

#060026092

PHASE 30
BRAEMAR CREEK
AT GREENSPRINGS PLANTATION
A CONDOMINIUM

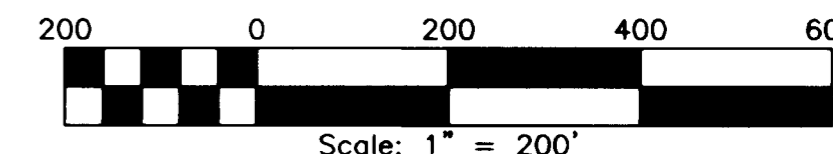
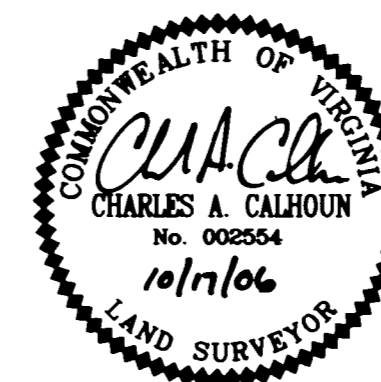
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/17/06 SCALE: 1" = 200' JOB# 05-548-30

SHEET 1 OF 2



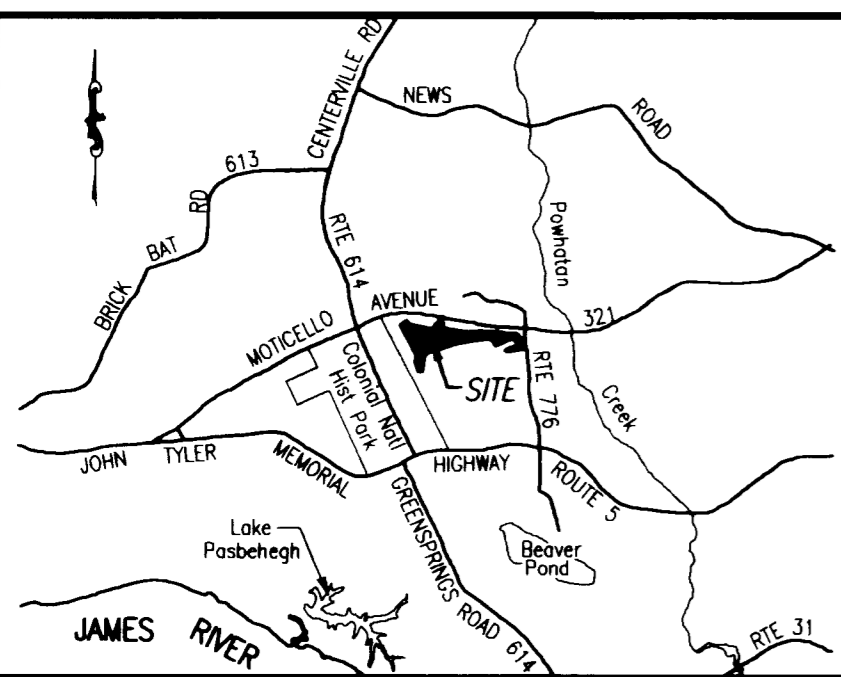
5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



