM PLAT OF SECTION 6A (A PORTION OF PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA SCALE: 1"=20' DATE: 5/11/05

SHEET 4 OF 4



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 16 May 2005 at 1:22 AM. PM PB PG DOCUMENT # 050010579 BETSY B. WOOLRIDGE, CLERK

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 AS THE LAW DIRECTS.

TESTEE: \_\_\_\_\_ CLERK

DOCUMENT NO. \_\_\_\_\_

DRAWN BY: PF
CHKD. BY: AST

PROJ. NO.: 1980074-000.62
DWG. NO.: 15988W