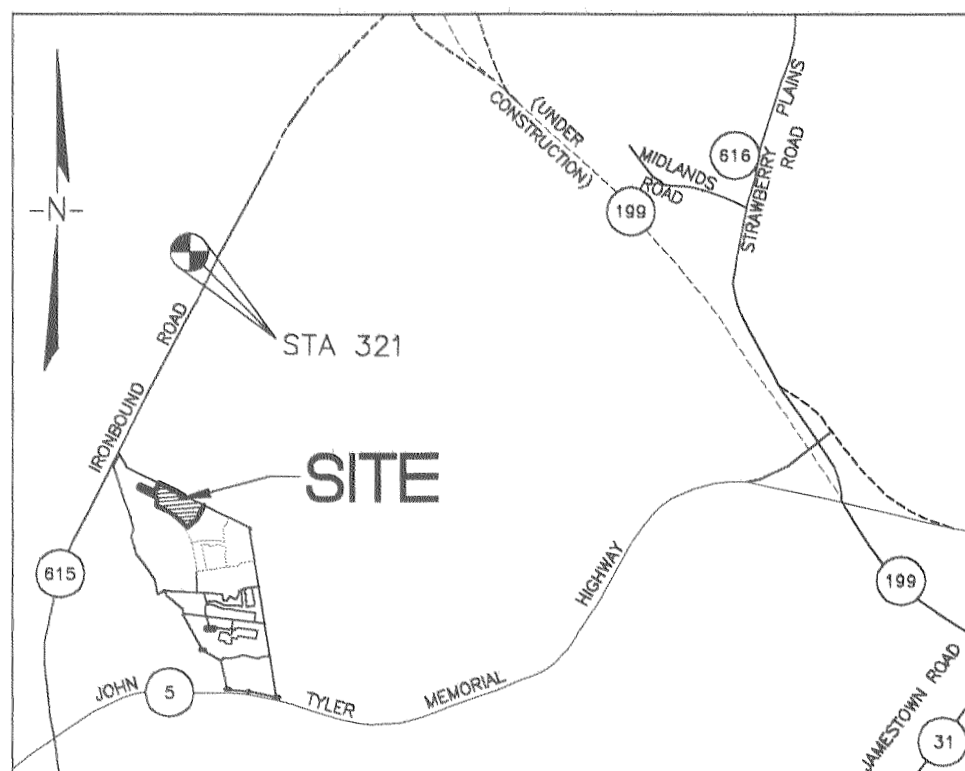
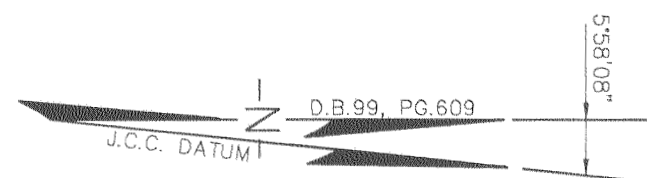


050023432



VICINITY MAP 1"=2000'

