

#060020724

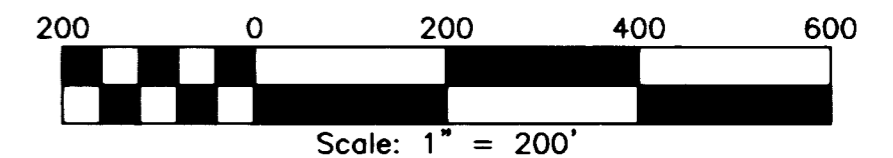
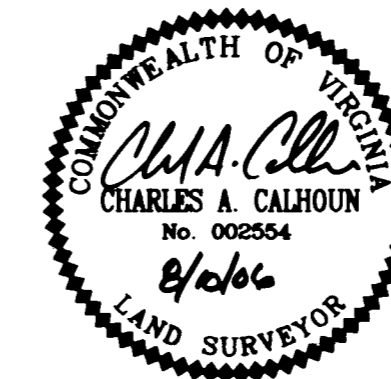
PHASE 32
BRAEMAR CREEK
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM
 LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 8/10/06 SCALE: 1" = 200' JOB# 05-548-32

SHEET 1 OF 2

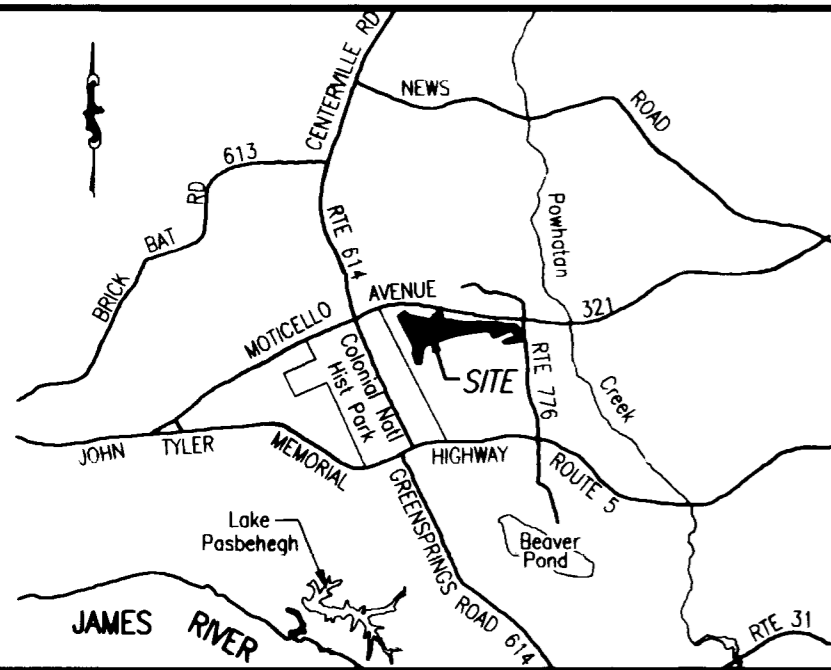


5810-F Mooretown Road, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

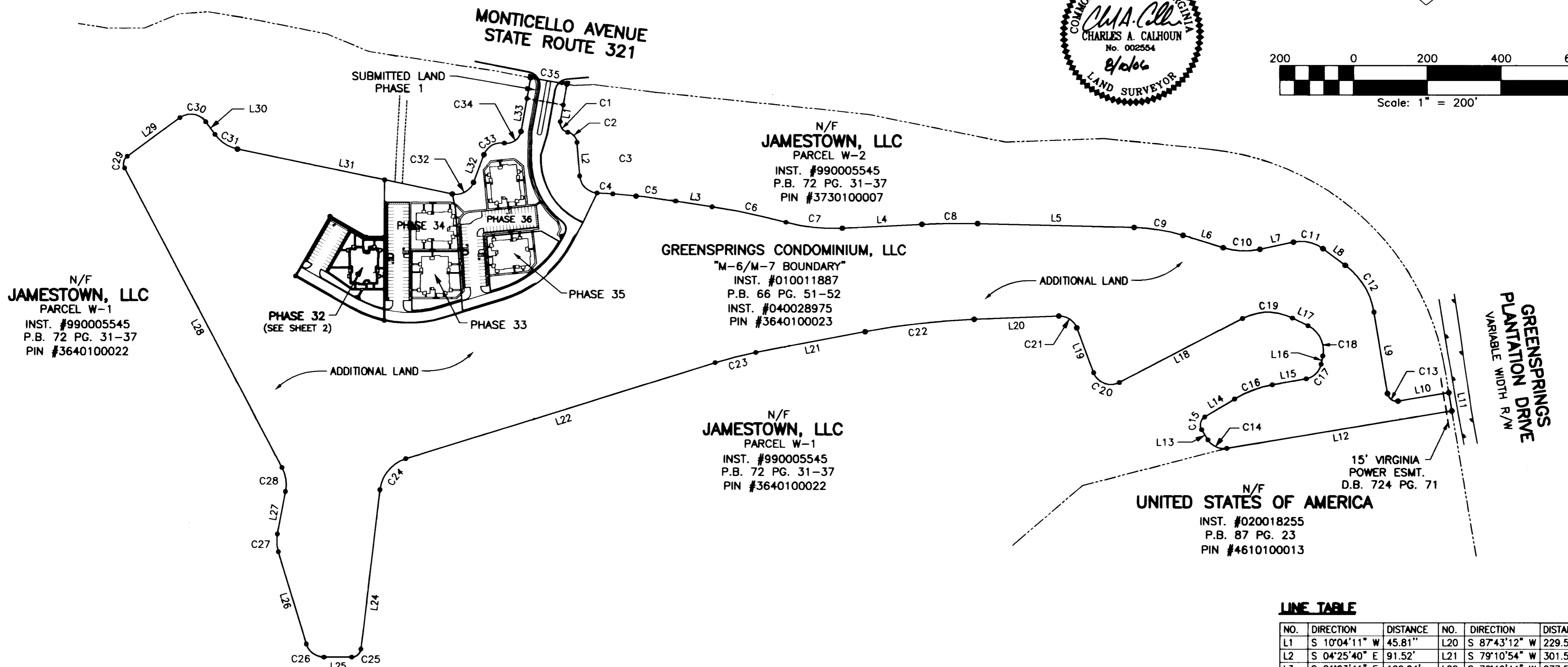


PROPERTY CURVE TABLE

NO.	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C1	90°32'13"	S 35°11'55" E	25.24	25.00	39.50	35.52
C2	76°02'22"	S 42°26'51" E	23.46	30.00	39.81	36.96
C3	82°46'16"	S 45°48'48" E	44.06	50.00	72.23	66.11
C4	01°13'09"	S 86°35'22" E	21.28	2000.00	42.55	42.55
C5	04°55'06"	S 83°31'14" E	85.90	2000.00	171.69	171.63
C6	05°52'03"	S 78°07'40" E	102.50	2000.00	204.81	204.72
C7	17°42'51"	S 84°03'03" E	77.91	500.00	154.59	153.97
C8	04°19'48"	S 89°15'25" W	75.61	2000.00	151.15	151.11
C9	15°26'35"	S 80°51'24" E	67.79	500.00	134.77	134.36
C10	28°51'49"	S 87°34'01" E	51.47	200.00	100.75	99.69
C11	48°33'48"	S 77°43'01" E	45.11	100.00	84.76	82.24
C12	43°53'24"	S 31°29'25" E	80.58	200.00	153.21	149.49
C13	90°00'00"	S 54°32'43" E	25.00	25.00	39.27	35.36
