

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. 32'.
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.

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.

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

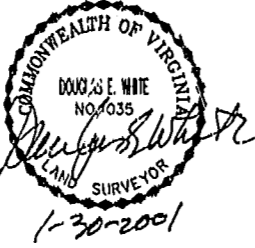
STATE OF VIRGINIA
CITY/COUNTY OF James City
I, Janet D. Linthicum, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 25 DAY OF JANUARY, 2001.
MY COMMISSION EXPIRES 9/30/03

William H. Carr
SIGNATURE
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg
I, Janet D. 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 30 DAY OF JANUARY, 2001.
MY COMMISSION EXPIRES 9-30-03

Douglas E. White
SIGNATURE
DOUGLAS E. WHITE, LS
DATE 1-30-2001



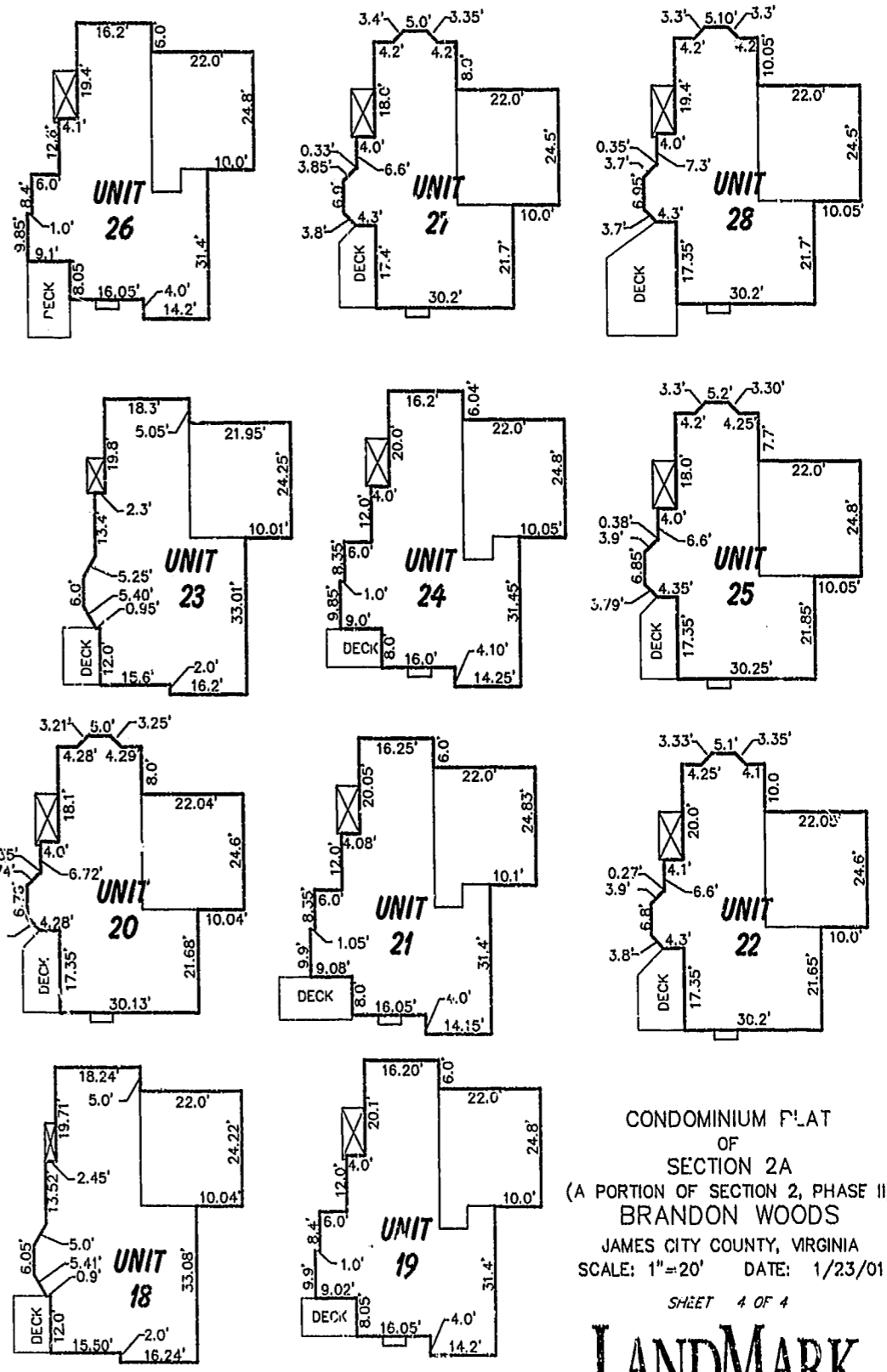
STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.
TESTEE: _____, CLERK
PLAT BOOK _____ PAGE _____

PHASE II AREA TABULATION

TOTAL SECTION 1	302,518.25 SQ. FT. /	6.9449 AC.
SECTION 2A	71,475.43 SQ. FT. /	1.6409 AC.
ADDITIONAL LAND FOR FUTURE SECTION 2B	33,875.84 SQ. FT. /	0.7777 AC.
COMMON ELEMENT WITHIN SECTION 2	124,786.11 SQ. FT. /	2.8647 AC.
PORTION OF BRANDON WOODS PARKWAY WITHIN SECTION 2 TO BE DEDICATED	11,899.01 SQ. FT. /	0.2732 AC.
TOTAL SECTION 2	242,036.39 SQ. FT. /	5.5564 AC.
ADDITIONAL LAND PHASE II	1,232,363.16 SQ. FT. /	28.2912 AC.
TOTAL PHASE II	1,776,920.25 SQ. FT. /	40.7925 AC.

PHASE II, SECTION 2A UNIT/LAND TABULATION

UNIT 18 =	7,659.76 SQ. FT. /	0.1758 AC.
UNIT 19 =	7,673.14 SQ. FT. /	0.1762 AC.
UNIT 20 =	6,683.33 SQ. FT. /	0.1534 AC.
UNIT 21 =	6,589.36 SQ. FT. /	0.1513 AC.
UNIT 22 =	6,823.57 SQ. FT. /	0.1566 AC.
UNIT 23 =	6,890.77 SQ. FT. /	0.1583 AC.
UNIT 24 =	7,147.20 SQ. FT. /	0.1641 AC.
UNIT 25 =	6,985.29 SQ. FT. /	0.1604 AC.
UNIT 26 =	5,454.25 SQ. FT. /	0.1252 AC.
UNIT 27 =	4,952.98 SQ. FT. /	0.1137 AC.
UNIT 28 =	4,615.85 SQ. FT. /	0.1060 AC.



THE ABOVE BUILDING OUTLINES AND THEIR LOCATIONS ON THIS PLAT REPRESENT THE ACTUAL FIELD LOCATION OF THE FOUNDATION WALLS.

CONDOMINIUM PLAT
OF
SECTION 2A
(A PORTION OF SECTION 2, PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=20' DATE: 1/23/01
SHEET 4 OF 4



4029 IRONBOUND ROAD SUITE 1.0
WILLIAMSBURG, VA 23188
TEL (757) 253-2975 FAX(757) 229-0049

Williamsburg/James City County
12:15 PM
Recorded 2 days February 2001
DOCUMENT # 010101754
Patricia A. White
Clerk

PLAT RECORDED
P.B. NO. 80 PAGE 22-25