

## DECLARATION OF COVENANTS

## INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY

007344

THIS DECLARATION, made this 27<sup>th</sup> day of April, 1984,  
 between Fernbrook Assoc. (P. Lewis) and all successors in interest, hereinafter referred  
 to as the "COVENANTOR(S)," owner(s) of the following property:  
Fernbrook Subdivision TAX 46-3-1-1A  
AS FURTHER described (EXHIBIT A) (EXHIBIT B)  
 and James City County, Virginia, hereinafter referred to as the "COUNTY."

## WITNESSETH:

We, the COVENANTOR(S), with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interests in the property described above, do hereby covenant with the COUNTY as follows:

1. The COVENANTOR(S) shall provide maintenance for the runoff control facility, hereinafter referred to as the "FACILITY," located on and serving the above-described property to ensure that the FACILITY is and remains in proper working condition in accordance with approved design standards, and with the law and applicable executive regulations.
2. If necessary, the COVENANTOR(S) shall levy regular or special assessments against all present or subsequent owners of property served by the FACILITY to ensure that the FACILITY is properly maintained.
3. The COVENANTOR(S) shall provide and maintain perpetual access from public right-of-ways to the FACILITY for the COUNTY, its agent and its contractor.
4. The COVENANTOR(S) shall grant the COUNTY, its agent and its contractor a right of entry to the FACILITY for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the FACILITY.
5. If, after reasonable notice by the COUNTY, the COVENANTOR(S) shall fail to maintain the FACILITY in accordance with the approved design standards and with the law and applicable executive regulations, the COUNTY may perform all necessary repair or maintenance work, and the COUNTY may assess the COVENANTOR(S) and/or all property served by the FACILITY for the cost of the work and any applicable penalties.
6. The COVENANTOR(S) shall indemnify and save the COUNTY harmless from any and all claims for damages to persons or property arising from the installation, construction, maintenance, repair, operation or use of the FACILITY.
7. The COVENANTOR(s) shall promptly notify the COUNTY when the COVENANTOR(S) legally transfers any of the COVENANTOR(S)' responsibilities for the FACILITY. The COVENANTOR(S)' shall supply the COUNTY with a copy of any document of transfer, executed by both parties.
8. The covenants contained herein shall run with the land and shall bind the COVENANTOR(S) and the COVENANTOR(S)' heirs, executors, administrators, successors and assignees, and shall bind all present and subsequent owners of property served by the FACILITY.
9. This DECLARATION shall be recorded in the County Land Records.

IN WITNESS WHEREOF, the COVENANTOR(S) have executed this DECLARATION OF COVENANTS as of this 27 day of April, 1994

COVENANTOR(S)  
Fenbrook Associates

[Signature]  
Partner

ATTEST:

\_\_\_\_\_

COVENANTOR(S)

\_\_\_\_\_

ATTEST:

\_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do certify that C. Lewis Waltrip, II, whose name is signed as such to the foregoing writing bearing date 27 day of April, 1994, this day sworn the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 27 day of April, of 1994.

Mary S. Cashen  
Notary Public

My Commission expires: Aug. 31, 1994

Approved as to form:

[Signature]

THIS DEED of BARGAIN AND SALE, made this 15th day of April, 1994 by and between C. Lewis WALTRIP, II, Single, party of the first part, JAMESTOWN BUILDING CORPORATION, INC., a Virginia Corporation, party of the second part, hereinafter referred to collectively as the "Grantors" and FERNBROOK ASSOCIATES, L.L.C., a Virginia Limited Liability Company, party of the third part, hereinafter referred to as the "Grantees".

WITNESSETH:

That for and in consideration the sum of TEN DOLLARS (\$10.00) cash in hand by the Grantee unto the Grantors, and other good and valuable consideration, the receipt which is hereby acknowledged, the Grantors do hereby BARGAIN, GRANT, SELL, and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantees, the following described property, to-wit:

All those certain pieces, or parcels of land, situate lying and being in James City County, Virginia, containing 35.06 ± acres and 19.79 ± acres, and that Thirty (30) square foot area exchanged between C. Lewis Waltrip, II, by deed of exchange and boundary line extinguishment, between Stanley J. Dykstra and Patricia W. Dykstra, recorded contemporaneously with this instrument as set out and shown on that certain plat of survey entitled: "PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN TWO PARCELS FOR CONVEYANCE TO FERNBROOK ASSOCIATES, L.L.C., BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA", dated December 21, 1993, made by AES, A Professional Corporation, a copy of which plat is attached hereto and incorporated herein by reference for a more complete description of the property hereby conveyed.

Together with all and singular the buildings and improvements thereon rights and privileges tenements, hereditaments, easements and appurtenances, covenants and restrictions thereunto belonging or in anywise appertaining.

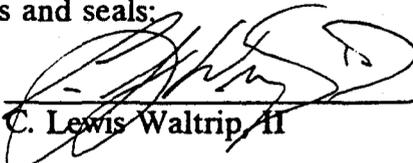
Subject, however, to the covenants and restrictions, easements and right of way of record affecting said property.

Being parts of the same parcels of property as conveyed to C. Lewis Waltrip, II, by deeds dated November 22, 1988 and recorded in James City County Deed Book 430 at page 484, dated January 8, 1990 and recorded in James City County Deed Book 470 at page 595, dated November

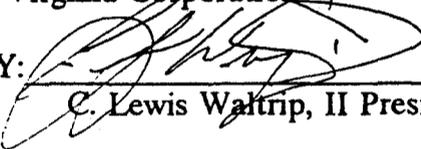
SPIRN, TARLEY,  
ROBINSON & TARLEY  
P. L. L. C.  
1313 JAMESTOWN ROAD  
SUITE 202  
POST OFFICE BOX 584  
WILLIAMSBURG, VA 23187  
(804) 229-4281

6, 1992 and recorded in James City County Deed Book 590 at page 685, dated December 20, 1993, and recorded in James City County Deed Book 661 at page 170, dated October 7, 1993, and recorded in the James City County Deed Book 662 at page 172 and to Jamestown Building Corporation, Inc. by deeds dated June 29, 1993 and recorded in James City County Deed Book 626 at page 761 and dated July 23, 1993 and recorded in James City County Deed Book 631 at page 793.

WITNESS the following signatures and seals:

  
\_\_\_\_\_  
C. Lewis Waltrip, II (SEAL)

Jamestown Building Corporation, Inc.  
A Virginia Corporation

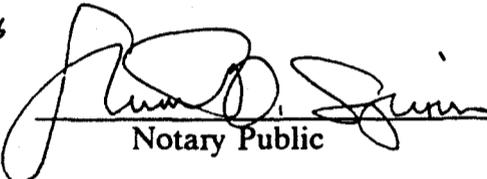
BY:   
\_\_\_\_\_  
C. Lewis Waltrip, II President (SEAL)

COMMONWEALTH OF VIRGINIA-

In the County of \_\_\_\_\_, to-wit:

The foregoing Deed was acknowledged before me by C. Lewis Waltrip, II, single this 26<sup>th</sup> day of April, 1994.

My Commission Expires: 9/30/96

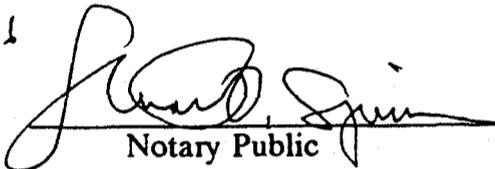
  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF VIRGINIA

In the County of \_\_\_\_\_, to-wit:

The foregoing Deed was acknowledged before me by C. Lewis Waltrip, II as president of Jamestown Building Corporation, Inc., A Virginia Corporation, this 26<sup>th</sup> day of April, 1994.

My Commission Expires: 9/30/91

  
\_\_\_\_\_  
Notary Public

SPIRN, TARLEY,  
BRINSON & TARLEY  
P. L. L. C.  
13 JAMESTOWN ROAD  
SUITE 202  
POST OFFICE BOX 584  
JAMESBURG, VA 23187  
(804) 229-4281

Q:\WP60\REALE ST\FERBROOK.DED

524 THIS DEED OF EASEMENT, made October 7, 1993, by and between DUDLEY S. WALTRIP

and REBECCA R. WALTRIP, husband and wife, party of the first part herein the Grantors and C. LEWIS WALTRIP, II, party of the second part, herein the Grantee.

## WITNESS:

WHEREAS, Grantors own the real estate shown on the plat attached hereto and marked Exhibit "A"; said plat is incorporated herein as part of this deed.

WHEREAS, Grantee intends to develop the real estate adjacent to and adjoining Grantors' land which is shown on the plat as N/F First Settlers Landing Inc., accordingly, Grantee needs to use a portion of Grantors' land for utilities, drainage, to control runoff and to create a storm water management basin.

THEREFORE, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant and convey unto C. Lewis Waltrip, II, his successors and assigns forever, the permanent easement and right of way to use the following described parcel of land for utilities, drainage, to control runoff and to create a storm water management basin, to control runoff and for drainage needed to develop adjacent and adjoining land for single family homes or other uses permitted by James City County, to-wit:

All that certain piece of land situate in James City County, Virginia, which is designated on the plat (attached hereto and marked Exhibit "A") entitled "Plat of Drainage and Utility Easement for Conveyance to C. Lewis Waltrip, II and dated July 1993, as "Proposed Drainage and Utility Easement" which contains 2.585 acres, more or less.

The easement hereby granted includes:

1. The right of ingress and egress over, under and across the Grantor's land for the purposes of exercising the rights granted herein.
2. The right to trim, top, cut and remove any trees or bush, and to do all things necessary, within the land designated for this easement for the utilities, drainage, runoff and storm water management basin to serve the land which Grantee intends to develop for single

family dwellings or other uses permitted by James City County.

3. The easement granted herein for the specific location described above, is in addition to any easement for right of way now existing or which may be acquired in the future.

The Grantors warrant that they own the interest herein conveyed and that they have the right to make this conveyance, and they covenant that Grantee his successors and assigns shall have quiet enjoyment of the premises for the uses described herein.

Grantors further covenant that they shall not use the land designated for this easement for any purpose which might interfere with Grantee's uses of the land.

Grantors covenant that no building or structure shall be erected within the easement without prior written consent from Grantee.

Grantee covenants that he shall repair any physical damage to Grantors' property during the construction, operation, maintenance, replacement or removal of the utilities and drainage systems.

This easement shall run with the Grantors' land and shall be binding upon the heirs, executors, administrators, successors and assigns of the Grantors and the Grantee.

WITNESS the following signatures and seals:

Dudley S. Waltrip (SEAL)  
Dudley S. Waltrip

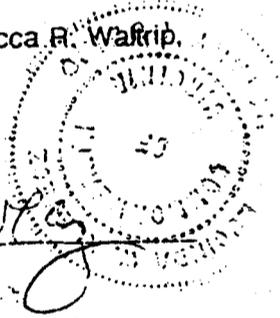
Rebecca R. Waltrip (SEAL)  
Rebecca R. Waltrip

STATE OF VIRGINIA  
CITY/COUNTY OF James City, to-wit:

The foregoing was acknowledged before me by Dudley S. Waltrip and Rebecca R. Waltrip, husband and wife, on October 22, 1993.

DECEMBER

My commission expires: 12-31-97



Lucinda W. Klavon  
Notary Public

City of Williamsburg and County of James City, to-wit:  
In the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City the 22 day of December, 1993 This Deed was presented with certificate annexed and admitted to record at 3:41 o'clock  
Teste: Helene S. Ward, Clerk  
by Helene S. Ward  
Deputy Clerk

City of Williamsburg and County of James City, to-wit:  
In the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City the 22 day of May, 1994 This Deed was presented with the certificate annexed and admitted to record at 3:57 o'clock  
Teste: Helene S. Ward, Clerk  
By Helene S. Ward  
Deputy Clerk

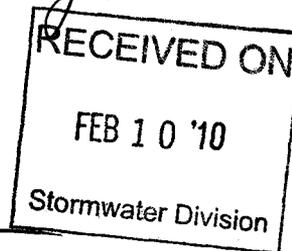
**JOHNSON, GASINK & BAXTER, LLP**

**ATTORNEYS AND COUNSELLORS AT LAW**

Dear Fran -  
I enjoyed meeting you yesterday  
at the ODOT meeting and I am very  
grateful for the help you have given  
Fernbrook.

Thank You!

*[Signature]*



**PARTNERS:**

**Jeremy C. Johnson  
Daniel C. Gasink  
Spencer M. Baxter**

Toll free: 877.790.4555

WILLIAMSBURG • RICHMOND • VIRGINIA BEACH

[www.WilliamsburgTrusts.com](http://www.WilliamsburgTrusts.com)

DECLARATION OF COVENANTS

INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY

007344

THIS DECLARATION made this 27<sup>th</sup> day of April, 1994, between Fernbrook Assoc. (P. Lewis) and all successors in interest, hereinafter referred to as the "COVENANTOR(S)," owner(s) of the following property: Fernbrook Subdivision TAX 46-3-1-1A AS FURTHER DESCRIBED (EXHIBIT A) (EXHIBIT B) and James City County, Virginia, hereinafter referred to as the "COUNTY."

WITNESSETH:

We, the COVENANTOR(S), with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interests in the property described above, do hereby covenant with the COUNTY as follows:

- 1. The COVENANTOR(S) shall provide maintenance for the runoff control facility, hereinafter referred to as the "FACILITY," located on and serving the above-described property to ensure that the FACILITY is and remains in proper working condition in accordance with approved design standards, and with the law and applicable executive regulations.
2. If necessary, the COVENANTOR(S) shall levy regular or special assessments against all present or subsequent owners of property served by the FACILITY to ensure that the FACILITY is properly maintained.
3. The COVENANTOR(S) shall provide and maintain perpetual access from public right-of-ways to the FACILITY for the COUNTY, its agent and its contractor.
4. The COVENANTOR(S) shall grant the COUNTY, its agent and its contractor a right of entry to the FACILITY for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the FACILITY.
5. If, after reasonable notice by the COUNTY, the COVENANTOR(S) shall fail to maintain the FACILITY in accordance with the approved design standards and with the law and applicable executive regulations, the COUNTY may perform all necessary repair or maintenance work, and the COUNTY may assess the COVENANTOR(S) and/or all property served by the FACILITY for the cost of the work and any applicable penalties.
6. The COVENANTOR(S) shall indemnify and save the COUNTY harmless from any and all claims for damages to persons or property arising from the installation, construction, maintenance, repair, operation or use of the FACILITY.
7. The COVENANTOR(s) shall promptly notify the COUNTY when the COVENANTOR(S) legally transfers any of the COVENANTOR(S)' responsibilities for the FACILITY. The COVENANTOR(S)' shall supply the COUNTY with a copy of any document of transfer, executed by both parties.
8. The covenants contained herein shall run with the land and shall bind the COVENANTOR(S) and the COVENANTOR(S)' heirs, executors, administrators, successors and assignees, and shall bind all present and subsequent owners of property served by the FACILITY.
9. This DECLARATION shall be recorded in the County Land Records.

IN WITNESS WHEREOF, the COVENANTOR(S) have executed this DECLARATION OF COVENANTS as of this 27 day of April, 1994

COVENANTOR(S)  
Fenbrook ASSOCIATES  
[Signature] Partner

ATTEST:

\_\_\_\_\_

COVENANTOR(S)

\_\_\_\_\_

ATTEST:

\_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do certify that C. Lewis Waltrip, II, whose name is signed as such to the foregoing writing bearing date 27 day of April, 1994, this day sworn the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 27 day of April, of 1994.

Mary S. Cashen  
Notary Public

My Commission expires: Aug. 31, 1994

Approved as to form:

[Signature]

THIS DEED of BARGAIN AND SALE, made this 15th day of April, 1994 by and between C. Lewis WALTRIP, II, Single, party of the first part, JAMESTOWN BUILDING CORPORATION, INC., a Virginia Corporation, party of the second part, hereinafter referred to collectively as the "Grantors" and FERNBROOK ASSOCIATES, L.L.C., a Virginia Limited Liability Company, party of the third part, hereinafter referred to as the "Grantees".

W I T N E S S E T H :

That for and in consideration the sum of TEN DOLLARS (\$10.00) cash in hand by the Grantee unto the Grantors, and other good and valuable consideration, the receipt which is hereby acknowledged, the Grantors do hereby BARGAIN, GRANT, SELL, and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantees, the following described property, to-wit:

All those certain pieces, or parcels of land, situate lying and being in James City County, Virginia, containing 35.06 ± acres and 19.79 ± acres, and that Thirty (30) square foot area exchanged between C. Lewis Waltrip, II, by deed of exchange and boundary line extinguishment, between Stanley J. Dykstra and Patricia W. Dykstra, recorded contemporaneously with this instrument as set out and shown on that certain plat of survey entitled: "PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN TWO PARCELS FOR CONVEYANCE TO FERNBROOK ASSOCIATES, L.L.C., BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA", dated December 21, 1993, made by AES, A Professional Corporation, a copy of which plat is attached hereto and incorporated herein by reference for a more complete description of the property hereby conveyed.

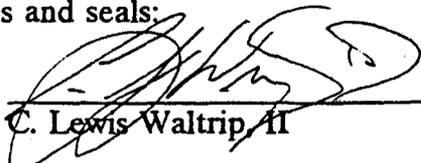
Together with all and singular the buildings and improvements thereon rights and privileges tenements, hereditaments, easements and appurtenances, covenants and restrictions thereunto belonging or in anywise appertaining.

Subject, however, to the covenants and restrictions, easements and right of way of record affecting said property.

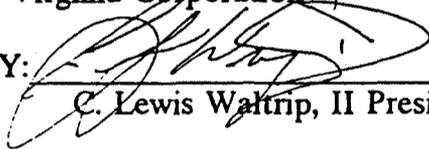
Being parts of the same parcels of property as conveyed to C. Lewis Waltrip, II, by deeds dated November 22, 1988 and recorded in James City County Deed Book 430 at page 484, dated January 8, 1990 and recorded in James City County Deed Book 470 at page 595, dated November

6, 1992 and recorded in James City County Deed Book 590 at page 685, dated December 20, 1993, and recorded in James City County Deed Book 661 at page 170, dated October 7, 1993, and recorded in the James City County Deed Book 662 at page 172 and to Jamestown Building Corporation, Inc. by deeds dated June 29, 1993 and recorded in James City County Deed Book 626 at page 761 and dated July 23, 1993 and recorded in James City County Deed Book 631 at page 793.

WITNESS the following signatures and seals:

 (SEAL)  
C. Lewis Waltrip, II

Jamestown Building Corporation, Inc.  
A Virginia Corporation

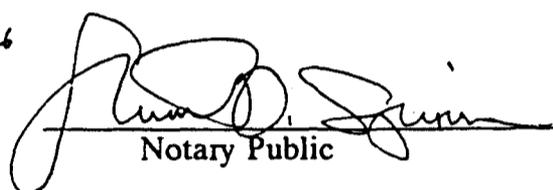
BY:  (SEAL)  
C. Lewis Waltrip, II President

COMMONWEALTH OF VIRGINIA-

In the County of \_\_\_\_\_, to-wit:

The foregoing Deed was acknowledged before me by C. Lewis Waltrip, II, single this 26<sup>th</sup> day of April, 1994.

My Commission Expires: 9/30/96

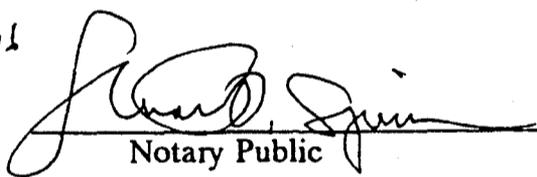
  
Notary Public

COMMONWEALTH OF VIRGINIA

In the County of \_\_\_\_\_, to-wit:

The foregoing Deed was acknowledged before me by C. Lewis Waltrip, II as president of Jamestown Building Corporation, Inc., A Virginia Corporation, this 26<sup>th</sup> day of April, 1994.

My Commission Expires: 9/30/96

  
Notary Public

SPIRN, TARLEY,  
BRINSON & TARLEY  
P. L. L. C.  
13 JAMESTOWN ROAD  
SUITE 202  
1ST OFFICE BOX 584  
JAMESTOWN, VA 23187  
(804) 229-4281

Q:\WP60\REALE ST\FERBROOK.DED

THIS DEED OF EASEMENT, made October 7, 1993, by and between DUDLEY S. WALTRIP

and REBECCA R. WALTRIP, husband and wife, party of the first part herein the Grantors and C. LEWIS WALTRIP, II, party of the second part, herein the Grantee.

## WITNESS:

WHEREAS, Grantors own the real estate shown on the plat attached hereto and marked Exhibit "A"; said plat is incorporated herein as part of this deed.

WHEREAS, Grantee intends to develop the real estate adjacent to and adjoining Grantors' land which is shown on the plat as N/F First Settlers Landing Inc., accordingly, Grantee needs to use a portion of Grantors' land for utilities, drainage, to control runoff and to create a storm water management basin.

THEREFORE, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant and convey unto C. Lewis Waltrip, II, his successors and assigns forever, the permanent easement and right of way to use the following described parcel of land for utilities, drainage, to control runoff and to create a storm water management basin, to control runoff and for drainage needed to develop adjacent and adjoining land for single family homes or other uses permitted by James City County, to-wit:

All that certain piece of land situate in James City County, Virginia, which is designated on the plat (attached hereto and marked Exhibit "A") entitled "Plat of Drainage and Utility Easement for Conveyance to C. Lewis Waltrip, II and dated July 1993, as "Proposed Drainage and Utility Easement" which contains 2.585 acres, more or less.

The easement hereby granted includes:

1. The right of ingress and egress over, under and across the Grantor's land for the purposes of exercising the rights granted herein.
2. The right to trim, top, cut and remove any trees or bush, and to do all things necessary, within the land designated for this easement for the utilities, drainage, runoff and storm water management basin to serve the land which Grantee intends to develop for single

family dwellings or other uses permitted by James City County.

3. The easement granted herein for the specific location described above, is in addition to any easement for right of way now existing or which may be acquired in the future.

The Grantors warrant that they own the interest herein conveyed and that they have the right to make this conveyance, and they covenant that Grantee his successors and assigns shall have quiet enjoyment of the premises for the uses described herein.

Grantors further covenant that they shall not use the land designated for this easement for any purpose which might interfere with Grantee's uses of the land.

Grantors covenant that no building or structure shall be erected within the easement without prior written consent from Grantee.

Grantee covenants that he shall repair any physical damage to Grantors' property during the construction, operation, maintenance, replacement or removal of the utilities and drainage systems.

This easement shall run with the Grantors' land and shall be binding upon the heirs, executors, administrators, successors and assigns of the Grantors and the Grantee.

WITNESS the following signatures and seals:

Dudley S. Waltrip (SEAL)  
Dudley S. Waltrip

Rebecca R. Waltrip (SEAL)  
Rebecca R. Waltrip

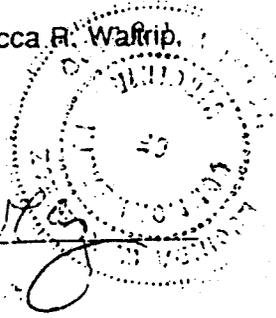
STATE OF VIRGINIA  
CITY/COUNTY OF James City, to-wit:

The foregoing was acknowledged before me by Dudley S. Waltrip and Rebecca R. Waltrip, husband and wife, on October 22, 1993.