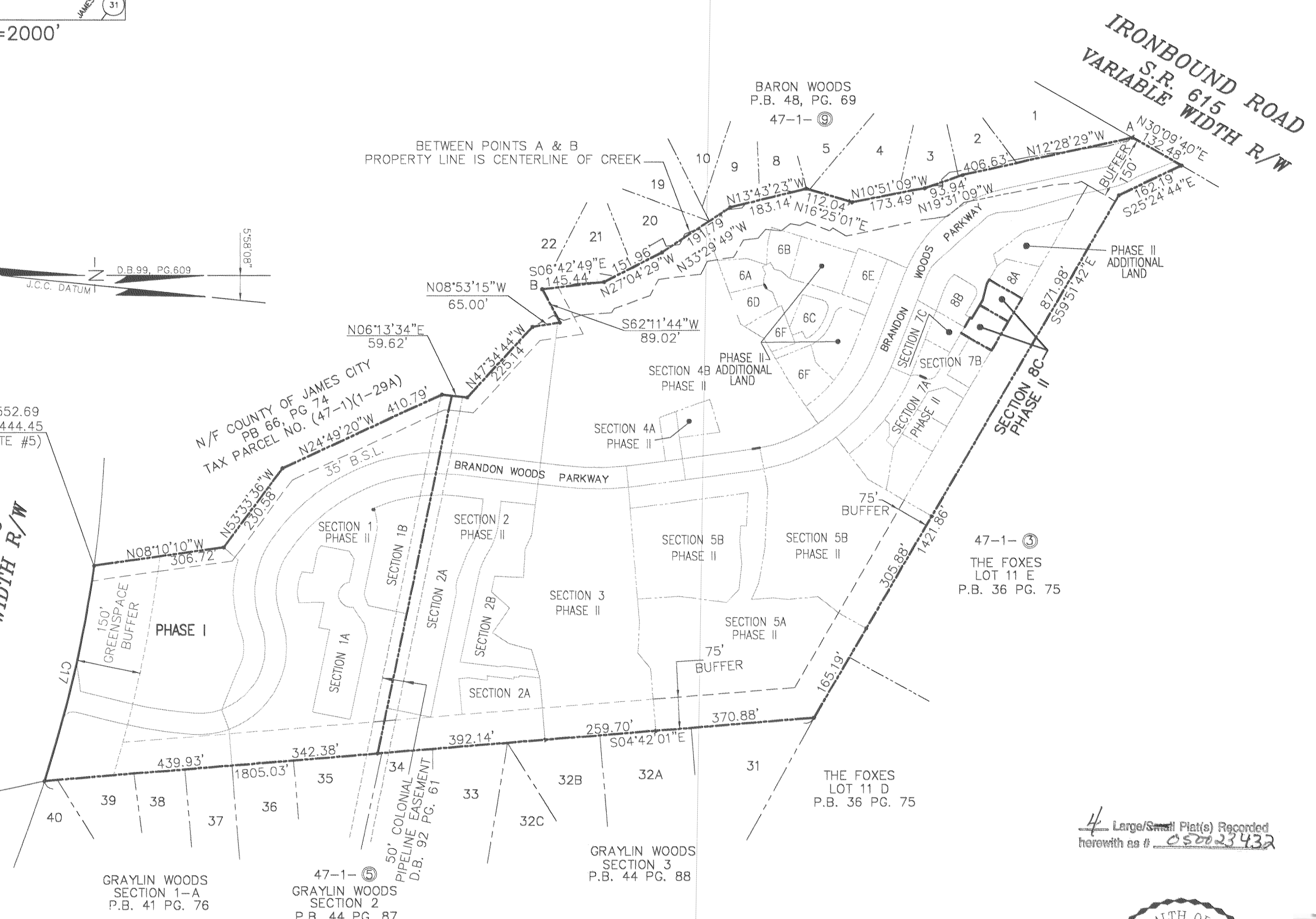
INSTRUMENT NO. 98000030



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)



IRONBOUND ROAD
S.R. 615
VARIABLE WIDTH R/W

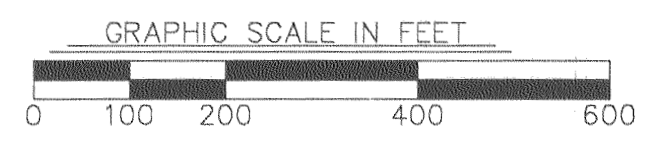
CONDOMINIUM PLAT
OF
SECTION 8C
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=200' DATE: 9/22/05

SHEET 1 OF 4



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
30 September 2005
at 10:26 AM/PM PB _____ PG _____
DOCUMENT # 050023432
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



4 Large/Small Plat(s) Recorded
herewith as # 050023432

#050023432

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 28th DAY OF September 2005.
 MY COMMISSION EXPIRES 12-31-07
Heather Gilbert
 SIGNATURE I was commissioned as Heather Ready

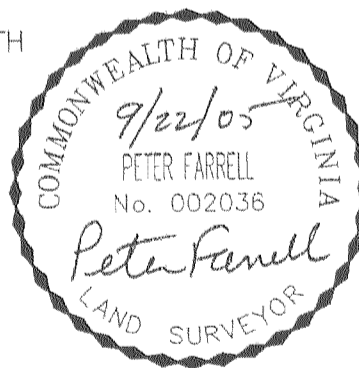
William H Carr
 WILLIAM H. CARR, TRUSTEE

