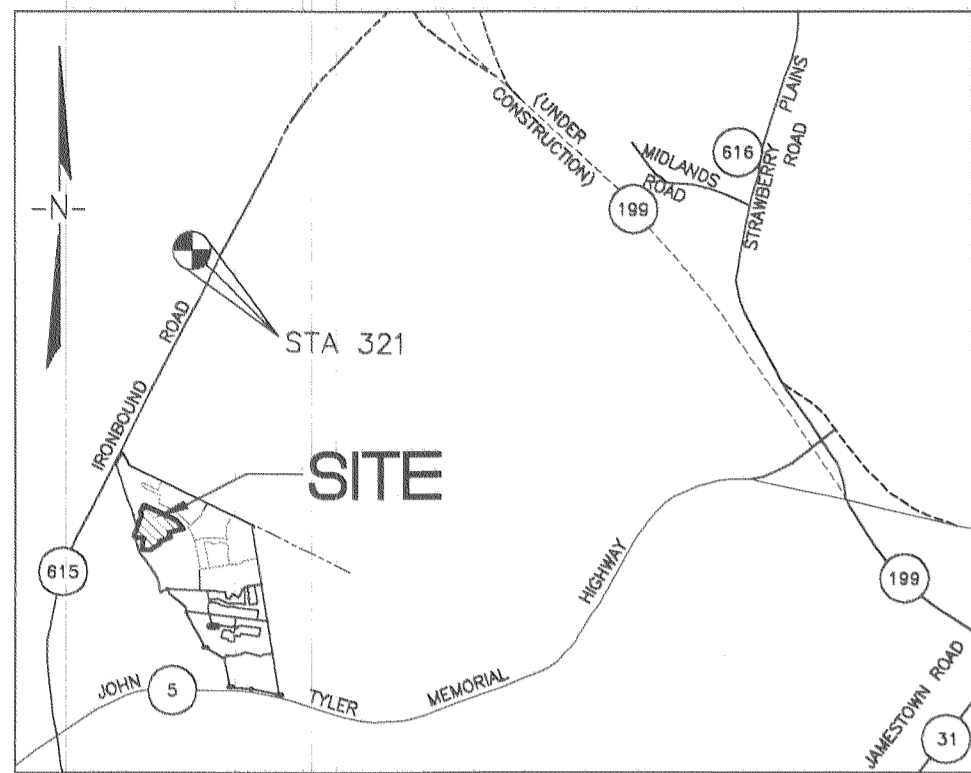
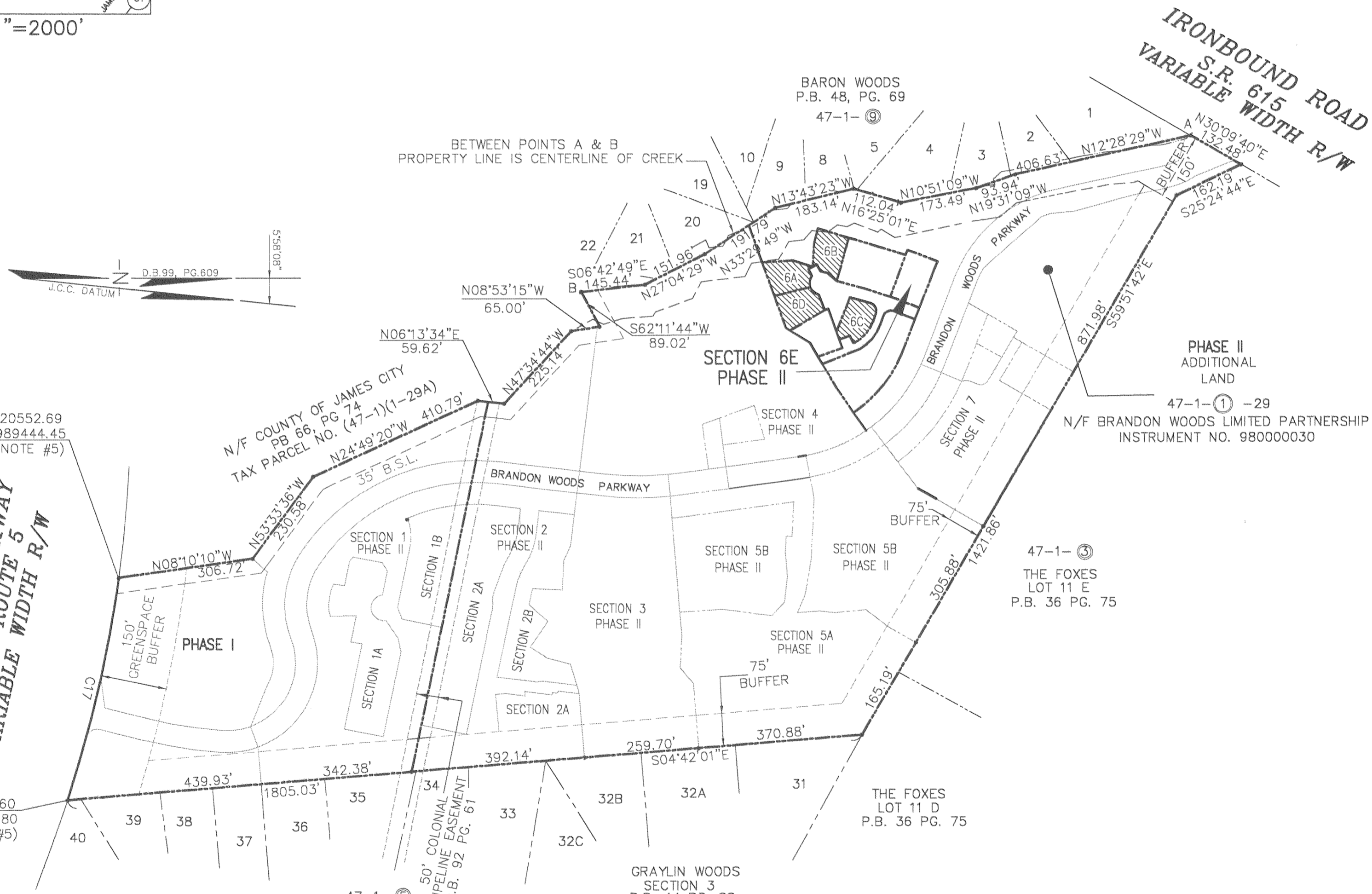


