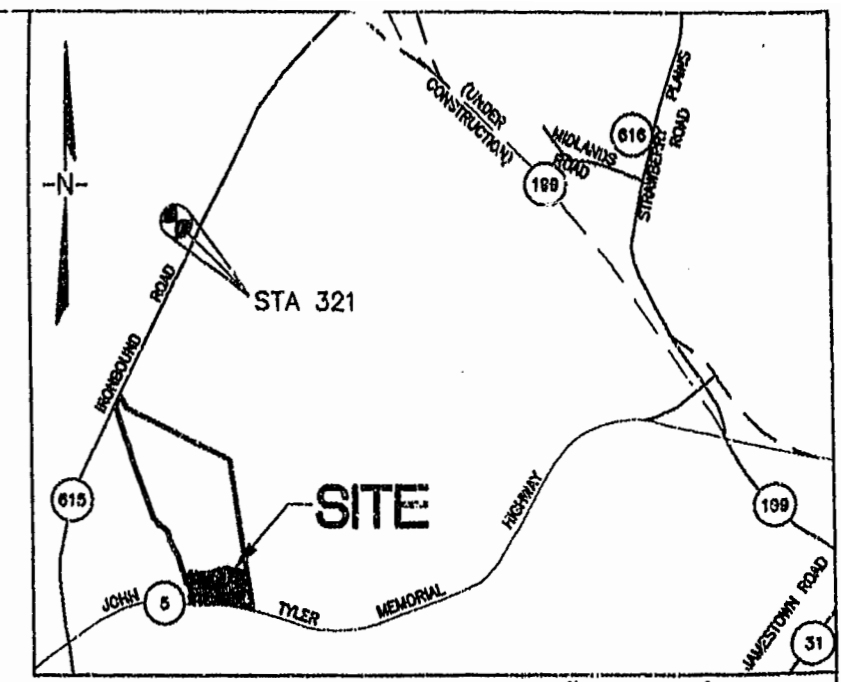


CURVE TABLE						
CURVE	LENGTH (FT.)	RADIUS (FT.)	TANGENT (FT.)	CHORD BEARING	CHORD (FT.)	DELTA
C1	521.88	2904.79	261.65	N77°04'44"W	521.18	10°17'36"
C9	68.90	3054.79	34.45	N81°22'51"W	68.90	01°17'32"
C17	66.43	265.00	33.39	N81°30'48"E	66.26	14°21'47"
C18	65.94	265.00	33.14	S84°10'36"E	65.77	14°15'23"
C19	16.87	265.00	8.44	S75°13'29"E	16.87	03°38'51"
C21	173.74	265.00	90.12	S87°49'00"W	170.65	37°33'52"
C22	96.25	105.00	51.80	S84°42'21"E	92.91	52°31'16"

BOOK 77 PAGE 51

NOTES:
THE VEPCO POLE LINE EASEMENT REFERENCE IN DEED BOOK 25 PAGE 557 AND ILLUSTRATED IN PLAT BOOK 5 PAGE 8 DOES NOT APPEAR TO BE LOCATED ON PHASE I PROPERTY. THERE ARE NO OVERHEAD POLE LINES APPARENT IN PHASE I.

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NUMBER 510201-0045-B DATED: 2/6/91.



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THELMA VAIDEN ALTIZER TO WOODBURY ASSOCIATES, L.L.C. BY DEED DATED MARCH 28, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 970005428.

GENERAL NOTES:

- PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1 CLUSTER WITH S.U.P. (J.C.C. CASE NO. Z-6-96/SUP-12-96)
- THIS PROPERTY IS TAX PARCEL NO. (47-1) (1-29)
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 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.
- COORDINATES SHOWN ARE REFERENCED TO JAMES CITY COUNTY GEODETIC CONTROL MONUMENT NO. 321.
STA 321 - N=3624001.569
E=11988616.657
- THIS PROPERTY IS SUBJECT TO CONDOMINIUM DECLARATION TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- EACH CONDOMINIUM UNIT CONSISTS OF THE SPACE WITHIN THE VERTICAL (PERIMETRIC) BOUNDARIES ESTABLISHED FOR THAT CONDOMINIUM UNIT TOGETHER WITH ANY IMPROVEMENTS CONSTRUCTED THEREON.
- 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...

OWNERS CONSENT

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 DATE May 10, 2000
BRANDON WOODS L.P.
MYRL HAIRFIELD, MANAGER

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
I, Patricia M. Padrick 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 10th DAY OF May, 2000 1999. MY COMMISSION EXPIRES June 30, 2002

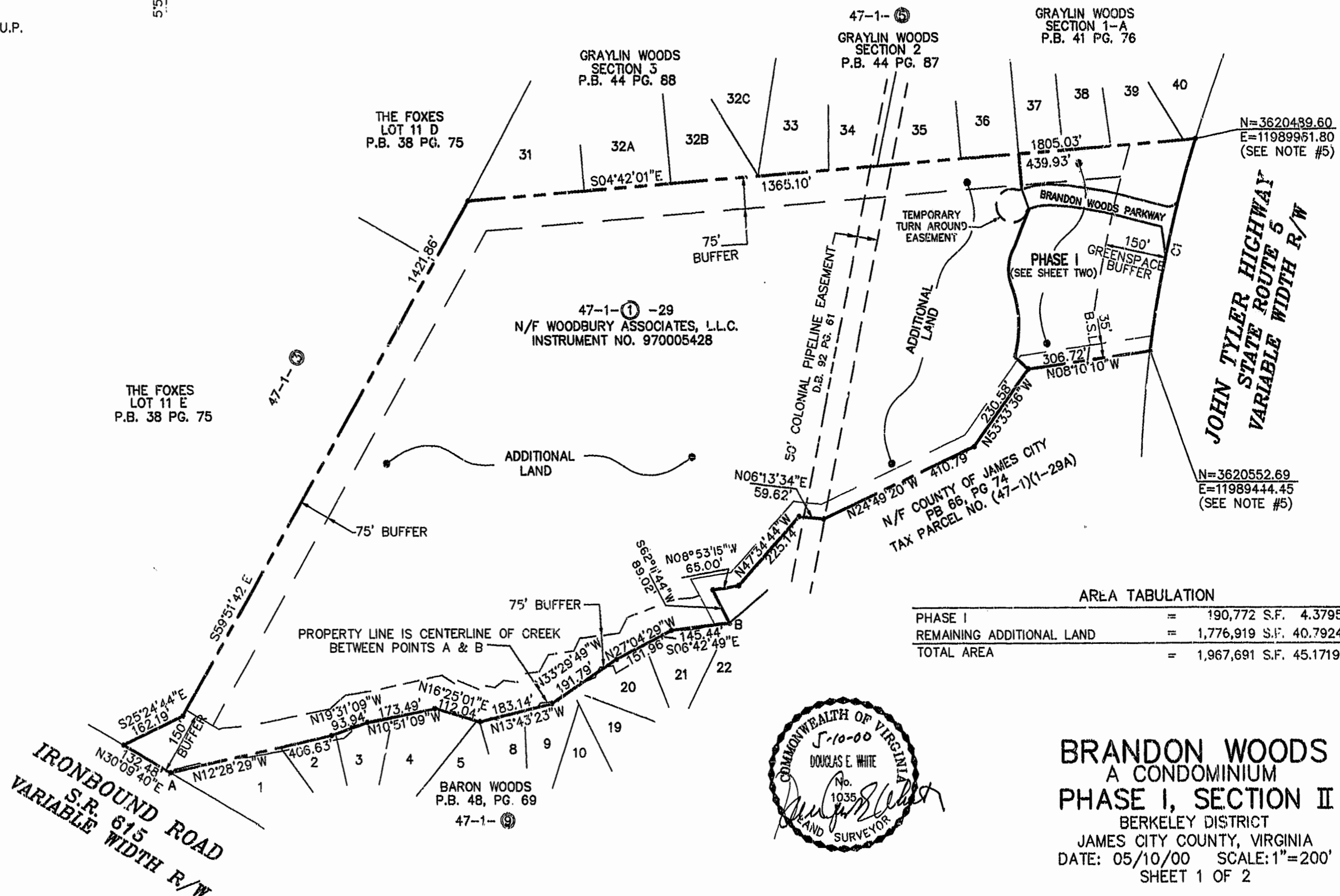
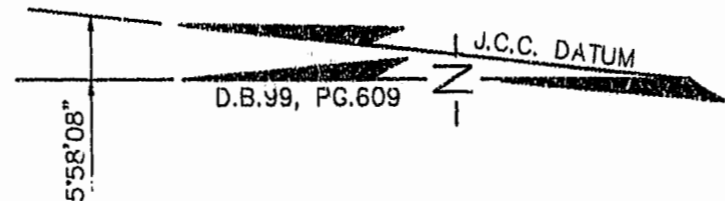
Patricia M. Padrick
(SIGNATURE)

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 11th DAY OF May, 2000 @ 3:15 PM AS THE LAW DIRECTS.

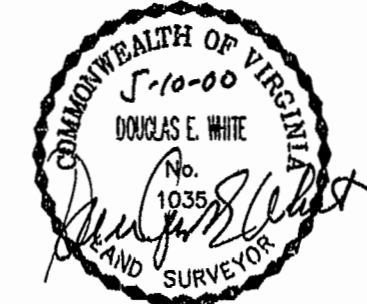
TESTE: *Patricia M. Padrick* CLERK

PLAT BOOK 77 PAGE 51 and 52



AREA TABULATION

PHASE I	=	190,772 S.F.	4.3795 AC.
REMAINING ADDITIONAL LAND	=	1,776,919 S.F.	40.7924 AC.
TOTAL AREA	=	1,967,691 S.F.	45.1719 AC.

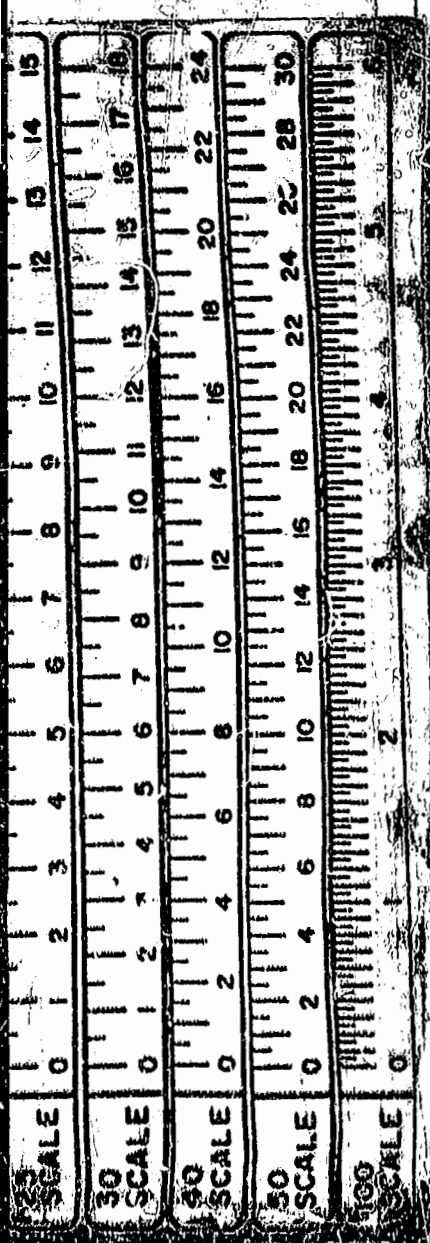
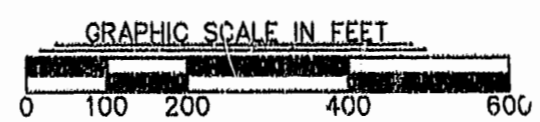


BRANDON WOODS
A CONDOMINIUM
PHASE I, SECTION II
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 05/10/00 SCALE: 1"=200'
SHEET 1 OF 2

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
Email: lmdg@landmarkdgb.com

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



3:15pm
11th May 2000
00009264
Patricia M. Padrick

1:500274-000.14 BRANDON WOODS PH I SEC 2 CONDO PLAT/BW PH 1 SEC 2 SH 1.DWG