

#050022442

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 20th DAY OF September 2005.

MY COMMISSION EXPIRES 12-31-07

Heather Gilbert
SIGNATURE I was commissioned as Heather Ronchi

William H Carr
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News

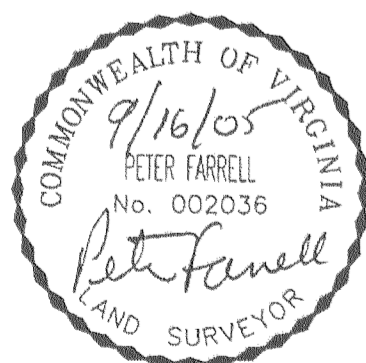
I, Janet B. Conthicum A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 20th DAY OF September 2005.

MY COMMISSION EXPIRES 9-30-07

Janet B Conthicum
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 9-16-05
PETER FARRELL, LS DATE

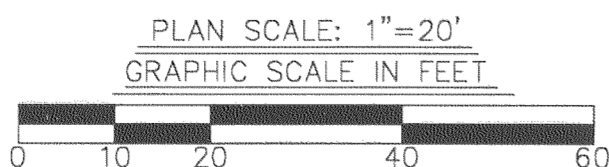


STATE OF VIRGINIA, COUNTY OF JAMES CITY

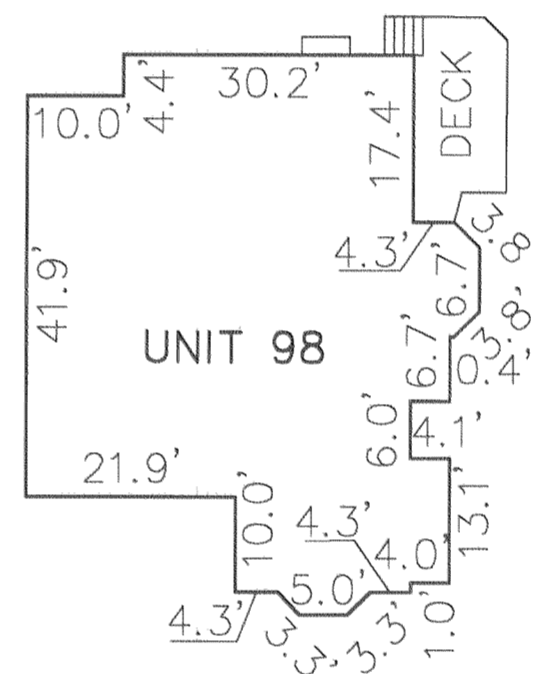
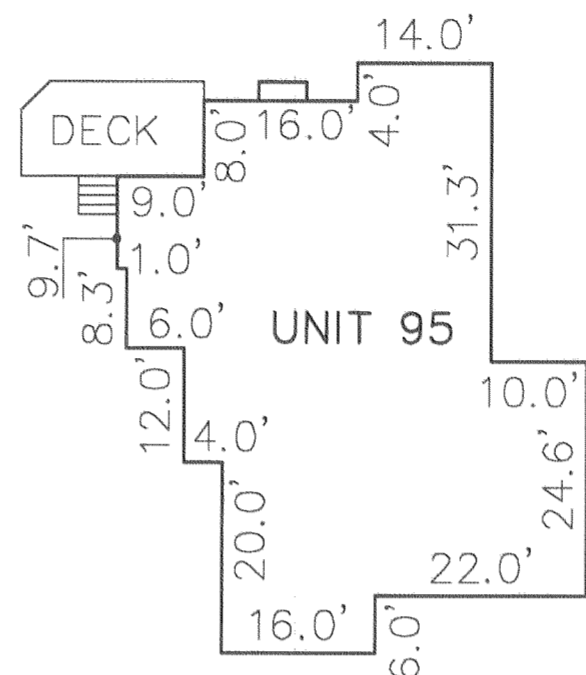
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 21 September 2005 AS THE LAW DIRECTS.

TESTEE: Betsy S. Woolridge, Clerk
B. Woolridge
DOCUMENT NO. 050022442

4 Large/Small Plat(s) Recorded
herewith as # 050022442



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 21 September 2005 at 11:13 AM/PM: PB PG DOCUMENT # 050022442
Betsy S. Woolridge, Clerk



PHASE II, SECTION 7A UNIT/LAND TABULATION

UNIT 95 = 6,560 SQ. FT. / 0.1506 AC.
UNIT 98 = 10,300 SQ. FT. / 0.2365 AC.

PHASE II AREA TABULATION

Table with 2 columns: Section Number and Area (AC). Rows include TOTAL SECTION 1 through 8A.

TOTAL SECTION 6F UNITS/LAND TOTAL 0.3871 AC.

TOTAL SECTION 6F 0.3871 AC.

ADDITIONAL LAND PHASE II 1.1914 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.
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.
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 6F (A PORTION OF PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA SCALE: 1"=20' DATE: 9/16/05

SHEET 4 OF 4



4029 IRONBOUND ROAD SUITE 100 WILLIAMSBURG, VA 23188 TEL (757) 253-2975 FAX(757) 229-0049