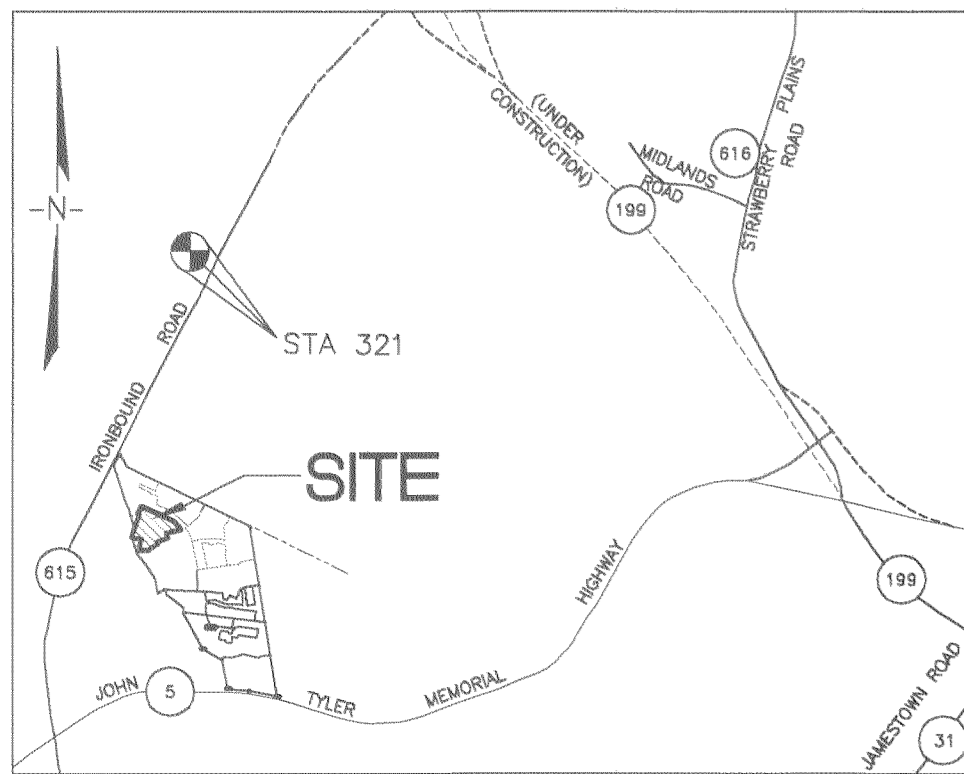
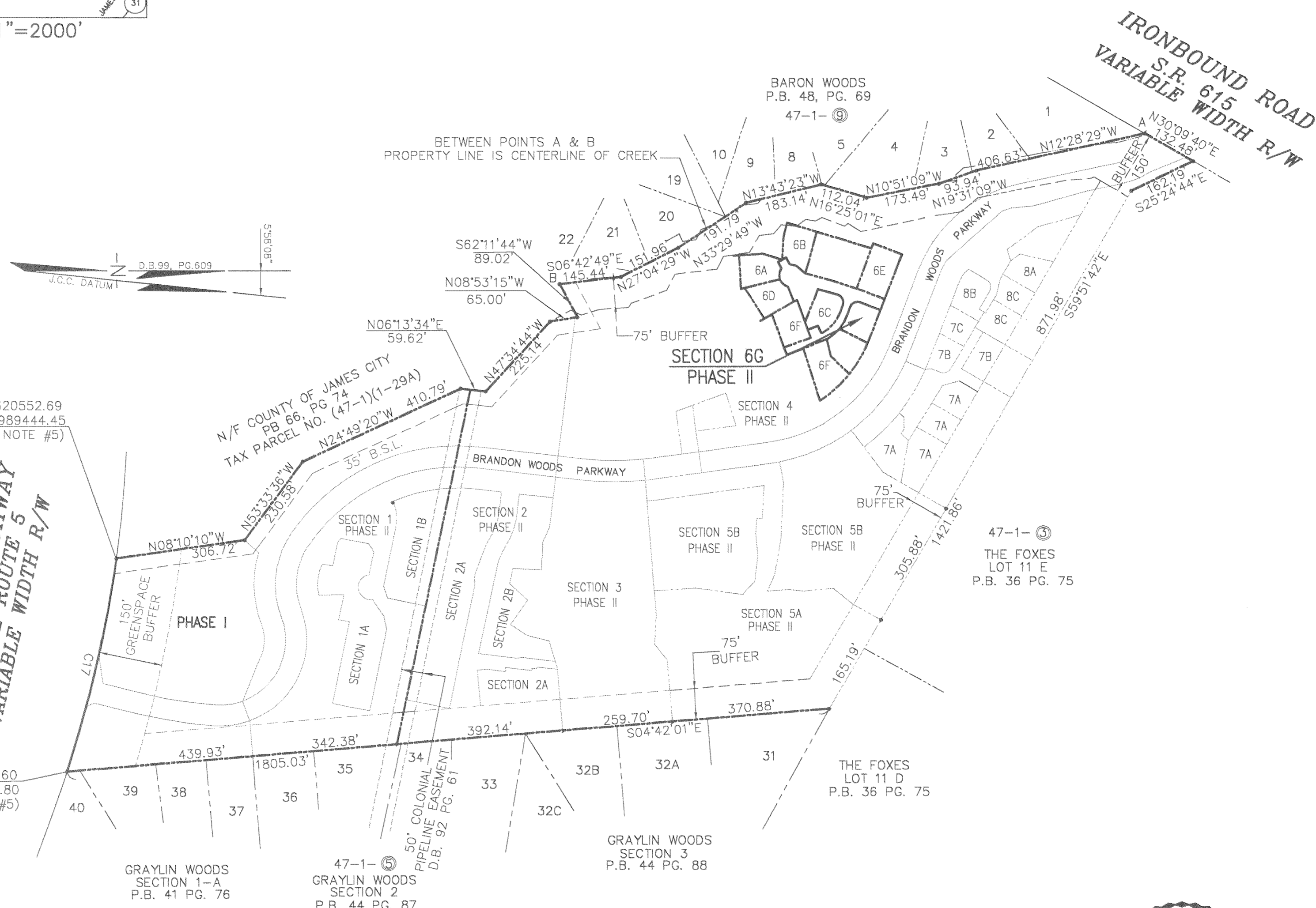