DECEMBER

My commission expires: 12-31-97

Lucinda W. Klaupe  
Notary Public



City of Williamsburg and County of James City, to-wit:  
the Clerk's Office of the Circuit Court of the County of Williamsburg and County of James City the 22 December, 1993 This Deed was presented with certificate annexed and admitted to record at 3:41 o'clock  
Teste: Helene S. Ward, Clerk  
by Helene S. Ward  
Deputy Clerk

Virginia City of Williamsburg and County of James City  
In the Clerk's Office of the Circuit Court of the County of Williamsburg and County of James City the 22 day of December, 1993 This Deed was presented with the certificate annexed and admitted to record at 3:41 o'clock.  
Teste: Helene S. Ward, Clerk  
By Helene S. Ward  
Deputy Clerk

990011864

Consideration: \$145,600.00

Prepared By:

Clark & Stant, P.C.  
Harbor Bank Center, Suite 210  
Newport News, Virginia 23602

**DEED OF BARGAIN AND SALE**

**THIS DEED**, made this 28th day of May, 1999, by and between **FERNBROOK ASSOCIATES, L.L.C.**, a Virginia limited liability company (hereinafter "Grantor"), and **JAMESTOWN BUILDING COPORATION, INC.**, a Virginia corporation (hereinafter "Grantee"), whose address is 213 Ingram Road, Williamsburg, Virginia 23187.

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does bargain, grant, sell and convey with **GENERAL WARRANTY** and **ENGLISH COVENANTS OF TITLE** unto the Grantee, in fee simple, the following described property ("Property"), to-wit:

All that certain lot, piece or parcel of land situate, lying and being in James City County, Virginia, known and designated as Lot Numbered THIRTY-SIX (36), as shown on that certain plat entitled, "PLAT OF SUBDIVISION FERNBROOK, PHASE I, LOTS 1-6, 25-46, 73-82 & 98-107, OWNER/DEVELOPER: FERNBROOK ASSOCIATES, L.L.C. AND STANLEY J. & PATRICIA W. DYKSTRA, JAMES CITY COUNTY, JAMESTOWN DISTRICT, VIRGINIA", dated July 31, 1995, made by AES, Engineers - Surveyors - Planners, Landscape Architects - Environmental Consultants and duly recorded in the Clerk's Office of the Circuit Court for James City County, Virginia, in Plat Book 62, pages 83 and 84, to which plat reference is here made.

Together with all and singular the buildings and improvements thereon, the rights and privileges, tenements, hereditaments and easements and appurtenances unto the said land belonging or in anywise appertaining.

JUN-30 0246

**CLARK & STANT P.C.**  
Attorneys and Counselors  
NEWPORT NEWS, VIRGINIA

*Fernbrook formerly First Settlers Landing*  
*10F3*

*Phase 3 definitely catot (463)(1-1A)*

*How was 463 010 0001A created?*

*Need Plat showing BLA for PIN @ (463)(1-1C) dated 12/21/93*

*Need doc 98 0006205 Plat 69/10-11 Phase 2*

*need 755/713 isthis PH1 creation?*

*doc 980012425 70/13-14 Phase 3*

*461 092 0061 463 06 00007*

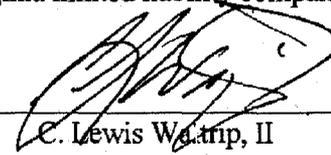
Whenever used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all other genders.

The Grantor covenants that they have the right to convey the said land to the Grantee; that they have done no act to encumber said land, save as aforesaid; that the Grantee shall have quiet possession of the said land, free from all encumbrances; and that the Grantor will execute such further assurance of the said land as may be requisite.

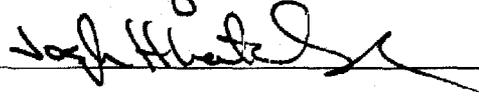
Property is conveyed subject to the conditions, restrictions, reservations, encumbrances and easements, if any, duly recorded affecting the Property and constituting constructive notice.

WITNESS the following signature(s) and seal(s):

FERNBROOK ASSOCIATES, L.L.C., a Virginia limited liability company

By:  (SEAL)  
C. Lewis Waltrip, II  
Manager

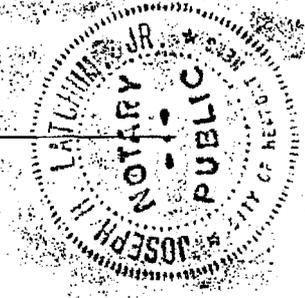
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Stafford, to-wit:

I, , a Notary Public in and for the jurisdiction aforesaid, do certify that C. Lewis Waltrip, II, Manager of Fernbrook Associates, L.L.C., a Virginia limited liability company, whose name is signed to the foregoing deed dated May 28, 1999, has acknowledged the same before me in my city/county and commonwealth aforesaid.

Given under my hand this 28 day of May, 1999.

My Commission Expires: 1-31-2002

[Signature]  
Notary Public



Virginia Code of William be no id Court of tax n Co. to Win  
 Book of Records of the County of  
 No. 3 June 99  
 and was pro. on w. 1999. and to record  
 at 1:05 o'clock the tax report and of the code,  
 have been paid

TAX	LOCAL TAX	ADDITIONAL TAX
<u>218.40</u>	<u>72.80</u>	<u>146.-</u>

[Signature]  
Liberty of the

JUN-30 0248

010785

BOOK 799 PAGE 685

**RECORDATION TAX EXEMPT PER CODE OF VIRGINIA, 1950,  
AS AMENDED, SECTION 58.1-811 A(3)**

THIS DEED, made as of this 1st day of July, 1996, by and between FERNBROOK ASSOCIATES, L.L.C., a Virginia limited liability company, hereinafter referred to as "GRANTOR," and the JAMES CITY SERVICE AUTHORITY, created by the County of James City, Virginia, organized and existing under the laws of the Commonwealth of Virginia, hereinafter referred to as "GRANTEE."

**WITNESSETH:**

That for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged at and before the signing, sealing and delivery of this Deed, the said GRANTOR does hereby GRANT, BARGAIN and CONVEY, with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the said GRANTEE, the following described property, to wit:

All that certain lot, piece or parcel of land situate, lying and being in Jamestown District, James City County, Virginia, shown and designated as "Pump Station, 7425 square feet, 0.171 Ac." on that certain plat entitled, "PLAT OF SUBDIVISION FERNBROOK, PHASE I, LOTS 1-6, 25-46, 73-82 & 98-107, OWNER/DEVELOPER: FERNBROOK ASSOCIATES, L.L.C., AND STANLEY J. & PATRICIA W. DYKSTRA," dated July 1995, made by AES Consulting Engineers, recorded in Plat Book 62, pages 83 and 84, in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia, to which reference is hereby made for a more complete description of the property herein conveyed.

Together with all appurtenances, buildings and improvements thereon and being a portion of the same property as that conveyed to Grantor by Deed dated April 27, 1994, and recorded in the Clerk's Office of the Circuit Court of James City County, Virginia, in Deed Book 683, page 138.

GRANTOR does further GRANT and CONVEY easements in perpetuity for ingress and egress and installation, operation and/or maintenance of works and systems for the collection and transmission of sewage and related utility services over, upon, across and under the drainage and utility easements described on the aforesaid plat for a more complete description of the easements herein conveyed.

WITNESS the following signatures and seals:

FERNBROOK ASSOCIATES, L.L.C.,  
A Virginia Limited Liability Company

By: Jeffrey L. Weeks (SEAL)  
Jeffrey L. Weeks  
Managing Member

COMMONWEALTH OF VIRGINIA

City/County of Danville, to wit:

I, Joseph H. [Signature], a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Jeffrey L. Weeks, Managing Member of and on behalf of Fernbrook Associates, L.L.C., whose name is signed to the foregoing writing bearing date as of the 1st day of July, 1996, has acknowledged the same before me in the jurisdiction aforesaid.

GIVEN under my hand this 30 day of July, 1996.

[Signature]  
Notary Public

My commission expires: 1/31/98

VIRGINIA: City of Williamsburg and County of James City, to wit:  
In the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, the 31 day of July, 1996. This deed was presented with certificate annexed and admitted to record at 12:47 o'clock 2-2  
Teste: Helena S. Ward, Clerk  
by Charles [Signature]  
Deputy Clerk

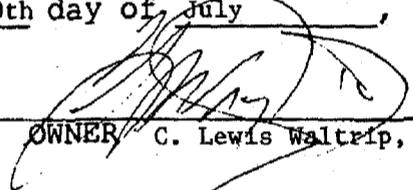
THIS INSTRUMENT WAS PREPARED BY:  
Patten, Wornom & Watkins, L.C.  
12350 Jefferson Avenue, #360  
Newport News, VA 23602

980013425

AFFIDAVIT

The attached plat, and courses and distance description,  
 made by Ronald W. Eads  
 Certified Land Surveyor, James City County  
 Virginia, dated July 2, 1998, of the lands of  
Fernbrook Associates, LLC, situate in  
Jamestown District, James City County, Virginia, and  
 being the same land acquired by the said Fernbrook Associates, LLC  
, by Deed dated April 15, 1994, from  
C. Lewis Waltrip, II and Jamestown Building Corp., of record in the  
 Clerk's Office of the Circuit Court for the City of Williamsburg  
 and County of James City, Virginia, in Deed Book 683,  
 Page 140, is hereby confirmed and submitted for record in  
 the aforesaid Clerk's Office.

Given under our hands this 20th day of July, 1998.

  
 \_\_\_\_\_ (SEAL)  
 OWNER C. Lewis Waltrip, II  
 \_\_\_\_\_ (SEAL)  
 OWNER

ACKNOWLEDGMENT

JUL 21 8 01 11

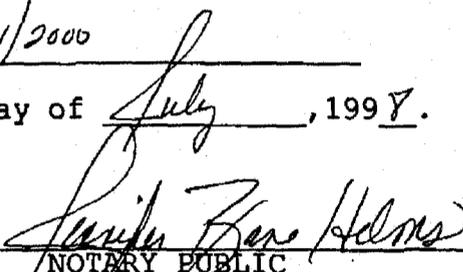
STATE OF VIRGINIA

County of York, to-wit:

I, JENNIFER BANE HELMS, a Notary Public in the  
 jurisdiction aforesaid, State of Virginia, do hereby certify that  
C. Lewis Waltrip, II - appeared before me - this 21<sup>st</sup> day of July,  
 1998, have acknowledged the same before me in my jurisdiction  
 aforesaid.

My commission expires: 1/31/2000

Given under my hand this 21 day of July, 1998.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

VIRGINIA, City of Williamsburg and County of James City, to Wit:

In the Clerk's Office of the Circuit Court of the  
 City of Williamsburg and County of James City the  
Plats of July 15 98 This Affidavit  
Plats was produced and I certify annexed and  
 admitted to record at 10:55 o'clock  
 Teste: Hilary S. Ward, Clerk  
 by Hilary S. Ward  
 Deputy Clerk

PLAT RECORDED IN  
PAGE 13 + 14

980 006205

AFFIDAVIT

The attached plat, and courses and distance description, made by  
Ronald W. Eads  
 Certified Land Surveyor, James City County  
 Virginia, dated March 27, 19 98, of the lands of  
Fernbrook Associates, LLC, situate in  
Jamestown District, James City County, Virginia, and  
 being the same land acquired by the said Fernbrook Associates, LLC,  
 by Deed dated April 15, 1994, from C. Lewis Waltrip, II and  
Jamestown Building Corporation, of record in the Clerk's Office of  
 the Circuit Court for the City of Williamsburg and County of James City,  
 Virginia, in Deed Book 683, Page 140, is hereby confirmed  
 and submitted for record in the aforesaid Clerk's Office.

Given under our hands this 3rd day of April, 19 98.

[Signature] (SEAL)  
 OWNER  
 C. Lewis Waltrip, II, President

\_\_\_\_\_  
 OWNER (SEAL)

ACKNOWLEDGMENT

STATE OF VIRGINIA

County of York, to-wit:

I, Jennifer B. Helms, a Notary Public in the  
 jurisdiction aforesaid, State of Virginia, do hereby certify that  
C. Lewis Waltrip, II

whose names are signed to the foregoing Certificate of Confirmation by  
 Owners, and Plat, bearing date of the 27th day of March,  
 19 98, have acknowledged the same before me in my jurisdiction aforesaid.

My commission expires: 1/31/2000

Given under my hand this 3<sup>rd</sup> day of April, 19 98.

[Signature]  
 NOTARY PUBLIC

VIRGINIA City of Williamsburg and County of  
 \_\_\_\_\_, to-wit:  
 \_\_\_\_\_ of the Circuit Court of the  
 City of Williamsburg and County of James City, the  
8 day of April, 1998. This affidavit &  
Plat was presented with certificate annexed and  
 read at 8:56 o'clock  
 by [Signature] Clerk  
 by [Signature] Deputy Clerk

PLAT RECORDED IN  
P.B. NO. 69 PAGE 10 & 11

APR-88 0001

AFFIDAVIT

BOOK 756 PAGE 713

013307

The attached plat, and courses and distance description, made by  
AES Consulting Engineers  
 Certified Land Surveyor, Williamsburg  
 Virginia, dated July 31, 1995, of the lands of  
Jameson Phase I, situated  
 in Jameson District, James City County, Virginia,  
 and being the same land acquired by the said Jameson  
Associates, by Deed dated April 27, 1994, from  
Lewis Waltrip, II, of record in the  
 Clerk's Office of the Circuit Court for the City of Williamsburg and  
 County of James City Virginia, in Deed Book 683, Page 138,  
 is hereby confirmed and submitted for record in the aforesaid Clerk's  
 Office.

Given under our hands this 29<sup>th</sup> day of September, 1995.

\_\_\_\_\_  
 OWNER (SEAL)

[Signature]  
 OWNER PARTNER (SEAL)

ACKNOWLEDGEMENT

STATE OF VIRGINIA

County of James City, to-wit:

I, JENNIFER A. BANE, a Notary Public in

the jurisdiction aforesaid, State of Virginia, do hereby certify that

L. Lewis Waltrip, II

whose names are signed to the foregoing Certificate of Confirmation by  
 Owners, and Plat, bearing date of the 31<sup>st</sup> day of July,  
 1995, have acknowledged the same before me in my jurisdiction aforesaid.

My Commission expires: JANUARY 31, 1996

Given under my hand this 29<sup>th</sup> day of SEPTEMBER,

1995.

NOTARY PUBLIC

Jennifer A. Bane  
 \_\_\_\_\_

VIRGINIA: City of Williamsburg and County of  
 James City, to-wit:  
 In the Clerk's Office of the Circuit Court for the  
 City of Williamsburg and County of James City,  
29 day of September, 1995. This AFFIDAVIT  
PLAT was presented with certificate annexed and  
 admitted to record at 1:28 o'clock  
 Teste: Helena S. Ward, Clerk  
[Signature]  
 Deputy Clerk

1-1

PLAT RECORDED IN  
 P.B. NO. 62 PAGE 83 + 84

980013425

AFFIDAVIT

The attached plat, and courses and distance description,  
 made by Ronald W. Eads  
 Certified Land Surveyor, James City County  
 Virginia, dated July 2, 1998, of the lands of  
Fernbrook Associates, LLC, situate in  
Jamestown District, James City County, Virginia, and  
 being the same land acquired by the said Fernbrook Associates, LLC  
, by Deed dated April 15, 1994, from  
C. Lewis Waltrip, II and Jamestown Building Corp., of record in the  
 Clerk's Office of the Circuit Court for the City of Williamsburg  
 and County of James City, Virginia, in Deed Book 683,  
 Page 140, is hereby confirmed and submitted for record in  
 the aforesaid Clerk's Office.

Given under our hands this 20th day of July, 1998.

[Signature] (SEAL)  
 OWNER C. Lewis Waltrip, II  
[Signature] (SEAL)  
 OWNER

ACKNOWLEDGMENT

JUL 21 2008 0111

STATE OF VIRGINIA

County of York, to-wit:

I, JENNIFER BANE HELMS, a Notary Public in the  
 jurisdiction aforesaid, State of Virginia, do hereby certify that  
C. Lewis Waltrip, II - appeared before me - this 21<sup>st</sup> day of July,  
 1998, have acknowledged the same before me in my jurisdiction  
 aforesaid.

My commission expires: 1/31/2000

Given under my hand this 21 day of July, 1998.

[Signature]  
 NOTARY PUBLIC

VIRGINIA, City of Williamsburg and County of James City, to Wit:

In the Clerk's Office of the Circuit Court of the  
 City of Williamsburg and County of James City the  
Plats of July 10 2008 This Affidavit  
Plats was produced certificate annexed and  
 admitted to record at 10:55 o'clock  
 Teste: [Signature]  
 by [Signature]  
 Deputy Clerk

PLAT RECORDED IN  
 PL. B. 70 PAGE 13 + 14

000 005100

Prepared By: Williams, Mullen, Clark & Dobbins, P.C.  
One Old Oyster Point Road, Suite 210  
Newport News, Virginia 23602

**CORRECTION DEED**, made this 9th day of March, 2000, from **FERNBROOK ASSOCIATES, L.L.C.**, a Virginia Limited Liability Company, party of the first part, indexed as Grantor and Grantee to **FERNBROOK HOMEOWNERS ASSOCIATION, INC.**, a Virginia corporation, party of the second part, c/o Bernie J. Grablowsky, Ph.D., PCAM, United Property Associates, 4455 South Boulevard, Suite 250, Virginia Beach, Virginia 23452-1159, indexed as Grantor and Grantee.

**WITNESSETH:**

**THAT FOR** and in consideration of Ten Dollars (\$10.00) cash in hand paid from the party of the second part to the party of the first part, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the party of the first hereby grants and conveys unto the party of the second part, all that certain real property located in the County of James City, Virginia, and more particularly described on Corrected Exhibit 'A' attached and made a part hereof, which description is the accurate description of the common area intended to be owned and maintained by the party of the second part rather than the land erroneously attached to the Deed of Gift dated September 3, 1999 and recorded as Instrument No.: 99022121..

MAR 14 2002 23

**TO HAVE TO HOLD** to above described property for the purposes and in accordance with all terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions for Fernbrook Homeowners Association, Inc., Phase I, dated September 14, 1995 duly recorded in the Clerk's Office of the Circuit Court for James City County, Virginia, on October 13, 1995, in Deed Book 757 at page 199; Fernbrook Homeowners Association, Inc.,

10 of 5

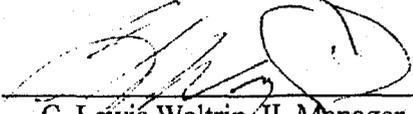
Phase II, dated May 14, 1998, and recorded in the Clerk's Office aforesaid on May 27, 1988, as Instrument No. 980009750, page 86; and Fernbrook Homeowners Association, Inc., Phase III, dated July 22, 1998, and recorded in the Clerk's Office aforesaid on August 14, 1998, as Instrument No.: 980014480, page 188.

The party of the second quitclaims, grants and conveys unto the party of the first part all of the property conveyed in Exhibit 'A'.

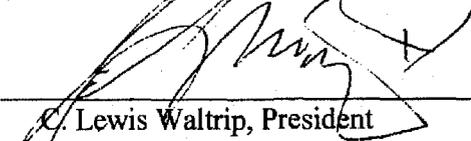
Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

WITNESS the following signatures and seals:

FERNBROOK ASSOCIATION, L.L.C.

By:   
C. Lewis Waltrip, II, Manager

FERNBROOK HOMEOWNERS ASSOCIATION, INC.

By:   
C. Lewis Waltrip, President

MAR 14 8 02 24

COMMONWEALTH OF VIRGINIA

City/County of Newport News, to-wit:

I, Joseph Hatch, a Notary Public in and for the city/county and commonwealth aforesaid, do certify that C. Lewis Waltrip, II, Manager of Fernbrook Associates, L.L.C. a Virginia Limited Liability Company, whose name is signed to the foregoing Deed of Correction, dated March 9, 2000, has acknowledged the same before me in my city/county and commonwealth aforesaid.

Given under my hand this 11 day of March, 2000.

My Commission Expires: 1/31/2002

COMMONWEALTH OF VIRGINIA

City/County of Newport News, to-wit:

I, Joseph Hatch, a Notary Public in and for the city/county and commonwealth aforesaid, do certify that C. Lewis Waltrip, II, President of Fernbrook Homeowner's Association, Inc., a Virginia corporation, whose name is signed to the foregoing Deed dated September 9, 1999, has acknowledged the same before me in my city/county and commonwealth aforesaid.

Given under my hand this 11 day of March, 2000.

My Commission Expires: 1/31/2002

33084.000/Deed to Homeowner's Association

MAR 14 8 02 25

Legal Description – Corrected Exhibit 'A'

A. Area of Right of Way Dedication along Greensprings Road, containing 0.170 acres +/-; Area of Right of Way Dedication for Right Turn Lane, containing 0.041 acres +/-; and Area of Right of Way for Dedication for Public Street Purposes containing 4.294 acres +/- and the common elements as shown on that certain plat entitled, "PLAT OF SUBDIVISION, FERNBROOK, PHASE I, LOT 1-6, 25-46, 73-82 & 98-107, OWNER/DEVELOPER, FERNBROOK ASSOCIATES, L.L.C. AND STANLEY J. & PATRICA W. DYKSTRA", made by AES Consulting Engineers, dated July 31, 1995 and recorded in the Clerk's Office of the Circuit Court for James City County, Virginia in Plat Book 62 at pages 83 and 84.

B. Area of Right of Way Dedication, containing 0.182 acres +/- and the common elements as shown on that certain plat entitled, "PLAT OF SUBDIVISION, FERNBROOK, PHASE II, LOTS 7-24 AND LOTS 90-97, OWNER/DEVELOPER, FERNBROOK ASSOCIATES, L.L.C.", made by AES Consulting Engineers, dated March 27, 1998 and recorded in the Clerk's Office of the Circuit Court for James City County, Virginia, in Plat Book 69 at pages 10 and 11.

C. Area of Right of Way Dedication, containing 0.092 acres +/- for drainage easements and the common elements as shown on that certain plat entitled, "PLAT OF SUBDIVISION, FERNBROOK, PHASE III, LOTS 47-72 AND LOTS 83-89, OWNER/DEVELOPER FERNBROOK ASSOCIATES, L.L.C.", made by AES Consulting Engineers, dated July 8, 1998 and recorded in the Clerk's Office of the Circuit Court for James City County, Virginia, in Plat Book 80 at pages 13 and 14.

MAR 14 8 02 26

4 of 5

Legal Description – Exhibit 'A'

A. Fernbrook, Phase I, Lots 1-6, Lots 25-46, Lots 73-82 and Lots 98-107: OWNER/DEVELOPER: FERNBROOK ACCOSIATES, L.L.C. AND STANLEY J. & Patricia W. DYKSTRA, JCC, JAMESTOWN DISTRICT, VIRGINIA”, dated July 31, 1995 and made by AES, Engineers-Surveyors-Planners, Landscape Architects-Environmental Consultants and recorded in Plat Book 62 at page 83 and 84.

B Fernbrook, Phase II, Lots 7-24, and Lots 90-97: OWNER/DEVELOPER: FERNBROOK ACCOSIATES, L.L.C. AND STANLEY J. & Patricia W. DYKSTRA, JCC, JAMESTOWN DISTRICT, VIRGINIA”, dated March 27, 1998 and made by AES, Engineers-Surveyors-Planners, Landscape Architects-Environmental Consultants and recorded in Plat Book 69 at page 10 and 11.

C. Fernbrook, Phase III, Lots 47-72, and Lots 83-89: OWNER/DEVELOPER: FERNBROOK ACCOSIATES, L.L.C. AND STANLEY J. & Patricia W. DYKSTRA, JCC, JAMESTOWN DISTRICT, VIRGINIA”, dated July 2, 1998 and made by AES, Engineers-Surveyors-Planners, Landscape Architects-Environmental Consultants and recorded in Plat Book 70 at page 13 and 14.

VIRGINIA: City of Williamsburg and County of James City, to-wit:  
This Correction Deed was presented with certificate annexed and admitted to record on 14 March, 2003 at 12:40 PM in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City.  
TESTE: BETSY B. WOOLRIDGE, CLERK  
BY: Betsy Woolridge Deputy Clerk

MAR 14 8 02 27

5 of 5.

