

#050029043

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 12/19/97 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 980000030.

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. OWNER: BRANDON WOODS, LP

BY: Myrl L. Hairfield 8-15-05 SIGNATURE DATE

Myrl L. Hairfield MANAGER NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia CITY/COUNTY OF James City Patricia M. Penci A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 15th DAY OF August, 2005. MY COMMISSION EXPIRES June 30, 2006 Patricia M. Penci (SIGNATURE)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.



8-9-05 Peter Farrell DATE PETER FARRELL, LS NO. 002036

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8/12/05 Barry A. W... VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

12/7/05 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

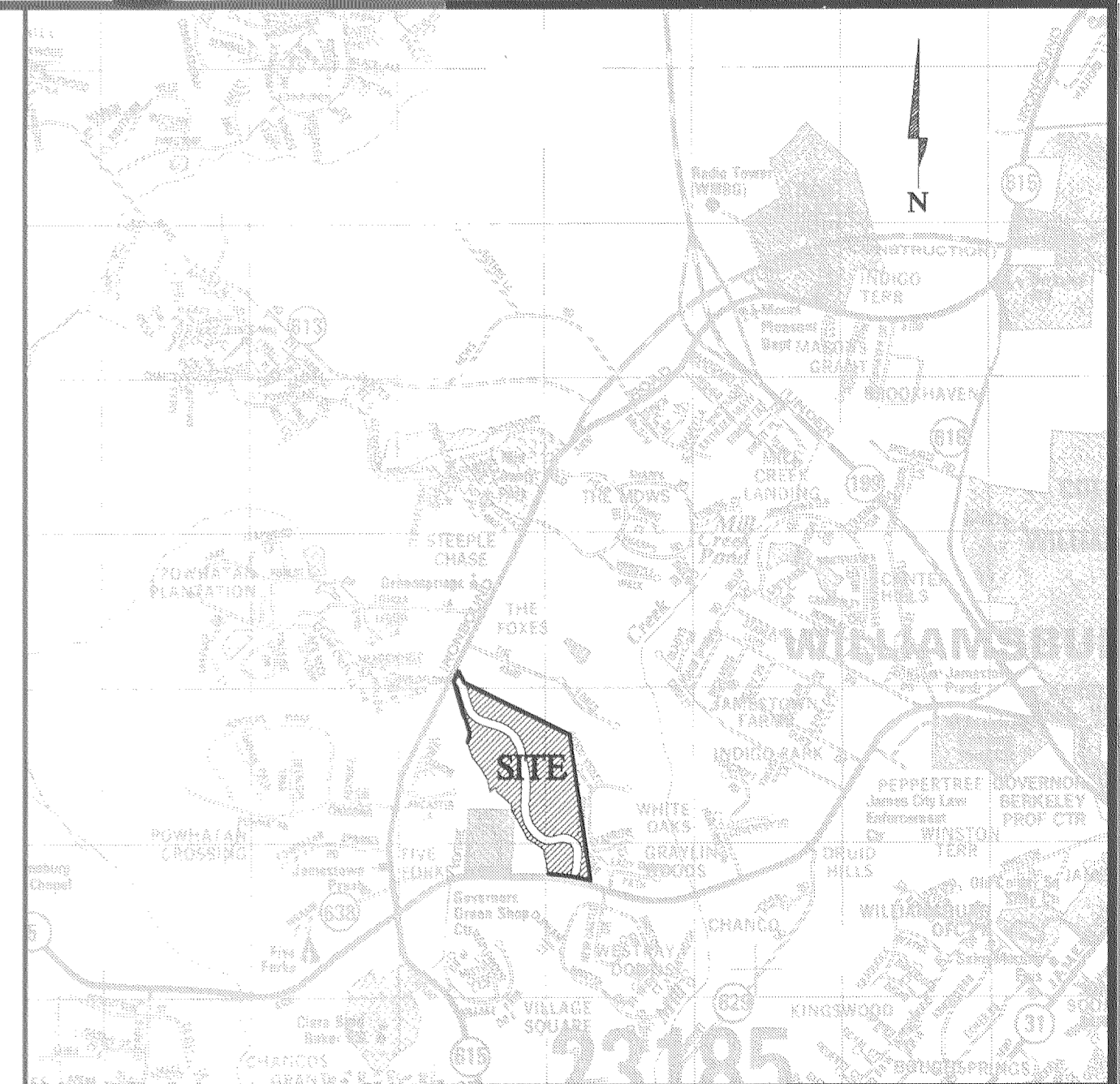
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 8th DAY OF December, 2005 at 9:59 a.m. AS THE LAW DIRECTS.

