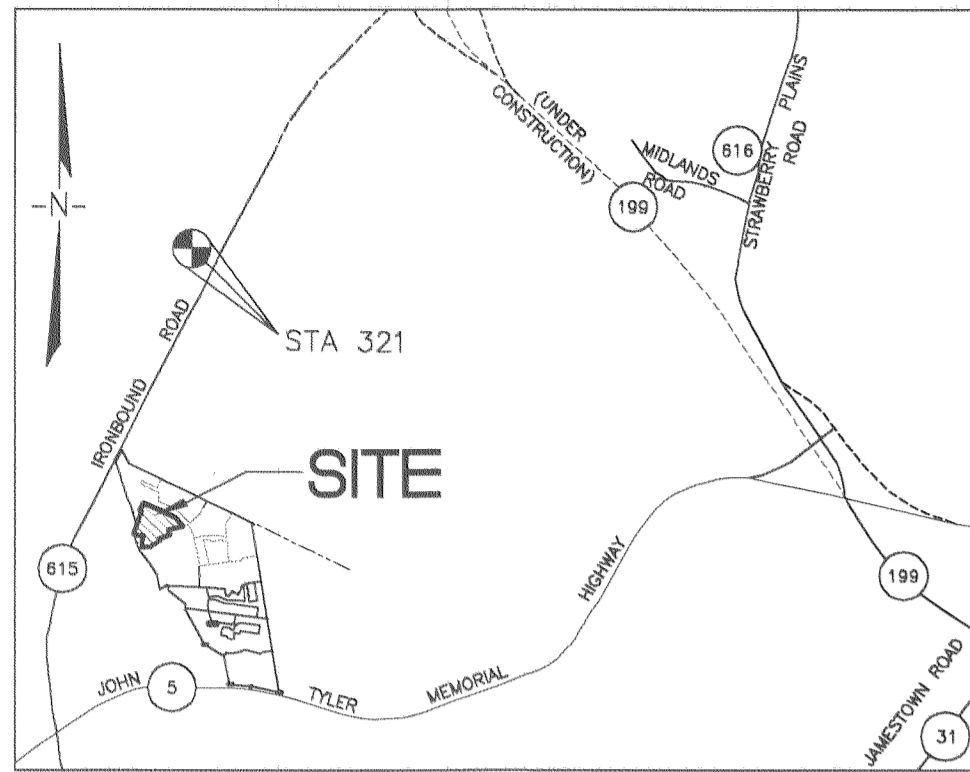
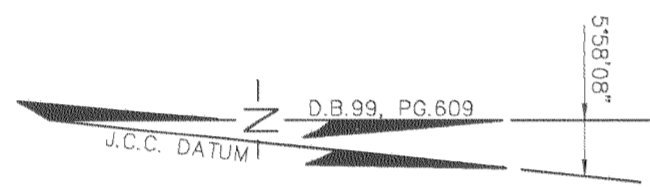


#050022442



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)

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

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

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

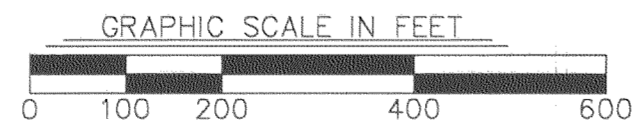
47-1-3
THE FOXES
LOT 11 E
P.B. 36 PG. 75

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

STATE OF VIRGINIA, COUNTY OF JAMES CITY

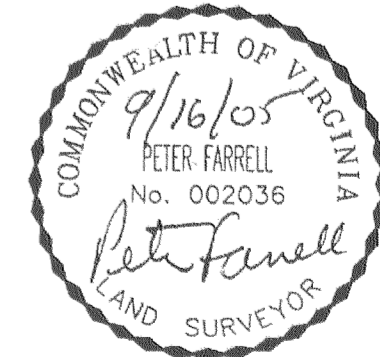
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 21 September 2005 AS THE LAW DIRECTS.

TESTEE: BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge
DOCUMENT NO. 050122442



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 # 050122442
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