C14	67°48'32"	N 65°38'29" W	33.60	50.00	59.17	55.78
C15	90°31'04"	N 13°31'19" E	25.23	25.00	39.50	35.51
C16	21°01'27"	N 69°17'34" E	55.67	300.00	110.08	109.47
C17	68°36'05"	N 45°30'16" E	34.11	50.00	59.87	56.35
C18	74°55'41"	N 26°15'37" W	57.47	75.00	98.08	91.24
C19	53°50'52"	S 89°21'06" W	76.18	150.00	140.97	135.84
C20	96°44'24"	N 69°12'08" W	56.26	50.00	84.42	74.75
C21	71°26'52"	N 56°33'22" W	35.96	50.00	62.35	58.39
C22	08°32'18"	S 83°27'03" W	149.30	2000.00	298.04	297.77
C23	06°30'10"	S 75°55'49" W	56.81	1000.00	113.49	113.43
C24	65°59'22"	S 39°41'03" W	64.93	100.00	115.17	108.91
C25	83°27'54"	S 48°25'19" W	22.30	25.00	36.42	33.28
C26	72°53'33"	N 53°23'57" W	36.93	50.00	63.61	59.41
C27	27°37'31"	N 03°08'25" W	24.59	100.00	48.22	47.75
C28	38°26'52"	N 08°33'06" W	34.87	100.00	67.10	65.85
C29	81°23'45"	N 12°55'20" E	21.50	25.00	35.52	32.60
C30	90°41'30"	S 81°02'02" E	50.61	50.00	79.14	71.14
C31	42°30'22"	S 56°56'28" E	38.89	100.00	74.19	72.50
C32	81°11'24"	N 61°12'39" E	42.85	50.00	70.85	65.07
C33	79°27'25"	N 60°20'40" E	41.55	50.00	69.34	63.92
C34	90°00'10"	N 55°04'17" E	38.60	38.60	60.63	54.59
C35	01°25'44"	S 79°56'05" E	50.00	4010.00	100.00	100.00