## DECLARATION OF COVENANTS

## INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY

007344

THIS DECLARATION, made this 27<sup>th</sup> day of April, 1994,  
 between Fernbrook Asse. (P. Lewis) and all successors in interest, hereinafter referred  
 to as the "COVENANTOR(S)," owner(s) of the following property:  
Fernbrook Subdivision TAX 46-3 1-1A  
AS FURTHER DESCRIBED (EXHIBIT A) (EXHIBIT B)  
 and James City County, Virginia, hereinafter referred to as the "COUNTY."

## WITNESSETH:

We, the COVENANTOR(S), with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interests in the property described above, do hereby covenant with the COUNTY as follows:

1. The COVENANTOR(S) shall provide maintenance for the runoff control facility, hereinafter referred to as the "FACILITY," located on and serving the above-described property to ensure that the FACILITY is and remains in proper working condition in accordance with approved design standards, and with the law and applicable executive regulations.
2. If necessary, the COVENANTOR(S) shall levy regular or special assessments against all present or subsequent owners of property served by the FACILITY to ensure that the FACILITY is properly maintained.
3. The COVENANTOR(S) shall provide and maintain perpetual access from public right-of-ways to the FACILITY for the COUNTY, its agent and its contractor.
4. The COVENANTOR(S) shall grant the COUNTY, its agent and its contractor a right of entry to the FACILITY for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the FACILITY.
5. If, after reasonable notice by the COUNTY, the COVENANTOR(S) shall fail to maintain the FACILITY in accordance with the approved design standards and with the law and applicable executive regulations, the COUNTY may perform all necessary repair or maintenance work, and the COUNTY may assess the COVENANTOR(S) and/or all property served by the FACILITY for the cost of the work and any applicable penalties.
6. The COVENANTOR(S) shall indemnify and save the COUNTY harmless from any and all claims for damages to persons or property arising from the installation, construction, maintenance, repair, operation or use of the FACILITY.
7. The COVENANTOR(s) shall promptly notify the COUNTY when the COVENANTOR(S) legally transfers any of the COVENANTOR(S)' responsibilities for the FACILITY. The COVENANTOR(S)' shall supply the COUNTY with a copy of any document of transfer, executed by both parties.
8. The covenants contained herein shall run with the land and shall bind the COVENANTOR(S) and the COVENANTOR(S)' heirs, executors, administrators, successors and assignees, and shall bind all present and subsequent owners of property served by the FACILITY.
9. This DECLARATION shall be recorded in the County Land Records.

IN WITNESS WHEREOF, the COVENANTOR(S) have executed this DECLARATION OF COVENANTS as of this 27 day of April, 1994

COVENANTOR(S)  
Fenbrook ASSOCIATES  
[Signature] Partner

ATTEST:  
  
\_\_\_\_\_

COVENANTOR(S)  
  
\_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do certify that C. Lewis Waltrip, II, whose name is signed as such to the foregoing writing bearing date 27 day of April, 1994, this day sworn the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 27 day of April, of 1994.

Mary S. Cashen  
Notary Public

My Commission expires: Aug. 31, 1996

Approved as to form:  
[Signature]

THIS DEED of BARGAIN AND SALE, made this 15th day of April, 1994 by and between C. Lewis WALTRIP, II, Single, party of the first part, JAMESTOWN BUILDING CORPORATION, INC., a Virginia Corporation, party of the second part, hereinafter referred to collectively as the "Grantors" and FERNBROOK ASSOCIATES, L.L.C., a Virginia Limited Liability Company, party of the third part, hereinafter referred to as the "Grantees".

WITNESSETH:

That for and in consideration the sum of TEN DOLLARS (\$10.00) cash in hand by the Grantee unto the Grantors, and other good and valuable consideration, the receipt which is hereby acknowledged, the Grantors do hereby BARGAIN, GRANT, SELL, and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantees, the following described property, to-wit:

All those certain pieces, or parcels of land, situate lying and being in James City County, Virginia, containing 35.06 ± acres and 19.79 ± acres, and that Thirty (30) square foot area exchanged between C. Lewis Waltrip, II, by deed of exchange and boundary line extinguishment, between Stanley J. Dykstra and Patricia W. Dykstra, recorded contemporaneously with this instrument as set out and shown on that certain plat of survey entitled: "PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN TWO PARCELS FOR CONVEYANCE TO FERNBROOK ASSOCIATES, L.L.C., BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA", dated December 21, 1993, made by AES, A Professional Corporation, a copy of which plat is attached hereto and incorporated herein by reference for a more complete description of the property hereby conveyed.

Together with all and singular the buildings and improvements thereon rights and privileges tenements, hereditaments, easements and appurtenances, covenants and restrictions thereunto belonging or in anywise appertaining.

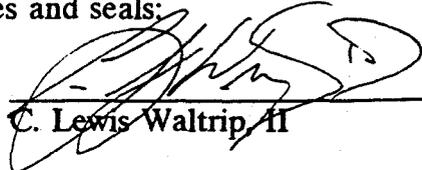
Subject, however, to the covenants and restrictions, easements and right of way of record affecting said property.

Being parts of the same parcels of property as conveyed to C. Lewis Waltrip, II, by deeds dated November 22, 1988 and recorded in James City County Deed Book 430 at page 484, dated January 8, 1990 and recorded in James City County Deed Book 470 at page 595, dated November

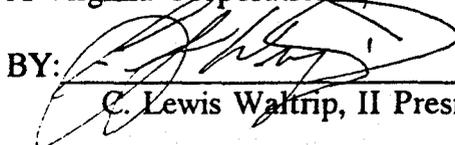
SPORN, TARLEY,  
ROBINSON & TARLEY  
P. L. L. C.  
313 JAMESTOWN ROAD  
SUITE 202  
POST OFFICE BOX 584  
WILLIAMSBURG, VA 23187  
(804) 229-4281

6, 1992 and recorded in James City County Deed Book 590 at page 685, dated December 20, 1993, and recorded in James City County Deed Book 661 at page 170, dated October 7, 1993, and recorded in the James City County Deed Book 662 at page 172 and to Jamestown Building Corporation, Inc. by deeds dated June 29, 1993 and recorded in James City County Deed Book 626 at page 761 and dated July 23, 1993 and recorded in James City County Deed Book 631 at page 793.

WITNESS the following signatures and seals:

  
\_\_\_\_\_  
(SEAL)  
C. Lewis Waltrip, II

Jamestown Building Corporation, Inc.  
A Virginia Corporation

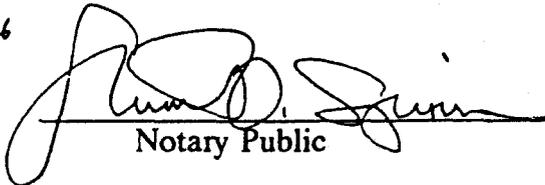
BY:   
\_\_\_\_\_  
(SEAL)  
C. Lewis Waltrip, II President

COMMONWEALTH OF VIRGINIA-

In the County of \_\_\_\_\_, to-wit:

The foregoing Deed was acknowledged before me by C. Lewis Waltrip, II, single this 26<sup>th</sup> day of April, 1994.

My Commission Expires: 9/30/96

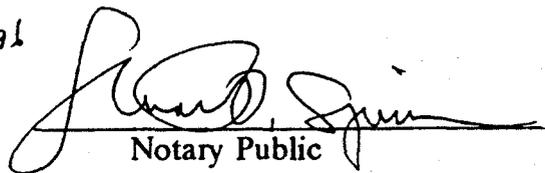
  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF VIRGINIA

In the County of \_\_\_\_\_, to-wit:

The foregoing Deed was acknowledged before me by C. Lewis Waltrip, II as president of Jamestown Building Corporation, Inc., A Virginia Corporation, this 26<sup>th</sup> day of April, 1994.

My Commission Expires: 9/30/96

  
\_\_\_\_\_  
Notary Public

SPIRN, TARLEY,  
BINSON & TARLEY  
P. L. L. C.  
13 JAMESTOWN ROAD  
SUITE 202  
1ST OFFICE BOX 584  
JAMESTOWN, VA 23187  
(804) 229-4281

G:\WP60\REALE ST\FERSBROOK.DED

BOOK

684

PAGE 726

BOOK

661

PAGE

172

THIS DEED OF EASEMENT, made October 7, 1993, by and between DUDLEY S. WALTRIP

and REBECCA R. WALTRIP, husband and wife, party of the first part herein the Grantors and C. LEWIS WALTRIP, II, party of the second part, herein the Grantee.

## WITNESS:

WHEREAS, Grantors own the real estate shown on the plat attached hereto and marked Exhibit "A"; said plat is incorporated herein as part of this deed.

WHEREAS, Grantee intends to develop the real estate adjacent to and adjoining Grantors' land which is shown on the plat as N/F First Settlers Landing Inc., accordingly, Grantee needs to use a portion of Grantors' land for utilities, drainage, to control runoff and to create a storm water management basin.

THEREFORE, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant and convey unto C. Lewis Waltrip, II, his successors and assigns forever, the permanent easement and right of way to use the following described parcel of land for utilities, drainage, to control runoff and to create a storm water management basin, to control runoff and for drainage needed to develop adjacent and adjoining land for single family homes or other uses permitted by James City County, to-wit:

All that certain piece of land situate in James City County, Virginia, which is designated on the plat (attached hereto and marked Exhibit "A") entitled "Plat of Drainage and Utility Easement for Conveyance to C. Lewis Waltrip, II and dated July 1993, as "Proposed Drainage and Utility Easement" which contains 2.585 acres, more or less.

The easement hereby granted includes:

1. The right of ingress and egress over, under and across the Grantor's land for the purposes of exercising the rights granted herein.
2. The right to trim, top, cut and remove any trees or bush, and to do all things necessary, within the land designated for this easement for the utilities, drainage, runoff and storm water management basin to serve the land which Grantee intends to develop for single

family dwellings or other uses permitted by James City County.

3. The easement granted herein for the specific location described above, is in addition to any easement for right of way now existing or which may be acquired in the future.

The Grantors warrant that they own the interest herein conveyed and that they have the right to make this conveyance, and they covenant that Grantee his successors and assigns shall have quiet enjoyment of the premises for the uses described herein.

Grantors further covenant that they shall not use the land designated for this easement for any purpose which might interfere with Grantee's uses of the land.

Grantors covenant that no building or structure shall be erected within the easement without prior written consent from Grantee.

Grantee covenants that he shall repair any physical damage to Grantors' property during the construction, operation, maintenance, replacement or removal of the utilities and drainage systems.

This easement shall run with the Grantors' land and shall be binding upon the heirs, executors, administrators, successors and assigns of the Grantors and the Grantee.

WITNESS the following signatures and seals:

Dudley S. Waltrip (SEAL)  
Dudley S. Waltrip

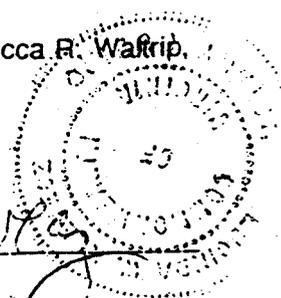
Rebecca R. Waltrip (SEAL)  
Rebecca R. Waltrip

STATE OF VIRGINIA  
CITY/COUNTY OF James City to-wit:

The foregoing was acknowledged before me by Dudley S. Waltrip and Rebecca R. Waltrip, husband and wife, on October 22, 1993.  
DECEMBER

My commission expires: 12-31-97

Lucinda W. Klau  
Notary Public



James City, to-wit:  
the Clerk of the Circuit Court of the City of Williamsburg and County of James City the 22 December, 1993. This Deed was presented with certificate annexed and admitted to record at 3:41 o'clock  
Teste: Helene S. Ward, Clerk  
by Helene S. Ward  
Deputy Clerk

VIRGINIA City of Williamsburg and County of James City  
In the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City the 22 day of December, 1993. This Deed was presented with the certificate annexed and admitted to record at 3:41 o'clock.  
Teste: Helene S. Ward, Clerk  
By Helene S. Ward  
Deputy Clerk 58 68

>>> SELECTED SEARCH CRITERIA <<<

Jurisdiction : 095 JAMES CITY (DEEDS, MARRIAGE LICENSES, WI 03/25/2010 1:15:08 PM

From Date To Date

Available : Deeds and Land Records 01/04/1982 03/22/2010

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Search By:

Tax Map #= 4630100001A InstrNbr=890003119

\*\*\*\*\* No Record Found In The Database \*\*\*\*\*

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>>> End Of Print Screen <<<

## Jamestown Management Co., LLC

213 Ingram Road • Williamsburg, Virginia 23188  
 Telephone: (757) 220-0856 • Facsimile: (757) 220-0916

**FAX Transmittal**

To: <i>PAT M</i>	Org./Firm: <i>JCC ENT</i>
Fax Number: <i>259 4032</i>	Date: <i>9/14/01</i>
From: <i>BOB OLIVER</i>	Pages Including Cover Page: <i>14</i>
cc:	cc Fax Number:
Subject: <i>FERNBROOK</i>	

Urgent     For Approval     For Review     Please Comment     Please Reply

**Comments:**

*PAT - this is the deck of easement  
 & plats for the corrections  
 your assist in presenting this at the  
 next HOA mtg would be appreciated  
 let me know  
 Thank  
 Bob*

**Confidentiality Note:** The documents accompanying this fax may contain confidential information. This information is intended only for the use of the individual or entity named on the transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this faxed information is strictly prohibited, and that the documents should be returned to Jamestown Management Company, LLC. If you have received this fax in error, please notify us by telephone immediately at the number above so that we can arrange for the return of the original document at no cost to you.

I could not find a recorded copy of this document?

### DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS ("Declaration") is made as of September \_\_, 2001, by and between KEVIN P. O'CONNELL and BEVERLY J. O'CONNELL, husband and wife ("O'Connell"), ROBERT H. WOOD and KATHLEEN A. BOYER, husband and wife ("Wood-Boyer"), DAVID B. BERG and LEANNE W. BERG, husband and wife ("Berg"), and EVELYN R. HILL ("Hill"), parties of the first part, index collectively as "Grantors," and CITFED MORTGAGE CORPORATION OF AMERICA ("Citfed"), SUNTRUST BANK ("SunTrust"), CHITTENDEN TRUST CO. d/b/a MORTGAGE SERVICE CENTER ("MSC"), COLUMBIA NATIONAL INCORPORATED ("Columbia"), collectively referred to herein as "Beneficiaries," index collectively as "Additional Grantors," and FERNBROOK HOMEOWNERS ASSOCIATION, INC., a Virginia corporation, party of the second part, whose address is c/o Kevin O'Connell, 3712 General Gookin Court, Williamsburg, Virginia 23185, index as "Grantee."

### RECITALS

Unless otherwise defined, all capitalized terms used in this Declaration shall have the meanings set forth in this Declaration.

WHEREAS, O'Connell is the owner of Lot 79 in the Fernbrook Subdivision, Phase I, James City County, Virginia (Gpin #4630600079); Wood-Boyer is the owner of Lot 80 in the Fernbrook Subdivision, Phase I, James City County, Virginia (Gpin #4630600080); Berg is the owner of Lot 81 in the Fernbrook Subdivision, Phase I, James City County, Virginia (Gpin #4610200081); and Hill is the owner of Lot 5 in the Fernbrook Subdivision, Phase I, James City County, Virginia (Gpin #4610200005); and

WHEREAS, Citifed and SunTrust have recorded deeds of trust on the property of O'Connell, MSC has a deed of trust on the property owned by Wood-Boyer and Columbia has a deed of trust on the real estate owned by Berg, as well as on the real estate owned by Hill; and

WHEREAS, there are existing drainage and utility easements located on the lots of the aforesaid individual owners and current as-built conditions in the field have determined that existing pipes have been laid slightly outside the platted easements on each of the aforesaid properties; and

WHEREAS, Grantors desire to establish for themselves, their successors, heirs and assigns and the benefit of the Beneficiaries and the Grantee, its successors and assigns, an additional drainage easement as an extension of the recorded drainage easements to encompass the pipe that was laid outside the existing platted easement areas.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties of the first part, as Grantors, do hereby grant and convey unto the party of the second part, its successors and assigns, a perpetual and non-exclusive additional drainage easement over and across those portions of Lots 5, 79, 80 and 81 in the Fernbrook Subdivision, Phase I, James City County, Virginia, as shown on those certain plats entitled "Easement Plat for Additional Drainage Easement, Lot 5, Phase 1, Fernbrook, James City County, VA," and "Easement Plat for Additional Drainage Easement, Lots 79, 80 and 81, Phase 1, Fernbrook, James City County, VA,"

both of which are dated July 12, 2001 and prepared by Evans Surveying, LLC, which plats are attached hereto and incorporated herein as Exhibits A and B.

Said easements shall be for the purpose of constructing, operating, maintaining, adding to or replacing present or future storm drainage and sanitary sewer pipes, necessary structures and appurtenances necessary for the collection of storm water and sanitary sewage and for its transmission through and across the properties of the parties of the first part. Said easements are subject to the following conditions:

1. All pipes, manholes, inlet structures and appurtenant facilities that are installed in the easements shall be and remain the property of the Grantee, its successors and assigns.
2. The Grantee and its agents shall have full and free use of the said easements for the purposes named, and shall have all rights and privileges reasonably necessary for the utilization and maintenance of the easements; provided, however, that its right to use any adjacent land of the owners shall be limited to actual construction or maintenance and shall not be construed to allow the Grantee to erect any building or structure of any permanent nature on such adjacent property; subject to the obligation to replace any disturbed area to its original preconstruction condition. The Grantee shall have the right to construct and maintain.
3. The Grantors warrant that they have full power and authority to grant, declare and establish this Declaration, and that the granting of such easements does not conflict with any agreements, covenants or deeds of trust that affect or bind the Grantors.
4. All of the provisions of this Declaration shall be binding upon and shall inure to the benefit of the Grantors and Grantee, their successors and assigns.

5. Each of the additional Grantors joins in and consent to the execution of this Declaration to acknowledge their consent and agreements to the granting of the aforesaid easements.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Declaration has been signed by the Grantors and the Grantee as of the day and year first above written.

GRANTORS:

\_\_\_\_\_(SEAL)  
KEVIN P. O'CONNELL

\_\_\_\_\_(SEAL)  
BEVERLY J. O'CONNELL

\_\_\_\_\_(SEAL)  
ROBERT H. WOOD

\_\_\_\_\_(SEAL)  
KATHLEEN A. BOYER

\_\_\_\_\_(SEAL)  
DAVID B. BERG

\_\_\_\_\_(SEAL)  
LEANNE W. BERG

\_\_\_\_\_(SEAL)  
EVELYN R. HILL

**ADDITIONAL GRANTORS**

**CITIFED MORTGAGE CORPORATION  
OF AMERICA**

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**SUNTRUST BANK**

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**CHITTENDEN TRUST CO. d/b/a  
MORTGAGE SERVICE CENTER**

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**COLUMBIA NATIONAL  
INCORPORATED**

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

GRANTEE:

COUNTY OF JAMES CITY, VIRGINIA

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by Kevin P. O'Connell.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by Beverly J. O'Connell.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by Robert H. Wood.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by Kathleen A. Boyer.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by David B. Berg.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by Leanne W. Berg.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by Evelyn R. Hill.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by \_\_\_\_\_ of and on behalf of Citifed Mortgage Corporation of America.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by \_\_\_\_\_ of and on behalf of SunTrust Bank.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by \_\_\_\_\_ of and on behalf of Chittenden Trust Co., d/b/a Mortgage Service Center.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by \_\_\_\_\_ of and on behalf of Columbia National Incorporated.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

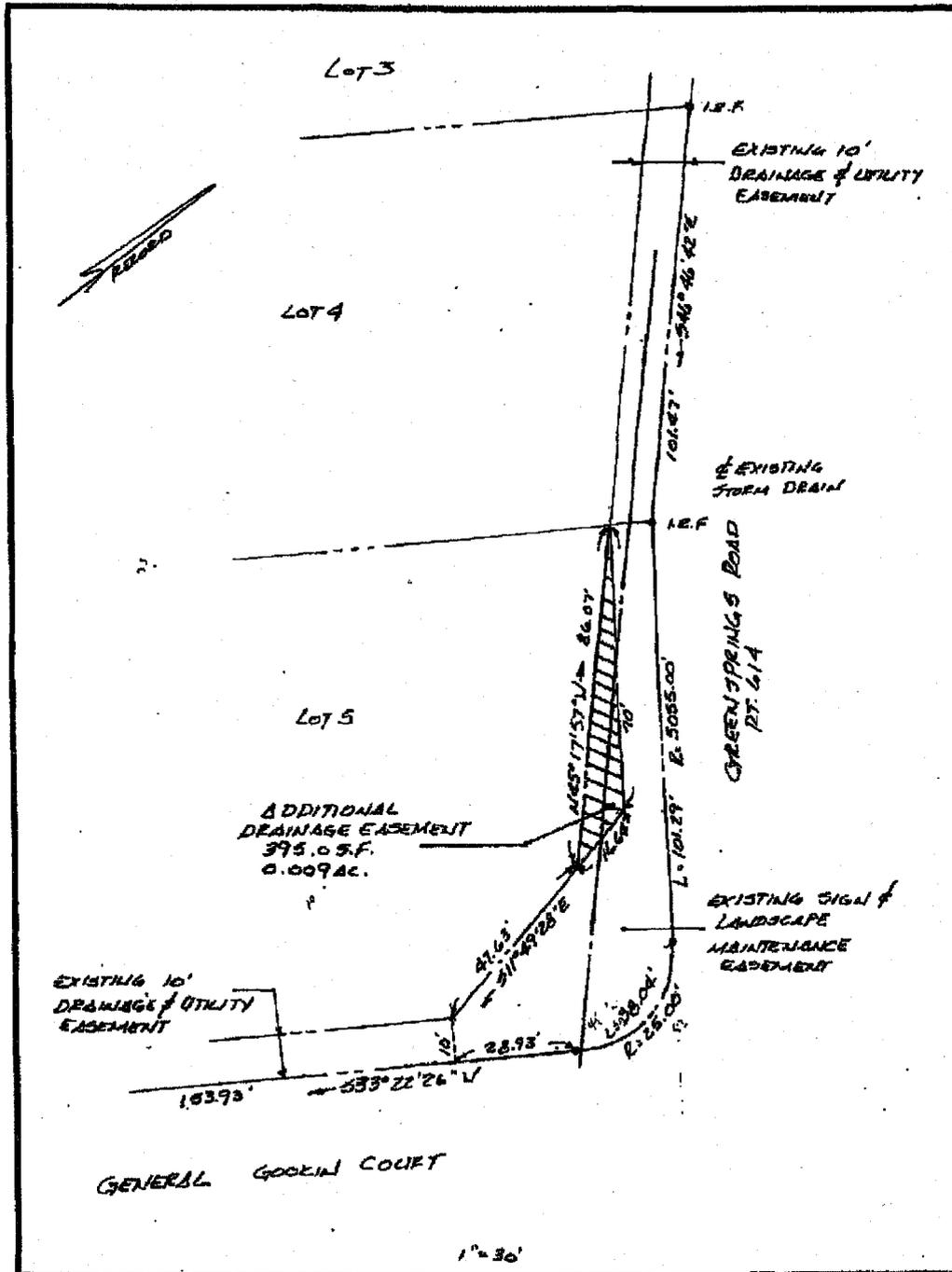
COMMONWEALTH OF VIRGINIA  
City/County of \_\_\_\_\_, to wit:

The foregoing Declaration of Easements was acknowledged before me, a Notary Public in and for the aforesaid jurisdiction, by \_\_\_\_\_ of and on behalf of the County of James City, Virginia.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



Reference:  
 PB70/13

EASEMENT PLAT  
 FOR ADDITIONAL DRAINAGE EASEMENT  
 LOT 5, PAGE I  
 FERNBROOK  
 JAMES CITY COUNTY, VA. July 12, 2001

EVANS SURVEYING, LLC (757)253-1883  
 236B Merrimac Trail  
 Williamsburg, Virginia 23185

I.O. No.  
 01032

11385.552 (009)

Consideration: \$152,000.00

990 025790

Prepared By:

Williams, Mullen, Clark & Dobbins  
Harbor Bank Center, Suite 210  
Newport News, Virginia 23602

DEED OF BARGAIN AND SALE

THIS DEED OF BARGAIN AND SALE, made this 9th day of December, 1999, by and between FERNBROOK ASSOCIATES, L.L.C. a Virginia Limited Liability Company, (hereinafter "Grantor"), and C. RICHARD DOBSON BUILDERS, INC., a Virginia corporation, hereinafter "Grantee"), whose address is 739 Thimble Shoals Boulevard, Suite 105, Newport News, Virginia 23606 .