TESTE: Jackson Hallman CLERK 6 herewith as 050029043

DOCUMENT NO. 050029043 Betsy S. Woolridge, Clerk

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 4710100029
2. TAX PARCEL 4710100029 APPEARS TO LIE WITHIN FLOOD ZONE X, ZONE X (SHADED), ZONE A AND AE, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0035 B, AND 510201 0045 B BOTH DATED FEB. 6, 1991. THE PORTION OF THIS TAX PARCEL SHOWN ON THIS PLAT APPEARS TO LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD-PLAIN AS SHOWN ON THE ABOVE REFERENCED F.I.R.M.
3. THIS PROPERTY IS ZONED "R-1 WITH CLUSTER S.U.P.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
P.B. 85, PAGES 85-88
P.B. 82, PAGES 31-34
P.B. 76, PAGES 43-44
P.B. 77, PAGES 51-52
P.B. 76, PAGES 43-44
P.B. 78, PAGES 79-82
INSTRUMENT NO. 980000030
7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 321 NORTHING= 3624001.569 EASTING= 11988616.657
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
12. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
13. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
17. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.
18. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURE, AND SHALL REMAIN HARMLESS FROM ANY DAMAGES.
19. DENOTES AREA OF EASEMENT TO BE QUITCLAIMED BY INSTRUMENT RECORDED IMMEDIATELY SUBSEQUENT TO RECORDATION OF THIS PLAT.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20203118

VICINITY MAP

SCALE: 1"=2,000'

SUBDIVISION OF THE RIGHT OF WAY FOR BRANDON WOODS PARKWAY BEING THE PROPERTY OF BRANDON WOODS, LP

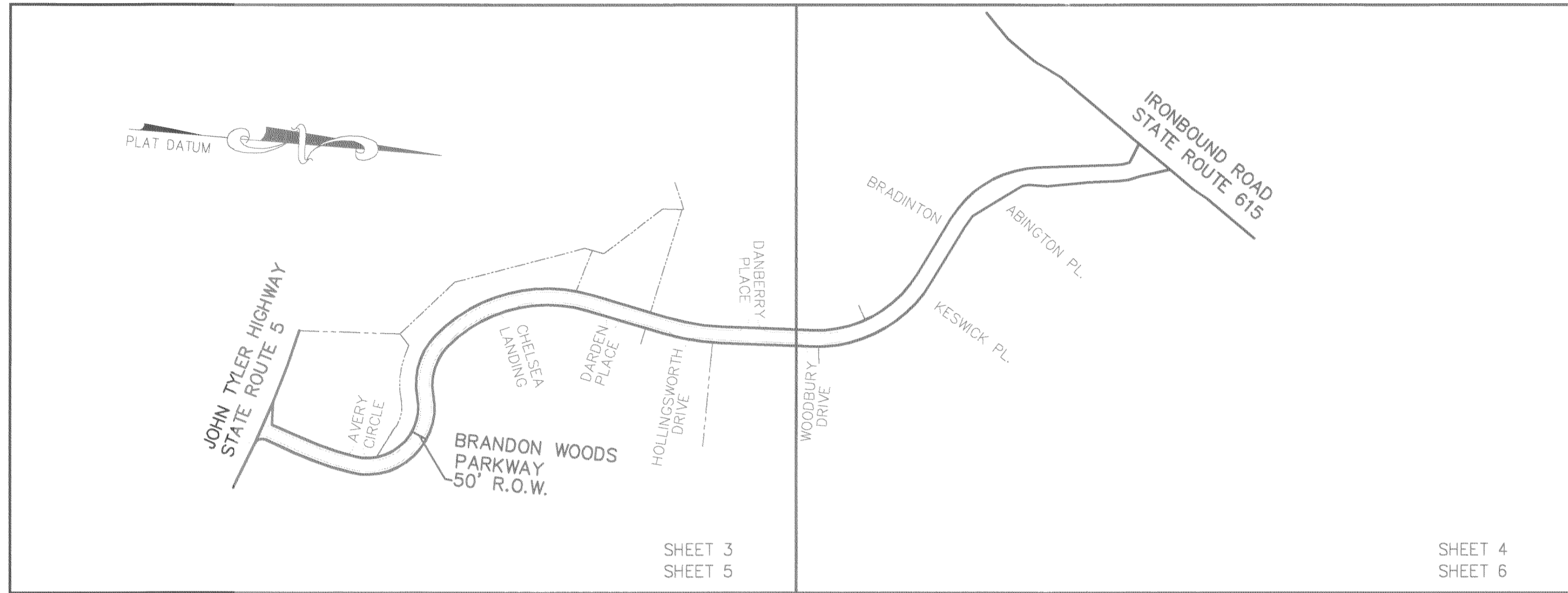
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA DATE: OCTOBER 15, 2003 SCALE: 1"=100' REVISED: NOV. 17, 2004 REVISED: JAN. 17, 2005 REVISED: AUG. 9, 2005 SHEET 1 OF 6