1#050020428



VICINITY MAP 1"=2000'



JOHN TYLER HIGHWAY
STATE ROUTE 5
VARIABLE WIDTH R/W

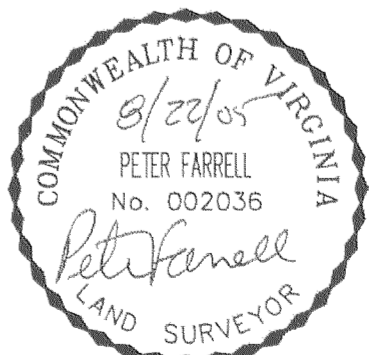
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E=11989444.45
(SEE NOTE #5)

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8-30-2005
at 2:28 PM PG. 75
DOCUMENT # 050020428
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CONDOMINIUM PLAT
OF
SECTION 6E
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=200' DATE: 8/22/05
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

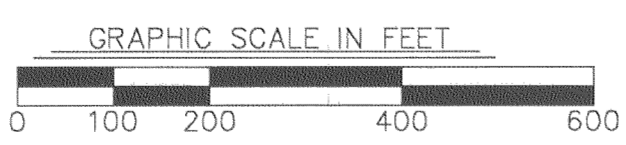


4 Large Scale Plat(s) Recorded
herein as # 050020428

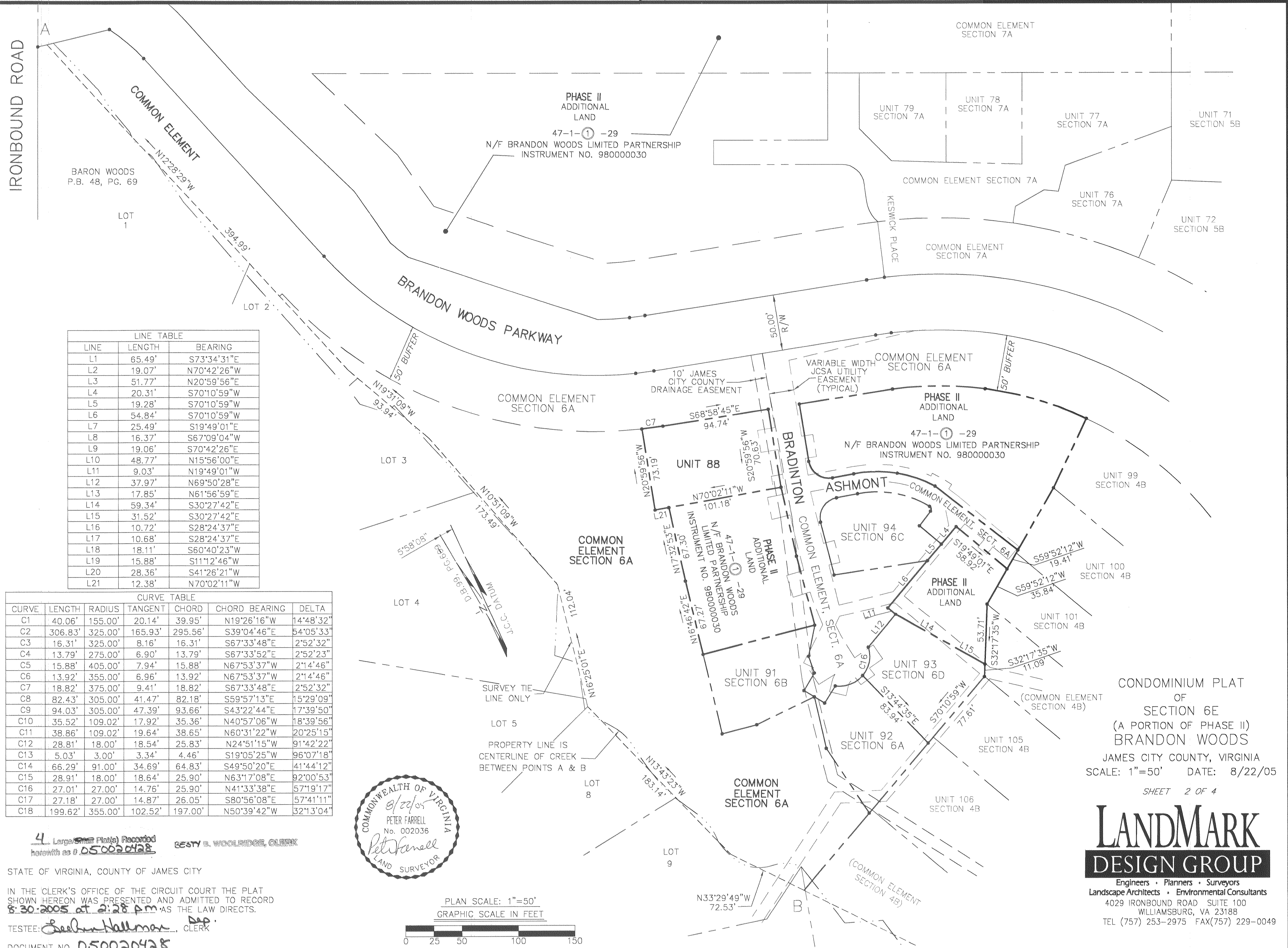
STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT
SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD
8-30-2005 AS THE LAW DIRECTS.

TESTEE: *See-Ann Hallman* Dep.