Whenever used herein the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

WITNESSETH

That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does bargain, grant, sell and convey with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE** unto the Grantee, the following described property ("Property"), to-wit:

*Parcel I*

All that certain lot, piece or parcel of land situate, lying and being in James City County, Virginia, known, numbered and designated as Lot One (1), as shown on that certain plat entitled, "PLAT OF SUBDIVISION, FERNBROOK, PHASE I, LOTS 1-6, 25-46, 73-82, & 98-107, OWNER/DEVELOPER: FERNBROOK ASSOCIATES L.L.C. AND STANLEY J. & PATRICIA W. DYKSTRA, JAMES CITY COUNTY, JAMESTOWN DISTRICT, VIRGINIA", dated July 31, 1995, made by AES, Consulting Engineers and duly recorded in the Clerk's Office of the Circuit Court of the City of

DEC 10 02 15

DEC 10 8 02 16

Williamsburg and James City County, Virginia, in Plat Book 62, pages 83 and 84, to which reference is here made.

***Parcel II***

All that certain lot, piece or parcel of land situate, lying and being in James City County, Virginia, known and designated as Lots SIXTY-ONE (61), EIGHTY-FIVE (85), and EIGHTY-EIGHT (88), as shown on that certain plat entitled, "PLAT OF SUBDIVISION, FERNBROOK, PHASE III, LOTS 47-72, 83-89, OWNER/DEVELOPER: FERNBROOK ASSOCIATES, L.L.C., JAME CITY COUNTY, JAMESTOWN DISTRICT, VIRGINIA", made by AES, Consulting Engineers and duly recorded in the Clerk's Office of the Circuit Court of the City of Williamsburg and James City County, Virginia, in Plat Book 70, pages 13 and 14, to which reference is here made.

Together with all and singular the buildings and improvements thereon, the rights and privileges, tenements, hereditaments and easement and appurtenances unto the said land belonging or in anywise appertaining.

Subject, however, to declarations and restrictions, easement and rights of way of record affecting said property or apparent upon the ground.

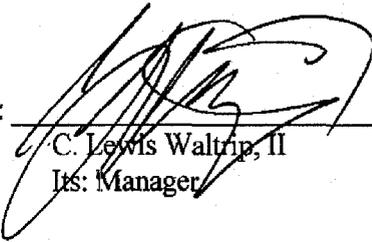
The Grantor covenants that it has the right to convey the said land to the Grantee; that it has done no act to encumber said land, save as aforesaid; that the Grantee shall have quiet possession of the said land, free from all encumbrances; and that the Grantor will execute such further assurance of the said land as may be requisite.

Property is conveyed subject to the conditions, restrictions, reservations, encumbrances and easements, if any, duly recorded affecting the Property and constituting constructive notice.

DEC 10 02 17

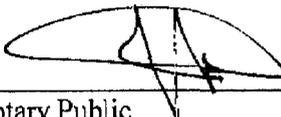
WITNESS the following signature(s) and seal(s):

FERNBROOK ASSOCIATES, L.L.C.  
a Virginia Limited Liability Company

By:  (SEAL)  
C. Lewis Waltrip, II  
Its: Manager

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF King and News to-wit:

The foregoing Deed of Bargain and Sale was sworn to and acknowledged before me this 02 day of December, 1999, by Fernbrook Associates, L.L.C., by C. Lewis Waltrip, II, its Manager.

  
Notary Public  
Commonwealth of Virginia At Large

My Commission Expires: 1/31/2002

50090.001-Fernbrook Deed-Dobson

Virginia: City of Williamsburg and County of James City, to Wit:  
In the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City the 10 day of Dec 19 99.  
This deed was presented with the certificate annexed and admitted to record at 12:12 o'clock. The taxes imposed by Sect. 58-54 (a) and (b) of the code, have been paid.

STATE TAX	LOCAL TAX	ADDITIONAL TAX
\$ <u>228.-</u>	\$ <u>76.-</u>	\$ <u>152.-</u>
By: <u>Helene S. Ward</u> Deputy Clerk		

**Jones, Blechman, Woltz & Kelly, P.C.**  
800 Thimble Shoals Boulevard  
Post Office Box 12688  
Newport News, Virginia 23612-2688

000 017542

Consideration: \$37,500.00

Prepared By:

Joseph H. Latchum, Jr.  
Williams, Mullen, Clark & Dobbins  
One Old Oyster Point Road, Suite 210  
Newport News, Virginia 23602

Tax Identification No.: 45-4 04-0-0034

DEED OF BARGAIN AND SALE

THIS DEED OF BARGAIN AND SALE, made this 2<sup>nd</sup> day of May, 2000, by and between STANLEY J. DYKSTRA and PATRICIA W. DYKSTRA, husband and wife, (hereinafter "Grantor"), Party of the First Part; JAMESTOWN BUILDING CORPORATION, a Virginia corporation, (hereinafter "Grantee"), Party of the Second Party, whose address is 213 Ingram Road, Williamsburg, Virginia 23188; and FERNBROOK ASSOCIATES, L.L.C., a Virginia limited liability company.

WHEREAS, the said Party of the First Part is the owner of the hereinafter described property; and

WHEREAS, the said Party of the First Part had formerly contracted to sell the hereinafter described property unto the Party of the Third Part; and

WHEREAS, the said Party of the Third Part has requested that the Deed to said property be made to the Party of the Second Part.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does bargain, grant, sell and convey with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE unto the Grantee, the following described property ("Property"), to-wit:

All that certain lot, piece or parcel of land situate, lying and being in James City County, Virginia, known, numbered and designated as Lot Numbered Thirty-Four (34), as shown on that certain plat entitled, "PLAT OF SUBDIVISION, FERNBROOK, PHASE I, LOTS 1-6, 25-46, 73-82, & 98-107, OWNER/DEVELOPER:

SEP 14 8 02 26

FERNBROOK ASSOCIATES, L.L.C. AND STANLEY J. & PATRICIA W. DYKSTRA, JAMES CITY COUNTY, JAMESTOWN DISTRICT, VIRGINIA", dated July 31, 1995, made by AES, Consulting Engineers and duly recorded in the Clerk's Office of the Circuit Court of the City of Williamsburg and James City County, Virginia, in Plat Book 62, pages 83 and 84, to which reference is here made.

Together with all and singular the buildings and improvements thereon, the rights and privileges, tenements, hereditaments and easements and appurtenances unto the said land belonging or in anywise appertaining.

Subject, however, to restrictions, easements, and rights of way of record affecting said property.

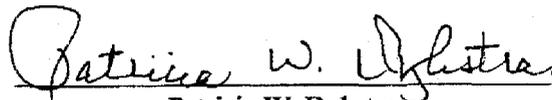
TO HAVE AND TO HOLD the said land unto the said Party of the Second Part, its heirs and assigns forever, in fee simple absolute.

And the said Party of the Third Part does join in the execution of this Deed to convey all its rights, title, and equity in and to the above described property unto the said Grantee.

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

WITNESS the following signatures and seals:

  
\_\_\_\_\_  
Stanley J. Dykstra (Seal)

  
\_\_\_\_\_  
Patricia W. Dykstra (Seal)

SEP 14 8 02 27

FERNBROOK ASSOCIATES, L.L.C., a Virginia limited liability company

By: [Signature] (Seal)  
C. Lewis Waltrip, II, Manager

COMMONWEALTH OF VIRGINIA

City/County of York, to-wit:

The foregoing Deed of Bargain and Sale was sworn to and acknowledged before me this 15 day of May, 2000, by Stanley J. Dykstra and Patricia W. Dykstra.

[Signature] (Seal)  
Notary Public

My Commission Expires:

06/30/2000

COMMONWEALTH OF VIRGINIA

City/County of York, to-wit:

The foregoing Deed of Bargain and Sale was sworn to and acknowledged before me this 15 day of May, 2000, by C. Lewis Waltrip, II, Manager of Fernbrook Associates, L.L.C., a Virginia limited liability company, on behalf of the limited liability company.

[Signature] (Seal)  
Notary Public

My Commission Expires:

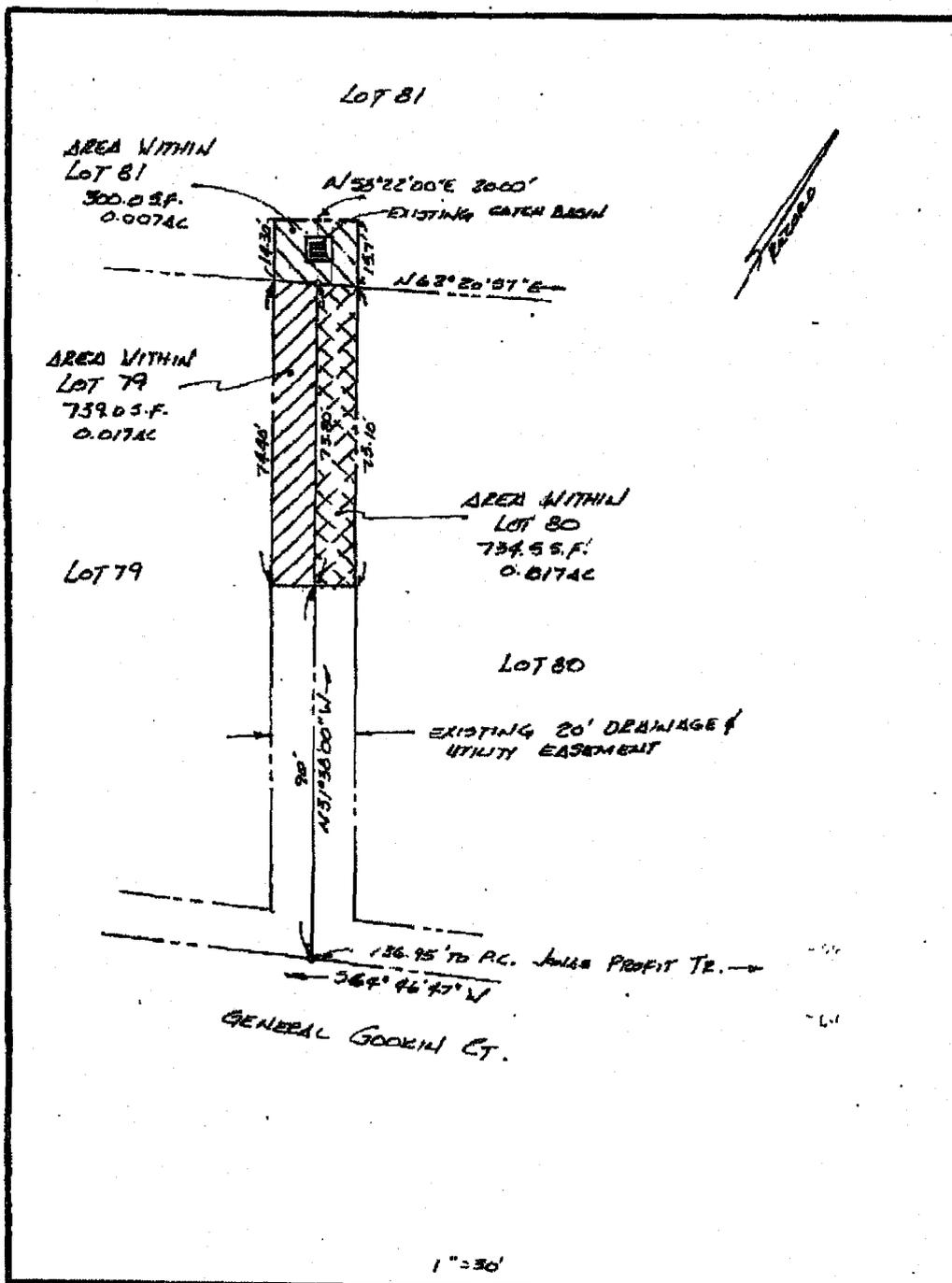
1-31-2002

WITNESSED: City of Williamsburg and County of James City, to-wit:  
This DEED was presented with this certificate annexed and admitted  
to record on 14 Sept. 2000 at 12:52 AM/PM  
in the Clerk's Office of the City of Williamsburg and  
County of James City. The fees payable by VA Code Section 58.1-801  
802 & 814 have been paid.

STATE TAX	LOCAL TAX	ADDITIONAL TAX
\$ <u>56.25</u>	\$ <u>18.75</u>	\$ <u>31.50</u>

TESTE: BETSY B. WOOLRIDGE, CLERK  
BY: [Signature] Deputy Clerk

SEP 14 2000 0228



<p>LYNN D. EVANS No. 001279 7/12/01 LAND SURVEYOR</p>	<p>Reference: PB 70/13</p>	<p>EASEMENT PLAT FOR ADDITIONAL DRAINAGE EASEMENT LOTS 79, 80 &amp; 81 PHASE I FERN BROOK JAMES CITY COUNTY, VA. July 12, 2001</p>
	<p>EVANS SURVEYING, LLC (757)253-1883 236B Merrimac Trail Williamsburg, Virginia 23183</p>	<p>I.O. No. 01032A</p>

# **POOR QUALITY**

**ORIGINAL(S) FOLLOW**

**THIS IS THE BEST COPY  
AVAILABLE**

***VCE  
DOCUMENT  
CONVERSION***

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

Steven O. Wiley A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID. DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 8 DAY OF July, 1998.

MY COMMISSION EXPIRES March 31, 2001.

Steven O. Wiley  
NOTARY PUBLIC

NOTE:  
STREETS ARE HEREBY DEDICATED FOR PUBLIC USE

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 BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Ronald W. Eads 7-8-98  
RONALD W. EADS, L.S. #1948 DATE

CERTIFICATE OF APPROVAL

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

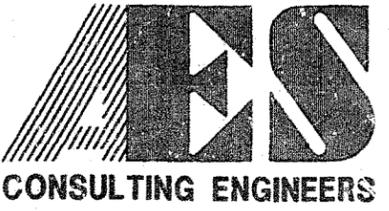
David C. [Signature] 7-15-98  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 7/2/98  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

PLAT RECORDED IN  
P.B. NO. 70 PAGE 13+14

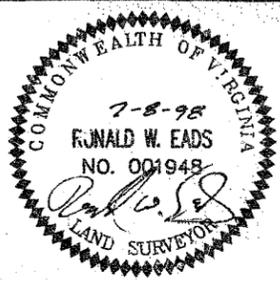


07.07.98-11-3 6877P02



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

PLAT OF SUBDIVISION  
FERNBROOK  
PHASE III  
LOTS 47-72, AND LOTS 83-89  
OWNER/DEVELOPER: FERNBROOK ASSOCIATES, L.L.C.  
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA



		10:55 am Recorded <u>21</u> day of <u>July</u> 19 <u>98</u>	
		DOCUMENT # <u>980-13421</u>	
		<u>[Signature]</u> Clerk	
No	DATE	REVISION / COMMENT / NOTE	BY

Designed GAM	Drawn PIWM
Scale NOTED	Date 7/2/98
Project No. 6877-4	
Drawing No. 1 OF 2	

70/14

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF FERNBROOK ASSOCIATES, L.L.C. AND WAS ACQUIRED FROM C. LEWIS WALTRIP, II AND JAMESTOWN BUILDING CORPORATION BY DEED DATED APRIL 15, 1994 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 683, PAGE 140.

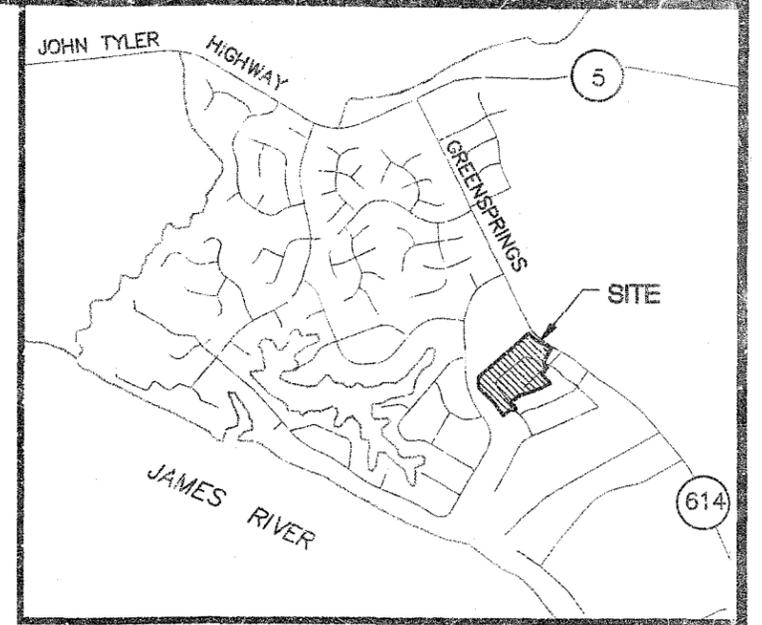
OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

C. Lewis Waltrip, II 7-8-98  
FOR DATE

GENERAL NOTES:

1. SITE IS NOTED AS ALL OF JAMES CITY COUNTY TAX PARCEL (46-3)(1-1A)
2. SITE IS CURRENTLY ZONED R-1 LIMITED RESIDENTIAL
3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND
5. BUILDING SETBACK REQUIREMENTS:  
FRONT: 35'  
SIDE: 15'  
REAR: 35'
6. MINIMUM LOT WIDTH:  
LOTS UP TO 43,560 S.F. - 100' WIDE AT FRONT SETBACK  
LOTS OVER 43,560 S.F. - 150' WIDE AT FRONT SETBACK
7. EXISTING TREES AND VEGETATION WITHIN THE 100' SCENIC EASEMENT SHALL REMAIN IN THEIR NATURAL STATE. HOWEVER THE OWNER SHALL HAVE THE RIGHT TO INSTALL AND CONSTRUCT THROUGH SAID SCENIC EASEMENT SUCH ROAD, DRIVEWAYS, UTILITIES AND ENTRANCE SIGNS AS NECESSARY, IN ACCORDANCE WITH THE PROFFERS AND APPROVED BY THE SUBDIVISION REVIEW COMMITTEE OF THE COUNTY PLANNING COMMISSION
8. DRAINAGE EASEMENTS SHOWN HEREON TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.



NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

Steven O. Wigley A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 8 DAY OF July, 1998.

MY COMMISSION EXPIRES March 31, 2001.

Steven O. Wigley  
NOTARY PUBLIC

NOTE:

STREETS ARE HEREBY DEDICATED FOR PUBLIC USE

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 BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Ronald W. Eads 7-8-98  
RONALD W. EADS, L.S. #1948 DATE

CERTIFICATE OF APPROVAL

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

David C. Cook 7-15-98  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
William M. ... 7/2/98  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE



07/07/98-11:3 6877P02

09/10

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF FERNBROOK ASSOCIATES, L.L.C. AND WAS ACQUIRED FROM C. LEWIS WALTRIP, II AND JAMESTOWN BUILDING CORPORATION BY DEED DATED APRIL 15, 1994 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 683, PAGE 140.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

[Signature] \_\_\_\_\_ 3/27/98  
FOR DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF York, TO-WIT:

I, Jennifer Rene Helms A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 27<sup>th</sup> DAY OF March, 1998.

MY COMMISSION EXPIRES 1/31/2000, 19  .

[Signature]  
NOTARY PUBLIC

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 BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] \_\_\_\_\_ 3-27-98  
RONALD W. EADS, L.S. #1948 DATE

CERTIFICATE OF APPROVAL

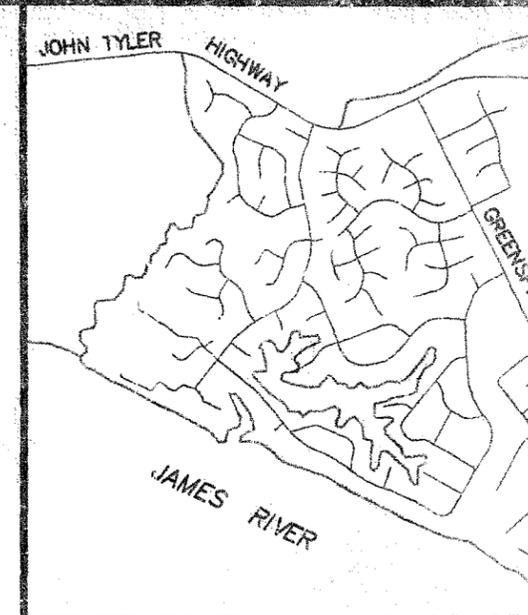
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

GENERAL NOTES:

1. SITE IS NOTED AS ALL OF JAMES CITY COUNTY TAX PARCEL (46-3)(1-1A)
2. SITE IS CURRENTLY ZONED R-1 LIMITED RESIDENTIAL
3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND
5. BUILDING SETBACK REQUIREMENTS:  
FRONT: 35'  
SIDE: 15'  
REAR: 35'
6. MINIMUM LOT WIDTH:  
LOTS UP TO 43,580 S.F. - 100' WIDE AT FRONT SETBACK  
LOTS OVER 43,580 S.F. - 150' WIDE AT FRONT SETBACK
7. EXISTING TREES AND VEGETATION WITHIN THE 100' SCENIC EASEMENT SHALL REMAIN IN THEIR NATURAL STATE. HOWEVER THE OWNER SHALL HAVE THE RIGHT TO INSTALL AND CONSTRUCT THROUGH SAID SCENIC EASEMENT SUCH ROAD, DRIVEWAYS, UTILITIES AND ENTRANCE SIGNS AS NECESSARY, IN ACCORDANCE WITH THE PROFFERS AND APPROVED BY THE SUBDIVISION REVIEW COMMITTEE OF THE COUNTY PLANNING COMMISSION
8. DRAINAGE EASEMENTS SHOWN HEREON TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.

NOTE:

STREETS ARE HEREBY DEDICATED FOR PUBLIC USE



VICINITY MAP

68770200

UNDERSIGNED OWNER.

FOR [Signature] DATE 3/27/98

EASEMENT SUCH ROAD, DRIVEWAYS, UTILITIES AND ENTRANCE SIGNS AS NECESSARY, IN ACCORDANCE WITH THE PROFFERS AND APPROVED BY THE SUBDIVISION REVIEW COMMITTEE OF THE COUNTY PLANNING COMMISSION

8. DRAINAGE EASEMENTS SHOWN HEREON TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.

VICINITY MAP

1"=2000'

NOTARY STATE OF VIRGINIA, CITY/COUNTY OF York, TO-WIT:

I, [Signature] A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 27<sup>th</sup> DAY OF March, 1998.

MY COMMISSION EXPIRES 1/31/2000, 19  .

