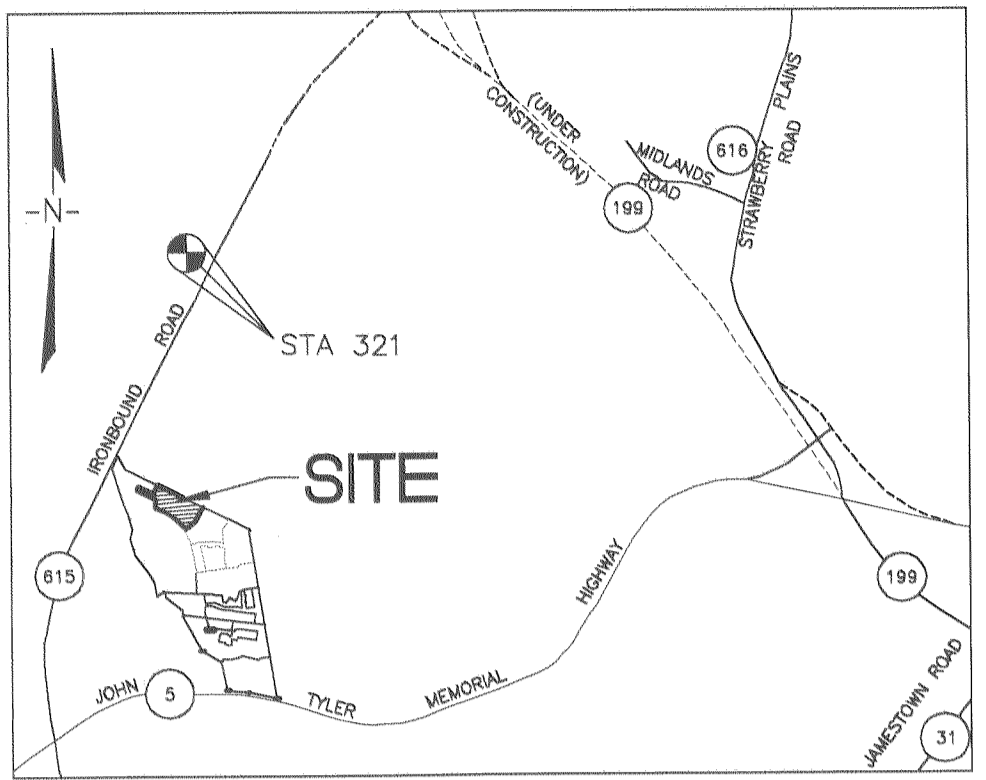
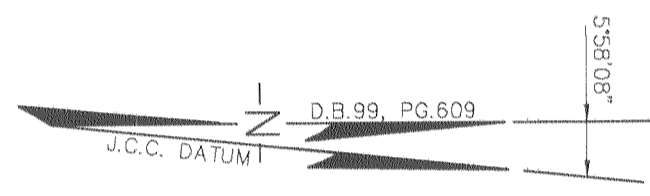