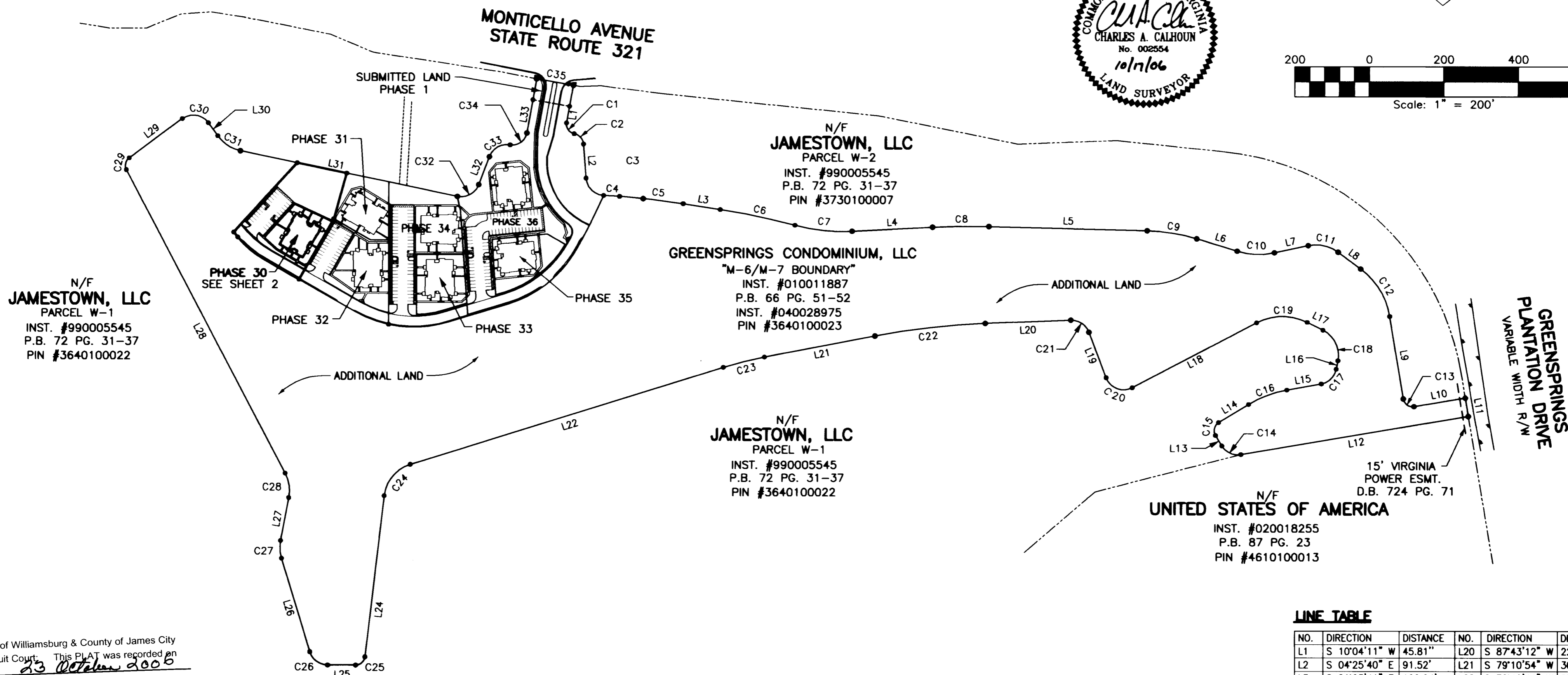
PROPERTY CURVE TABLE

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

NO.	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
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)



City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
23 October 2006
at 12:46 PM. PG. 23
DOCUMENT # 060026092
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

2 Large/Small Plat(s) Recorded
herewith as # 060026092

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY
COUNTY THIS 23 DAY OF October, 2006.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS IN INSTRUMENT # 060026092
TESTE *Betsy B. Woolridge, Clerk*
BY *Claudia H. Binkley, Dep. Clerk*

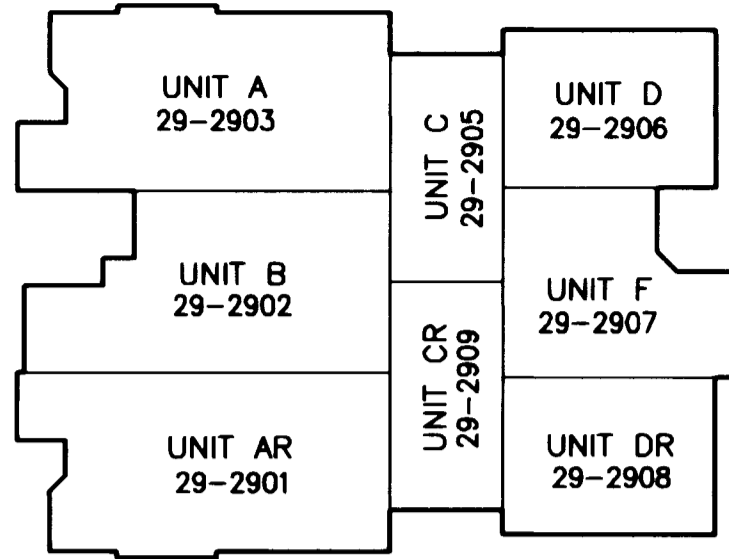
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF,
THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF
SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS
AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN
SUBSTANTIALLY COMPLETED.
ChA Calhoun
STATE CERTIFIED LAND SURVEYOR
DATE 10/17/06

- 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 29 AND WITHIN PHASE 30 SHALL BE KNOWN AS COMMON ELEMENT.
 6. BUILDING PLANS RECORDED IN INSTRUMENT #060003572.

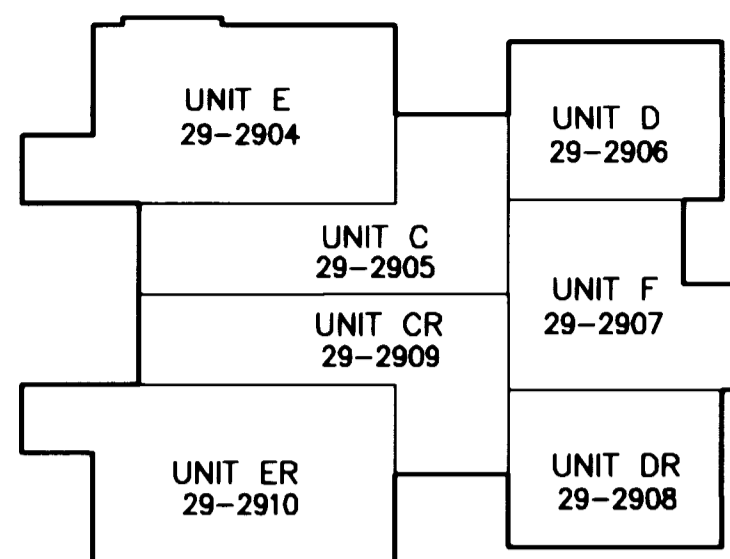
LINE TABLE

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 20°36'57" E	80.29'
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'
			L40	S 10°04'11" W	47.88'

#060026092



BUILDING #29 - 1ST FLOOR
N.T.S.



BUILDING #29 - 2ND FLOOR
N.T.S.

UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
29-2901	29	AR	2901 FENTON CROFT
29-2902	29	B	2902 FENTON CROFT
29-2903	29	A	2903 CRAIG END
29-2904	29	E	2904 CRAIG END
29-2905	29	C	2905 CRAIG END
29-2906	29	D	2906 CRAIG END
29-2907	29	F	2907 CRAIG END
29-2908	29	DR	2908 FENTON CROFT
29-2909	29	CR	2909 FENTON CROFT
29-2910	29	ER	2910 FENTON CROFT

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C36	20°05'09"	N 50°09'08" W	48.70	275.00	96.40	95.91