4029 Ironbound Road Suite 100 Williamsburg, VA 23188 Tel. (757) 253-2975 Fax (757) 229-0049 Email: lmdg@landmarkdg.com

5544 Greenwich Road Suite 200 Virginia Beach, VA 23462 Tel. (757) 473-2000 Fax (757) 497-7933 Email: lmdg@landmarkdg.com

#050029043



SHEET INDEX SCALE 1"=300'

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L11	122.68	N14°07'31"E
L12	239.03	N06°43'44"E
L13	273.17	N07°44'41"W
L14	199.37	N69°00'04"W
L15	238.39	S12°02'00"E

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C22	1010.00'	177.08'	N09°06'09"E	176.85'	10°02'43"	88.77'
C23	180.00'	361.43'	N53°26'33"W	303.70'	115°02'42"	282.79'
C24	190.00'	183.59'	S83°17'05"E	176.53'	55°21'42"	99.67'
C25	450.00'	489.56'	S24°26'14"E	465.77'	62°19'57"	272.17'
C26	700.00'	176.83'	N00°30'28"W	176.36'	14°28'25"	88.89'
C27	380.00'	406.50'	N38°22'15"W	387.39'	61°17'29"	225.14'
C28	300.00'	298.28'	S40°31'02"E	286.15'	56°58'04"	162.78'
C29	180.00'	129.33'	N32°37'02"W	126.57'	41°10'05"	67.60'

AREA TABULATION
 TAX PARCEL 4710100029
 OLD PARCEL AREA = 45.1720
 MINUS AREA OF NEW
 RIGHT OF WAY = 3.9196 ACRES
 NEW PARCEL AREA = 41.2524 ACRES

RIGHT OF WAY LINE TABLE

LINE	LENGTH	BEARING
L1	69.16'	S82°23'38"W
L3	65.49'	N73°34'31"W
L4	93.91'	S22°10'49"E
L5	82.97'	S12°02'00"E
L6	130.79'	S15°52'38"E
L7	55.76'	S04°44'04"E
L8	93.30'	S41°12'55"E
L9	83.98'	S41°47'03"E
L10	18.52'	N30°09'43"E

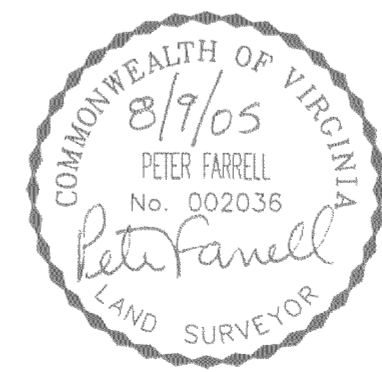
RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	985.00'	172.69'	N09°06'09"E	172.47'	10°02'43"	86.57'
C2	155.00'	311.23'	N53°26'33"W	261.52'	115°02'42"	243.51'
C3	215.00'	207.75'	N83°17'05"W	199.76'	55°21'48"	112.79'
C4	474.99'	516.75'	N24°26'14"W	491.64'	62°19'58"	287.29'
C5	675.00'	170.51'	N00°30'28"W	170.06'	14°28'25"	85.71'
C6	355.00'	379.76'	N38°22'15"W	361.91'	61°17'29"	210.33'
C7	325.00'	323.14'	N40°31'02"W	309.99'	56°58'04"	176.34'
C8	155.00'	40.06'	N19°26'16"W	39.95'	14°48'32"	20.14'
C9	205.00'	72.09'	S22°06'28"E	71.72'	20°08'56"	36.42'
C10	275.00'	20.66'	S20°31'44"E	20.66'	4°18'18"	10.34'
C11	275.00'	41.82'	S64°38'41"E	41.78'	8°42'46"	20.95'
C12	405.00'	433.23'	S38°22'19"E	412.86'	61°17'20"	239.94'
C13	725.00'	183.14'	S00°30'28"E	182.66'	14°28'25"	92.06'
C14	425.00'	462.36'	S24°26'14"E	439.89'	62°19'58"	257.04'
C15	165.00'	159.43'	S83°17'05"E	153.30'	55°21'42"	86.56'
C16	205.00'	411.62'	S53°26'33"E	345.88'	115°02'42"	322.07'
C17	1035.00'	181.46'	S09°06'09"W	181.23'	10°02'43"	90.96'
C18	25.00'	38.84'	S30°23'09"E	35.05'	89°01'20"	24.58'
C19	2904.79'	138.84'	N76°15'59"W	138.83'	2°44'19"	69.43'
C20	2904.79'	232.71'	N79°55'51"W	232.65'	4°35'25"	116.42'
C21	2904.79'	150.33'	N73°24'52"W	150.31'	2°57'54"	75.18'