1 #050020429



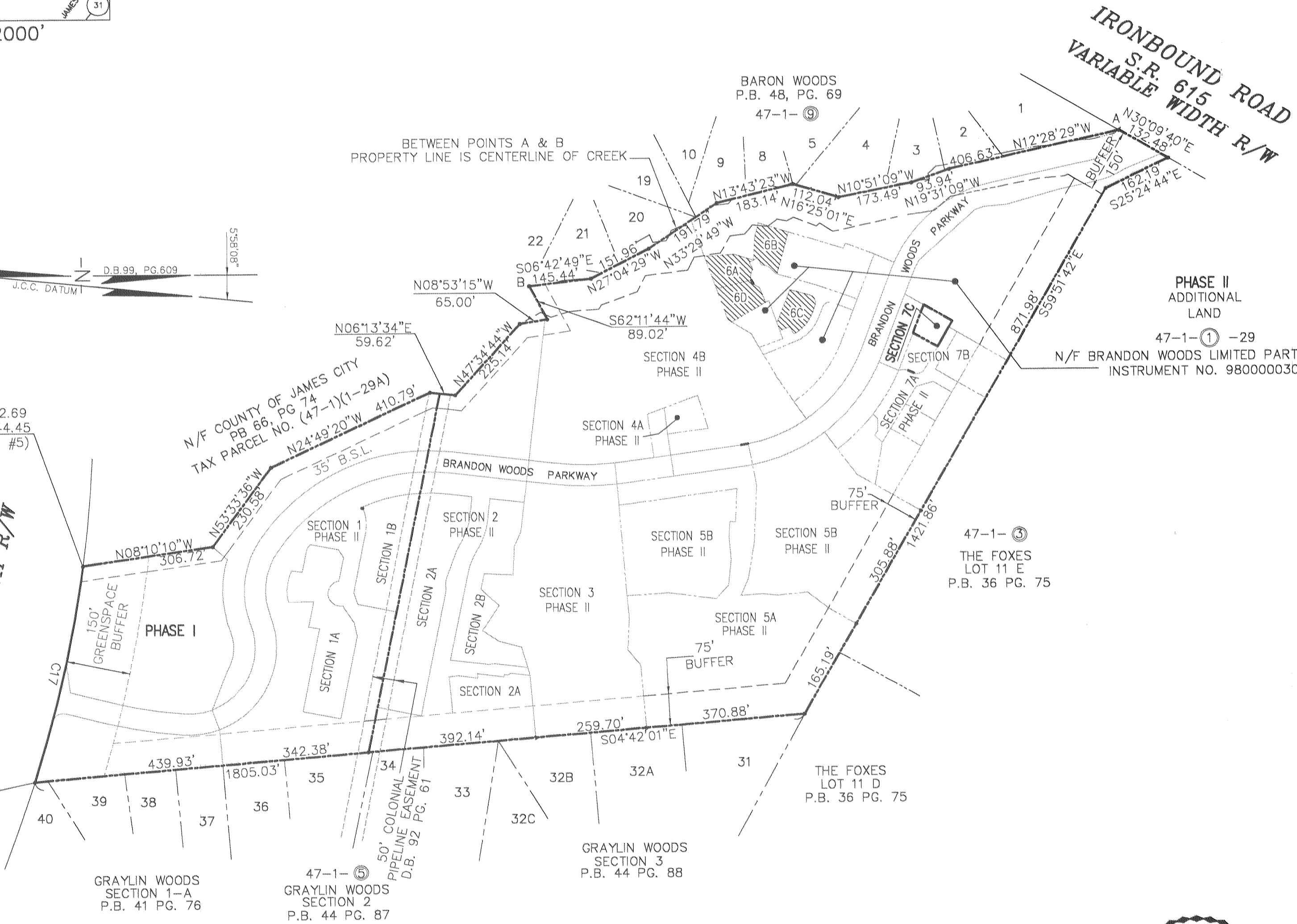
VICINITY MAP 1"=2000'



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

JOHN TYLER HIGHWAY
STATE ROUTE 5
VARIABLE WIDTH R/W

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



PHASE II
ADDITIONAL
LAND
47-1-29
N/F BRANDON WOODS LIMITED PARTNERSHIP
INSTRUMENT NO. 980000030

47-1-3
THE FOXES
LOT 11 E
P.B. 36 PG. 75

THE FOXES
LOT 11 D
P.B. 36 PG. 75

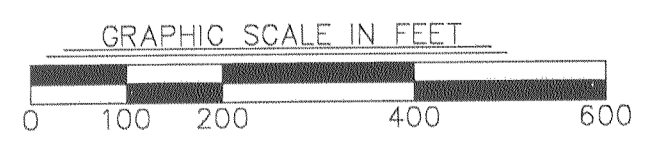
GRAYLIN WOODS
SECTION 3
P.B. 44 PG. 88

47-1-5
GRAYLIN WOODS
SECTION 2
P.B. 44 PG. 87

GRAYLIN WOODS
SECTION 1-A
P.B. 41 PG. 76

CONDOMINIUM PLAT
OF
SECTION 7C
(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 Area Plat(s) Recorded
Instrument No. 050020429

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 2:33 P.M. AS THE LAW DIRECTS.