CLERK

DOCUMENT NO. 050020428
BETSY B. WOOLRIDGE, CLERK



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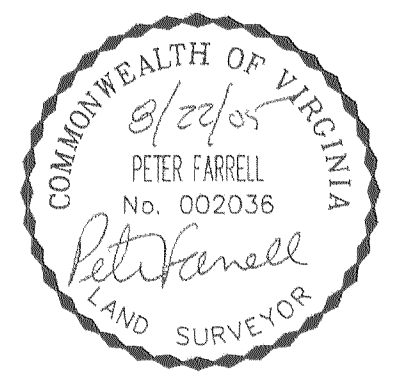


LINE TABLE

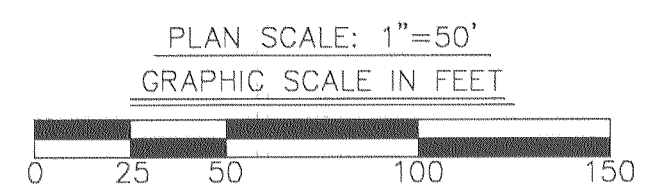
LINE	LENGTH	BEARING
L1	65.49'	S73°34'31"E
L2	19.07'	N70°42'26"W
L3	51.77'	N20°59'56"E
L4	20.31'	S70°10'59"W
L5	19.28'	S70°10'59"W
L6	54.84'	S70°10'59"W
L7	25.49'	S19°49'01"E
L8	16.37'	S67°09'04"W
L9	19.06'	S70°42'26"E
L10	48.77'	N15°56'00"E
L11	9.03'	N19°49'01"W
L12	37.97'	N69°50'28"E
L13	17.85'	N61°56'59"E
L14	59.34'	S30°27'42"E
L15	31.52'	S30°27'42"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 (8 1/2" x 11") Plats Recorded herewith as # 050020428
 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 8:30:2005 at 2:28 PM AS THE LAW DIRECTS.
 TESTEE: *Sebastian Hallman* CLERK
 DOCUMENT NO. 050020428