4 Large/Small Plat(s) Recorded
herewith as # 050122442



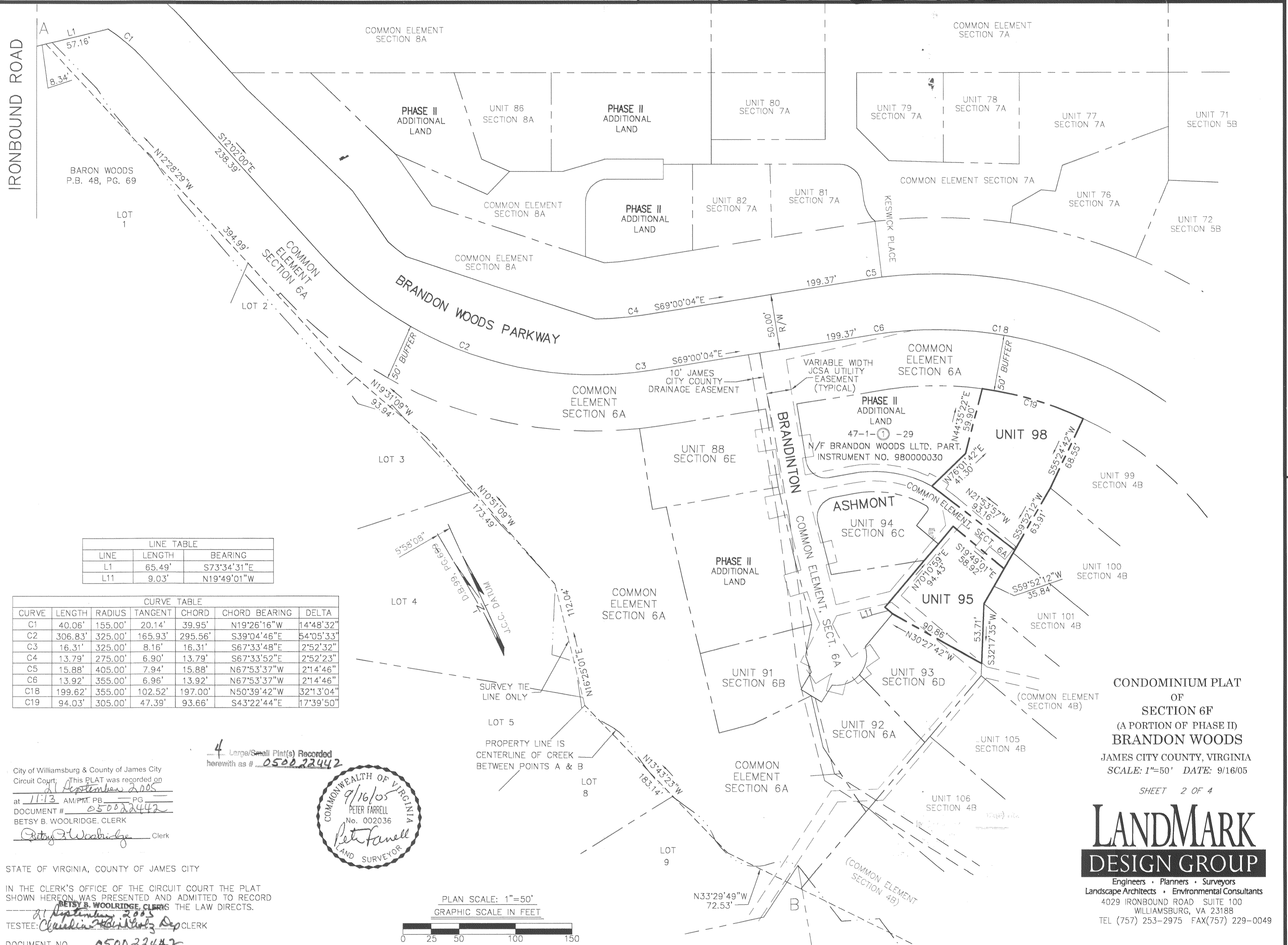
CONDOMINIUM PLAT
OF
SECTION 6F
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=200' DATE: 9/16/05

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

#0500 22442

IRONBOUND ROAD

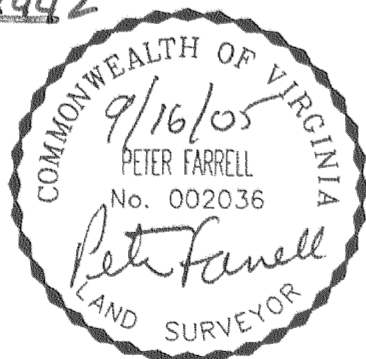


LINE TABLE		
LINE	LENGTH	BEARING
L1	65.49'	S73°34'31"E
L11	9.03'	N19°49'01"W

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"
C18	199.62'	355.00'	102.52'	197.00'	N50°39'42"W	32°13'04"
C19	94.03'	305.00'	47.39'	93.66'	S43°22'44"E	17°39'50"

City of Williamsburg & County of James City
 Circuit Court, This PLAT was recorded on
21 September 2005
 at 11:13 AM/PM, PG. 1
 DOCUMENT # 050022442
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Betsy B. Woolridge Clerk

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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
 BY Betsy B. Woolridge, Clerk THE LAW DIRECTS.