TESTE: *Seton Hallman* dep. CLERK *BETSY B. WOOLRIDGE*, CLERK

DOCUMENT NO. 050020429

DRAWN BY: PF
CHKD BY: AST

PROJ. NO.: 1980074-000.73
DWG. NO.: 16347W

#050020429

IRONBOUND ROAD

47-1-③
THE FOXES
LOT 11 E
P.B. 36 PG. 75

S59°51'42"E
465.51'

PHASE II
ADDITIONAL
LAND

47-1-① -29

N/F BRANDON WOODS LIMITED PARTNERSHIP
INSTRUMENT NO. 980000030

COMMON ELEMENT
SECTION 7B

75' BUFFER
CONSERVATION
EASEMENT

COMMON ELEMENT
SECTION 7A

(COMMON ELEMENT
SECTION 5B)

UNIT 80
SECTION 7B

UNIT 79
SECTION 7A

UNIT 78
SECTION 7A

UNIT 77
SECTION 7A

UNIT 71
PHASE 5B

VARIABLE WIDTH
JCSA UTILITY
EASEMENT

COMMON ELEMENT
SECTION 7A

S59°51'42"E
68.95'

N30°08'18"E
76.89'

S28°51'54"W
65.58'

N69°00'04"W
71.31'

COMMON ELEMENT
SECTION 7B

UNIT 81
SECTION 7B

COMMON ELEMENT
SECTION 7A

UNIT 76
SECTION 7A

UNIT 72
PHASE 5B

KESWICK PLACE

COMMON ELEMENT
SECTION 7A

BRANDON WOODS PARKWAY

PHASE II
ADDITIONAL
LAND

47-1-① -29

N/F BRANDON WOODS LIMITED PARTNERSHIP
INSTRUMENT NO. 980000030

5'58'08"
D.B. 89' PG. 69
J.C.C. DATUM

50.00'
R/W

BRANDON WOODS PARKWAY
150' BUFFER

(COMMON ELEMENT
SECTION 5B)

PLAN SCALE: 1"=50'
GRAPHIC SCALE IN FEET



LINE TABLE		
LINE	LENGTH	BEARING
L2	22.00'	S30°08'18"W
L12	16.64'	S59°51'42"E

CONDOMINIUM PLAT
OF
SECTION 7C
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=50' DATE: 8/22/05

SHEET 2 OF 4

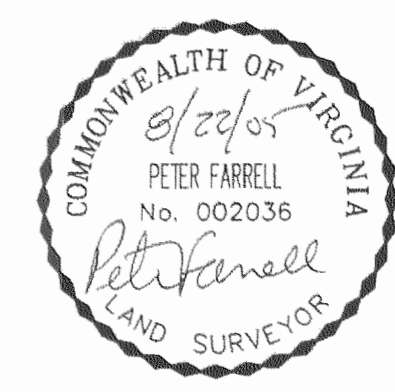
4 Large Plat(s) Recorded
herewith as # 050020429

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 2:33pm AS THE LAW DIRECTS.