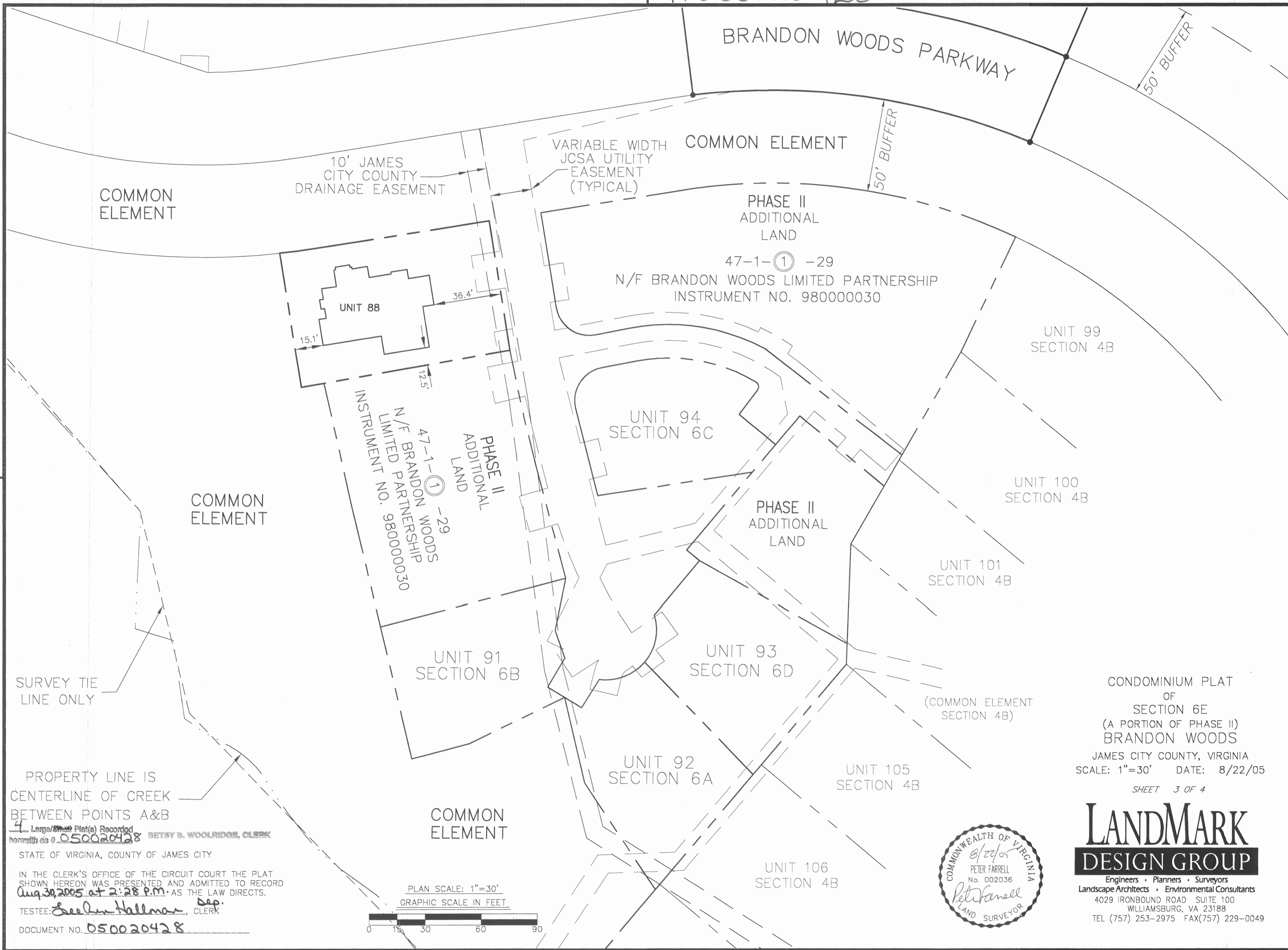


CONDOMINIUM PLAT OF SECTION 6E (A PORTION OF PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=50' DATE: 8/22/05
 SHEET 2 OF 4