TESTEE: Chadwick Dep CLERK

DOCUMENT NO. 050022442

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



CONDOMINIUM PLAT
 OF
 SECTION 6F
 (A PORTION OF PHASE II)
 BRANDON WOODS
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=50' DATE: 9/16/05

SHEET 2 OF 4

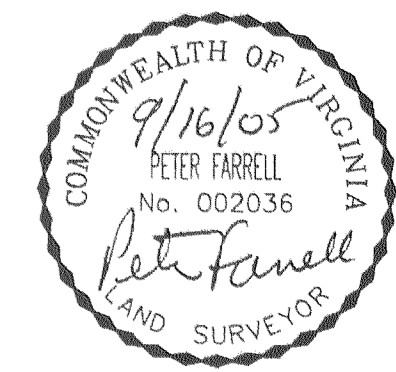
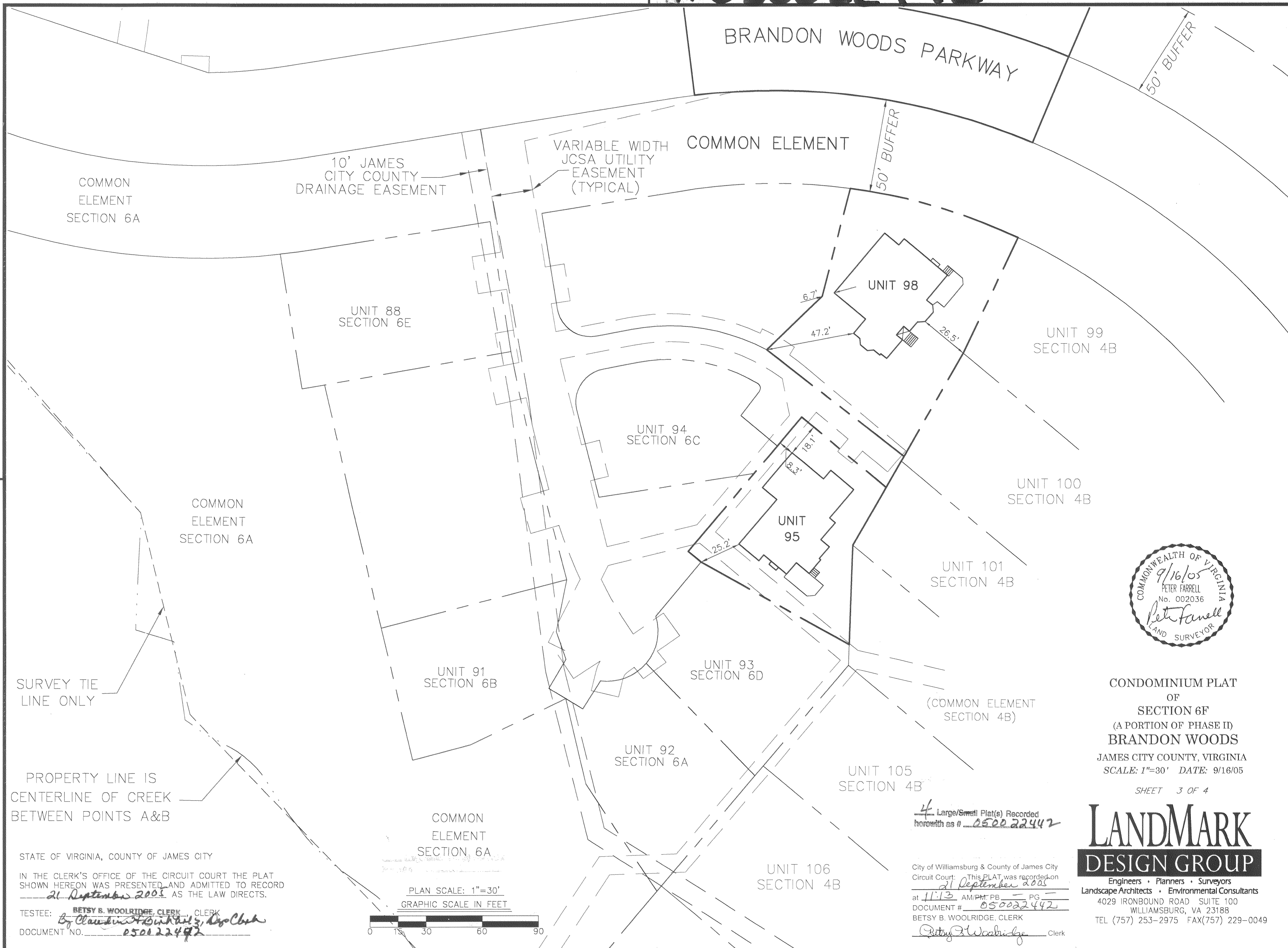
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 4029 IRONBOUND ROAD SUITE 100
 WILLIAMSBURG, VA 23188
 TEL (757) 253-2975 FAX(757) 229-0049