SUBDIVISION
 OF
 THE RIGHT OF WAY
 FOR
 BRANDON WOODS PARKWAY
 BEING THE PROPERTY OF
 BRANDON WOODS, LP
 BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: OCTOBER 15, 2003 SCALE: 1"=100'
 REVISED: NOV. 17, 2004
 REVISED: JAN. 17, 2005
 REVISED: AUG. 9, 2005
 SHEET 2 OF 6

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 12-8-2005
 at 9:59 AM PB PG
 DOCUMENT # 050029043
 BETSY B. WOOLRIDGE, CLERK
 Clerk

6 Large (or more) Plats Recorded
 herewith as # 050029043



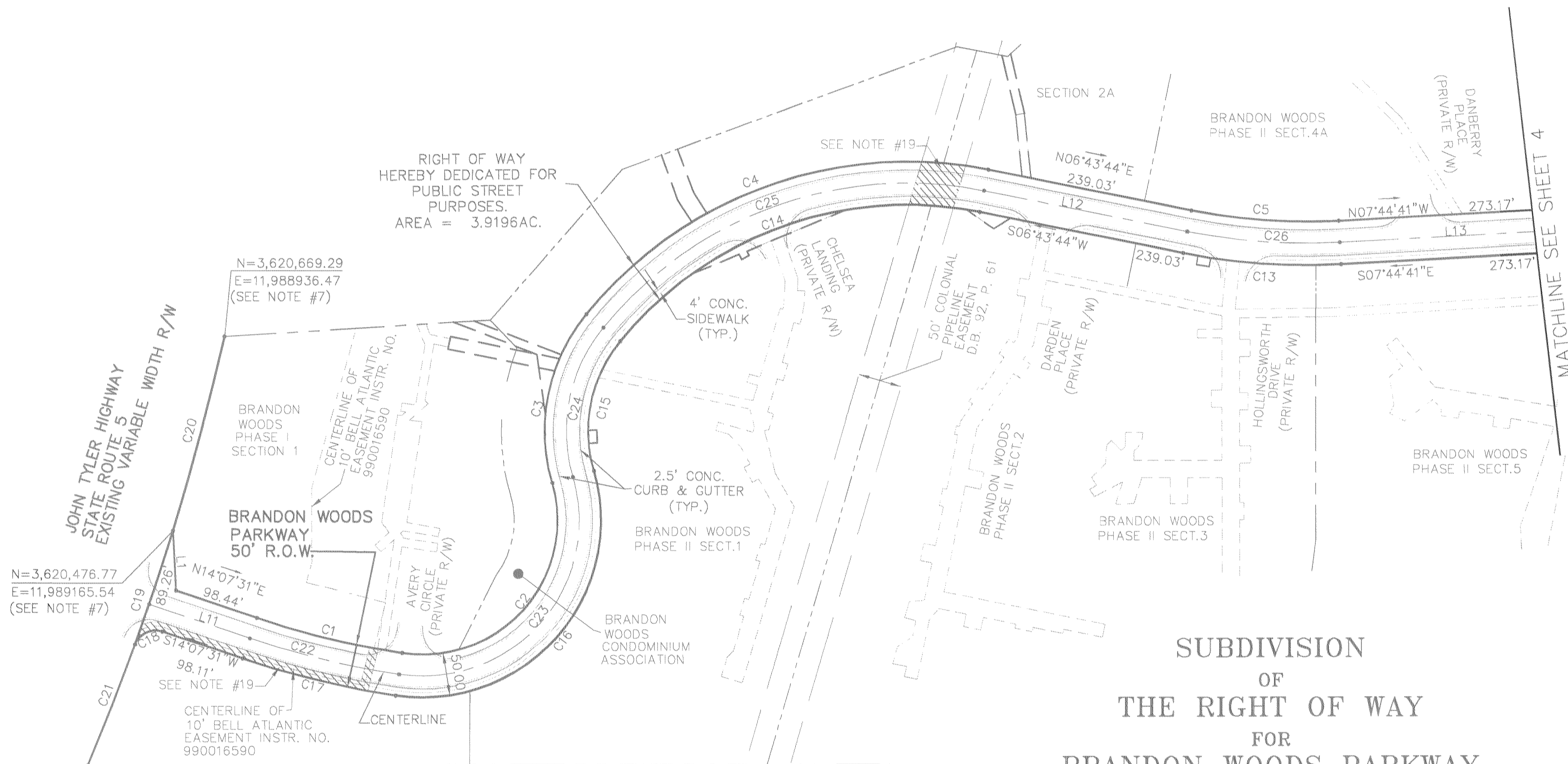
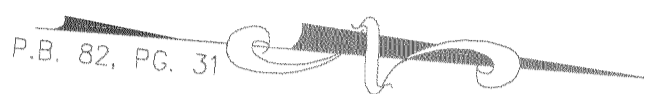
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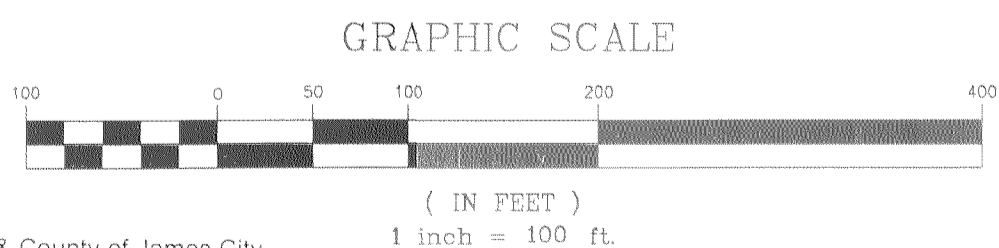
1980074-000.64 E-ANECON WOODS ROW-DEDICATION PLAT-ROW-PLAT.dwg