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

DRAWN BY: PF PROJ. NO.: 1980074-000.62
 CHKD BY: AST DWG. NO.: 16.342W

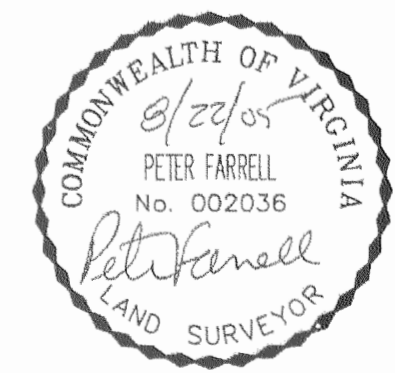
1#050020428



CONDOMINIUM PLAT
OF
SECTION 6E
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=30' DATE: 8/22/05
SHEET 3 OF 4

**LANDMARK
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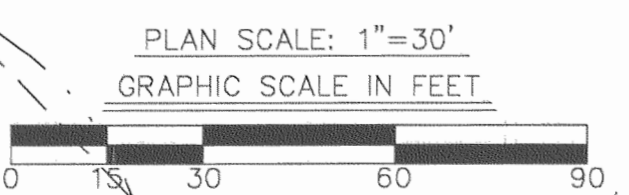
SURVEY TIE
LINE ONLY

PROPERTY LINE IS
CENTERLINE OF CREEK
BETWEEN POINTS A&B

4 Large/Small Plats Recorded
herewith as # 050020428 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
Aug. 30, 2005 at 2:28 P.M. AS THE LAW DIRECTS.

TESTEE: *See in Hallman* Dep. Clerk
DOCUMENT NO. 050020428



#050020428

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 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, 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 30 DAY OF August 2005.

MY COMMISSION EXPIRES 12-31-07

Heather Gilbert
SIGNATURE I was Commissioned as Heather Rondi

William H. Carr
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News

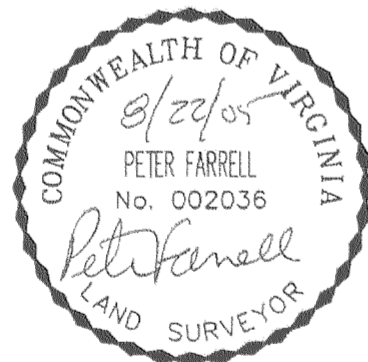
I, Janet B. Linthicum A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 29 DAY OF August 2005.

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 8/22/05
PETER FARRELL, LS DATE



BETSY B. WOOLRIDGE, CLERK

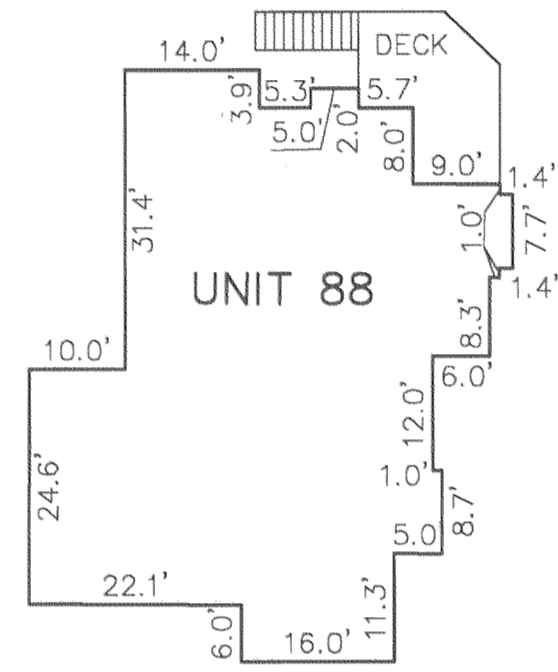
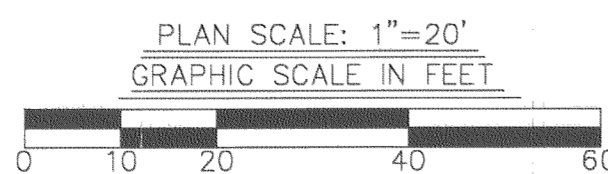
4 Large/Over Plat(s) Recorded
herewith as # 050020428

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 Aug 30, 2005 at 2:28 P.M. AS THE LAW DIRECTS.

TESTEE: Seelan Hallman Dep. CLERK

DOCUMENT NO. 050020428



PHASE II, SECTION 7A UNIT/LAND TABULATION

UNIT 88 = 8,141 SQ. FT. / 0.1869 AC.

PHASE II AREA TABULATION

Table with 2 columns: Section Number and Area in AC. Lists sections 1 through 7B with their respective areas.

SECTION 6E UNITS/LAND TOTAL 0.1869 AC.

ADDITIONAL LAND PHASE II 7.8484 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.

CONDOMINIUM PLAT OF SECTION 6E (A PORTION OF PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA SCALE: 1"=20' DATE: 8/22/05

SHEET 4 OF 4



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DRAWN BY: PF
CHKD BY: AST

PROJ. NO.: 1980074-000.62
DWG. NO.: 16340W