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 29th DAY OF September 2005.
 MY COMMISSION EXPIRES 9-30-07
Janet B. Linthicum
 SIGNATURE

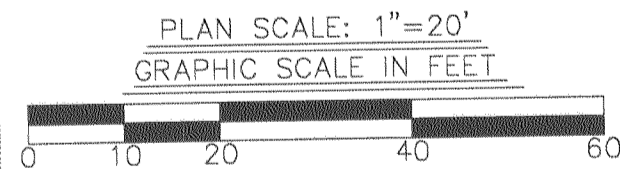
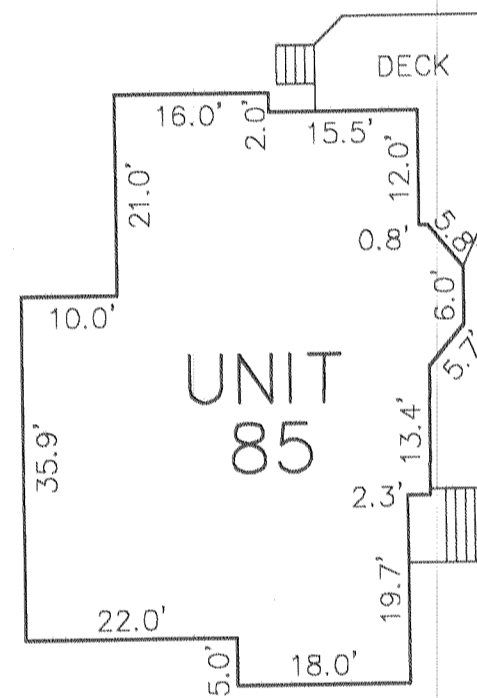
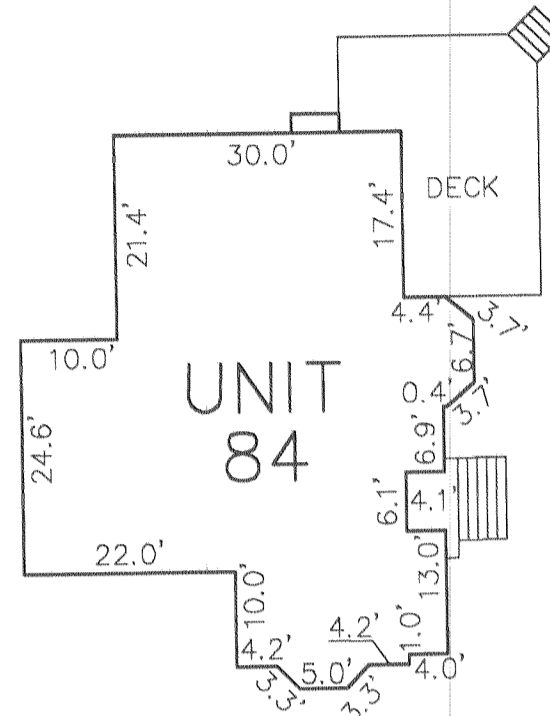
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) OF THE VIRGINIA CONDOMINIUM ACT. ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Peter Farrell 9/22/05
 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 _____ AS THE LAW DIRECTS.

TESTEE: _____, CLERK
 DOCUMENT NO. _____



PHASE II, SECTION 8C UNIT/LAND TABULATION
 UNIT 84 = 6,332 SQ. FT. / 0.1454 AC.
 UNIT 85 = 5,181 SQ. FT. / 0.1189 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 6F	0.3871 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 8B	0.1590 AC.

TOTAL SECTION 8C	
UNITS/LAND TOTAL	0.2643 AC.
TOTAL SECTION 8C	0.2643 AC.

ADDITIONAL LAND PHASE II 0.7673 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 8C
 (A PORTION OF PHASE II)
 BRANDON WOODS

JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=20' DATE: 9/22/05

SHEET 4 OF 4



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/Small Plat(s) Recorded
 herewith as # 050023432

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
30 September 2005
 at 10:26 AM/PM, PG 1
 DOCUMENT # 050023432
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk