

**CERTIFICATION OF SOURCE OF TITLE**

TITLE TO THE LANDS SHOWN HEREON WAS CONVEYED FROM EVELYN M. HARRIS AND JAMES T. MAYNARD, ET ALS TO CONDOR PROPERTIES AT WILLIAMSBURG BY DOCUMENT #LR980334, DATED NOVEMBER 28, 1997 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND/OR TRUSTEE(S).

*Charles Miller* 10/24/99  
FOR CONDOR PROPERTIES AT WILLIAMSBURG DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City County,  
Jennifer S. Crist, 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 HAND THIS DAY OF October 29th, 1999. MY COMMISSION

EXPIRES July 31, 2002  
SIGNATURE Jennifer S. Crist

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE CITY.

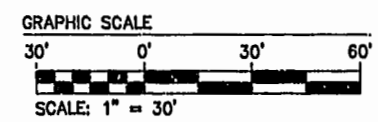
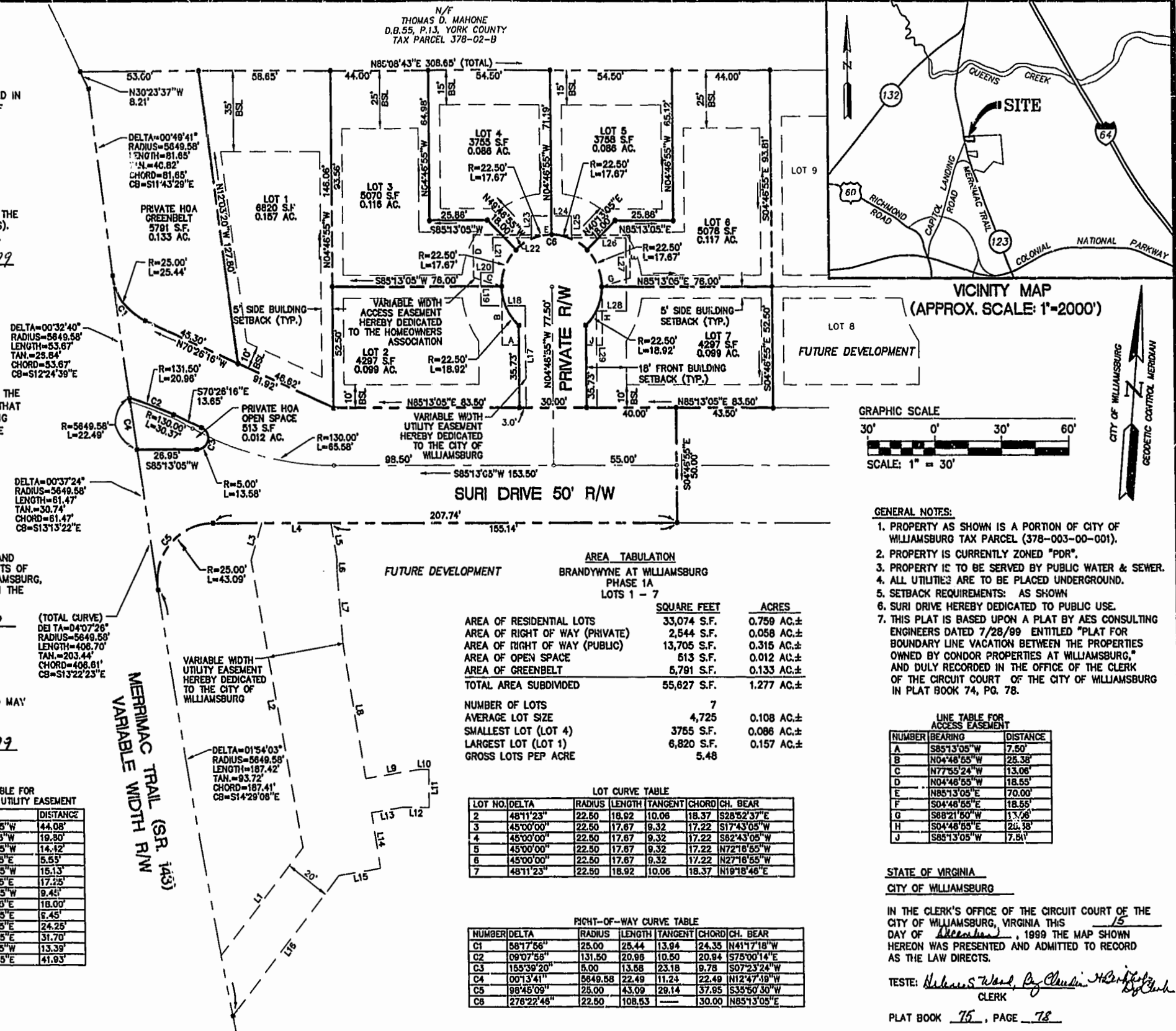
G.T. Wilson, Jr. C.L.S. 10/9/99  
DATE

**CERTIFICATE OF APPROVAL**

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

Reed T. Martin 12/6/99  
AGENT FOR THE CITY OF WILLIAMSBURG DATE

N/F  
THOMAS D. MAHONE  
D.B.55, P.13, YORK COUNTY  
TAX PARCEL 378-02-B



**GENERAL NOTES:**

1. PROPERTY AS SHOWN IS A PORTION OF CITY OF WILLIAMSBURG TAX PARCEL (378-003-00-001).
2. PROPERTY IS CURRENTLY ZONED "PDR".
3. PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER.
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
5. SETBACK REQUIREMENTS: AS SHOWN
6. SURI DRIVE HEREBY DEDICATED TO PUBLIC USE.
7. THIS PLAT IS BASED UPON A PLAT BY AES CONSULTING ENGINEERS DATED 7/28/99 ENTITLED "PLAT FOR BOUNDARY LINE VACATION BETWEEN THE PROPERTIES OWNED BY CONDOR PROPERTIES AT WILLIAMSBURG, AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG IN PLAT BOOK 74, PG. 78.