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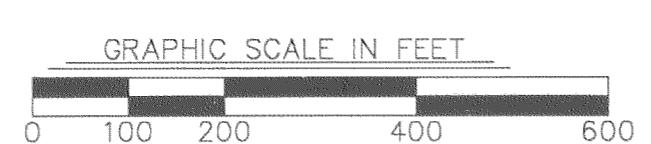
VICINITY MAP 1"=2000'



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)



4 Large/Small Plat(s) Recorded
herewith as # 050024432

CONDOMINIUM PLAT
OF
SECTION 6G
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=200' DATE: 10/7/05

SHEET 1 OF 4

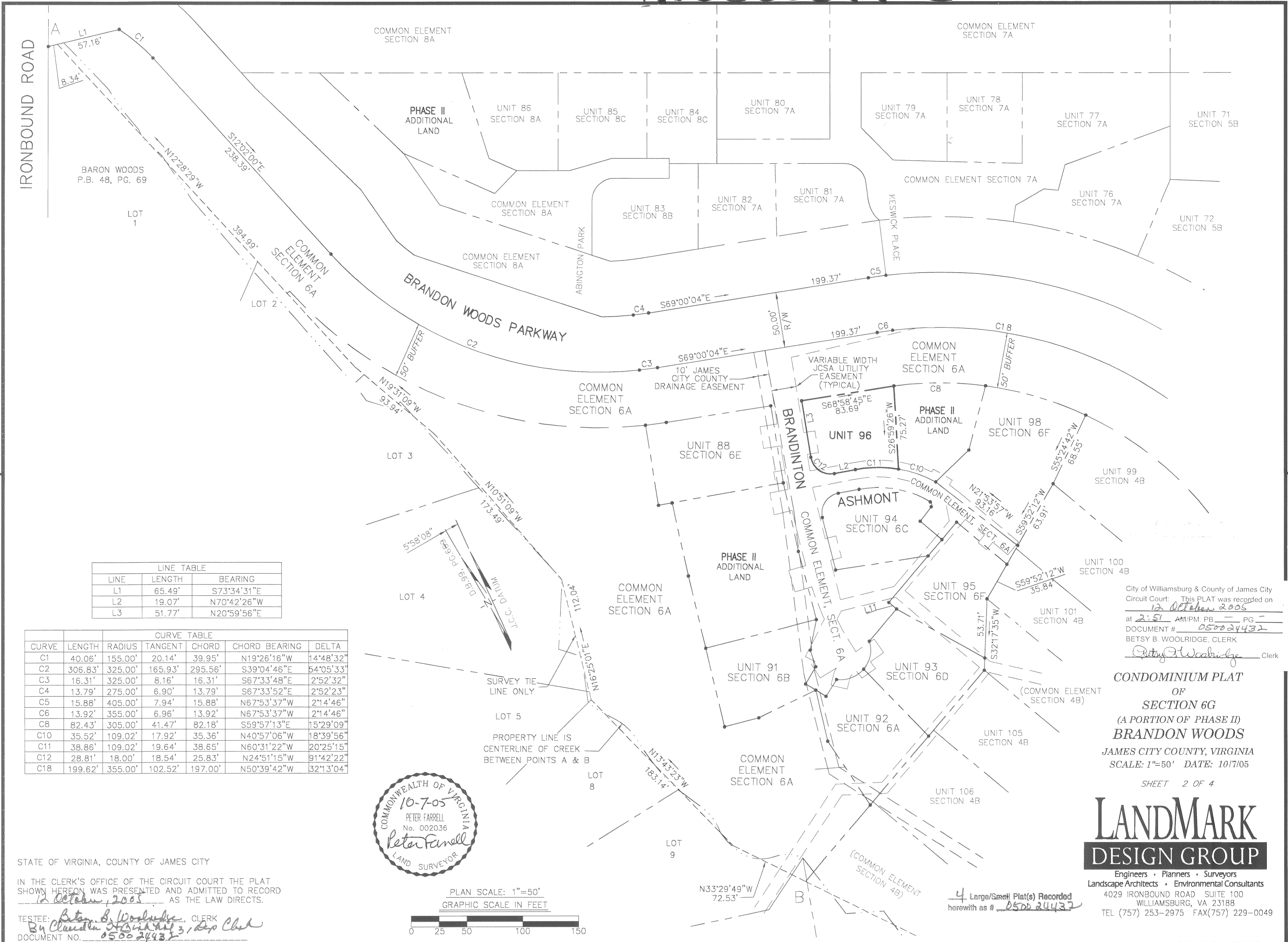
LANDMARK
DESIGN GROUP
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VA 23188
TEL (757) 253-2975 FAX(757) 229-0049



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
12 October 2005 AS THE LAW DIRECTS.
TESTEE: *Betsy B. Woolridge* CLERK
By *Clayton H. ...*, Dep. Clerk
DOCUMENT NO. 05-00 24432

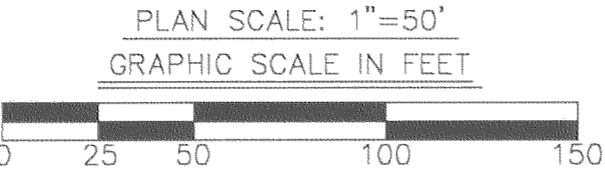
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12 October 2005
at 2:51 AM/PM, PG. -
DOCUMENT # 050024432
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

#050024432



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

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"
C8	82.43'	305.00'	41.47'	82.18'	S59°57'13"E	15°29'09"
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"
C18	199.62'	355.00'	102.52'	197.00'	N50°39'42"W	32°13'04"



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
12 October 2005
 at 2:51 AM/PM, PG. 4
 DOCUMENT # 050024432
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

**CONDOMINIUM PLAT
 OF
 SECTION 6G
 (A PORTION OF PHASE II)
 BRANDON WOODS**
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=50' DATE: 10/7/05