P.B. 82, PG. 31



**SUBDIVISION
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FOR
BRANDON WOODS PARKWAY**

BEING THE PROPERTY OF
BRANDON WOODS, LP
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
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SHEET 3 OF 6



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Betsy B. Woolridge Clerk

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SEE SHEETS 5 AND SIX
FOR EASEMENT DETAILS



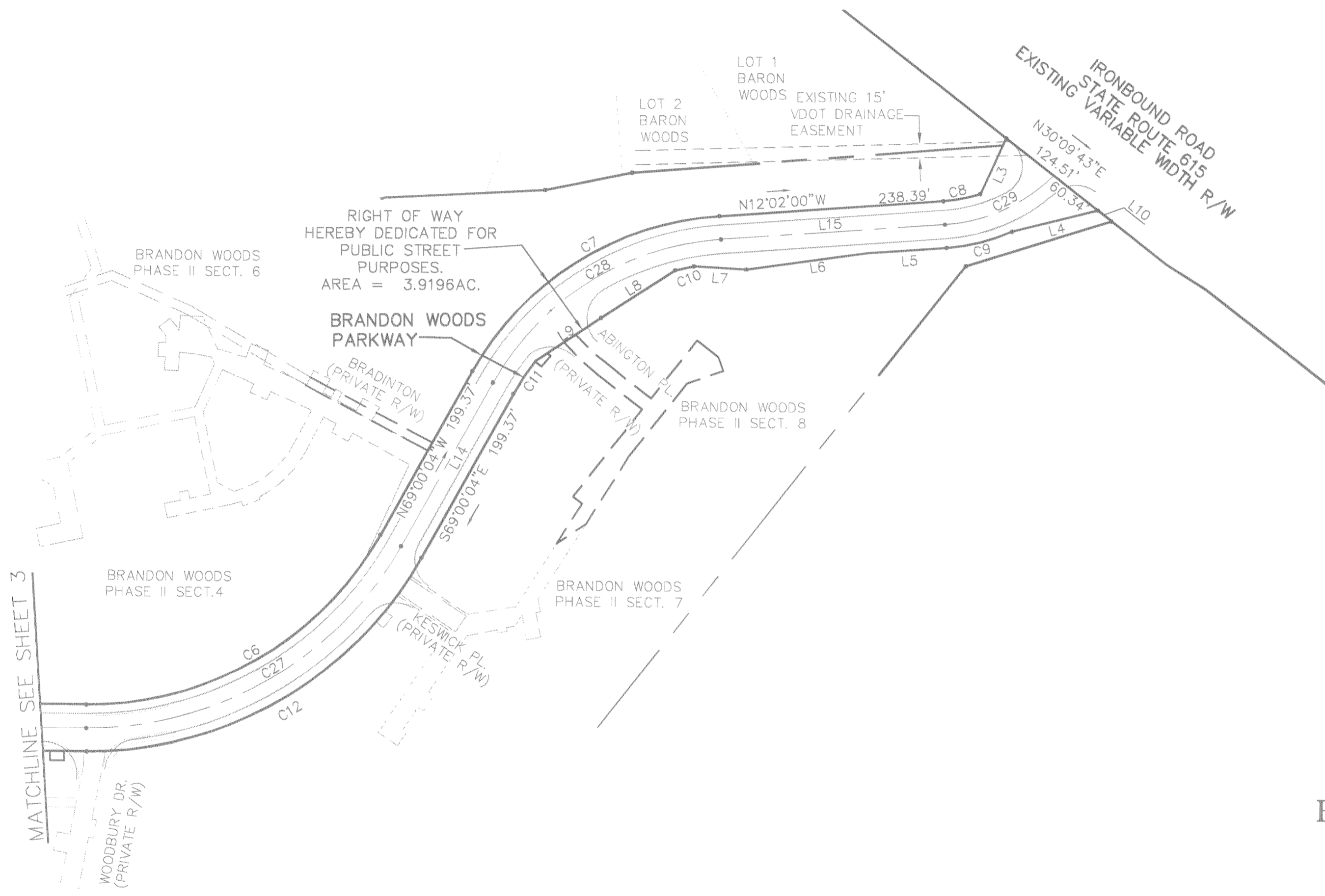
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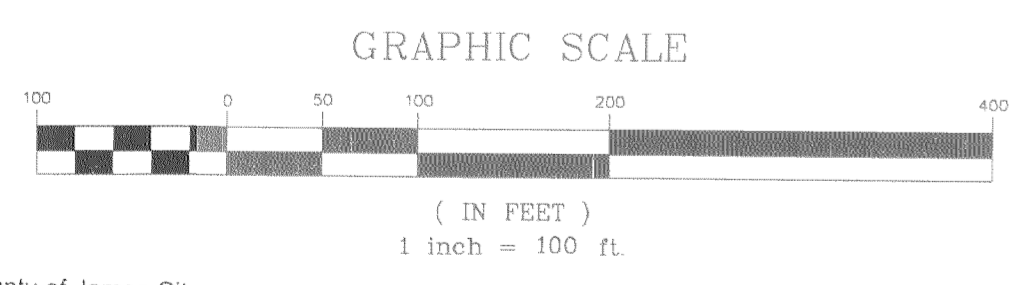
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1980074-000.64 : brandon_woods_row-dedication_plat-(row-plat.dwg)