**AREA TABULATION**  
BRANDYWYNE AT WILLIAMSBURG  
PHASE 1A  
LOTS 1 - 7

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	33,074 S.F.	0.759 AC.±
AREA OF RIGHT OF WAY (PRIVATE)	2,544 S.F.	0.058 AC.±
AREA OF RIGHT OF WAY (PUBLIC)	13,705 S.F.	0.315 AC.±
AREA OF OPEN SPACE	513 S.F.	0.012 AC.±
AREA OF GREENBELT	5,791 S.F.	0.133 AC.±
TOTAL AREA SUBDIVIDED	55,827 S.F.	1.277 AC.±
NUMBER OF LOTS	7	
AVERAGE LOT SIZE	4,725 S.F.	0.108 AC.±
SMALLEST LOT (LOT 4)	3755 S.F.	0.086 AC.±
LARGEST LOT (LOT 1)	6,820 S.F.	0.157 AC.±
GROSS LOTS PER ACRE	5.48	

**LINE TABLE FOR ACCESS EASEMENT**

NUMBER	BEARING	DISTANCE
A	S85°13'05"W	7.50'
B	N04°46'55"W	25.38'
C	N77°55'24"W	13.06'
D	N04°46'55"W	18.65'
E	N85°13'05"E	70.00'
F	S04°46'55"E	18.55'
G	S88°21'50"W	13.06'
H	S04°46'55"E	25.38'
J	S85°13'05"W	7.50'

**LOT CURVE TABLE**

LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR.
2	48°11'23"	22.50	18.92	10.08	18.37	S28°52'37"E
3	45°00'00"	22.50	17.67	9.32	17.22	S17°43'05"W
4	45°00'00"	22.50	17.67	9.32	17.22	S82°43'05"W
5	45°00'00"	22.50	17.67	9.32	17.22	N72°18'55"W
6	45°00'00"	22.50	17.67	9.32	17.22	N27°18'55"W
7	48°11'23"	22.50	18.92	10.08	18.37	N19°18'46"E

**RIGHT-OF-WAY CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR.
C1	58°17'56"	25.00	25.44	13.94	24.35	N41°17'18"W
C2	09°07'58"	131.50	20.98	10.50	20.94	S78°00'14"E
C3	153°39'20"	5.00	13.58	23.18	9.78	S07°23'24"W
C4	00°13'41"	5848.58	22.49	11.24	22.49	N12°47'49"W
C5	88°48'09"	25.00	43.09	29.14	37.95	S35°50'30"W
C6	278°22'48"	22.50	108.53	—	30.00	N85°13'05"E

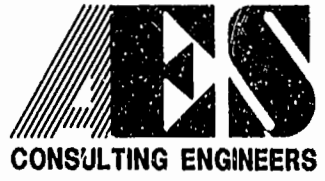
**LINE TABLE FOR VARIABLE WIDTH UTILITY EASEMENT**

NUMBER	BEARING	DISTANCE
L1	N33°2'38"E	59.68'
L2	N14°57'24"W	126.48'
L3	N12°34'10"E	16.80'
L4	N85°13'05"E	30.87'
L5	S14°25'01"E	15.77'
L6	S04°46'55"E	5.73'
L7	S09°23'02"E	30.89'
L8	S13°59'08"E	59.37'
L9	N78°00'52"E	24.63'
L10	N85°13'06"E	4.21'
L11	S04°46'54"E	16.80'
L12	S85°13'06"W	12.28'
L13	S78°00'52"W	14.04'
L14	S13°59'08"E	24.48'
L15	S78°00'52"W	18.78'
L16	S33°32'36"W	77.82'

**LINE TABLE FOR VARIABLE WIDTH UTILITY EASEMENT**

NUMBER	BEARING	DISTANCE
L17	N04°46'55"W	44.08'
L18	S85°13'05"W	19.80'
L19	N04°46'55"W	14.42'
L20	N85°13'05"E	5.55'
L21	N04°46'55"W	15.13'
L22	N85°13'05"E	17.25'
L23	N04°46'55"W	9.45'
L24	N85°13'05"E	16.00'
L25	S04°46'55"E	6.45'
L26	N85°13'05"E	24.25'
L27	S04°46'55"E	31.70'
L28	S85°13'05"W	13.39'
L29	S04°46'55"E	41.93'

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Fax (757) 220-8994

**PLAT OF SUBDIVISION  
BRANDYWYNE  
AT WILLIAMSBURG  
PHASE 1A, LOTS 1 - 7**

OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C.  
CITY OF WILLIAMSBURG VIRGINIA



11:34 AM 15 days after Dec. 1999  
Recorded 15 days after Dec. 1999  
DOCUMENT # 99-1629  
Thomas D. Mahone  
By Charles Miller, Esq. Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/20/99	REVISED PER CITY OF WILLIAMSBURG COMMENTS	JFS

Designed	HWP	Drawn	JFS
Scale	1"=30'	Date	10/8/99
Project No.	8453		
Drawing No.	1 of 1		