TESTEE: *See in Hallman* CLERK
REBEY B. WOOLRIDGE, CLERK

DOCUMENT NO. 050020429



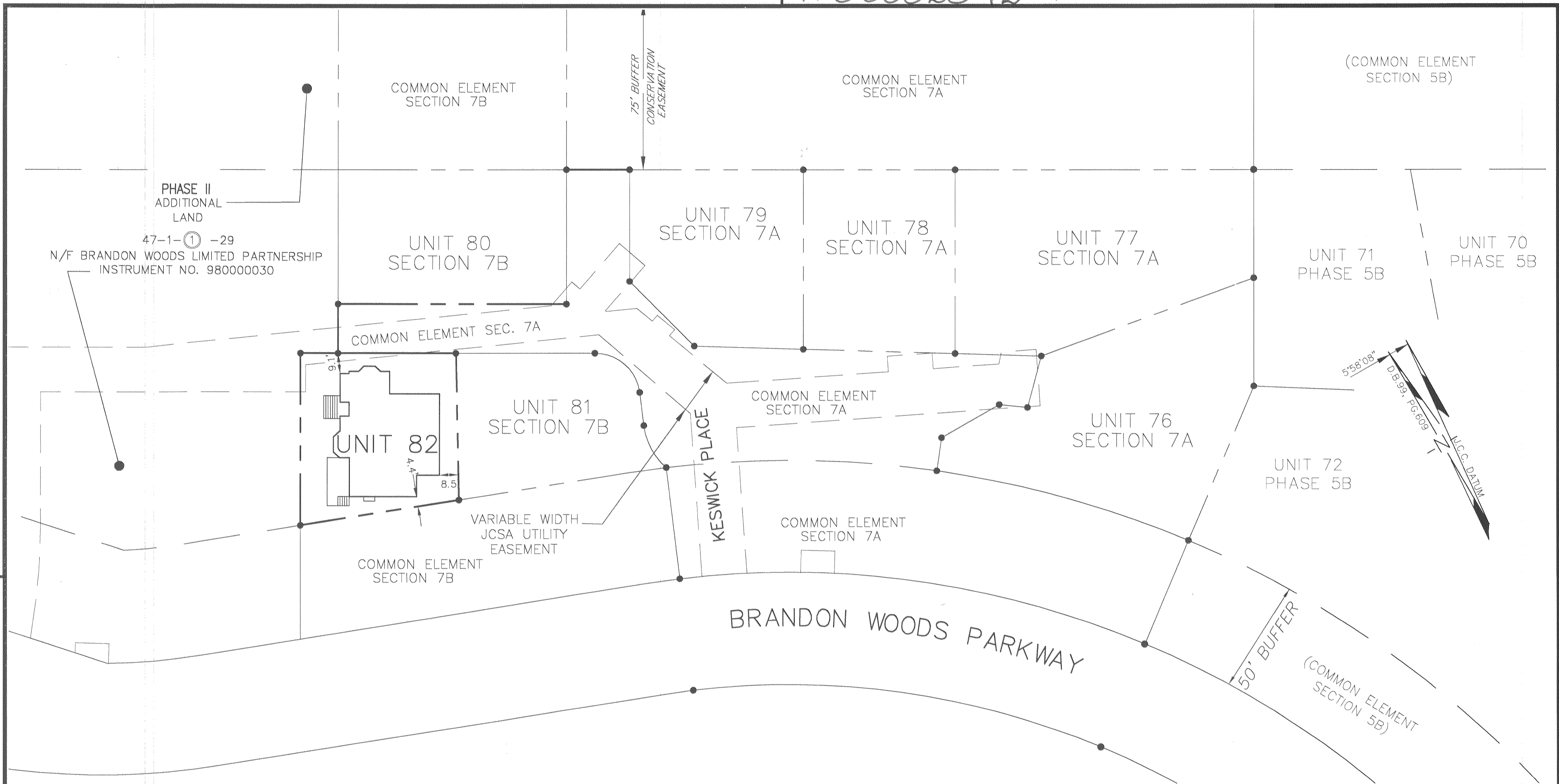
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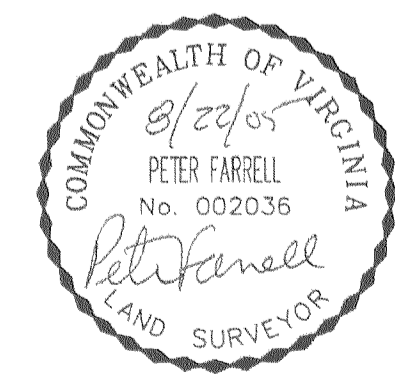
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CHKD BY: AST

