

030005384

89 PAGE 52

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. 970905428.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
20 February 2003
at 10:09 AM AM/PM, PB. 89 PG. 49-52
DOCUMENT # 030005384
Greg S. Woodbridge Clerk

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 I.P.

CERTIFICATE OF NOTARIZATION

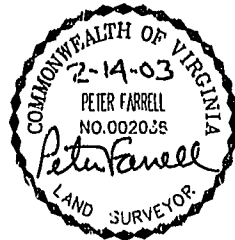
STATE OF VIRGINIA
CITY/COUNTY OF James City
I, Kristine A. Magnusson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AND SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 19th DAY OF February 2003.
MY COMMISSION EXPIRES 01/31/06
Kristine A. Magnusson
SIGNATURE

William H. Carr
WILLIAM H. CARR, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, Janet G. 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 19th DAY OF February 2003.
MY COMMISSION EXPIRES 2-30-03
Janet G. Linthicum
SIGNATURE

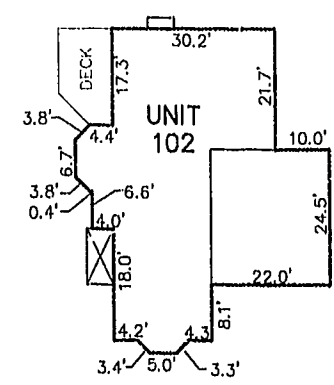
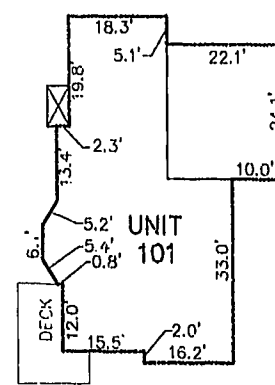
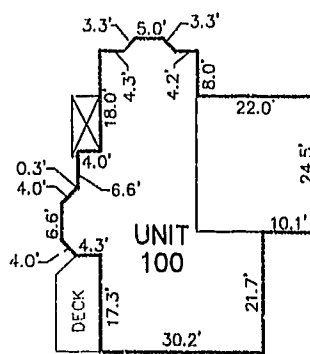
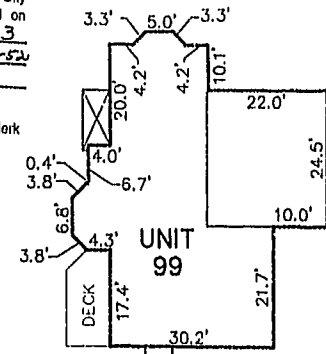
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) OF THE VIRGINIA CONDOMINIUM ACT. ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.
Peter Farrell 2-14-03
PETER FARRELL, LS DATE