DRAWN BY : PF
 CHKD. BY : AST

PROJ. NO. : 1980074-000.62
 DWG. NO. : 16471W

#050022442



CONDOMINIUM PLAT
OF
SECTION 6F
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=30' DATE: 9/16/05

SHEET 3 OF 4

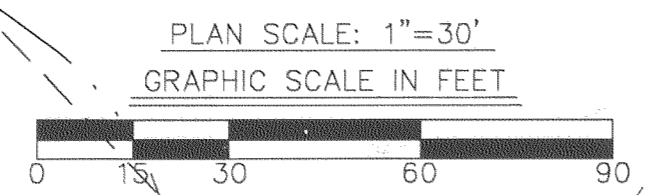
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Betsy B. Woolridge Clerk

STATE OF VIRGINIA, COUNTY OF JAMES CITY
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TESTEE: BETSY B. WOOLRIDGE, CLERK
By Claudia A. Gunkel, Dep. Clerk
DOCUMENT NO. 050022442



#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

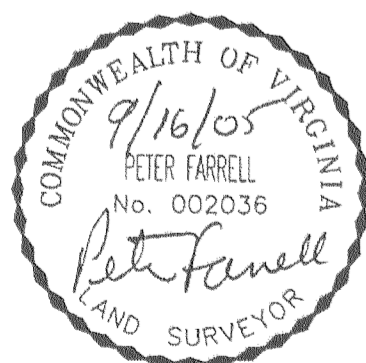
I, Janet B. Conthicum A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 20th DAY OF September 2005.

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

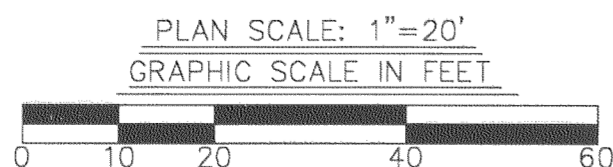


STATE OF VIRGINIA, COUNTY OF JAMES CITY

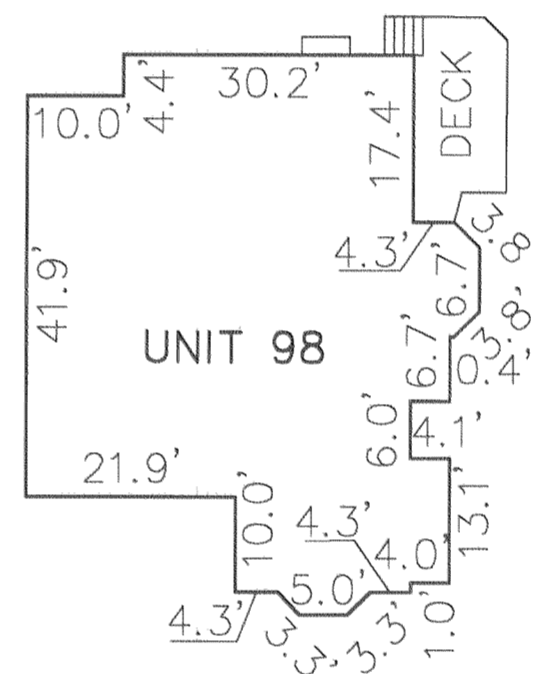
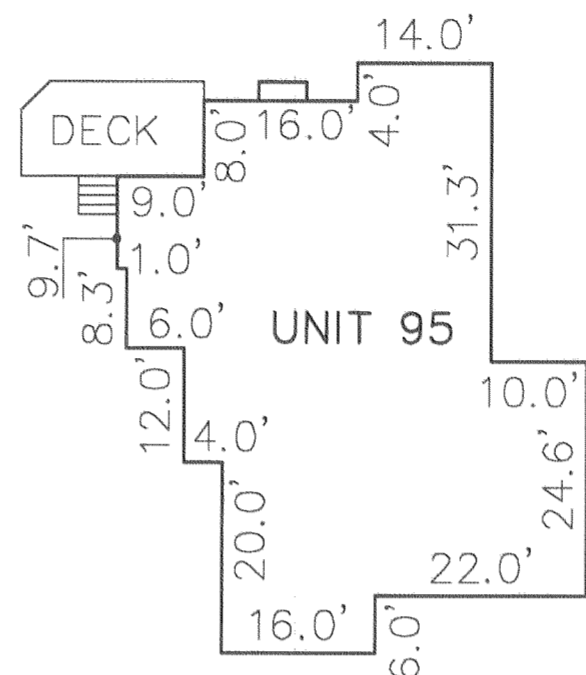
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TESTEE: Betsy S. Woolridge, Clerk
B. Woolridge
DOCUMENT NO. 050022442

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City of Williamsburg & County of James City
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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

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	0.1140 AC.
TOTAL SECTION 8A	2.5687 AC.

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.
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.

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OF
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SHEET 4 OF 4



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