VICINITY MAP (NOT TO SCALE)



LINE TABLE

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 10°04'11" W	45.81'	L20	S 87°43'12" W	229.54'
L2	S 04°25'40" E	91.52'	L21	S 79°10'54" W	301.59'
L3	S 81°03'41" E	100.04'	L22	S 72°40'44" W	877.59'
L4	N 87°05'31" E	215.95'	L23	S 06°41'22" W	435.64'
L5	S 88°34'41" E	424.78'	L24	N 89°50'44" W	75.26'
L6	S 73°08'06" E	113.80'	L25	N 16°57'11" W	262.26'
L7	N 78°00'05" E	92.81'	L26	N 10°40'20" E	117.61'
L8	S 53°26'07" E	75.47'	L27	N 27°46'32" W	919.00'
L9	S 09°32'43" E	223.83'	L28	N 53°37'13" E	177.26'
L10	N 80°27'17" E	139.51'	L29	S 35°41'17" E	42.89'
L11	S 09°32'44" E	50.00'	L30	S 78°11'39" E	594.86'
L12	S 80°27'15" W	619.00'	L31	N 20°36'57" E	80.29'
L13	N 31°44'13" W	32.62'	L32	N 10°04'12" E	91.10'
L14	N 58°46'51" E	94.11'	L33	N 10°04'11" E	57.08'
L15	N 79°48'18" E	93.59'	L34	S 10°04'11" W	57.09'
L16	N 11°12'13" E	23.14'	L35	N 79°55'49" W	100.00'
L17	N 63°43'28" W	47.01'	L36	N 79°55'49" W	18.37'
L18	S 62°25'40" W	376.01'	L37	N 11°50'33" E	23.87'
L19	N 20°49'56" W	130.22'	L38	N 46°21'28" E	29.80'
			L39	S 10°04'11" W	47.88'

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON COMMUNITY PANEL 510294 0005 B DATED MARCH 2, 1994
3. ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER.
4. ALL IMPROVEMENTS SHOWN ARE TAKEN FROM SITE PLAN
5. ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDING 31 AND WITHIN PHASE 32 SHALL BE KNOWN AS COMMON ELEMENT.
6. BUILDING PLANS RECORDED IN INSTRUMENT #060003572.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

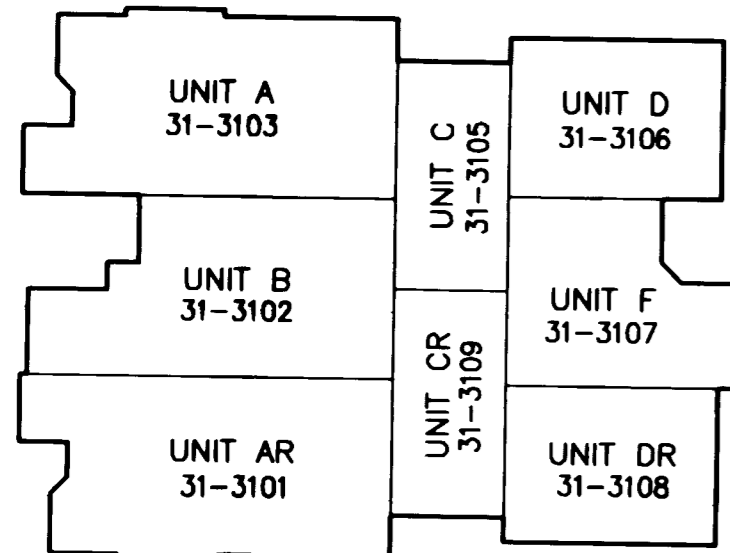
Charles A. Calhoun
 STATE CERTIFIED LAND SURVEYOR
 8/10/06
 DATE