#050029043



SUBDIVISION
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 SHEET 4 OF 6



City of Williamsburg & County of James City
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Betsy B. Woolridge Clerk

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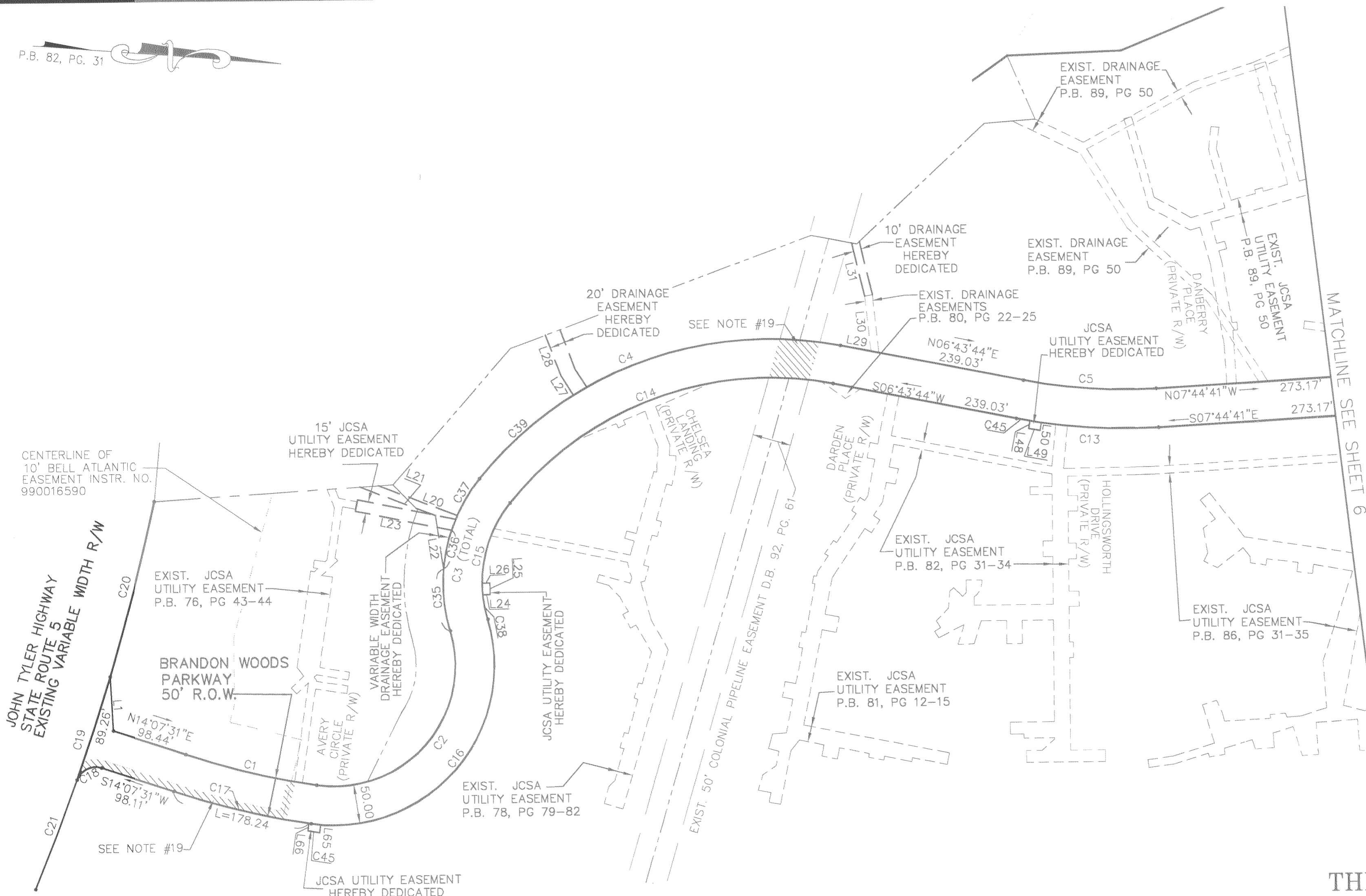
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1990074-000.54 BRANDON WOODS ROW-DEDICATION PLAT-ROW-PLAT.dwg