SHEET 2 OF 4

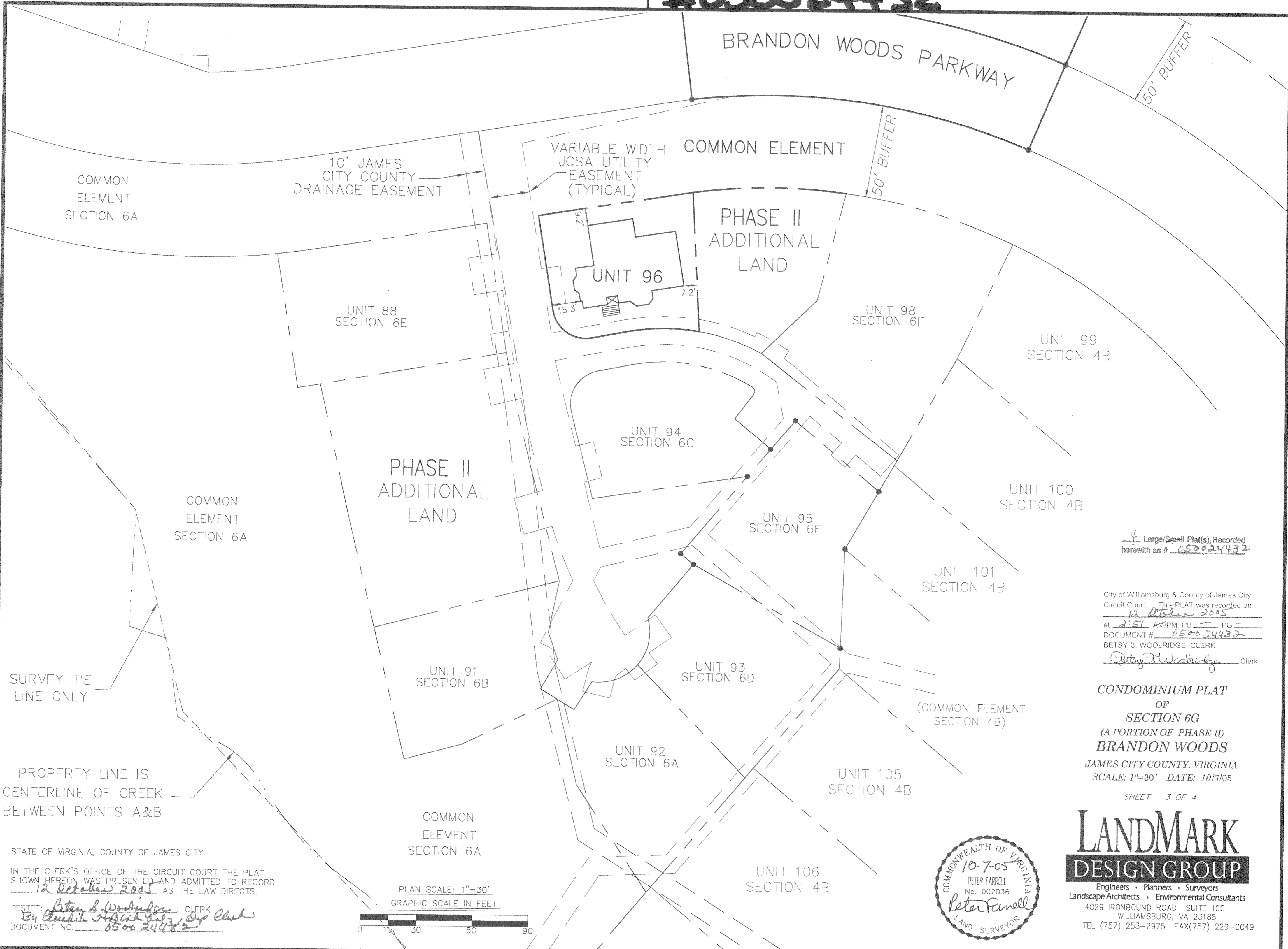


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STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT
 SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD
12 October 2005 AS THE LAW DIRECTS.
 TESTEE: *Betsy B. Woolridge*, CLERK
 By *Claudia H. Smith*, 31209 Clerk
 DOCUMENT NO. 050024432