[Signature]  
NOTARY PUBLIC

NOTE: STREETS ARE HEREBY DEDICATED FOR PUBLIC USE

SURVEYOR'S CERTIFICATE

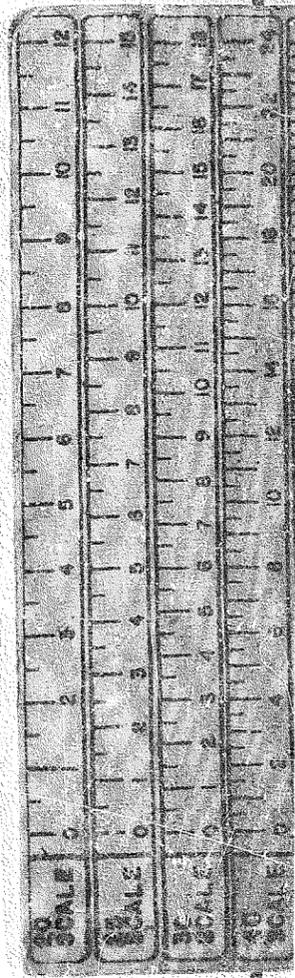
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] 3-27-98  
RONALD W. EADS, L.S. #1948 DATE

CERTIFICATE OF APPROVAL

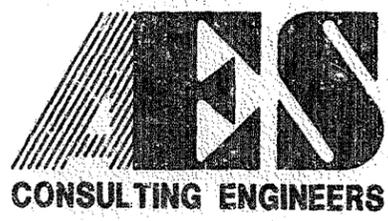
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 3-27-98  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
[Signature] 4/7/98  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE



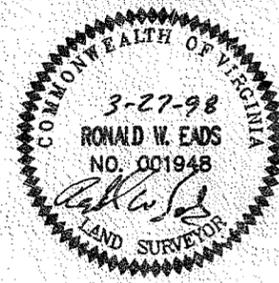
PLAT RECORDED IN P.E. NO. 69 PAGE 10 OF 11

03/27/98-10:53 58770P00



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

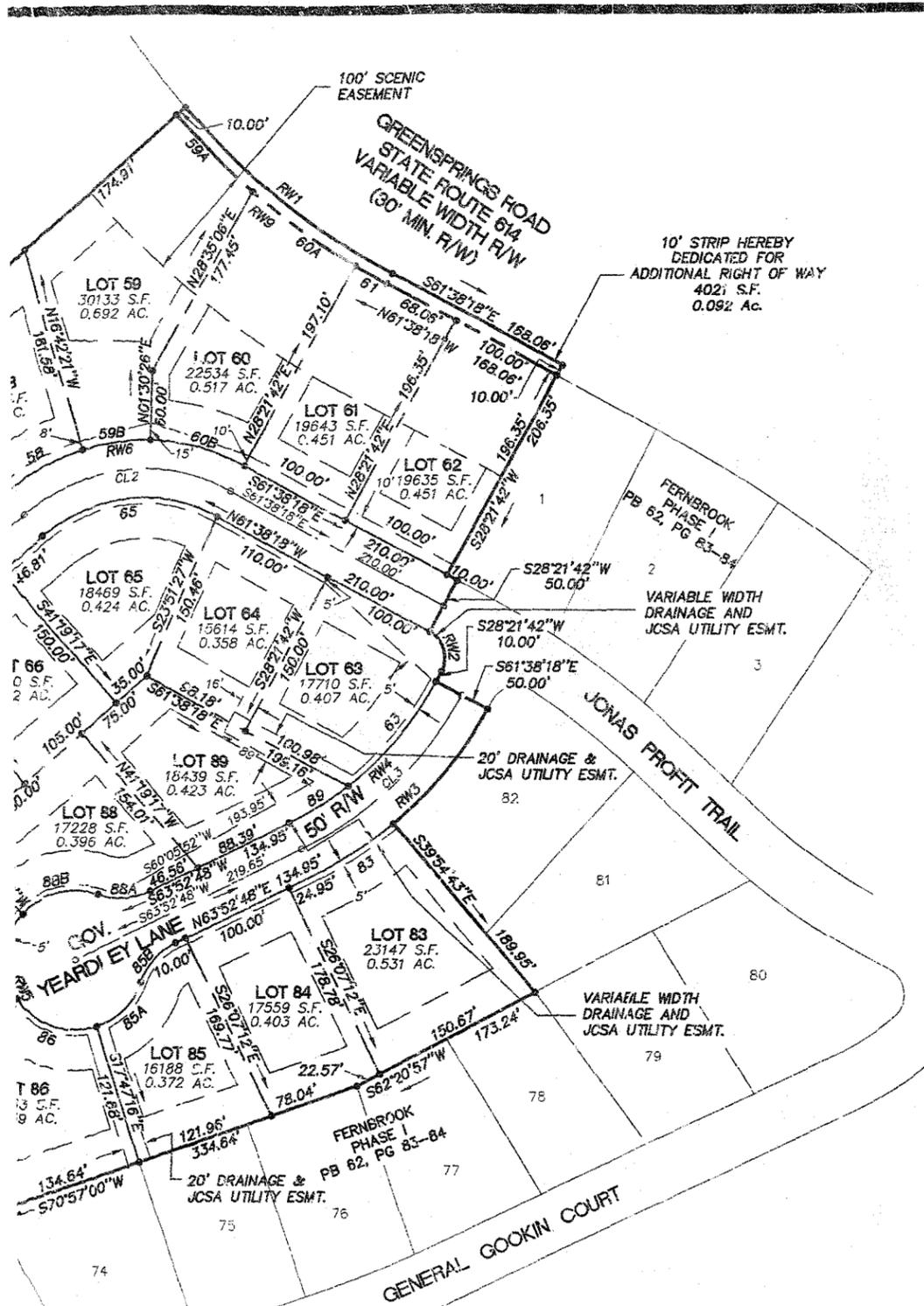
PLAT OF SUBDIVISION  
FERNBROOK  
PHASE II  
LOTS 7 - 24, AND LOTS 90 - 97  
OWNER/DEVELOPER: FERNBROOK ASSOCIATES, LLC.  
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GAM	Drawn KEG
Scale	Date
NOTED	3/27/98
Project No. 6877-2	
Drawing No. 1 OF 2	

70/13



RIGHT OF WAY CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
RW1	665.00	20°00'39"	212.25	117.32	231.07	S51°37'59"E
RW2	25.00	90°00'00"	39.27	25.00	35.36	S16°38'18"E
RW3	337.23	35°31'05"	208.05	108.01	205.72	N46°07'15"E
RW4	287.23	35°31'05"	172.06	91.99	175.22	S46°07'15"W
RW5	60.00	289°48'04"	252.54	60.21	85.00	S26°07'12"E
RW6	183.02	69°40'59"	222.59	127.40	209.13	N83°31'13"E
RW7	155.00	88°40'06"	239.87	151.44	216.64	N04°20'40"E
RW8	105.00	89°40'06"	162.49	102.59	146.76	N04°20'40"E
RW9	675.00	20°00'51"	235.78	119.11	234.59	N51°37'53"W

LOT CURVE DATA

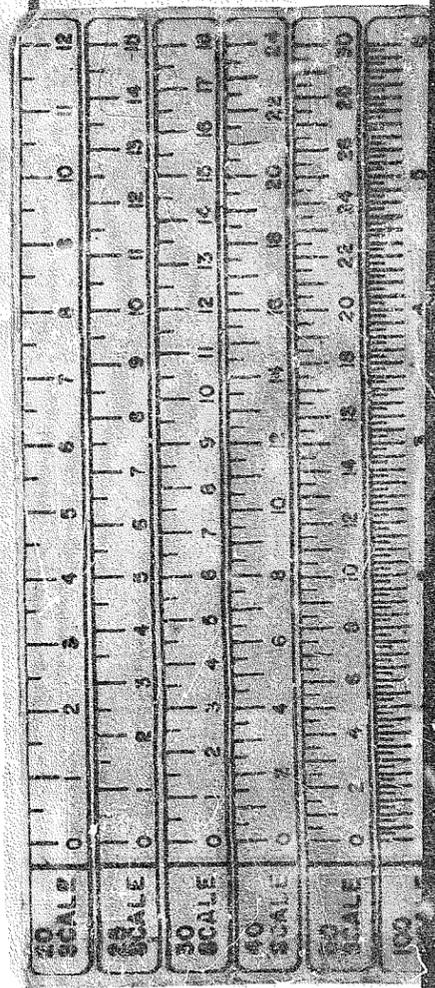
LOT NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
50	155.00	07°35'35"	20.54	10.29	20.53	N36°11'36"W
51	155.00	24°23'51"	66.00	33.51	65.50	N20°11'52"W
52	155.00	23°34'37"	63.78	32.35	63.33	N03°47'22"E
53	155.00	31°17'41"	84.66	43.41	83.61	N31°13'31"E
54	155.00	01°49'22"	4.99	2.44	4.89	N47°46'32"E
58	183.02	23°57'38"	76.54	38.84	75.98	N60°39'32"E
59A	675.00	07°57'14"	93.70	46.93	93.63	N45°36'04"W
59B	183.02	18°52'05"	60.27	30.41	60.00	N82°04'24"E
60A	675.00	09°20'52"	110.12	55.18	110.00	N54°15'07"W
60B	183.02	26°51'16"	85.78	43.69	85.00	S75°03'56"E
61	675.00	02°42'45"	31.96	15.98	31.95	N60°16'55"W
63	287.23	23°36'06"	118.32	60.01	117.48	S40°09'45"W
65	133.02	69°40'59"	161.78	92.60	152.00	S83°31'13"W
69	105.00	44°20'03"	81.25	42.78	79.23	S26°30'41"W
70	105.00	44°20'03"	81.25	42.78	79.23	S17°49'22"E
83	337.23	13°47'30"	81.17	40.78	80.98	N56°59'02"E
85A	60.00	53°13'59"	55.75	30.07	53.76	N45°35'45"W
85B	60.00	44°54'02"	47.02	24.79	45.83	N41°25'47"E
86	60.00	73°27'01"	76.92	44.76	71.76	S71°03'45"E
87	60.00	76°21'30"	79.96	47.18	74.17	S03°50'30"W
88A	60.00	44°54'02"	47.02	24.79	45.83	S86°19'49"W
88B	60.00	66°45'35"	69.91	39.53	66.02	S75°11'02"W
89	287.23	11°54'59"	59.74	29.98	59.63	S5°11'18"W

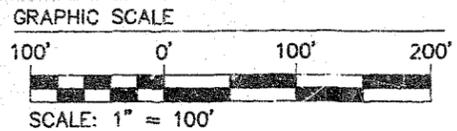
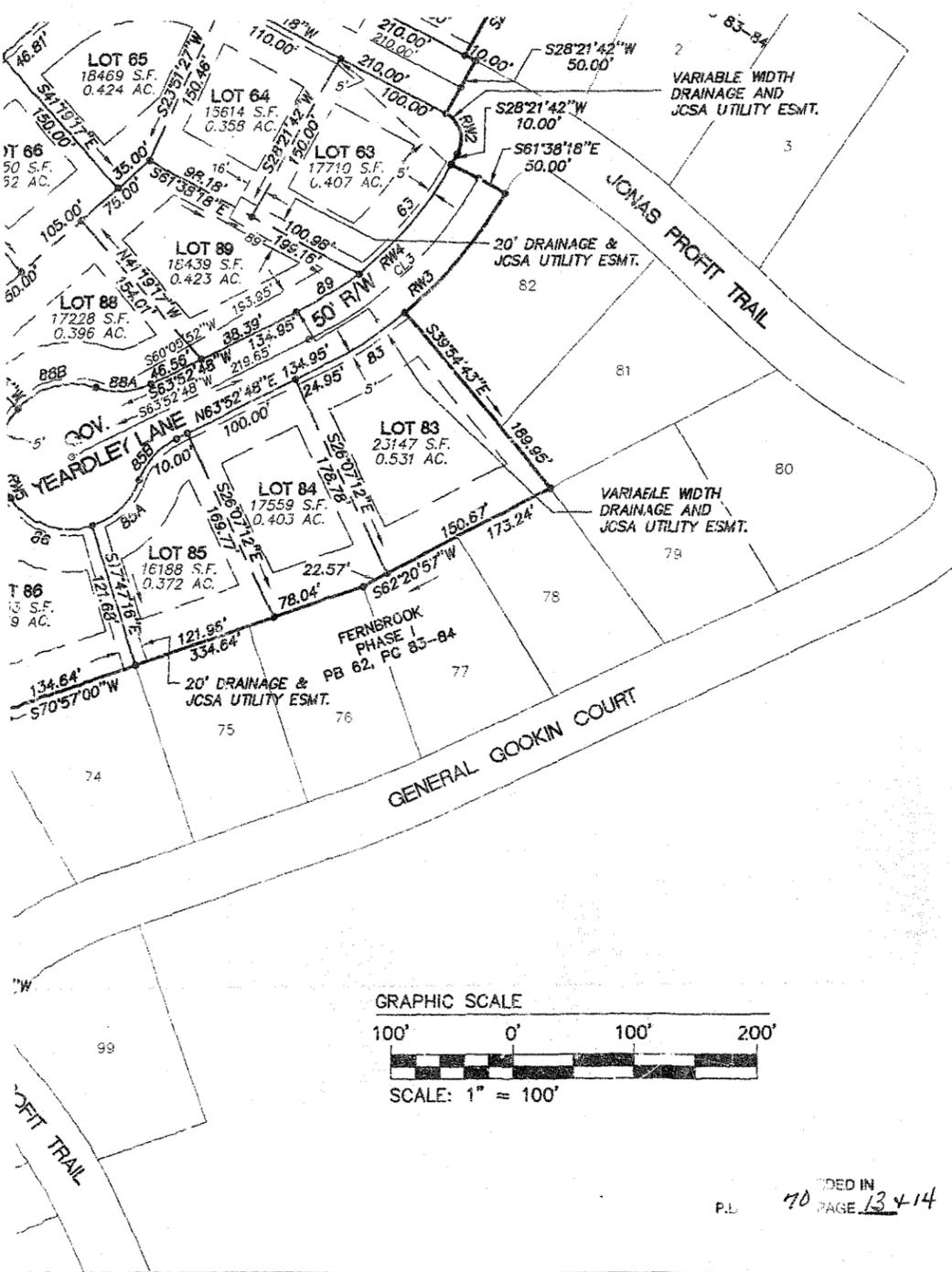
CENTERLINE CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
CL1	130.00	88°40'06"	201.18	127.01	181.70	N04°20'40"E
CL2	158.02	69°40'59"	192.19	110.00	180.56	N83°31'13"E
CL3	312.23	35°31'05"	193.55	100.00	190.47	S46°07'15"W

AREA TABULATION  
FERNBROOK  
PHASE III  
LOTS 47-72, 83-89

AREA OF RESIDENTIAL LOTS	611,888 S.F.	14.047 AC.±
AREA OF RIGHT OF WAY	103,281 S.F.	2.371 AC.±





51	155.00	24'23"51"	66.00	33.51	65.50	N20°11'52"W
52	155.00	23'34'37"	63.78	32.35	63.33	N03°47'22"E
53	155.00	31'17'41"	84.66	43.41	83.61	N31°13'31"E
54	155.00	01'48'22"	4.89	2.44	4.89	N47°46'32"E
58	183.02	23'57'38"	76.54	38.84	75.98	N60°39'32"E
59A	675.00	07'57'14"	93.70	46.93	93.63	N45°36'04"W
59B	183.02	18'52'05"	60.27	30.41	60.00	N82°04'24"E
60A	675.00	09'20'52"	110.12	55.18	110.00	N54°15'07"W
60B	183.02	26'51'16"	85.78	43.69	85.00	S75°03'56"E
61	675.00	02'42'45"	31.96	15.98	31.95	N60°16'55"W
63	287.23	23'36'06"	118.32	60.01	117.48	S40°09'45"W
65	133.02	69°40'59"	161.78	82.60	152.00	S83°31'13"W
68	105.00	44°20'03"	81.25	42.78	79.23	S26°30'41"W
70	105.00	44°20'03"	81.25	42.78	79.23	S17°49'22"E
83	337.23	13°47'30"	81.17	40.78	80.98	N56°59'02"E
85A	60.00	53°13'59"	55.75	30.07	53.76	N45°35'45"E
85B	60.00	44°54'02"	47.02	24.79	45.83	N41°25'47"E
86	60.00	73°27'01"	78.92	44.76	71.76	S71°03'45"E
87	60.00	76°21'30"	79.96	47.18	74.17	S03°50'30"W
88A	60.00	44°54'02"	47.02	24.79	45.83	S86°19'49"W
88B	60.00	66°45'35"	69.91	39.53	66.02	S75°24'02"W
89	287.23	11°54'59"	59.74	29.98	59.63	S5°51'18"W

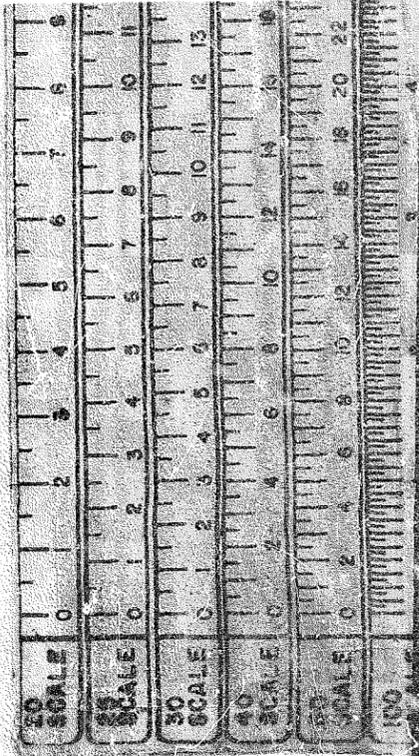
CENTERLINE CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
CL1	130.00	88°40'06"	201.18	127.01	181.70	N04°20'40"E
C-2	158.02	69°40'59"	192.19	110.00	180.56	N83°31'13"E
CL3	312.23	35°31'05"	193.55	100.00	190.47	S46°07'15"W

AREA TABULATION  
 FERNBROOK  
 PHASE III  
 LOTS 47-72, 83-89

AREA OF RESIDENTIAL LOTS	611,888 S.F.	14.047 AC.±
AREA OF RIGHT OF WAY	103,281 S.F.	2.371 AC.±
AREA OF R/W DEDICATION	4,021 S.F.	0.092 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>719,190 S.F.</b>	<b>16.510 AC.±</b>
NUMBER OF LOTS	33	
AVERAGE LOT SIZE	18,542 S.F.	0.426 AC.±
SMALLEST LOT (LOT 71)	15,000 S.F.	0.344 AC.±
LARGEST LOT (LOT 59)	30,133 S.F.	0.692 AC.±
LOTS PER ACRE	2.00	

RECORDED IN PAGE 13414



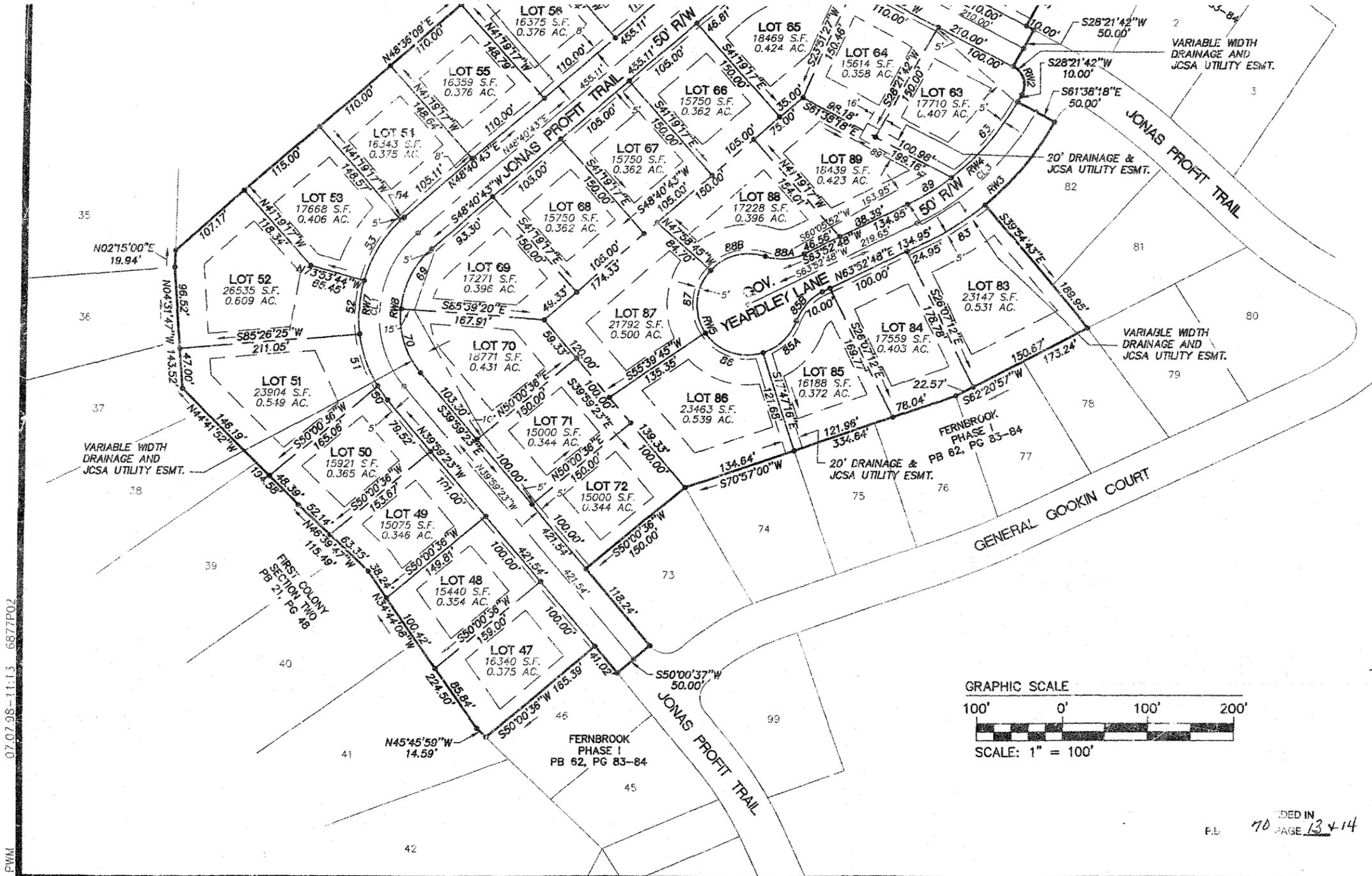
STATE OF SUBDIVISION  
 FERNBROOK  
 PHASE III  
 47-72, AND LOTS 83-89  
 OPER: FERNBROOK ASSOCIATES, L.L.C.  
 JAMESTOWN DISTRICT VIRGINIA



10:55 AM	Recorded	21	day of	July	1998
DOCUMENT #	98-0215-925				
	[Signature] Clerk				
No.	DATE	REVISION / COMMENT / NOTE			BY

Designed	Drawn
GAM	PWM
Scale	Date
1"=100'	7/2/98
Project No.	
6877-4	
Drawing No.	
2 OF 2	

70/13



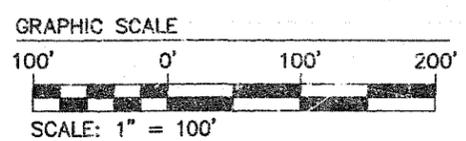
51	175.00	24°25'51"	66.00	133.51	65.50	N20°
52	155.00	23°34'37"	63.78	32.35	63.33	N03°
53	155.00	31°17'41"	84.66	43.41	83.61	N31°
54	155.00	01°48'22"	4.89	2.44	4.89	N47°
58	183.02	23°57'38"	76.54	38.84	75.98	N60°
59A	675.00	07°57'14"	93.70	46.93	93.63	N45°
59B	183.02	18°52'05"	60.27	30.41	60.00	N82°
60A	675.00	09°20'52"	110.12	55.18	110.00	N54°
60B	183.02	26°51'16"	85.78	43.69	85.00	S75°
61	675.00	02°42'45"	31.96	15.98	31.95	N60°
63	287.23	23°36'06"	118.32	60.01	117.48	S40°
65	133.02	69°40'59"	161.78	82.60	152.00	S83°
69	105.00	44°20'03"	81.25	42.78	79.23	S26°
70	105.00	44°20'03"	81.25	42.78	79.23	S17°
83	337.23	13°47'30"	81.17	40.78	80.98	N58°
85A	60.00	53°13'59"	55.75	30.07	53.76	N45°
85B	60.00	44°54'02"	47.02	24.79	45.83	N41°
86	60.00	73°27'01"	76.92	44.76	71.76	S71°
87	60.00	76°21'30"	79.96	47.18	74.17	S03°
88A	60.00	44°54'02"	47.02	24.79	45.83	S86°
88B	60.00	66°45'35"	69.91	39.53	66.02	S76°
89	287.23	11°54'59"	59.74	29.98	59.63	S°

CENTERLINE CURVE DATA

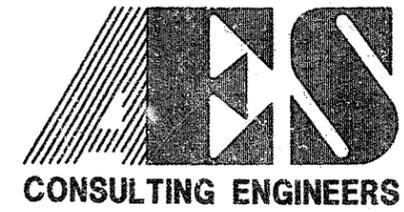
NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHOR
CL1	130.00	68°40'06"	201.18	127.01	181.70	N04°
CL2	158.02	69°40'59"	192.19	110.00	180.56	N83°
CL3	312.23	35°31'05"	193.55	100.00	190.47	S46°

AREA TABULATION  
FERNBROOK  
PHASE III  
LOTS 47-72, 83-89

AREA OF RESIDENTIAL LOTS	611,888 S.F.	14
AREA OF RIGHT OF WAY	103,281 S.F.	2
AREA OF R/W DEDICATION	4,021 S.F.	0
<b>TOTAL AREA SUBDIVIDED</b>	<b>719,190 S.F.</b>	<b>16</b>
NUMBER OF LOTS	33	
AVERAGE LOT SIZE	18,542 S.F.	0
SMALLEST LOT (LOT 71)	15,000 S.F.	0
LARGEST LOT (LOT 59)	30,133 S.F.	0
LOTS PER ACRE	2.00	



RECORDED IN PAGE 13 & 14



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

**PLAT OF SUBDIVISION  
FERNBROOK  
PHASE III  
LOTS 47-72, AND LOTS 83-89**  
OWNER/DEVELOPER: FERNBROOK ASSOCIATES, L.L.C.  
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA



10:55 AM	Recorded 21 day of July 1998		
	DOCUMENT # 20073925		
	<i>[Signature]</i> Clerk		
No.	DATE	REVISION / COMMENT / NOTE	BY

70/13



DBS  
JTPH  
SGH  
BP  
**RECEIVED**

JAN 28 2008

Board of Supervisors

**FERNBROOK HOMEOWNERS ASSOCIATION**  
Post Office Box 5212  
Williamsburg, VA 23188

January 23, 2008

Mr. Jim Brewer  
Resident Administrator  
Virginia Department of Transportation  
Ironbound Road  
Williamsburg, VA 23185

Re: Fernbrook Subdivision

Dear Mr. Brewer,

As you may or may not know, the Fernbrook subdivision is plagued with problems stemming from the improper construction of the storm drain system. We have sink holes in all areas of the neighborhood. The sinkholes are dangerous trip and driving hazards to our residents. The bases of some light poles, close to the storm drain system, are eroding and causing the poles to become unstable and tilt. In one case, a homeowner's driveway is sinking into the ground. In addition, we have found an inordinate amount of silt deposited into our retention pond.

During our inspection of the storm drain system, we found that the storm drain pipes were not mortared around the structures, the lifting holes were not mortared and joints were not tight allowing silt penetration. We also found that much of the system has only 70% capacity due to the silt build-up.

These issues were brought to VDOT and James City County's attention before the roads were accepted into the VDOT system. VDOT personnel have met with us on site to review the issues. In most cases, the sink holes have been filled but have re-occurred because the source of the problem was not addressed.

Many of the residents in our neighborhood have called in to report problems and have been told that the problems with the storm drain system are the responsibility of the Homeowners Association. We believe the storm drain system to be the responsibility of VDOT.

The Fernbrook Homeowners Association did not have inspection privileges nor were they consulted prior to the acceptance of the storm drain system. Additionally, notifications by the Fernbrook Homeowners Association to VDOT and James City County prior to acceptance of the storm drain system into the VDOT system went unanswered or were completely ignored.



We have tried to contact your office multiple times regarding these issues but have been unable to get a response. We request that your department perform a thorough investigation of the Fernbrook neighborhood storm drain system, fix the pipe and structures that have been improperly installed, and make arrangements to perform siltation excavation of the BMP.

We would appreciate a response at your earliest convenience. You can send a letter to the Association's post office box or call Tim Lauth at 229-7727 or Buddy League at 229-2504.

**Fernbrook Homeowners Association Board**

**Tim Lauth, President**

**Buddy League, Vice President**

**Lesley Atkinson, Secretary**

**Dee Cox, Treasurer**

**Elizabeth Boyle, Member-at-Large**

**c: James City County Board of Supervisors**

**101 Mounts Bay Road**

**Williamsburg, VA 23187**

**Steve Hicks**

**General Services Manager**

**James City County**

**113 Tewning Road**

**Williamsburg, Virginia 23187**

## Frances Geissler

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**To:** David Greshamer; Spotswood Johnson  
**Subject:** FW: VDOT Highway Matters - James City County - April

Scroll down and read the Fernbrook stuff....it's under Mr. McGlennon

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**From:** Sandy Wanner  
**Sent:** Tuesday, April 28, 2009 8:51 AM  
**To:** John Horne; Frances Geissler  
**Subject:** FW: VDOT Highway Matters - James City County - April

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**From:** Halacy, Todd M, PE [mailto:Todd.Halacy@VDOT.Virginia.gov]  
**Sent:** Monday, April 27, 2009 5:31 PM  
**To:** John McGlennon; Jim Icenhour; Mary Jones; Bruce Goodson; Jim Kennedy  
**Cc:** Sandy Wanner; Steven Hicks; Weidenhammer, Bradley A., PE; Lassiter, Tracy S.; Jacobs, John F. III, PE; Doug Powell; Cheryl Waldren  
**Subject:** VDOT Highway Matters - James City County - April

Good Evening,

I hope all is going well. I will be attending a meeting in Washington D.C. this week and will be unable to attend the James City County Board of Supervisors meeting scheduled for tomorrow night. However, Mr. Bradley Weidenhammer, P.E. (Williamsburg Assistant Residency Administrator) will be attending on my behalf. I have compiled an updated list of outstanding items for you to review. Please let me know if you have any questions or if I have missed any items.

- o **Mr. Goodson:**

Grove Interchange Signalization on Route 60: I rode out in the field with Mr. Hicks a few weeks ago to review the signals at the intersections in question along Route 60. We are reviewing the left turn signal configuration at two signalized intersections. We will be evaluating various westbound Rte 60 left turn signals that currently operate under a protected only mode. Meaning left turns can be made only when the left-turn green arrow signal indication is displayed and eastbound Rte 60 thru traffic is stopped. We will see if we can allow a permissive only mode for the westbound Rte 60 left turn signals which would allow left turns to be made on the circular green signal indication after yielding to oncoming traffic and westbound Rte 60 thru traffic to remain moving. I will keep you updated on the signal study process. UPDATE: The permissive left turns on green at the three intersections are still being evaluated by our Traffic Engineering staff. They have scheduled a turning movement count to take place within the next couple of weeks. I will be sure to keep you updated. Previous UPDATE: Traffic Engineering staff have completed the field analysis work and is currently working to complete the engineering analysis of the proposal. The study is almost complete and we should be receiving the findings here very soon (within the next couple of weeks). **UPDATE:** Traffic Engineering has completed their field analysis and comprehensive study. The study is currently being reviewed by the District Traffic Engineer. We should receive the

final results and recommendations early next week. I will notify you immediately upon receipt.

Eroded Culvert at 104 Southpoint Drive (Kingspoint Subdivision) per Mr. Matthews: VDOT staff met in the field on Friday, April 24<sup>th</sup> with Mr. Matthews. This is the first that we have been advised of this matter. From the field review, it was noted that Mr. Matthews had filled in the entire ditch line and has culvert the entrance to the culvert pipe under his driveway. He has requested that we pipe in his ditch and place a box culvert with drop inlet structure and grate at his driveway. Staff explained to Mr. Matthews that with the funding situation as it is, piping and installing a box culvert was not possible. We can however, regrade the ditch and clean out the culvert so that he receives positive drainage flow. We have placed this on our drainage list to be accomplished (regrading and cleaning of culvert). We advised that because we will need environmental permits, it may take a couple of months before we can accomplish the work.

o **Mr. McGlennon:**

Hickory Sign Post Road Speed Limit (Route 629): As time permits I will be scheduling a meeting with Sgt McMichael with the JCC PD to go over his findings regarding a speed study that they PD conducted over the summer. Once I have those results we will be able to determine if there is a speeding problem on Route 629 and if so, we can evaluate the alternatives for traffic calming. **UPDATE:** none at this time.

Fernbrook Subdivision: We were alerted to drainage concerns in this subdivision last week. Upon my staffs recommendation, I made a field visit to Fernbrook to review the issues. Upon review, there is significant erosion taking place due to either resident or developer installation of plastic pipe trying to drain their backyards. These pipes were not tied into our system and instead stopped short of the gutter pans. Erosion is now taking place behind the gutter pans and drop inlet structures. We have a meeting scheduled in the field on Monday, May 4<sup>th</sup>.

o **Ms. Jones:**

Westray Downs: Per your email, the HOA was meeting to discuss and provide feedback of the slurry seal for their neighborhood. They may request to have Slurry Pavers return to the neighborhood to reapply seal in various areas. **UPDATE:** Have not heard anything further from the HOA at this time.

John Tyler Highway (Route 5)/ Eagle Way (Route 1190) Intersection: I did find the traffic analysis that was completed on March 27<sup>th</sup>, 2008 regarding this intersection (attached). Traffic Engineering reviewed the signal timings and the length of the left turn lane and recommended not to change the existing lane markings, but did recommend signal timing adjustments (which were completed). I have shared the information in your email with our traffic engineering staff to see if they concur. I will get back with you with their recommendation. **UPDATE:** Traffic Engineering has this on their list for review. Traffic Engineering should be completed of their findings by the end of this month.

Drainage Concern from Mr. and Mrs. Childs on Route 143: VDOT's Hydraulic Staff is reviewing the drainage concerns at the Hooker Bait and Tackle Facility on Route 143. We anticipate the results of the review within the next few weeks. Previous UPDATE: This review is still underway. Our Hydraulic Staff has contacted the County for input as well. I will provide a schedule update as soon as possible. I don't have any further updates at this time. I will try and provide you with an update later next week.

UPDATE: This site has been reviewed with the property owner, JCC and VDOT staff. It has been determined that the property owner has filled in and paved over the outfall pipe for their parking area. This has created a drainage issue for the property owner. JCC staff is working with the property owner to resolve the outfall issue.

o **Mr. Kennedy:**

Diascund Road (Route 603) & Lightfoot Road (Route 646) CSX Rail Crossing: We have contacted CSX on several occasions concerning the disrepair of the CSX rail crossing on Diascund Road. CSX has placed repair material for the crossing on their right of way near the tracks. We have not received a commitment on when they anticipate making the repairs. Unfortunately, per code we are not permitted to operate within 2 feet of the tracks. CSX has not committed to us when they plan on making repairs to the crossing. We have contacted CSX's main office for assistance with this request and one other that we are working for York County. Staff met today with CSX representatives to discuss our crossing issues. As soon as we receive a commitment from CSX on when they will make the necessary repairs to the crossing, I will share with you. Previous UPDATE: CSX has not yet made a commitment or schedule for this work or repairs to the Lightfoot Road CSX rail crossing. We are still working to obtain this from CSX. In order to help expedite the repairs, we encourage County Staff and JCC Citizens to contact the CSX hotline as well at 1-877-TellCSX, or email: [TellCSX@csx.com](mailto:TellCSX@csx.com) UPDATE: As of the week of April 13<sup>th</sup>, CSX has replaced the rail crossing at the Diascund Road CSX crossing. In cooperation with Spivey Rental and VDOT, CSX closed the road for two days to make the necessary repairs. No word at this time on when CSX will repair the Lightfoot Road crossing.

124 Old Stage Road – Junious Jenkins Property: Per Mr. Jenkins previous request. The ditches along Old Stage Road were cleaned out and several required being regraded. That work has been completed and Mr. Jenkins is not happy with the regrading of his ditch. Some erosion has taken place that we are prepared to fix. We have met with Mr. Jenkins in the field on numerous occasions to discuss the ditch. Staff has kept in constant contact with Mr. Jenkins regarding potential repairs to his ditch to prevent eroding. We have worked with our District Materials office to come up with various geotechnical options to prevent the eroding. We have determined that hydroseeding is the most cost effective measure to accomplish this task. Unfortunately, this cannot be done this time of year because of the low temperatures. We are all set to hydroseed this spring. We have relayed this information to Mr. Jenkins, however he is still insisting that we pipe in his ditch. Piping is not necessary and under the current financial constraints not an appropriate use of public dollars. Also, this would set a precedent that we could not afford as we would more than likely receive similar requests to pipe the ditches from Mr. Jenkins neighbors. UPDATE: We have contacted Mr. Jenkins and are scheduled to make the necessary repairs within the next couple of months.

*Richmond Road (Route 60) Drainage and Signal Timings:* As requested, VDOT crews have begun to evaluate the drainage along Route 60 beginning at the Jack Massie Facility heading west. We did note that at the entrance of Jack Massie, trucks have run over the shoulders making the ditch deeper. Water then stands at that location and fills up running over into the turn lane. VDOT crews have completed cutting and reshaping the ditches in this area. VDOT crews have been evaluating and scheduling repairs to other areas of drainage ditches along Route 60. Previous UPDATE: Crews have repaired a washout on Route 60 near Cokes Lane (Rte 602). As time permits, forces will continue to work their way along Route 60 reviewing and repairing drainage ditches. Previous UPDATE: Crews have cleaned up dirt and debris along the curb side on Route 60 in Toano near Forge Road. Crews have scheduled continuing to pull shoulders on Route 60 towards the New Kent County line, however the equipment that we will be using is currently in the shop being repaired. Once repairs are complete crews will continue to pull Route 60 shoulders. Previous UPDATE: As weather permits for the establishment of roadside grass, VDOT crews will be pulling the shoulder on various areas along Route 60 to improve getting water off of the road. The first area we will address is at Andersons Corner as requested in the February 27<sup>th</sup> BOS meeting by Mr. Oyer (The areas are: 1) The west bound lanes at the 8630 block of Rt 60 down from Anderson's corner, 2) The west bound lanes just before the 8800 block of Rte 60, 3) The east bound left lane at the bottom of the hills just west of the old junkyard - now JC Recycling). Shortly VDOT will begin monitoring the current signal operations to see if the signalized intersections can be adjusted to further synchronize. Being that summer is quickly approaching and traffic volumes change during summer conditions, they will begin the monitoring in May. UPDATE: Over the last several weeks, our Croaker AHQ has been clipping down the shoulders and improving the drainage at various locations along Route 60. They have addressed the areas of Route 60 that are prone to flooding.

*Richmond Road (Route 60) Speed Limit Study:* The Residency and District Traffic Engineering Office have researched our records for previous speed studies along Route 60 in the area of Norge, to include Route 60 westbound from Route 607 (Croaker Road) to the town of Toano. We were not able to locate the records that had recommended the reduction of the speed limit from 55 to 45 mph. I have requested that our Traffic Engineering staff evaluate the current 45mph speed limit on Route 60 westbound from Route 607 (Croaker Road) to Route 1020 (Turlington Road) to see if an increase to 55mph in this segment is warranted. I have also asked that they review the sign placement and speeds within Toano at the 45 and 35mph zones to ensure these speeds and distance between the change in speed is adequate. I will keep you updated on the progress. Previous UPDATE: This is still being reviewed by our Traffic Engineering staff in the District. As soon as I have an update I will share. UPDATE: Traffic Engineering has reviewed the site and conducted a speed study and is making the recommendation to the Central Office Traffic Engineering Office to increase the speed limit to 50mph. Also, on the other topic of speed limit signage, I will be contacting the JCC PD to discuss the posted speed limits in Toano to get a better understanding of the issues and concerns of the police department. We think that one of the items that may have affected the speed zone was due to the school installing their flashing 20 mph sign. I will keep you updated of the status of our review.

*Allan Ayers Letter Regarding Rochambeau (Rte 30) and Old Stage Road and Stonehouse Lane:* Please see the previous email for a detailed schedule of activities regarding this

request. Several options are being considered to improve function at this intersection. Those options are currently still being evaluated and a recommendation should be made real soon. Once complete we would like to meet with you to discuss in greater detail. **UPDATE:** The Traffic Engineering Section has concluded their analysis and attached are their proposed recommendations. We would like to schedule a meeting with you to go over their findings and recommendations in more detail. Please let me know your availability the second and third week of May.

o **Mr. Icenhour:**

Old News Road (Route 742), Speed Study: This roadway is currently has an unposted, statutory speed limit of 55mph. VDOT will conduct a speed study to determine if the speed limit should be reduced. **UPDATE:** VDOT's District Traffic Engineering office has completed their review of the speed limit along Old News Road. The study has concluded a recommendation to drop the speed limit to 35 mph from the statutory 55 mph that is currently in place. The recommendation is being forwarded to the VDOT Central Office Traffic Engineering Division for final review and recommendation for approval by the VDOT Chief Engineer and Chief of System Operations. I will keep you posted on the status.

Richmond Road (Route 60) at Andersons Corner: Because of the confusion with the multiple street names and other factors at the Andersons Corner Intersection, VDOT is reviewing the street signing at the intersection of Route 60 and Route 30 to determine the appropriate placement of additional and/or advanced roadway signage. **UPDATE:** The Traffic analysis has been completed and we have ordered advanced signage for the Anderson's Corner as shown on the attached drawing. Once the signs are fabricated, we will install. I will let you know when that takes place.

Powhatan Parkway (Route 1765): VDOT will be evaluating the possibility of creating an all way stop at the intersection of Powhatan Parkway and Providence Road. Also, we will evaluate the ownership of Providence Road to determine if this road is still privately owned. VDOT is currently updating the turning movements, volume of traffic, and speeds to reevaluate the warrants for an all way stop situation at this intersection. Previous UPDATE: Study will be completed within by the first week of December. We will set up a meeting with you to discuss our findings. Previous UPDATE: As per our January 8<sup>th</sup> meeting, this request has been reviewed and the warrants for a four way stop are not being met under current traffic volumes. The JCC PD speed study showed that since the average travel speed was just above the 25mph posted speed limit, a speeding problem on Powhatan Pkwy is just a perception by the residents. However, the department will pull together a cost estimate for striping the roadway edge lines (thus reducing the travel lane) and will develop and estimate for a traffic circle for the intersection of Powhatan Pkwy and Providence Road. **UPDATE:** This has taken longer than anticipated. We are still coordinating with our Traffic office on the feasibility and estimate for placing such striping. We should have this resolved shortly.

Richmond Road (Route 60) turn lane review at Olde Towne Road: As per your request, VDOT will review the lane configuration on Route 60 (Richmond Road) to see if the right turn lane can be re-striped to allow for a straight and right turn movement at Ewell Station, and then a right turn only at Olde Towne Road. Previous UPDATE: The striping analysis should be completed by

the second week of December. We will set up a meeting with you to discuss our findings. Previous UPDATE: As per our January 8<sup>th</sup> meeting, we have evaluated the request to review the striping for the right-turn lanes on Route 60 in front of Prime Outlets at the approach to Olde Towne Road, we have determined that the existing striping is appropriate. The separation of the two right-turn lanes (one into former Ewell Station, the other onto Olde Towne Road) was put in place to reduce decision points for the driver. A shared through/right would present conflicts for vehicles entering and exiting from the Ewell Station driveway. The striping to provided separated right-turn lanes at the various entrances along Route 60 was discussed at great length with County staff during the SUP process, and was right-turn lane alterations were a condition of approval of the 4/10/07 resolution adopted by the Board for the Prime Expansion SUP. This location is different from the Windsor Meade Drive scenario, where vehicles coming from the Route 199 ramp were already in the lane, so it was converted to a through/right in order to eliminate lane changes. Additionally, the spacing between Windsor Meade Drive and Old News Road was too close to provide a separate dedicated right-turn lane beyond Windsor Meade Way; this is not the case for the approach to Olde Towne Road. However, as discussed we will look to see what type of options are available to deter traffic from crossing the hatching on the turn lane on Route 60 between Ewell Station and Olde Town Road (i.e. ballards). Previous UPDATE: VDOT is conducting an estimate and evaluating this site to see what other type of traffic control device can be placed on Route 60 between Ewell Station and Olde Town Road in conjunction with the existing hatching. This should be completed the week after next. Previous UPDATE: We are recommending flex posts be installed following the curve of the striped area at the entrance to Ewell Station on Route 60 (see attached). The flex posts cost approximately \$50 to purchase and install. We are proposing +/- 20 of them at this site (approximately \$1,000 total). We are requesting permission to fund this improvement utilizing the JCC Cost Center Allocations out of the County's Six Year Construction program. UPDATE: We are ready to install the bollards accordingly. This should take place within the next couple of weeks.

Centerville Road (Route 614)/ Opportunity Way Crosswalk Review: With the new Warhill High School and Thomas Nelson facilities opening, we will review Centerville and Opportunity Way to see if the intersection warrants a pedestrian cross walk at this location. Previous UPDATE: Crosswalk analysis with/without pedestrian signal accommodations will be completed by the second week of December. We will set up a meeting with you to discuss our findings. Previous UPDATE: As per our meeting on January 8<sup>th</sup>, we have reviewed the request for a crosswalk across Centerville Road at Opportunity Way to accommodate expected increases in pedestrian traffic associated with the opening of Thomas Nelson CC. We concur that this is a candidate location for a marked crosswalk, however several improvements are required before we will mark the crosswalk. The intersection must be upgraded to meet ADA requirements, which includes the use of detectable warning surfaces at all points where the pedestrian paths enter the roads. The curb ramp on the outlets side of the intersection will also need to be improved to be aligned with the proposed crossing. Given the traffic volumes at this location, pedestrian push buttons and pedestrian signals will also be required. VDOT estimates for pedestrian signalization at other locations have been around \$15,000. We also recommend that pedestrian facilities be continued onto the Williamsburg Outlets site. UPDATE: None at this time.

Longhill Road (Route 612)/ Seasons Trace (Route 1530) Intersection – Signal Warrant Review: We have requested a signal warrant analysis be conducted at this intersection to see if warrants are met with the increase in traffic. Previous UPDATE: The signal warrant analysis will be completed by the second week of December. We will set up a meeting with you to discuss our findings. Previous UPDATE: Per our January 8<sup>th</sup> meeting, the department is still reviewing this location to determine the signal warrants as well as reviewing the location to see what effects a signal at Longhill/ Seasons Trace would cause to the Lafayette High School entrance. In the

meantime you agreed to meet with the Seasons Trace HOA to discuss our concerns and findings in more detail. **UPDATE:** none at this time.

Monticello Avenue Signal Timings: By request I checked on the signal equipment that is being installed at the new intersections along Monticello Avenue at New Town. I found that the signal equipment being installed is the latest, most technologically advanced being offered today. The equipment is the NIMA TS1 Controllers which allows for radio interconnection, phone line real time, count traffic volumes, retimes the intersections on their own based on the volumes of traffic being counted, and sends signals to our District Traffic Engineering office. Currently we are operating the signals on a time-based coordination. Now that all the signals within the Monticello corridor have been installed our next step is to program the signals to fully operate to the signals design capabilities. We will be required to install additional detectors, monitor and reevaluate the controllers processing and then full activation call be achieved. Once this work is complete the controllers should be operating at their full capabilities. This will allow signalized intersections to coordinate optimally allowing more free flow through the multiple signalized intersections. The work is planned on being completed this calendar year. I will be sure to keep you updated on the status. **UPDATE:** None at this time.

Route 199/ Monticello Road (Route 321) – Windsor Meade – Developer Selective Clearing: As discussed in the field today, VDOT is willing to work with the County and Developer to come up with a compromise situation regarding the selective clearing of trees along the Route 199 off ramp to Route 321. However, we are not permitted to operate outside of the legislation set in 24 VAC 30-200-10 allows businesses to cut vegetation up to 2" in diameter with a Vegetation Control permit. We did compromise with the applicant by proposing a plan that includes removal of vegetation from the VDOT ditches and backslopes, however doing only selective clearing/thinning in the remainder of the area. Please note that the affected area is within 300-600 feet along the roadway and not the 6,000 feet previously reported by County staff. We have agreed not to issue the permit until after you meet with the developer and after we talk to you following the board meeting on Tuesday night. **UPDATE:** As of last week the developer has thinned the 250 foot area as agreed to by the County and VDOT staff.

### **General Information:**

- ***Route 60 (Richmond Road) Pavement Repair***

We have received bids on this project to repair the pavement on Richmond Road. The low bid is within the projected estimate and we are anticipating concurrence from the Commonwealth Transportation Board to award. I will notify you once the low bid is made public and of the CTB's finding. Previous UPDATE: Awarded to Curtis Contracting, Inc. The contractor has requested delay of start until March 16<sup>th</sup>, 2009 in order to allow the outside temperatures to reach a more optimum temperature for pouring concrete. The construction completion is set for December 2009.

The limits of the pavement repair project are as follows:

Eastbound Route 60: From: New Kent County Line

To: Route 657 (Ivy Hill Road)

Westbound Route 60: From: Intersection of Route 30 and Route 60 (Andersons Corner)

To: Approximately Route 620 (Old Route 60)

**UPDATE:** Contract underway. The contractor is currently working on westbound lanes. Once finished, they will move to the eastbound lanes.

- **Bridge Repair (Route 60):** VDOT has executed and awarded a bridge maintenance repair contract for bridge deck, superstructure and substructure repairs for several bridges throughout the Hampton Roads District. Included in this contract are the two bridges on Route 60 (Richmond Road) over the C & O Railroad near Toano. Once the Contractor has submitted their schedule, we will provide to you for your information. The entire contract will be completed prior to June 30, 2009. **UPDATE:** The contractor will be out in late May or early June to finish placing an epoxy overlay on the bridge decks of the Route 60 bridges. The contract should take two weeks or less to complete.
- **Potholes:** Due to the extensive rain, freeze and thawing conditions that we experienced over the last month, there have been an exorbitant amount of spalling and potholes that have formed on the roadways. Our maintenance crews are addressing these areas as quickly as possible. They are working on Primary routes first and then working their way to Secondary and Residential routes. We have been slowed slightly due to asphalt plants being closed off and on over the last several weeks due to the rain, but are trying to have these repaired as quickly as possible.
- **Mowing:** We are beginning to receive numerous calls and emails concerning the grass height along VDOT's right of way. As we have discussed previously, the Commonwealth of Virginia is working to address the transportation revenue shortfall of \$2.6 billion. Due to this deficit, VDOT evaluated all customer, maintenance, and operational services for cost savings to help balance the state budget in 2009 and create long-term savings for 2010 and beyond. VDOT approaches maintenance delivery and operations services with the overriding principle and goal of ensuring the safety of the traveling public. Therefore, all VDOT maintenance and operations services shall be delivered in accordance with the following priorities:
  1. The first priority in all maintenance and operations activities shall be work that is directed specifically to the immediate safety of the traveling public.
  2. The second priority in all maintenance and operations activities shall be to those activities which contribute primarily to the preservation of the road.
  3. All other activities intended primarily for aesthetics, upgrading (construction), or other items not relating to the preservation of the road or to specific safety hazards, shall not be done in lieu of work categorized as priority one or two.

In order to achieve our top priorities while carrying out these services, maintenance and operation services will be delivered by applying a centerline-out approach: establishing our priorities from the centerline of the roadway to the edge of the right-of-way. Currently, the statewide mowing contracts cost approximately \$42 million annually. VDOT has proposed working on a rotating schedule around the state so that each right-of-way location would be mowed at least once every four years, notwithstanding safety issues. Our proposed service level reduction would reduce contract spending by \$20 million annually, cutting costs by almost half. From the feedback we have received at our statewide citizen information sessions in April, most citizens understood that significant savings could be generated from a reduction in contracted mowing services. Some comments were directed around safety in sight distance circumstances

and aesthetic concerns. VDOT intends to maintain site distance in areas that would impact safety, regardless of the proposed reductions. VDOT is currently completing a review of citizen information meeting feedback and comments. Based on this information, proposed modifications will be recommended along with a budget analysis to determine the monetary impacts of these proposed changes. Currently are mowing contracts are on hold until a determination is met for the number of mowing cycles permitted this season. These recommended changes will be submitted to the Commonwealth Transportation Board (CTB) in May. The plan would then be adopted by the CTB in June for implementation July 1, 2009.

- **Stimulus Project Update:** I have included the latest updates concerning the VDOT Stimulus Projects as presented to the Commonwealth Transportation Board (CTB) on April 15-16. Please review the attached link for more details: <http://www.ctb.virginia.gov/meetings.asp>

**Transportation Budget Update:** I wanted to update you on the projected transportation revenues and potential impacts to the department that you all probably have seen recently. Two weeks ago, the Governor announced his budget plan to account for reductions in the States General Fund. VDOT receives little money from the General Fund. Our primary source of funding is from the state and federal gas tax and sales tax on vehicle sales. With the increase in vehicle fuel efficiency and the price of gas keeping motorists from driving as often, we have had a major decline in the project revenues we were to receive over the coming years. Last week the Secretary of Transportation announced that the state and federal transportation revenues are projected to decrease between \$2.1 and \$2.6 Billion over the next six years. This is in addition to the \$1.1 Billion reduction in the six year improvement program that took place a year ago. The Commissioner of the Virginia Department of Transportation presented a high level plan outlining how VDOT will respond to the six year revenue forecast and position the department to address long term economic changes to transportation revenues. He stated that VDOT will be smaller and safety, emergency response and maintenance of existing roadways will be VDOT's top priorities. VDOT's plan includes reducing service and staffing levels throughout the Commonwealth. The six year program will be revised by the Commonwealth Transportation Board in the coming months to account for the state and federal revenue reductions (I have attached the press release for your reference). Please note that this is not new to the department and in particular the Williamsburg Residency. Over the last 4 years, VDOT has shrunk from approximately 12,000 people to around 8,500. The Williamsburg Residency has seen a reduction in maintenance/ land development/ and administrative staff from over 100 to less then 60. We will continue to prioritize our workload and ask for your assistance as we make difficult decisions over the next couple of months. I would be happy to sit down with the Board of Supervisors and County Administration to discuss the potential impacts in more detail. I will keep you informed of any changes as we go through these difficult times. **Previous UPDATE:** The Commissioner has delivered additional information on the potential impacts of the economic shortfall on transportation. I understand this information was also shared with County Officials during the recent VACO Conference. At this time we do not know what the direct impacts on the Williamsburg Residency will be. I can assure you that safety remains our number one priority and we remain prepared to respond to emergencies. We will respond to keep roadways safe for motorists regardless of the slowing economy. Our financial constraints will not hinder our actions to address snow and ice or to provide a safe transportation network to all Virginians. As I obtain additional information and information pertaining to the Williamsburg Residency, I will be sure to share with you. If you have any questions, please let me know. **Previous UPDATE:** We have just had the FY09-14 revised SYP Public Hearings to which significant reductions have been applied to the transportation allocations available for construction. Unfortunately we are hearing that the reductions are not yet realized. Once I have a copy of the revised Secondary Six Year Plan I will be sure to share with you. Regarding the Blueprint: We have not yet heard of the direct impacts to the Williamsburg Residency to date. It is pretty clear that every component within VDOT will be affected. We just aren't sure to what extent yet. We are anticipating word from the Commissioners office here soon. I will be sure to let you know as soon as I find out. **Previous UPDATE:** As you are aware, the Commissioner presented the VDOT Blueprint to the Commonwealth Transportation Board (CTB) on Thursday of last week. As was previously reported, as our economy continues to struggle, VDOT must absorb and plan for additional state and

federal transportation revenue reductions over the next six years. VDOT must also take \$2.6 billion in state and federal funds out of our budget. Even though the President has signed a significant stimulus package that will help with economic recovery of Virginia and nationwide, the turnaround in the economy will take several years. The stimulus package does not provide VDOT with the funding needed to sustain a long-term construction and maintenance program. Therefore the Commissioner must implement a blueprint over the next 18 months to address the funding shortfalls. This will require a long-term structural change in the way VDOT manages our business. The blueprint is focuses on restructuring and downsizing the construction program, reshaping our services to the public and streamlining VDOT's organization and staffing. You can find the detailed restructuring and reductions that the Commissioner presented to the CTB on February 19<sup>th</sup> on VDOT's website at: [http://www.virginiadot.org/news/statewide/2009/vdot\\_cuts\\_450\\_hourly38803.asp](http://www.virginiadot.org/news/statewide/2009/vdot_cuts_450_hourly38803.asp) In summary, he proposed to suspend, reduce, or eliminate a set of services, effective in FY 2010, these are statewide in nature and cut across service area boundaries.

They include five major areas:

1. Reducing the 41 rest areas we operate
2. Reducing the operations of our ferry services to include the Jamestown/ Scotland Ferry
3. Reducing safety service patrols
4. Reducing the scope of the 13 routine interstate maintenance contracts (known as TAMS contracts)
5. Reducing contracted roadside services like mowing and brush cutting

In this report there were many organizational and staffing reductions proposed. A couple of the proposed reductions include the elimination of 15 of the 44 residencies statewide, and to reduce the number of equipment shops from 73 statewide to 37. What this means to us locally is the Williamsburg Residency Office and Equipment Shop has been recommended for closure and consolidation with the Waverly Residency. The residency will be focused to primarily maintenance and emergency response. The three area headquarters remain, but the other services handled by the Williamsburg Residency and Equipment shop will either be conducted out of Waverly or the Hampton Roads District Office in Suffolk. VDOT will hold public information meetings at two locations next month. For general residency proposed reductions, to include the residencies and shops will be held on March 16<sup>th</sup> at Willoughby Elementary School on 4<sup>th</sup> View Street in Norfolk. The other concerning the Jamestown/ Scotland Ferry will be March 17<sup>th</sup> at Luther Porter Jackson Middle School on New Design Road in Dendron. At this time, I do not have much more information than what is presented on our website, but I would be available to the board to discuss in more detail or further a one of the Boards work sessions. **UPDATE:** The public hearings have been held throughout the state and the Executive staff is currently reviewing the feedback and information received. They will be making a final blueprint recommendation to the CTB in May or June.

If you have any additional questions or if I have missed anything, please contact me by email or the numbers provided below. If there is anything specific you would like Mr. Weidenhammer to report tomorrow night, please let me know.

Thanks

Todd

*Todd M. Halacy, P.E.*

*Williamsburg Residency Administrator*

*Virginia Department of Transportation*

*4451 Ironbound Road*

*Williamsburg, VA 23185*

*Office #: 757-253-5140*

*Fax #: 757-253-5148*

*Cell # 757-619-3564*

Phase	Lots	Out of PIN	PB/PG	Acres subdivided	Dec. of Covenants
I	1-6, 25-46, 73-82, 98-107	4630100001A & 4630100001C	62/83-84	24.467	757/199
II	7-24, 90-97	4630100001A	69/10-11	14.962	980009750
III	47-72, 83-89	4630100001A	70/12/13	16.51	980014480
			<b>TOTAL</b>	<b>55.939</b>	

Deed of gift for Fernbrook from Developer, Fernbrook Associates, LLC to Fernbrook Homeowners Association Inc. 990022121

Deed 684/722 refers to Exhibit A DB 684/724 and it refers to acreages of 35.06, 19.79, and 30 sq ft of BLE for a total of 54.85 + or - acres.

03-25-2010 09:29:12

# Real Estate Property Information

- 1-Property
- 2-Supplements
- 3-Assessments
- 4-Owners
- 5-Balances
- 7-Yearly

RPC: **16594** Parent RPC: **0**  Active Parcel Last Modified REAL 9/12/2000 1  
 Created: 1-1-1982 Land Use Yrs:   Inactive Subdivision 30000 Subdivisions  
 Term: 6-30-2000 BERKELEY DISTRICT MISC. PARCELS

Eff Dates 7-28-1998 Thru 6-30-2000  
 Map (46-3)(01-0-0001-A)  
 Parcel Id 4630100001A  
 GIS/GPIN  
 Geo Code  
 Group ID 0 Yr Blt 0 Sq Ft 0  
 Acreage 16.5500 Lots 0 Length 0 Width 0  
 Frontage 0 ERU 0.000 Census Tract: 0000.00  
 State Class 4 - Commercial & Industr  
 St Exempt NO EXEMPTION  
 Legal Description PT ST GEORGE'S  
 Situs Address 2850 GREENSPRINGS RD WMSBURG VA 23185  
 District 1 NORMAL  
 District 2 NORMAL  
 District 3 No District  
 Note DELETED; NOW P-3 FERNBROOK 7/98

Acct Num	Item	Owner's Name	Aquired
505000	13	FERNBROOK ASSOCIATES LLC P. O. BOX 3522 WILLIAMSBURG VA 23187-3522	1-1-1997

Doc #:  Deed Book:  Purch Price:  0  
 Plat:  Deed Page:

Mort Co	Mortgage Comp Name	Eff Date	St

Tx Yr	Land Value	Imp Value	Total Value	Credit Value	St
1999	198600	0	198600	0.00	0

Value Eff Date: 7-28-1998

Prop Note: 04/98 SUBBED SEE PROVAL

03-25-2010 10:30:18

# Real Estate Property Information

- 1-Property
- 2-Supplements
- 3-Assessments
- 4-Owners
- 5-Balances
- 7-Yearly

RPC:  Parent RPC:   
 Created:  Land Use Yrs:   
 Term:

Active Parcel Last Modified: REAL    
 Inactive Subdivision:  Subdivisions:

Eff Dates:  Thru:   
 Map:   
 Parcel Id:   
 GIS/GPIN:   
 Geo Code:   
 Group ID:  Yr Blt:  Sq Ft:   
 Acreage:  Lots:  Length:  Width:   
 Frontage:  ERU:  Census Tract:   
 State Class:   
 St Exempt:   
 Legal Description:   
 Situs Address:   
 District 1:   
 District 2:   
 District 3:   
 Note:

Acct Num	Item	Owner's Name	Aquired
8300	3	DYKSTRA, STANLEY J & PATRICIA W 3215 DERBY LN WILLIAMSBURG VA 23185-1464	1-4-1985

Doc #:  Deed Book:  Purch Price:   
 Plat:  Deed Page:

Mort Co	Mortgage Comp Name	Eff Date	St

Tx Yr	Land Value	Imp Value	Total Value	Credit Value	St
2011	134800	272700	407500	0.00	1
2010	134800	272700	407500	0.00	10
2009	134800	272700	407500	0.00	10

Value Eff Date:   
  
 Prop Note:

Phase	Lots	Out of PIN	DB/PG	PB/PG	AC subdivided	Dec. of Covenants	Site Plan #
I	1-6, 25-46, 73-82, 98-107	4630100001A & 4630100001C	755/713	62/83-84	24.467	684/722	<del>46-1</del>
II	7-24, 90-97	4630100001A	755/713	69/10-11	14.962	684/722	S-38-93
III	47-72, 83-89	4630100001A	755/713	70/12-13	16.51	684/722	S-38-93
					55.939		

Note: You are missing the first page of the recorded plat for phases II and III

<sup>+OR-</sup>  
DB 684/724-725 acreage totals 54.85 acres

Plus 30' BLA = .000688 ac  
~~XXXXXXXXXX~~

There is also an easement dedication to 3201 Derby Ln to maintain the stormwater pond via attachment B [2.85 ac]

1 ac = 43560 SF

Fernbrook Phase I is split between map pages (46-1)(02 and (46-3)(06 + ~~45~~ (45-4)(04-

get 1.12 ac from (46-3)(1-c) per plat of Phase I

Settlers Landing full plat PB 41/42  
46/99

Things to get

~~PB 49/94~~ ~~PB 47/88~~ ~~PB 48/88~~

PB 58 P668  
DB 661 P6172

① Plat showing BIA/BLA for (46-5)(1-1C) ~~done~~  
done by AES on 12/21/93 PHI lots 32, 33, 34 = 1.12 AC were created out of (46-3)(1-1C)

② need front pages of Phases II + III  
~~69/10 + 70/13~~

③ need doc 980006205 PHII PB 69/10-11

④ need doc 980012425 PHIII PB 70/13-14  
DOT

⑤ need DB 755/713 + determine if this is where  
PHI was created?

⑥ Note: Fernbrook was formerly First Settlers  
Landing

Get ~~PB 44/92~~ # 44/99

~~PB 61/45~~

~~PB 61/45  
61/87~~

~~421 128-155 Westray  
Downs?~~

DOC #  
97001601

96ac

PIN#	LocAddr	Owner1	Ac	Zn	Legal1	Doc1Num	Grantor1	Doc2Num	Grantor2	Doc3Num	Grantor3
4540400037	3772 CAPTAIN WYNNE D	NELIN, ANN MARIE & LOCASTRO, ALLISON	0.34	R1	L-37 P-1 FRNBRK	990022902	NELIN BROTHERS INC	990003910	FRNBRK ASSOCIATES LLC		
4540400034	3781 CAPTAIN WYNNE D	HAAG, STEPHEN W & LISA J	0.42	R1	L-34 P-1 FRNBRK	030024132	HORNER FAMILY LIVING TRUST	010007295	HORNER, GLENN W & JUNE M	010002429	JAMESTOWN BUILDING CORP., INC.
4540400033	3777 CAPTAIN WYNNE DR	BROOKS, NEILS W SR & ELENA	0.35	R1	L-33 P-1 FRNBRK	090006561	BROOKS, NEILS W SR & HENNING, ELENA	990018070	DEAS BUILDER & REMODELER INC	980015923	DYKSTRA, STANLEY J & PATRICIA W
4540400035	3780 CAPTAIN WYNNE D	VAN HOUSEN, NORMA & VAN HOUSEN, GRAN	0.38	R1	L-35 P-1 FRNBRK	020014926	YODER, GLENN K & GREIR, MARIANNE	980012086	FRNBRK ASSOCIATES LLC		
4540400032	3773 CAPTAIN WYNNE D	JOYNER, DANIEL W & CINDY G	0.35	R1	L-32 P-1 FRNBRK	783 364	DYKSTRA, STANLEY J				
4540400036	3776 CAPTAIN WYNNE D	BREUER, J EDWARD & SANDRA S	0.36	R1	L-36 P-1 FRNBRK	000015973	JAMESTOWN BUILDING CORP., INC.	990011864	FRNBRK ASSOCIATES LLC		
4540400031	3769 CAPTAIN WYNNE DR	HUFFMAN, LESLIE T	0.35	R1	L-31 P-1 FRNBRK	090008800	HUFFMAN, LESLIE T & ROSE M	980007945	JAMESTOWN BUILDERS CORP	970015823	FRNBRK ASSOCIATES LLC
4540400038	3768 CAPTAIN WYNNE D	RITZMANN-PALMER, ANNETTE J & PALMER,	0.34	R1	L-38 P-1 FRNBRK	040023278	CHANDO, STEPHEN & ELENA M	010000498	HARRELSON, CHRISTOPHER F & SHEILA R	990009528	NASH, RON BUILDER
4630600030	3765 CAPTAIN WYNNE D	FLYNN, JOHN F TRUSTEE & ROSE B TRUST	0.34	R1	L-30 P-1 FRNBRK	020029389	FLYNN, JOHN F & ROSE B	980008710	FRNBRK ASSOCIATES LLC		
4630600013	2779 JONAS PROFIT TRL	FORET, ANDREW B & DEBRA L	0.52	R1	L-13 PHASE 2 FRNBRK	070024639	FRANTZ, JOHN G & BEVERLY N	020008678	FRANTZ, JOHN G & PITZNER, BEVERLY N	990006879	FRNBRK ASSOCIATES LLC
4630600099	2889 JONAS PROFIT TRL	NOFFSINGER, MARTIN W JR & CAROLINE T	0.44	R1	L-99 P-1 FRNBRK	050007272	GMAC GLOBAL RELOCATION SERVICES, INC	050007271	FOSTER, BRYAN	030023179	HENNIG, MARTIN & WANLA
4630600029	3761 CAPTAIN WYNNE D	FLYNN, JOHN F TRUSTEE & ROSE B TRUST	0.36	R1	L-29 P-1 FRNBRK	020029389	FLYNN, JOHN F & ROSE B	970017404	LIFESTYLE BUILDERS & DEVELOPERS	97008146	FRNBRK ASSOCIATES LLC
4540400039	3764 CAPTAIN WYNNE D	SCHROEDER, BERNARD J & SUSAN T	0.36	R1	L-39 P-1 FRNBRK	980005494	HAYDEN HOMES COMPANY	761 878	FRNBRK ASSOC (4 LOTS)		
4630600028	3757 CAPTAIN WYNNE D	MAINS, STEVEN J & MAUREEN	0.38	R1	L-28 P-1 FRNBRK	980014747	MCMAHON HOMES, INC	783 370	HARRIS-BROOK HOMES(4LOTS)	783 367	FRNBRK ASSOC LLC
4540400040	3760 CAPTAIN WYNNE D	NEAL, CHARLES W JR & SHIRLEY A	0.36	R1	L-40 P-1 FRNBRK	990025247	FRNBRK ASSOCIATES LLC				
4630600027	3749 CAPTAIN WYNNE D	GOMEZ, LOUIS A & LORIE J	0.44	R1	L-27 P-1 FRNBRK	990026626	ROGERS, COLEMAN S & JUDY D	97006079	FRNBRK ASSOCIATES LLC		
4630600041	3756 CAPTAIN WYNNE DR	COLORADO, ALEXENOS T & ANN H	0.35	R1	L-41 P-1 FRNBRK	060003154	FIELD, MARIE ANNE	000001722	LIFESTYLE BUILDERS & DEVELOPERS	816 498	L L G INC
4630600026	3745 CAPTAIN WYNNE D	PHILLIPS, KEVIN E &	0.44	R1	L-26 P-1 FRNBRK	817 471	LIFESTYLES BUILDERS & DE	816 498	L L G INC	783 374	FRNBRK ASSOC (4 LOTS)
4630600042	3752 CAPTAIN WYNNE D	FLEISCHMAN, DENNIS J & VICKI L	0.35	R1	L-42 P-1 FRNBRK	980011947	JAMESTOWN BUILDING	970016966	FRNBRK ASSOCIATES LLC		
4630600024	3737 CAPTAIN WYNNE DR	NEWCOMB, MARK EDWARD & JOAN A	0.45	R1	L-24 PHASE 2 FRNBRK	980017312	CAROLINA HOMES, INC	980009751	FRNBRK ASSOCIATES LLC	980006205	
4630600025	3741 CAPTAIN WYNNE D	KNOWLES, ROBERT B & APRIL M	0.47	R1	L-25 P-1 FRNBRK	030003424	MANISCALCO, ANDREW J & BARBARA S	000014370	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4630600023	3733 CAPTAIN WYNNE DR	CAPPS, ROBERT & DOROTHY R	0.43	R1	L-23 PHASE 2 FRNBRK	030008742	FORMECK, ROBERT E SR	010000238	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4630600022	3729 CAPTAIN WYNNE DR	GROENINGER, PATRICIA D TRUSTEE	0.41	R1	L-22 PHASE 2 FRNBRK	030020608	GROENINGER, PATRICIA D	990004278	JAMESTOWN BUILDING	980014851	FRNBRK ASSOCIATES LLC
4630600001A	2890 JONAS PROFIT TR	JAMES CITY SERVICE	0.15	R1	PUMP STATION P-1 FRNBRK	799 685	FRNBRK ASSOCIATES LLC				
4630600043	3748 CAPTAIN WYNNE D	FETSKO, WILLIAM J & LORETTA T	0.44	R1	L-43 P-1 FRNBRK	980001814	FRNBRK ASSOCIATES LLC				
4630600044	3744 CAPTAIN WYNNE D	FETSKO, WILLIAM J & LORETTA T	0.46	R1	L-44 P-1 FRNBRK	970012529	LIFESTYLE BUILDERS & DEVELOPERS	816 498	L L G INC	783 374	FRNBRK ASSOC (4 LOTS)
4630600021	3725 CAPTAIN WYNNE DR	ROSENBERGER, JOHN R IV & KELLY B	0.41	R1	L-21 PHASE 2 FRNBRK	050010069	LOMBARDO, GREGG P & MOLLY C	010002843	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4630600098	2893 JONAS PROFIT TR	CUNNINGHAM, LARRY R & SHIRLEY A	0.50	R1	L-98 P-1 FRNBRK	980003087	HAYDEN HOMES COMPANY	783 281	FRNBRK ASSOC ( 4LOTS)		
4630600020	3721 CAPTAIN WYNNE DR	SMITH, STEPHEN J & OVERKAMP-SMITH MA	0.41	R1	L-20 PHASE 2 FRNBRK	990021537	HOYLE, WILLIAM R BUILDER, INC	980023521	FRNBRK ASSOCIATES LLC	980006205	
4630600017	3709 CAPTAIN WYNNE DR	FOX, JODY & MCLAUGHLIN-FOX, MIA F	0.47	R1	L-17 PHASE 2 FRNBRK	060015734	SAVAS, PAUL E	000010221	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4630600095	3724 CAPTAIN WYNNE DR	QUANO, BENEDICT J	0.42	R1	L-95 PHASE 2 FRNBRK	030032916	BYRD, ELLIOTT C & KENDRA K	000018977	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4630600046	2884 JONAS PROFIT TRL	TAYLOR, BARRY S & LISA K	0.39	R1	L-46 P-1 FRNBRK	990014793	HAYDEN HOMES COMPANY	783 281	FRNBRK ASSOC ( 4LOTS)		
4630600019	3717 CAPTAIN WYNNE DR	WILSON, BRETT D & NORTHCOTT-WILSON,	0.45	R1	L-19 PHASE 2 FRNBRK	050016179	SOSS, JEFFERY A & REYNOLDS-SOSS, MAR	020029564	KNOWLES, ROBERT B & APRIL M	000004130	JAMESTOWN BUILDING CORP., INC.
4630600097	3732 CAPTAIN WYNNE DR	MCWILLIAMS, KAREN RUSSELL & KEVIN	0.43	R1	L-97 PHASE 2 FRNBRK	010007708	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC	980006205	
4630600045	2888 JONAS PROFIT TRL	LONG, BRUCE A & KIMBERLY L	0.38	R1	L-45 P-1 FRNBRK	060021239	LABANOWSKI, CAROL J	050001690	GRABOWSKI, CAROL J	970016709	JAMESTOWN BUILDERS CORP
4630600018	3713 CAPTAIN WYNNE DR	HILL, SCOTT A & MARJORIE S	0.45	R1	L-18 PHASE 2 FRNBRK	980018984	JAMESTOWN BUILDING	980011917	FRNBRK ASSOCIATES LLC	980006205	
4630600096	3728 CAPTAIN WYNNE DR	SHULTZ, STEPHEN F & MARY A	0.43	R1	L-96 PHASE 2 FRNBRK	050004289	INGRAHAM, JOHN D & WHITE, ELIZABETH	020002931	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4630600094	3720 CAPTAIN WYNNE DR	DRUEKE, CHRISTOPHER E & HERNANDEZ, S	0.42	R1	L-94 PHASE 2 FRNBRK	060025258	LINDGROVE, MARJORIE S TRUSTEE	050012891	LINDGROVE, MARJORIE S	010013558	DOBSON, C RICHARD BLDR
4630600016	3705 CAPTAIN WYNNE DR	LAUTH, TIMOTHY J & LORETTA L	0.64	R1	L-16 PHASE 2 FRNBRK	980010803	FRNBRK ASSOCIATES LLC	980006205			
4540400047	2880 JONAS PROFIT TRL	LEAGUE, GEORGE B JR & CHARITY H	0.38	R1	L-47 P-3 FRNBRK	060009785	LEAGUE, GEORGE B JR	030016006	DONAHUE, WILLIAM V IV	000017195	DOBSON, C RICHARD BLDR
4630600100	3733 GENERAL GOOKIN	BILLETER, MARY	0.39	R1	L-100 P-1 FRNBRK	040024129	BILLETER, MARY & SHAW, STEVEN	1290084383	FJELSTUL, JAMES A & ANDREA WILLIAMS	97001511	MCMAHON HOMES, INC
4630600014	2781 JONAS PROFIT TRL	HELTON, JERRY W & CHERYL A	0.44	R1	L-14 PHASE 2 FRNBRK	060008642	NOVOTNY, DONALD E	030040241	NOVOTNY, DONALD E & CHRISTINA L	990006967	HARBIN, WAYNE BUILDER,
4630600101	3729 GENERAL GOOKIN	BUCKHORN, ALEXANDER & BOBBIE A	0.40	R1	L-101 P-1 FRNBRK	090018687	DUFF, JOHN K & JENNY T	980010571	HAYDEN HOMES COMPANY	761 878	FRNBRK ASSOC (4 LOTS)
4630600093	3716 CAPTAIN WYNNE DR	PARK, CHO OK	0.43	R1	L-93 PHASE 2 FRNBRK	010023211	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC	980006205	
4630600102	3725 GENERAL GOOKIN	DAIGNEAULT, WILLIAM F & ILSE R	0.42	R1	L-102 P-1 FRNBRK	990007682	LIFESTYLE BUILDERS & DEVELOPERS	816 498	L L G INC	783 374	FRNBRK ASSOC (4 LOTS)
4630600015	2785 JONAS PROFIT TRL	ROBINETTE, CHRISTIAN L & BETTY LYNNE	0.46	R1	L-15 PHASE 2 FRNBRK	990005345	JAMESTOWN BUILDERS CORP	980022275	ROBINETTE, CHRISTIAN L & BETTY LYNNE	980012977	FRNBRK ASSOCIATES LLC

