

#050027945

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 22<sup>nd</sup> DAY OF November 2005.

MY COMMISSION EXPIRES 12-31-07

*Heather Gilbert*  
 SIGNATURE Heather Gilbert as Heather Ronchi

*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 21<sup>st</sup> DAY OF November 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.

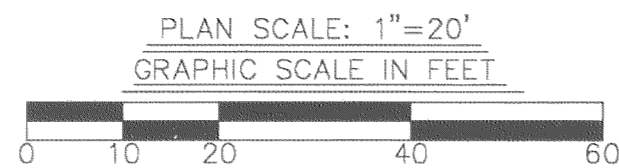
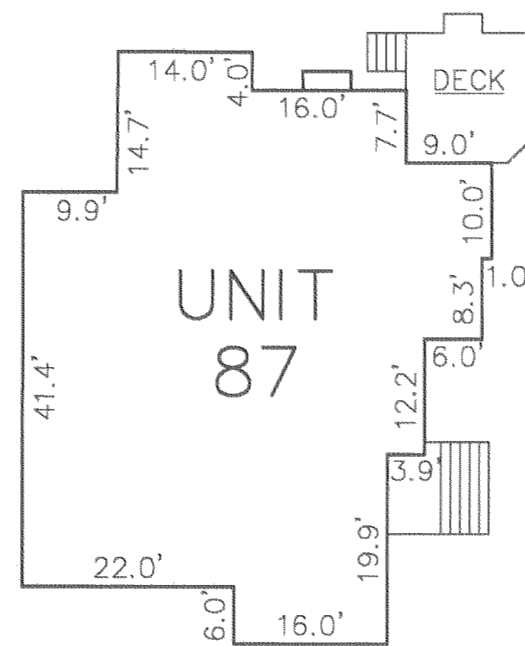
*Peter Farrell* 11-17-05  
 PETER FARRELL, LS DATE



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 23 November 2005 AS THE LAW DIRECTS.

TESTEE: Betsy B. Washburne CLERK By Claudia M. B. Washburne  
 DOCUMENT NO. 050027945 10:35 AM Dup Check



PHASE II, SECTION 8D UNIT/LAND TABULATION  
 UNIT 87 = 9,105 SQ. FT. / 0.2090 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 6G	0.1274 AC.
TOTAL SECTION 6H	0.1276 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	0.2643 AC.

TOTAL SECTION 8D  
 UNITS/LAND TOTAL 0..2090 AC.

TOTAL SECTION 8D 0.2090 AC.

ADDITIONAL LAND PHASE II 0.3040 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 8D  
 (A PORTION OF PHASE II)  
 BRANDON WOODS

JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1"=20' DATE: 11/17/05

SHEET 4 OF 4



Engineers • Planners • Surveyors  
 Landscape Architects • Environmental Consultants  
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 WILLIAMSBURG, VA 23188  
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