

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 26, 1997 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

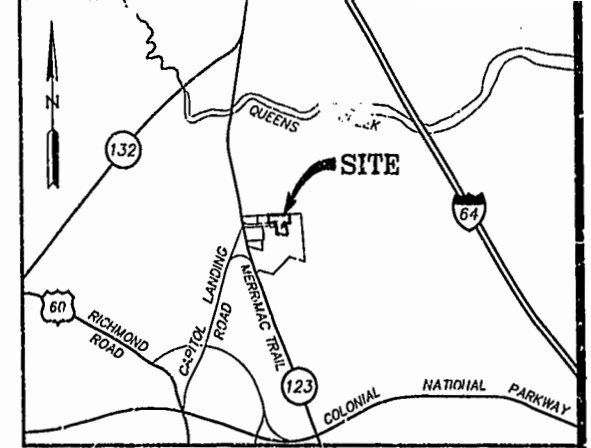
OWNER'S CERTIFICATE

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).

[Signature] 12/5/00
 FOR CONDOR PROPERTIES AT WILLIAMSBURG DATE
PAUL HERTZBERG
 PRINTED NAME

AREA TABULATION
 BRANDYWYNE AT WILLIAMSBURG
 PHASE II B
 LOTS 14 - 31

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	82,795 S.F.	1.901 AC.±
AREA OF RIGHT OF WAY (PUBLIC)	5,339 S.F.	0.122 AC.±
AREA OF RIGHT OF WAY (PRIVATE)	11,446 S.F.	0.263 AC.±
AREA SUBDIVIDED	99,580 S.F.	2.286 AC.±
NUMBER OF LOTS	18	
AVERAGE LOT SIZE	4600 S.F.	0.106 AC.±
SMALLEST LOT (LOT 29)	3627 S.F.	0.083 AC.±
LARGEST LOT (LOT 25)	6119 S.F.	0.140 AC.±
GROSS LOTS PER ACRE	7.87	



VICINITY MAP
 (APPROX. SCALE: 1"=2000')

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, I
Billie L. Edwards 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 December 5, 2000.
 MY COMMISSION EXPIRES October 31, 2004.
 SIGNATURE [Signature]

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF CITY OF WILLIAMSBURG TAX PARCEL (378-003-00-001).
- PROPERTY IS CURRENTLY ZONED "PDR".
- PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- SETBACK REQUIREMENTS: AS SHOWN
- SURI DRIVE HEREBY DEDICATED TO PUBLIC USE.
- 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.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. 510294-0005B, DATED 3/2/94.

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 PLATTING OF SUBDIVISIONS WITHIN THE CITY.

[Signature] 9/18/00
 G.T. WILSON, JR., C.L.S. DATE

CERTIFICATE OF APPROVAL

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

[Signature] 6/7/01
 AGENT FOR THE CITY OF WILLIAMSBURG DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA THIS 7 DAY OF June, 2001, 2000 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. @ 12:10pm

TESTE: [Signature], Clerk
[Signature], Asst. Clerk
 CLERK

PLAT BOOK 81, PAGE 91492

Williamsburg/James City County
 Recorded 7 day of June 2001
 DOCUMENT # 210810
[Signature], Asst. Clerk
 BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 BRANDYWYNE
 AT WILLIAMSBURG
 PHASE II B, LOTS 14-31
 OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C.
 CITY OF WILLIAMSBURG, VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed HWP/CWG	Drawn JFS
Scale NOTED	Date 9/18/00
Project No. 8453	
Drawing No. 1 of 2	

12.06.00-10.39 8-4532EP1.DWG JFS