#050029043

P.B. 82, PG. 31



MATCHLINE SEE SHEET 6

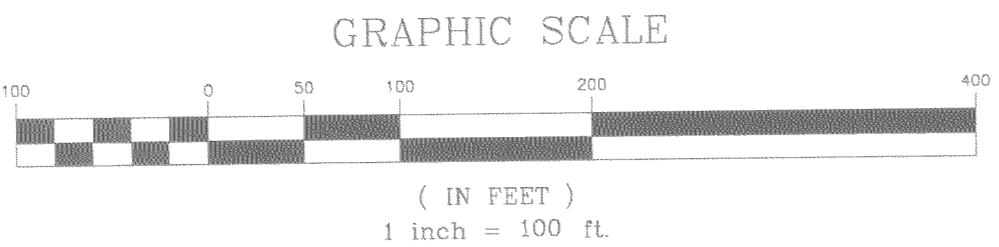
EASEMENT DETAILS

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SHEET 5 OF 6

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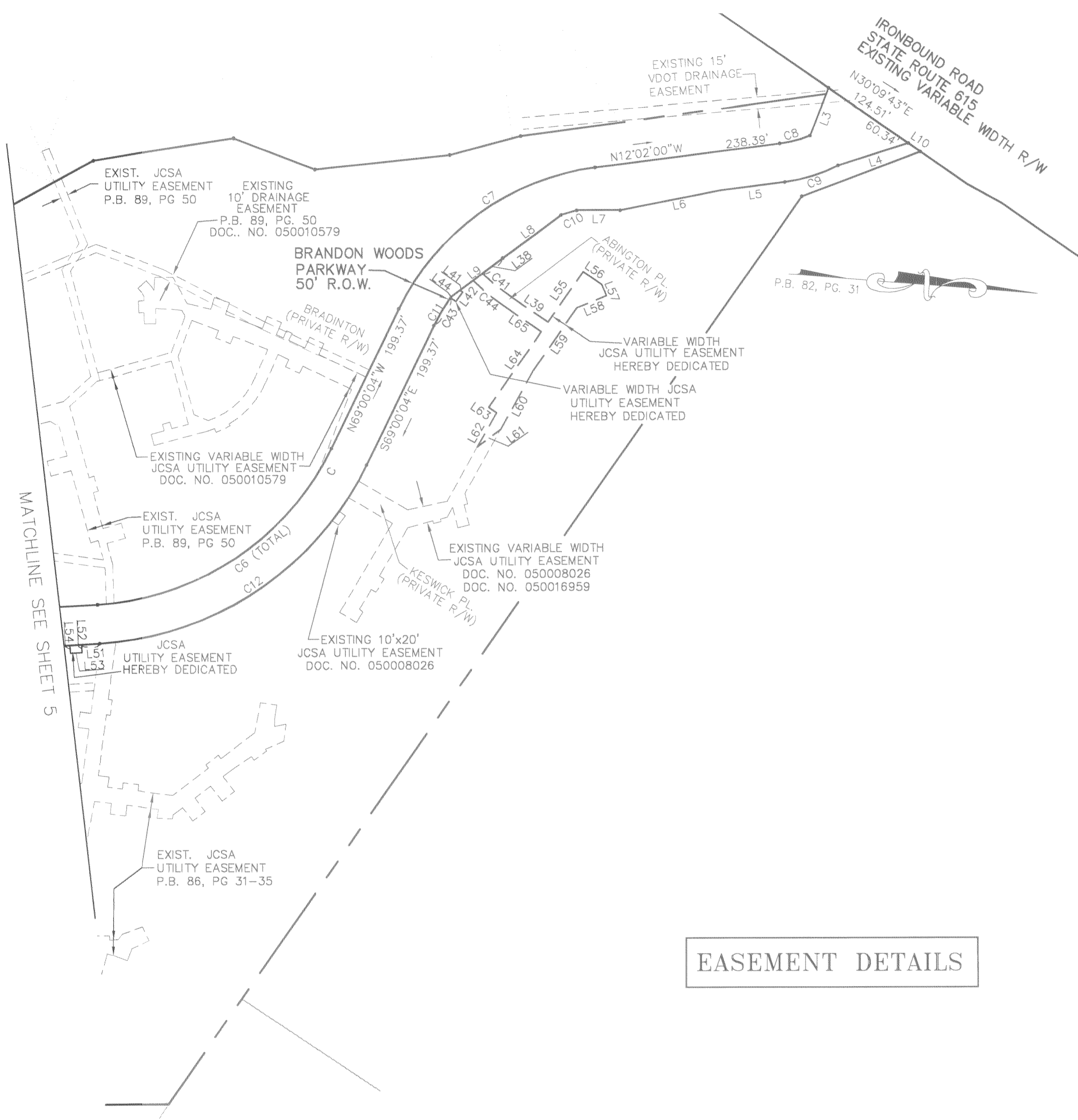
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DRAWN BY: AST
CHKD BY: PF
PROJ. NO.: 1990140-000.32
DWG NO.: 14641AW