2 Large/Small Plat(s) Recorded herewith as # 060020724

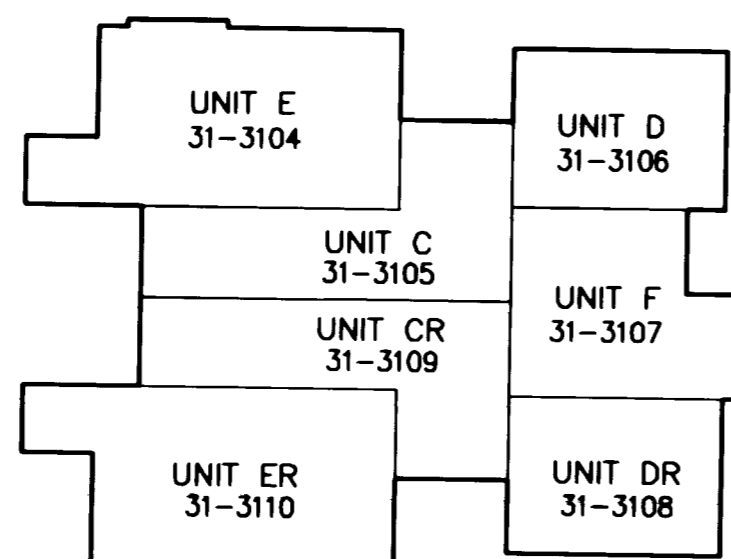
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 17 DAY OF August, 2006, at 11:11 a.m.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT #060020724
 TESTE Betsy B. Woolridge
 BY Betsy B. Woolridge, CLERK

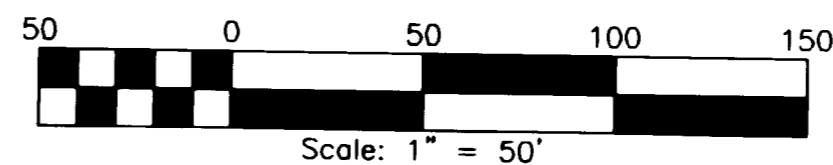
#060020724



BUILDING #31 - 1ST FLOOR
N.T.S.



BUILDING #31 - 2ND FLOOR
N.T.S.



RECORD MERIDIAN
P.B. 66, PG. 52

PHASE 32
BRAEMAR CREEK
AT GREENSPRINGS PLANTATION
A CONDOMINIUM

LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 8/10/06 SCALE: 1" = 50' JOB# 05-548-32

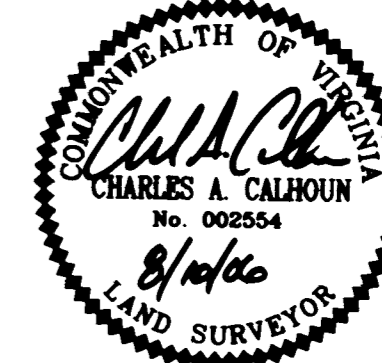
SHEET 2 OF 2

LandTech
Resources, Inc.

Surveying • Engineering • GPS

5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

JAMESTOWN, LLC
PARCEL W-2
INST. #990005545
P.B. 72 PG. 31-37
PIN #3730100007



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Ch.A. Calhoun
STATE CERTIFIED LAND SURVEYOR

8/10/06
DATE

ADDITIONAL LAND 2 Large/Small Plat(s) Recorded herewith as # 060020724

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8-17-2006
at 11:11 AM/P.M. PB. PG.
DOCUMENT # 060020724
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
31-3101	31	AR	3101 CRAIG END
31-3102	31	B	3102 CRAIG END
31-3103	31	A	3103 ARRAN THISTLE
31-3104	31	E	3104 ARRAN THISTLE
31-3105	31	C	3105 ARRAN THISTLE
31-3106	31	D	3106 ARRAN THISTLE
31-3107	31	F	3107 ARRAN THISTLE
31-3108	31	DR	3108 CRAIG END
31-3109	31	CR	3109 CRAIG END
31-3110	31	ER	3110 CRAIG END

AREA TABULATIONS

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 39.9215 AC.
EX. PHASES: = 4.9193 ACRES (PREVIOUSLY SUBMITTED)
PHASE 32: = 0.9641 ACRES (THIS SUBMITTAL)
TOTAL ACREAGE OF ADDITIONAL LAND = 34.0381 ACRES

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C36	17°32'15"	N 68°57'50" W	48.82	316.50	96.88	96.50

