GENERAL NOTES 1) THE PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, THIS PROPERTY IS SUBJECT TO CONDOMINIUM DECLARATION TO BE RECORDED SIMULTANEOUSLY WITH THIS R-1 CLUSTER WITH S.U.P. 2) THIS PROPERTY IS TAX PARCEL NO. (47-1)(1-29). 7) EACH CONDOMINIUM UNIT CONSISTS OF THE SPACE WITHIN THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THE BOUNDARIES ESTABLISHED FOR THAT CONDOMINIUM UNIT 4) THE OVERALL EXTERNAL BOUNDARY DEPICTED ON THIS TOGETHER WITH ANY IMPROVEMENTS CONSTRUCTED THEREON. PLAT IS BASED UPON DOCUMENTS OF RECORD AND A FIELD 8) COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE SURVEY OF THE SITE AS FOUND ON APRIL 1, 1997 AND WAS CONDOMINIUM OTHER THAN THE UNITS DESIGNATED HEREON. PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. EXAMPLES OF COMMON ELEMENTS ARE PRIVATE STREETS, THE 5) COURDINATES SHOWN ARE REFERENCED TO JAMES CITY GROUNDS (WHETHER OR NOT LANDSCAPED), WALKING TRAIL COUNTY GEODETIC CONTROL MONUMENT NO. 321. AND PARK AREAS. N = 3624001.569E=11988616.657 PHASE II AREA TABULATION 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 302,518.25 SQ. FT. / TOTAL SECTION 1 6.9449 AC. JAMES CITY AS INSTRUMENT NO. 970005428. TOTAL SECTION 2A 71,475.43 SQ. FT / 1.6409 AC. CLRTIFICATE OF CWNER(S) THE PLATTING OF THE LAND HEREON IS WITH THE FREE SECTION 2B UNIT/LAND 0.6190 AC CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY. SECTION 2B ADDITIONAL COMMON ELEMENTS 0.0092 AC 0.0514 AC MYRY HAIREVELD, MANAGE 0.0197 AC C BRANDON WOODS L.P. 0.0783 AC CERTIFICATE OF NOTARIZATION TOTAL SECTION 2B 33,875.84 SQ. FT / 0.7777 AC STATE OF VIRGINIA EXISTING COMMON ELEMENT GHTY/COUNTY OF James (WITHIN SECTION 2 124,786.11 SQ. FT / 2.8647 AC. A NOTARY PUBLIC IN PORTION OF BRANDON AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO WOODS PARKWAY WITHIN HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SECTION 2 TO BE DEDICATED 11,899.01 SQ. FT. / 0.2732 AC. SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN 5.5564 AC. TOTAL SECTION 2 242,036.39 SQ. FT. / UNDER MY NAME THIS 12th DAY OF April 2001 ADDITIONAL LAND PHASE II 28.2912 AC. 1,232,363.16 SQ. FT. / MY COMMISSION EXPIRES 1-31-04 TOTAL PHASE II 1,776,920.25 SQ. FT. / 40.7925 AC WILLIAM H. CARR, TRUSTEE PHASE II, SECTION 2B UNIT/LAND TABULATION CERTIFICATE OF NOTARIZATION UNIT 29 = 7150 SQ. FT. / 0.1641 AC.UNIT 30 = 6185 SQ. FT. / 0.1420 AC. UNIT 31 = 6386 SQ. FT. / 0.1466 AC. UNIT 32 = 7245 SQ. FT. / 0.1663 AC. B. Lintlicum 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 ______ DAY OF ANTI-2001 MY COM 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 DEPISTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. X0.1035 J

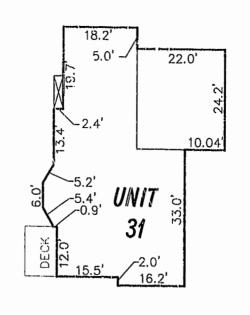
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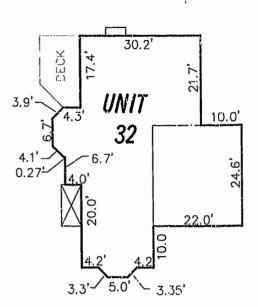
STATE OF VIRGINIA, COUNTY OF JAMES CITY

4-12-01

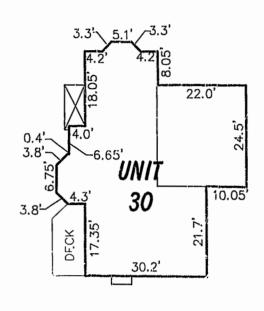
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREAN WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. 10:58ALL

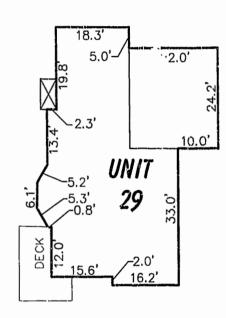
Williamohurg/James City County MEISY D. WOOLHEDGE, CLEHKOF CIRCURT COURT





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

> CONDOMINIUM PLAT SECTION 2B (A PORTION OF SECTION 2, PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA SCALE: 1"=20'DATE: 4/10/01

> > SHEET 4 OF 4



Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants 4029 IRONBOUND ROAD SUITE, 100 WILLIAMSBURG, VA 23189 TEL (757) 253-2975 FAX(757) 229-0049

DRAWN BY : LFV CHKD. BY : DEW

PROJ. NO. : 1980074-000.56 DWG. NO. : 12389W