1980074-000.64 BRANDON WOODS ROW-DEDICATION PLAT ROW-PLAT.dwg

#050029043



EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L20	107.79'	S16°40'03"W
L21	103.38'	S16°40'03"W
L22	70.01'	S77°19'16"W
L23	125.64'	N07°03'16"E
L24	9.78'	S06°02'17"E
L25	15.00'	N83°57'43"E
L26	10.05'	N06°02'17"W
L27	29.52'	S52°59'08"W
L28	56.08'	S65°11'10"W
L29	39.62'	N06°43'44"E
L30	71.23'	S79°29'38"W
L31	70.94'	S72°16'41"W
L38	32.81'	S41°33'48"E
L39	56.15'	N30°08'18"E
L41	4.45'	N31°52'09"E
L42	15.00'	S58°07'51"E
L44	8.67'	S31°52'09"W
L48	10.2'	N85°14'59"W
L49	15.00'	S04°45'01"W
L50	10.12'	N85°14'59"W
L51	23.45'	S07°44'44"E
L52	10.05'	N82°15'19"E
L53	15.00'	S07°44'41"E
L54	10.05'	S82°15'19"W
L55	79.03'	S59°51'42"E
L56	28.69'	N30°08'18"E
L57	15.85'	N62°21'52"E
L58	40.71'	N26°59'07"W
L59	98.13'	S59°51'42"E
L60	86.00'	N65°46'03"W
L61	37.80'	S42°07'32"E
L62	50.64'	N65°46'03"W
L63	12.12'	N30°08'18"E
L64	117.92'	S59°51'42"E
L65	60.65'	S30°08'18"W
L66	10.13'	N87°06'53"W

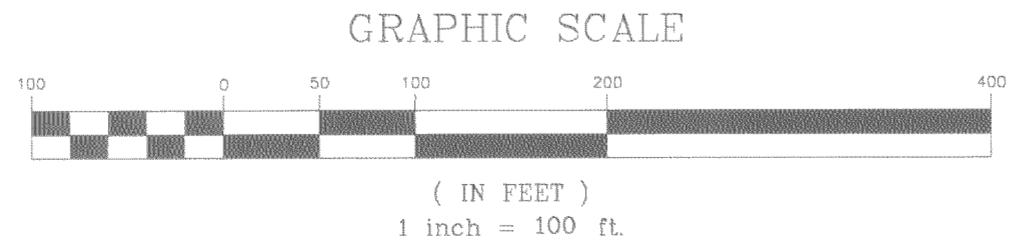
EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C35	80.35'	215.00'	40.65'	79.88'	N79°44'22"E	21°24'41"
C36	51.54'	215.00'	25.89'	51.42'	S82°41'15"E	1°34'40"
C37	55.56'	215.04'	27.94'	55.41'	S63°00'22"E	14°48'14"
C38	32.55'	165.13'	16.33'	32.49'	N74°41'01"E	11°17'36"
C39	161.35'	474.99'	81.46'	160.57'	S45°52'20"E	19°27'45"
C41	49.12'	261.59'	24.63'	49.05'	N34°44'58"E	10°45'32"
C43	41.28'	275.00'	20.68'	41.25'	S64°42'01"E	8°36'05"
C44	49.21'	257.50'	24.68'	49.13'	N35°36'47"E	10°56'57"
C45	15.00'	1045.00'	7.50'	15.00'	N03°50'03"E	0°49'21"

EASEMENT DETAILS

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 SHEET 6 OF 6

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