PIN-	LocAddr	Owner1	Ac	Zn	Legal1	Doc1Num	Grantor1	Doc2Num	Grantor2	Doc3Num	Grantor3
463060092	3708 CAPTAIN WYNNE DR	MOORE, ALAN D & JULIE W	0.43	R1	L-92 PHASE 2 FRNBRK	010005623	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC	980006205	
4540400048	2876 JONAS PROFIT TRL	COX, WILLIAM B JR & DEIRDRE P	0.35	R1	L-48 P-3 FRNBRK	010022581	DOBSON, C RICHARD BLDR	990011602	FRNBRK ASSOCIATES LLC	980012425	
4630600103	3721 GENERAL GOOKIN	WALSH, KENNETH & JENNIFER	0.40	R1	L-103 P-1 FRNBRK	070019042	COFFEY, THOMAS R & LAURA R	000013057	HAYDEN HOMES COMPANY	783 281	FRNBRK ASSOC ( 4LOTS)
4630600091	3704 CAPTAIN WYNNE DR	GASINK, DANIEL C & VIRGINIA C	0.43	R1	L-91 PHASE 2 FRNBRK	050025160	RODGERS, STEPHEN M & THERESE R	000012725	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4630600073	3736 GENERAL GOOKIN Ct	TIBBS, ALBERT F & DORIS L	0.46	R1	L-73 P-1 FRNBRK	980014667	LIFESTYLE BUILDERS & DEVELOPERS	816 498	L L G INC	761 455	FRNBRK ASSOC (4 LOTS)
4630600012	2772 JONAS PROFIT TRL	KIRKLAND, JAMES M & CYNTHIA A	1.29	R1	L-12 PHASE 2 FRNBRK	020020191	KAR SAN DEVELOPMENT, LTD	020005066	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4630600104	3717 GENERAL GOOKIN	PENNYCUFF, RICHARD A & LISA LEE	0.39	R1	L-104 P-1 FRNBRK	030005293	ELSAM, KEITH E & NANCY E	010006323	SCHINDELBECK, ERIC A & CYNTHIA L	970020295	HAYDEN HOMES COMPANY
4630600011	2776 JONAS PROFIT TRL	PETERSON, ERIC A & RHONDA L	0.45	R1	L-11 PHASE 2 FRNBRK	000022213	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC	980006205	
4540400049	2872 JONAS PROFIT TRL	BEITZELL, GEORGE F & CHRISTINE R	0.35	R1	L-49 P-3 FRNBRK	010017043	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC	980012425	
4630600074	3732 GENERAL GOOKIN	LOBO, LAWRENCE & GERALDINE F	0.42	R1	L-74 P-1 FRNBRK	000022119	DOBSON, C RICHARD BLDR	980023830	WOOD, WILLIAM E & ASSOCIATES INC	821 588	FRENBROOK ASSOC LLC(2LOT)
4630600075	3728 GENERAL GOOKIN	EVANS, ALVIN R & NATALIE A	0.36	R1	L-75 P-1 FRNBRK	030016065	BARTLETT, EDWARD A & SARA Y	020001702	WILLIAMSBURG CONSTRUCTION COMPANY, L	010005084	OTEY, JOHN S
4540400050	2868 JONAS PROFIT TRL	MILLER, JAMES R & WALKER, LESLEY D	0.37	R1	L-50 P-3 FRNBRK	030014708	STREATER, SAM W & ANNE R	010001513	DOBSON, C RICHARD BLDR	990011602	FRNBRK ASSOCIATES LLC
4630600105	3713 GENERAL GOOKIN	BUCK, FLEMING A JR & LOIS H	0.37	R1	L-105 P-1 FRNBRK	070001158	WELAND, ARTHUR F & LORRAINE H	970012874	LIFESTYLE BUILDERS & DEVELOPERS	816 498	L L G INC
4540400072	2877 JONAS PROFIT TRL	ERLICH, JOSHUA & DELALLO, VERONICA C	0.34	R1	L-72 P-3 FRNBRK	050021648	ERLICH, JOSHUA & DELALLO, VERONICA C	040029905	SOMAVILLA, JOSEPH S & LUCY A	040009878	PRINT, GARRY J & VICKI L
4630600090	3700 CAPTAIN WYNNE DR	PURRINGTON, KATHERINE C	0.51	R1	L-90 PHASE 2 FRNBRK	980014938	FRNBRK ASSOCIATES LLC	980006205			
4630600106	3709 GENERAL GOOKIN	JONES, DANIEL & CARLA	0.35	R1	L-106 P-1 FRNBRK	040019219	SMALLEY, CARY M & DIANA L	980016427	MCMAHON HOMES, INC	783 370	HARRIS-BROOK HOMES(4LOTS)
4630600076	3724 GENERAL GOOKIN	SMITH, GREG M & TAYLOR-SMITH, CINDY	0.35	R1	L-76 P-1 FRNBRK	050021687	DARNELL, THOMAS L & CHERYL A	980009143	LIFESTYLE BUILDERS & DEVELOPERS	816 498	L L G INC
4630600010	2780 JONAS PROFIT TRL	FOLEY, RICHARD & KATHERINE	0.50	R1	L-10 PHASE 2 FRNBRK	030019725	GOODE, RAYMOND J III & ADRIENNE B	020010408	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4630600077	3720 GENERAL GOOKIN	MILLER, HOLLY D	0.36	R1	L-77 P-1 FRNBRK	040024111	SHADE, BRIAN H & TRINA L	000010671	HAYDEN HOMES COMPANY	761 878	FRNBRK ASSOC (4 LOTS)
4540400071	2873 JONAS PROFIT TRL	ROOSMA, JENT JE J & CARLA D	0.34	R1	L-71 P-3 FRNBRK	010018667	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC	980012425	
4630600107	2797 JONAS PROFIT TRL	MCHALE, PAMELA J	0.49	R1	L-107 P-1 FRNBRK	070021872	EWERS, LINWOOD E & JOYCE H	990006785	JAMESTOWN BUILDING	980002764	FRNBRK ASSOCIATES LLC
4630600009	2784 JONAS PROFIT TRL	LANSFORD, EDWARD E & LARA R	0.50	R1	L-9 PHASE 2 FRNBRK	030031160	CAMPBELL, ROBERT B & CYNTHIA J	000020910	DOBSON, C RICHARD BLDR	990002017	FRNBRK ASSOCIATES LLC
4540400051	2864 JONAS PROFIT TRL	RIoux, DOROTHY A	0.55	R1	L-51 P-3 FRNBRK	000001689	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC	980012425	
4630600086	3717 Gov Yeardeley LN	HALL, ELIZABETH K & STEVEN G	0.54	R1	L-86 P-3 FRNBRK	020010137	BRINKLEY, ELIZABETH K	000006706	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC
4630600078	3716 GENERAL GOOKIN	MARCIANTE, STEVEN R & ALAYNE A	0.36	R1	L-78 P-1 FRNBRK	970018412	MCMAHON HOMES, INC	783 370	HARRIS-BROOK HOMES(4LOTS)	783 367	FRNBRK ASSOC LLC
4540400070	2869 JONAS PROFIT TRL	WALSTON, VAUGHN J & REBECCA A	0.43	R1	L-70 P-3 FRNBRK	030026471	CRAUN, DONALD W & KAREN J	010001694	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC
4630600085	3713 Gov Yeardeley LN	NEWBURY, CHARLES J & JANISE M	0.37	R1	L-85 P-3 FRNBRK	010013559	DOBSON, C RICHARD BLDR	990025790	FRNBRK ASSOCIATES LLC	980012425	
4630600008	2788 JONAS PROFIT TRL	FOSTER, JOHN P & ADRIENNE M	0.48	R1	L-8 PHASE 2 FRNBRK	090007039	GOTT, ROBERT J & PATRICIA A	040018179	WHITAKER, BRENT A & TERRY S	010009438	DOBSON, C RICHARD BLDR
4630600079	3712 GENERAL GOOKIN	BOYLE, SCOTT M & ELIZABETH C	0.37	R1	L-79 P-1 FRNBRK	050011497	CENDANT MOBILITY FINANCIAL CORPORATI	050011496	MOYNIHAN, DAMIAN F & LAURA A	040024506	MOYNIHAN, DAMIAN F & LAURA A
4630600007	2792 JONAS PROFIT TRL	LIRA, JOSE AYALA & TERESA	0.48	R1	L-7 PHASE 2 FRNBRK	060003282	GARCIA, PATRICK J & JOSEPHINE K	020030955	KAR SAN DEVELOPMENT, LTD	020005066	DOBSON, C RICHARD BLDR
4630600084	3709 Gov Yeardeley LN	BIRDSEYE, ELMER H & ALICE C	0.40	R1	L-84 P-3 FRNBRK	040031362	MCGURK, BRIAN P & COUGHLIN, CAROL B	990022838	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC
4630600080	2801 JONAS PROFIT TRL	KAPESSER, PRINCESS M	0.49	R1	L-80 P-1 FRNBRK	030019294	WOOD, ROBERT H & BOYER, KATHLEEN A	010009608	DOBSON, C RICHARD BLDR	980023830	WOOD, WILLIAM E & ASSOCIATES INC
4630600087	3716 Gov Yeardeley LN	SCOTT, WAYNE S & DEBORAH H	0.50	R1	L-87 P-3 FRNBRK	020008533	SCOTT, WAYNE S & DEBORAH A	010013779	DOBSON, C RICHARD BLDR	990019286	FRNBRK ASSOCIATES LLC
4610200083	3705 Gov Yeardeley LN	MENICHINO, PATRICK T & JANICE O	0.53	R1	L-83 P-3 FRNBRK	000013863	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC	980012425	
4521400069	2857 JONAS PROFIT TRL	BESNIER, GARY W & DEBORAH L	0.40	R1	L-69 P-3 FRNBRK	010024251	DOBSON, C RICHARD BLDR	990011602	FRNBRK ASSOCIATES LLC	980012425	
4540400052	2860 JONAS PROFIT TRL	DALE, SARAH E	0.61	R1	L-52 P-3 FRNBRK	030009524	RAYZOR, JOSEPH A JR & KAREN R	000001906	DOBSON, C RICHARD BLDR	990011602	FRNBRK ASSOCIATES LLC
4630600006	2796 JONAS PROFIT TRL	ATKINSON, RICHARD S & LESLEY J	0.56	R1	L-6 P-1 FRNBRK	030014705	CHALMERS, GARRY R & CAROL A	020005223	DOBSON, C RICHARD BLDR	990011602	FRNBRK ASSOCIATES LLC
4610200082	3701 Gov Yeardeley LN	MARTINEZ, JOSEPH & GAIL S	0.51	R1	L-82 P-1 FRNBRK	000019879	DOBSON, C RICHARD BLDR	990002018	KAR-SAN DEVELOPMENT LTD	980005690	FRNBRK ASSOCIATES LLC
4610200089	3708 Gov Yeardeley LN	LITTERST, MICHAEL D & JENNIFER J	0.42	R1	L-89 P-3 FRNBRK	000013868	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC	980012425	
4610200081	2809 JONAS PROFIT TRL	MAHONEY, GARY P & LISA C	0.45	R1	L-81 P-1 FRNBRK	030013074	BERG, DAVID B & LEANNE W	980021475	KAR-SAN DEVELOPMENT LTD	980005690	FRNBRK ASSOCIATES LLC
4610200088	3712 Gov Yeardeley LN	GARCIA, FELIPE D & LORI L	0.40	R1	L-88 P-3 FRNBRK	050023679	MILLER, CRAIG L & SHAWN	020015952	DUNDAS, GARY A & CAROL R	010012310	DOBSON, C RICHARD BLDR
4521400068	2849 JONAS PROFIT TRL	HYMAN, MICHAEL A & GRABLE SUZANNE M	0.36	R1	L-68 P-3 FRNBRK	070024574	HYMAN, MICHAEL A	050027098	MAHER, MICHAEL N	000012251	DOBSON, C RICHARD BLDR
4521400053	2856 JONAS PROFIT TRL	FLINT, KEVIN O & SHELLY C	0.41	R1	L-53 P-3 FRNBRK	070000797	CARTER, GREGORY A & KELLI K	990023408	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC
4610200067	2845 JONAS PROFIT TRL	GILLIGAN, WALTER S & PATRICIA A	0.36	R1	L-67 P-3 FRNBRK	020004915	DOBSON, C RICHARD BLDR	990019286	FRNBRK ASSOCIATES LLC	980012425	
4610200005	2800 JONAS PROFIT TR	HILL, EVELYN R	0.59	R1	L-5 P-1 FRNBRK	990010084	MULTI-TECH BUILDERS INC	980024561	HILL, EVELYN R	980005233	FRNBRK ASSOCIATES LLC
4610200004	2804 JONAS PROFIT TRL	MYLUM, FRANK S TRUSTEE & FRANCES E T	0.50	R1	L-4 P-1 FRNBRK	080017147	MYLUM, FRANK S & FRANCES E	000016982	HAYDEN HOMES COMPANY	783 281	FRNBRK ASSOC ( 4LOTS)

PIN	LocAddr	Owner1	Ac	Zn	Legal1	Doc1Num	Grantor1	Doc2Num	Grantor2	Doc3Num	Grantor3
4610200066	2841 JONAS PROFIT TRL	MCCOY, BRIAN T & SMITH-MCCOY, CHARLE	0.36	R1	L-66 P-3 FRNBRK	040018689	AGUILAR, STEFAN B	020519-24A	AGUILAR, ARNULFO G & STEFAN B	000006022	DOBSON, C RICHARD BLDR
4521400054	2852 JONAS PROFIT TRL	SPEARMAN, MICHAEL L & MARY H	0.38	R1	L-54 P-3 FRNBRK	010017767	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC	980012425	
4610200063	3700 Gov Yeardeley LN	MADDOX, LAWRENCE M SR & ELLA J	0.41	R1	L-63 P-3 FRNBRK	000016193	DOBSON, C RICHARD BLDR	990019286	FRNBRK ASSOCIATES LLC	980012425	
4521400055	2848 JONAS PROFIT TRL	RAUSCHER, JEFFREY J	0.38	R1	L-55 P-3 FRNBRK	080022972	RAUSCHER, JEFFREY J & MARTHA A	000013087	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC
4610200064	2825 JONAS PROFIT TRL	WATKINS, HERBERT A & THELMA G	0.36	R1	L-64 P-3 FRNBRK	000012546	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC	980012425	
4610200003	2808 JONAS PROFIT TRL	SHUCK, MICHAEL C & EMILY S	0.49	R1	L-3 P-1 FRNBRK	070009751	TAYLOR, DAVID P & THERESA E	010013433	DOBSON, C RICHARD BLDR	990002018	KAR-SAN DEVELOPMENT LTD
4610200065	2833 JONAS PROFIT TRL	MOUSSAVI, JALAL & HELEN L	0.42	R1	L-65 P-3 FRNBRK	030020487	HUME, KEITH M & HEIDI E	010022762	DOBSON, C RICHARD BLDR	990019286	FRNBRK ASSOCIATES LLC
4521400056	2844 JONAS PROFIT TRL	GOLD, THOMAS T & LOUISE H	0.38	R1	L-56 P-3 FRNBRK	010015814	DOBSON, C RICHARD BLDR	990019286	FRNBRK ASSOCIATES LLC	980012425	
4610200002	2812 JONAS PROFIT TRL	CAMPBELL, MICHAEL W & JULIA S	0.51	R1	L-2 P-1 FRNBRK	040019634	BOYETTE, JOHN STEPHEN & CHARITY LYNN	020016328	DOBSON, C RICHARD BLDR	990002018	KAR-SAN DEVELOPMENT LTD
4610200057	2840 JONAS PROFIT TRL	WOLOSZYN, NICHOLAS V & SUSAN	0.38	R1	L-57 P-3 FRNBRK	040016136	LOVE, P CARTER & SUE M	990019957	LOVE, P CARTER & SUE M	990017918	DOBSON, C RICHARD BLDR
4610200001	2816 JONAS PROFIT TRL	WILLIAMS, ROBERT L & CHARLENE F	0.46	R1	L-1 P-1 FRNBRK	020010315	DOBSON, C RICHARD BLDR	990025790	FRNBRK ASSOCIATES LLC		
4610200062	2820 JONAS PROFIT TRL	PACHECO, RAYMOND A & LISA D	0.45	R1	L-62 P-3 FRNBRK	000010175	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC	980012425	
4610200061	2824 JONAS PROFIT TRL	COONS, R SCOTT	0.45	R1	L-61 P-3 FRNBRK	030006562	KAR SAN DEVELOPMENT, LTD	020005066	DOBSON, C RICHARD BLDR	990025790	FRNBRK ASSOCIATES LLC
4610200058	2836 JONAS PROFIT TRL	BALSLEY, JAMES F & KRAFT, CHERYL L	0.47	R1	L-58 P-3 FRNBRK	080016330	FELKER, ROSS O & GAIL L	030017641	DUMPHY, WILLIAM C & TRACEY R	010006731	DOBSON, C RICHARD BLDR
4610200060	2828 JONAS PROFIT TRL	COHEE, CARMEN R	0.52	R1	L-60 P-3 FRNBRK	020015691	SMITHERMAN, RONALD	000007740	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC
4610200059	2832 JONAS PROFIT TRL	COMENZO, ANDREW & COLLEEN	0.69	R1	L-59 P-3 FRNBRK	000019157	DOBSON, C RICHARD BLDR	980023832	FRNBRK ASSOCIATES LLC	980012425	