PROJ. NO.: 1980074-000.73
DWG. NO.: 16346W

1#050020429



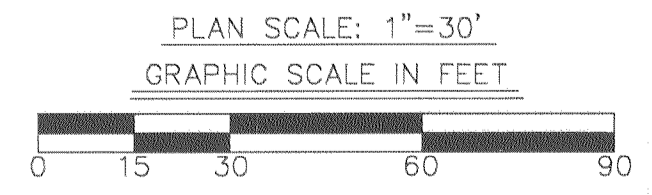
CONDOMINIUM PLAT
 OF
 SECTION 7C
 (A PORTION OF PHASE II)
 BRANDON WOODS
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=30' DATE: 8/22/05
 SHEET 3 OF 4



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4 Large Scale Plats Recorded
 herewith as # 050020429

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 2:33p.m. AS THE LAW DIRECTS.
 TESTEE: *See Ann Hallman* Dep. CLERK
 REBEY L. WOOLRIDGE, CLERK
 DOCUMENT NO. 050020429



#050020429

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

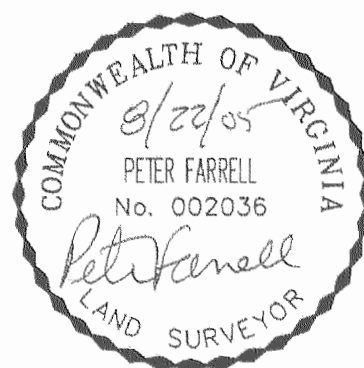
I, Janet G. Livthicum A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 20th DAY OF August 2005.

MY COMMISSION EXPIRES 9/30/07

Janet G. Livthicum
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



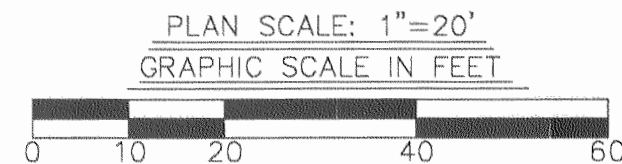
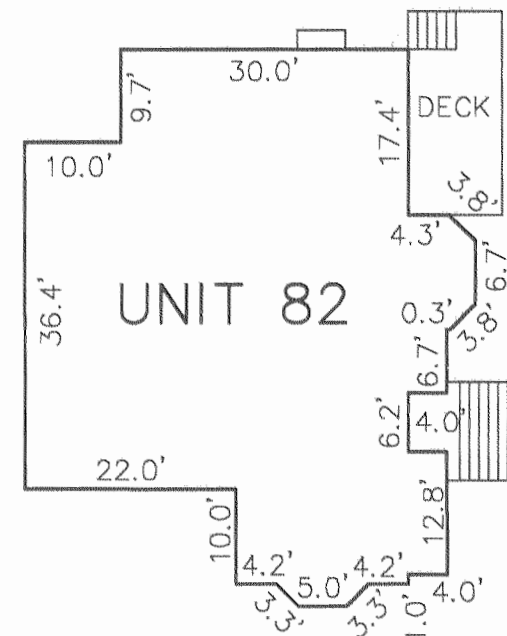
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD Aug 30, 2005 at 2:33pm AS THE LAW DIRECTS.

TESTEE: Shebin Hallman, CLERK DEP. BETSY B. WOOLRIDGE, CLERK

DOCUMENT NO. 050020429

4 Large (see Plat) Recorded herewith as # 050020429



PHASE II, SECTION 7C UNIT/LAND TABULATION
UNIT 82 = 4,967 SQ. FT. / 0.1140 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 4B	1.6214 AC.
TOTAL SECTION 5A	3.7418 AC.
TOTAL SECTION 5B	4.1105 AC.
TOTAL SECTION 6A	3.3386 AC.
TOTAL SECTION 6B	0.1450 AC.
TOTAL SECTION 6C	0.1371 AC.
TOTAL SECTION 6D	0.1568 AC.
TOTAL SECTION 6E	0.1869 AC.
TOTAL SECTION 7A	1.9844 AC.
TOTAL SECTION 7B	0.5344 AC.

TOTAL SECTION 7C UNITS/LAND TOTAL	0.1140 AC.
TOTAL SECTION 7C	0.1140 AC.

ADDITIONAL LAND PHASE II 7.7344 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 7C
(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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