4 Large/Small Plat(s) Recorded
 herewith as # 050024432

#050024432



4 Large/Small Plat(s) Recorded
herewith as # 050024432

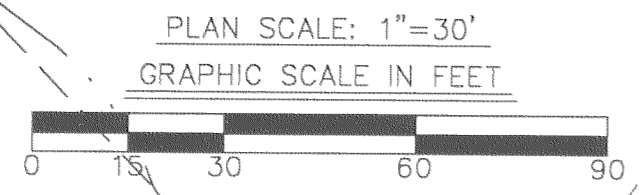
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12 October 2005
at 2:51 AM/PM, PB --- PG ---
DOCUMENT # 050024432
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CONDOMINIUM PLAT
OF
SECTION 6G
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=30' DATE: 10/7/05
SHEET 3 OF 4

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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
12 October 2005 AS THE LAW DIRECTS.
TESTEE: Betsy B. Woolridge CLERK
By Claudia H. Smith, Esq. Clerk
DOCUMENT NO. 050024432



#050024432

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 10 DAY OF October 2005.

MY COMMISSION EXPIRES 12-31-07

Matthew Gilbert
SIGNATURE Lucas Commissioned as Heather Romci

William H. Carr
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News

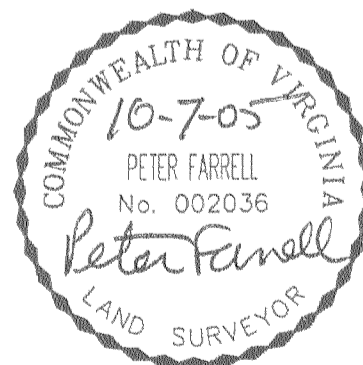
I, Janet B. Linthicum A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 11th DAY OF October 2005.

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.

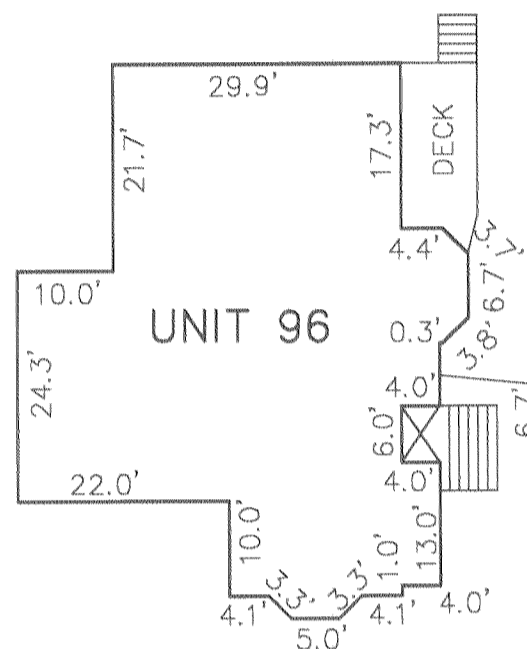
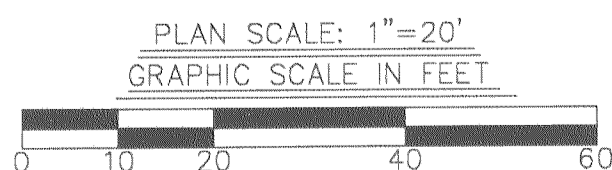
Peter Farrell 10-7-05
PETER FARRELL, LS DATE



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 12 October 2005 AS THE LAW DIRECTS.

TESTEE: Betsy B. Woolridge, CLERK
By Claudia [Signature] 10/12/05
DOCUMENT NO. 050024432



PHASE II, SECTION 6G UNIT/LAND TABULATION
UNIT 96 = 5,551 SQ. FT. / 0.1274 AC.

PHASE II AREA TABULATION

Table with 2 columns: Section Name, Area (AC). Rows include TOTAL SECTION 1 through 8C, and TOTAL SECTION 6G UNITS/LAND TOTAL.

Summary table for TOTAL SECTION 6G UNITS/LAND TOTAL and TOTAL SECTION 6G.

ADDITIONAL LAND PHASE II 0.6406 AC.

4 Large/Small Plat(s) Recorded herewith as # 050024432

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 12 October 2005 at 2:51 AM/PM, PG 1 PG 1
DOCUMENT # 050024432
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Clerk

CONDOMINIUM PLAT OF SECTION 6G (A PORTION OF PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA SCALE: 1"=20' DATE: 10/7/05

SHEET 4 OF 4



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4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VA 23188
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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.