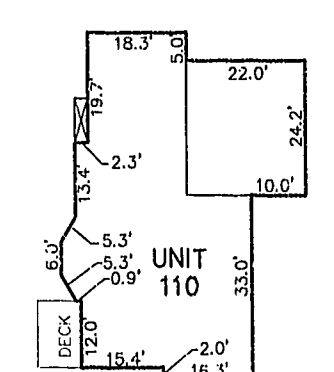
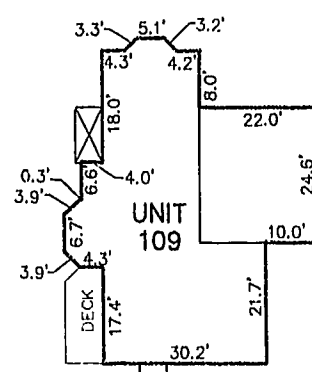
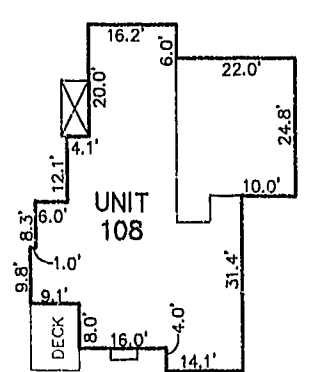
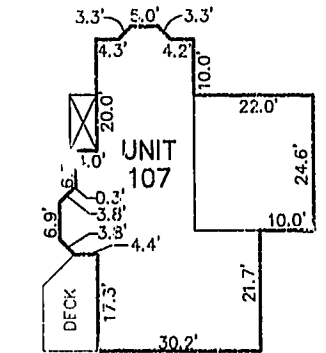
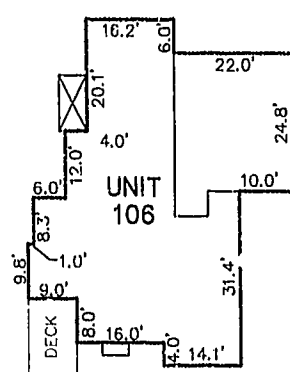
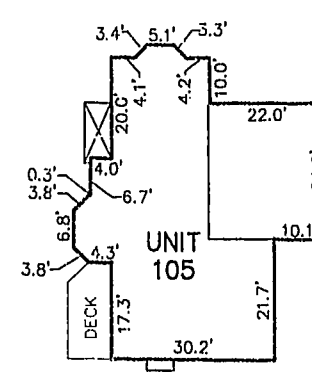
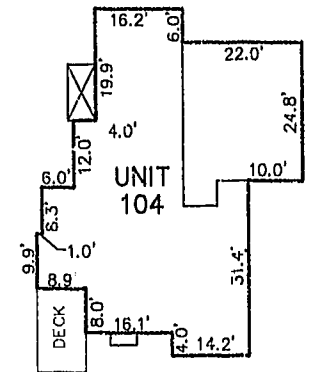
STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD 20 February 2003 AS THE LAW DIRECTS.
TESTEE: Greg S. Woodbridge CLERK
PLAT BOOK 89 PAGE 49-52

**PHASE II, SECTION 4B
UNIT/LAND TABULATION**

UNIT 99	6644.70	SQ. FT.	/0.1525	AC.	UNIT 105	6305.12	SQ. FT.	/0.1447	AC.
UNIT 100	5848.57	SQ. FT.	/0.1345	AC.	UNIT 106	7005.04	SQ. FT.	/0.1608	AC.
UNIT 101	4925.57	SQ. FT.	/0.1131	AC.	UNIT 107	5602.88	SQ. FT.	/0.1286	AC.
UNIT 102	6415.56	SQ. FT.	/0.1473	AC.	UNIT 108	6511.73	SQ. FT.	/0.1495	AC.
UNIT 104	9069.27	SQ. FT.	/0.2082	AC.	UNIT 109	5638.14	SQ. FT.	/0.1294	AC.
					UNIT 110	6665.84	SQ. FT.	/0.1530	AC.



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



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.
- 9) THE HORIZONTAL LIMITS FOR EACH UNIT ARE DEFINED HEREON BY LINES SHOWN WITH METES AND BOUNDS LYING OUTSIDE OF THE UNIT IMPROVEMENTS.
- 10) THERE ARE NO DEFINED VERTICAL LIMITS FOR EACH UNIT.

PHASE II AREA TABULATION

TOTAL SECTION 1	5.9064	AC.
TOTAL SECTION 2	5.2832	AC.
TOTAL SECTION 3	3.6153	AC.
TOTAL SECTION 4	5.4142	AC.
TOTAL SECTION 4B	1.6214	AC.
TOTAL SECTION 4A (COMMON ELEMENT & UNITS)	0.2435	AC.
TOTAL COMMON ELEMENT WITHIN SEC. 4B	3.5495	AC.
TOTAL SECTION 5	7.6342	AC.
TOTAL BRANDON WOODS PARKWAY R/W WITHIN PHASE II	2.1142	AC.
ADDITIONAL LAND PHASE II REMAINDER OF BRANDON WOODS PARKWAY R/W	9.4724	AC.
TOTAL PHASE II	42.7925	AC.

CONDOMINIUM PLAT

OF
SECTION 4B
(A PORTION OF PHASE II)
BRANDON WOODS
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=20' DATE: 2/7/03
REVISED: 2/14/03
SHEET 4 OF 4



4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VA 23198
TEL (757) 253-2975 FAX(757) 229-0049