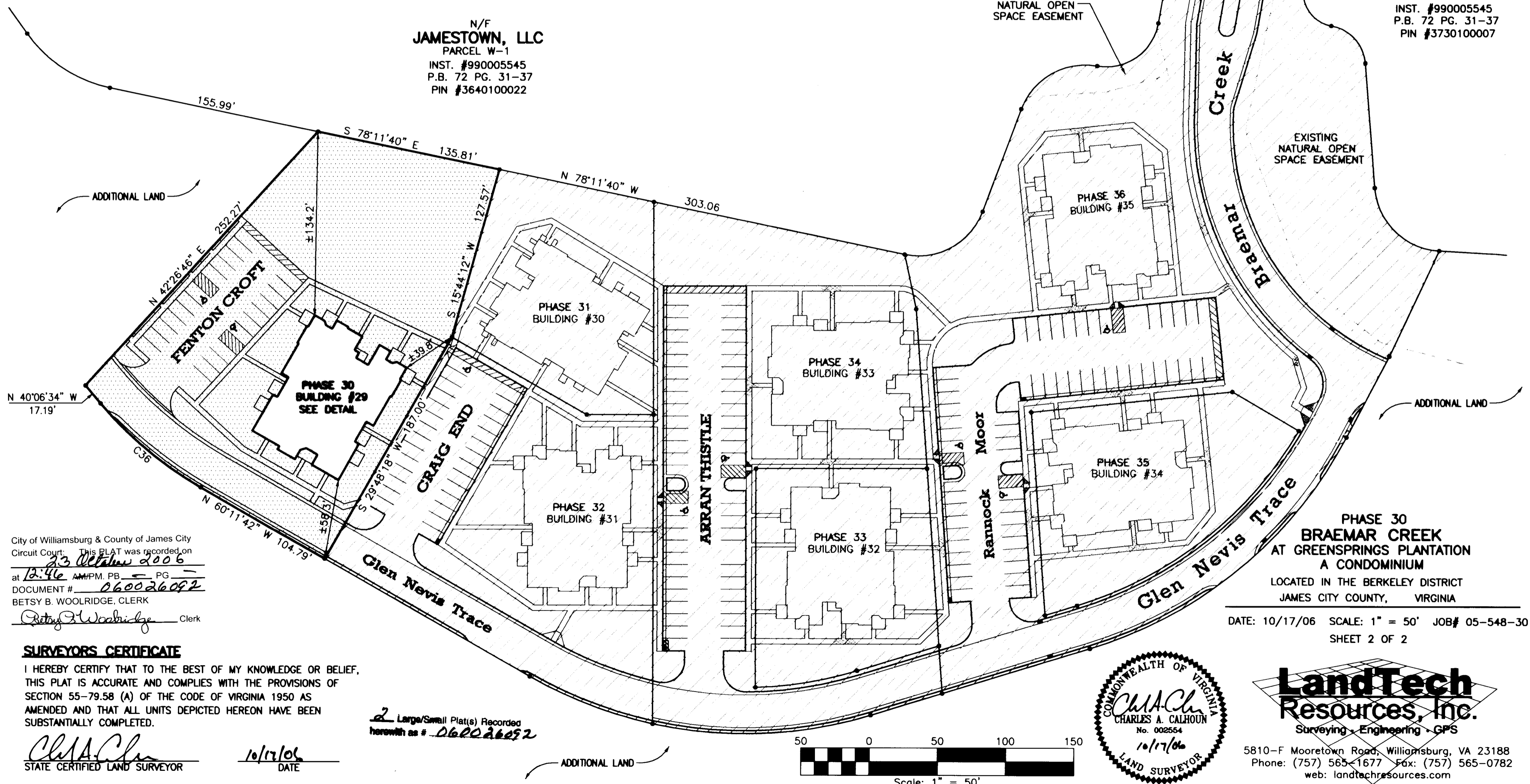
RECORD MERIDIAN
P.B. 66, PG. 52

AREA TABULATIONS

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 39.9215 AC.
 EX. PHASES: = 6.3479 ACRES (PREVIOUSLY SUBMITTED)
 PHASE 30: = 1.2018 ACRES (THIS SUBMITTAL)
 TOTAL ACREAGE OF ADDITIONAL LAND = 32.3718 ACRES

N/F
JAMESTOWN, LLC
 PARCEL W-1
 INST. #990005545
 P.B. 72 PG. 31-37
 PIN #3640100022

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



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 23 October 2006
 at 12:46 AM PM, PG. 52
 DOCUMENT # 060026092
 BETSY B. WOOLRIDGE, CLERK

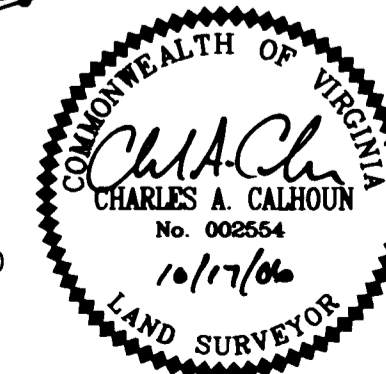
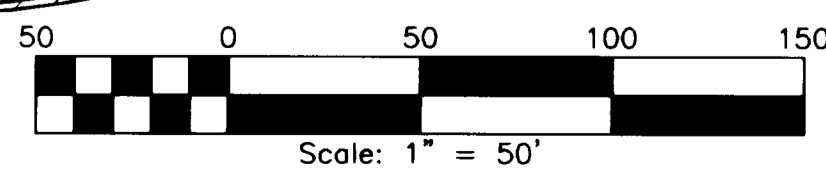
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Charles A. Calhoun
 STATE CERTIFIED LAND SURVEYOR

10/17/06
 DATE

2 Large/Small Plat(s) Recorded
 herewith as # 060026092



**PHASE 30
 BRAEMAR CREEK
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM**
 LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 10/17/06 SCALE: 1" = 50' JOB# 05-548-30
 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