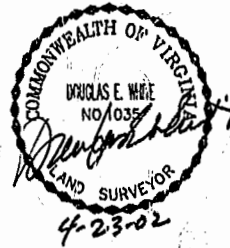


CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WOODBURY ASSOCIATES, L.L.C. TO BRANDON WOODS LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 19, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 98000030.



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 Newport News
Janet B. Lithicum, 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 24th DAY OF April 2002. MY COMMISSION EXPIRES 9-30-03

Signature of William H. Carr, Trustee

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News
Janet B. Lithicum, 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 24th DAY OF April 2002. MY COMMISSION EXPIRES 9-30-03

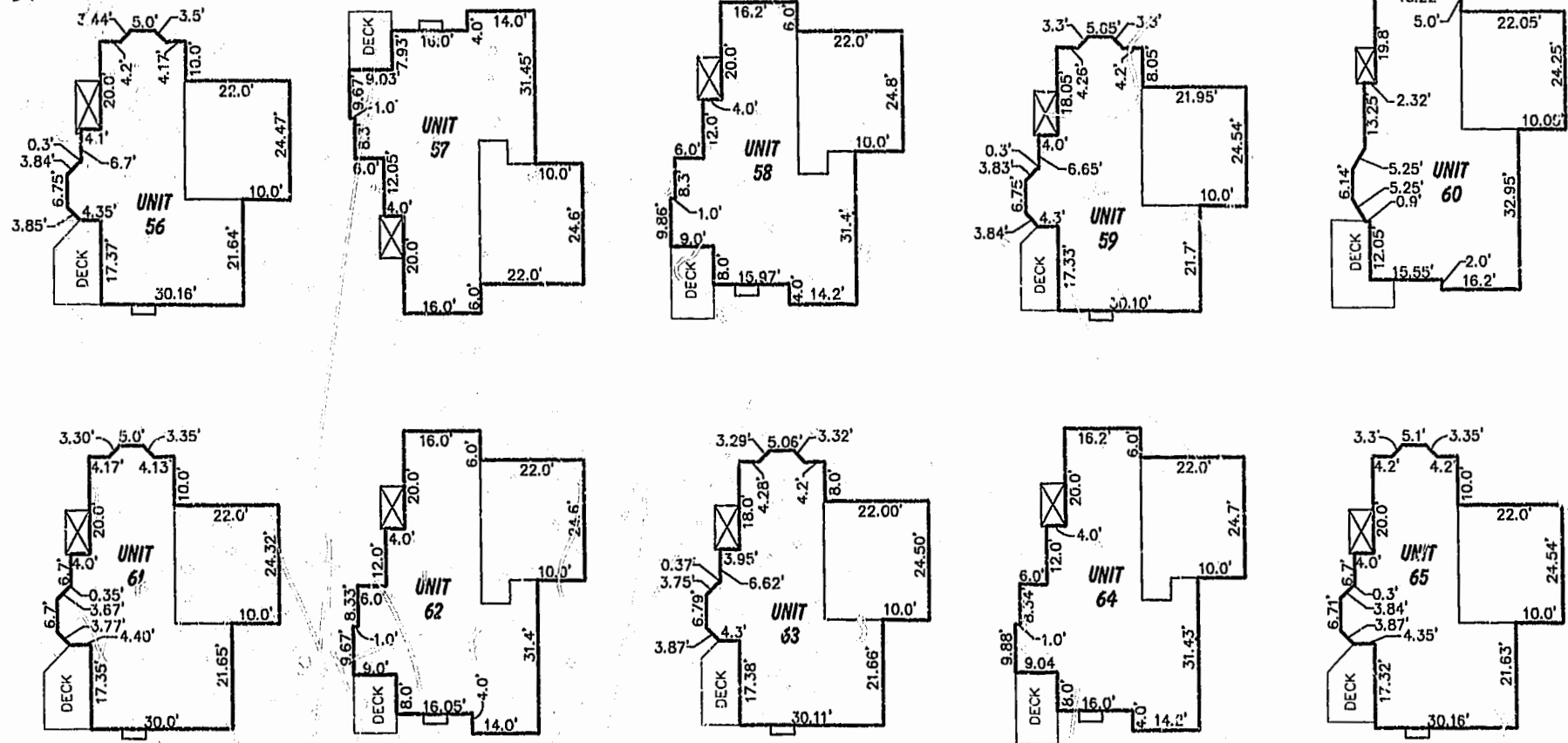
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) OF THE VIRGINIA CONDOMINIUM ACT. ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Signature of Douglas E. White, LS, dated 4-23-02

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 April 25, 2002 AS THE LAW DIRECTS.

TESTEE: Mona Bassell, Deputy Clerk
PLAT BOOK 85 PAGE 85-88



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. 321.
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.

PHASE II AREA TABULATION

Table with 2 columns: Section, Area. Rows: TOTAL SECTION 1 (6.9449 AC), TOTAL SECTION 2 (5.5564 AC), TOTAL SECTION 3 (3.8525 AC), TOTAL SECTION 4A (0.6334 AC).

Table with 2 columns: Section/Land Total, Area. Rows: SECTION 5A UNITS/LAND TOTAL (1.5621 AC), COMMON ELEMENT (2.1797 AC), TOTAL SECTION 5A (3.7418 AC).

Table with 2 columns: Section, Area. Rows: ADDITIONAL LAND PHASE II (20.0635 AC), TOTAL PHASE II (40.7925 AC).

PHASE II, SECTION 5A UNIT/LAND TABULATION

Table with 2 columns: Unit, Area. Rows: UNIT 56 (6,699 SQ. FT. / 0.1538 AC), UNIT 57 (9,244 SQ. FT. / 0.2122 AC), UNIT 58 (8,078 SQ. FT. / 0.1855 AC), UNIT 59 (4,801 SQ. FT. / 0.1102 AC), UNIT 60 (4,796 SQ. FT. / 0.1101 AC), UNIT 61 (5,078 SQ. FT. / 0.1166 AC), UNIT 62 (7,027 SQ. FT. / 0.1613 AC), UNIT 63 (7,171 SQ. FT. / 0.1646 AC), UNIT 64 (9,237 SQ. FT. / 0.2121 AC), UNIT 65 (5,912 SQ. FT. / 0.1357 AC).

CONDOMINIUM PLAT OF SECTION 5A (A PORTION OF PHASE II) BRANDON WOODS JAMES CITY COUNTY, VIRGINIA SCALE: 1"=20' DATE: 4/16/02 SHEET 4 OF 4

LANDMARK DESIGN GROUP logo and contact information: Engineers • Planners • Surveyors, Landscape Architects • Environmental Consultants, 4029 IRONBOUND ROAD SUITE 100 WILLIAMSBURG, VA 23188 TEL (757) 253-2975 FAX(757) 229-0049

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on April 25, 2002 at 9:23 AM, PB 85 PG 85-88 DOCUMENT # 020009913 BETSY B. WOOLRIDGE, CLERK Mona Bassell, Dep. Clerk