

080002806

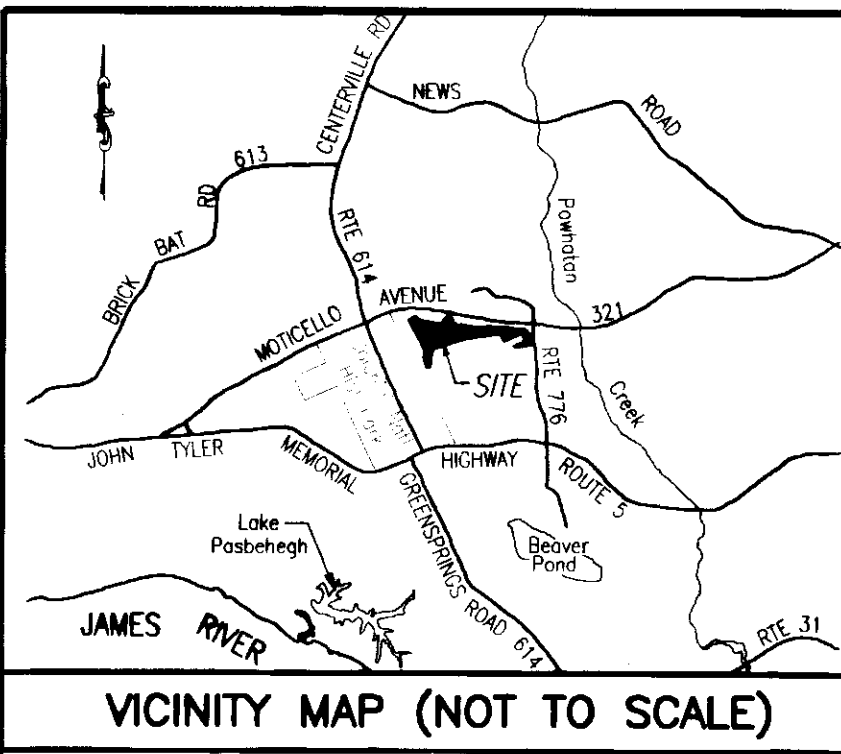
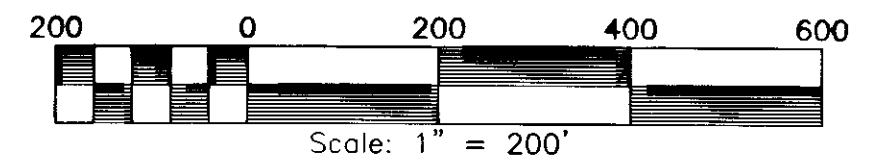
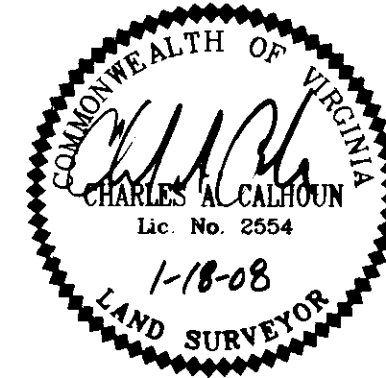
PHASE 24  
**BRAEMAR CREEK**  
 AT GREENSPRINGS PLANTATION  
 A CONDOMINIUM  
 LOCATED IN THE BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

DATE: 1/18/08 SCALE: 1" = 200' JOB# 05-548-24

SHEET 1 OF 2

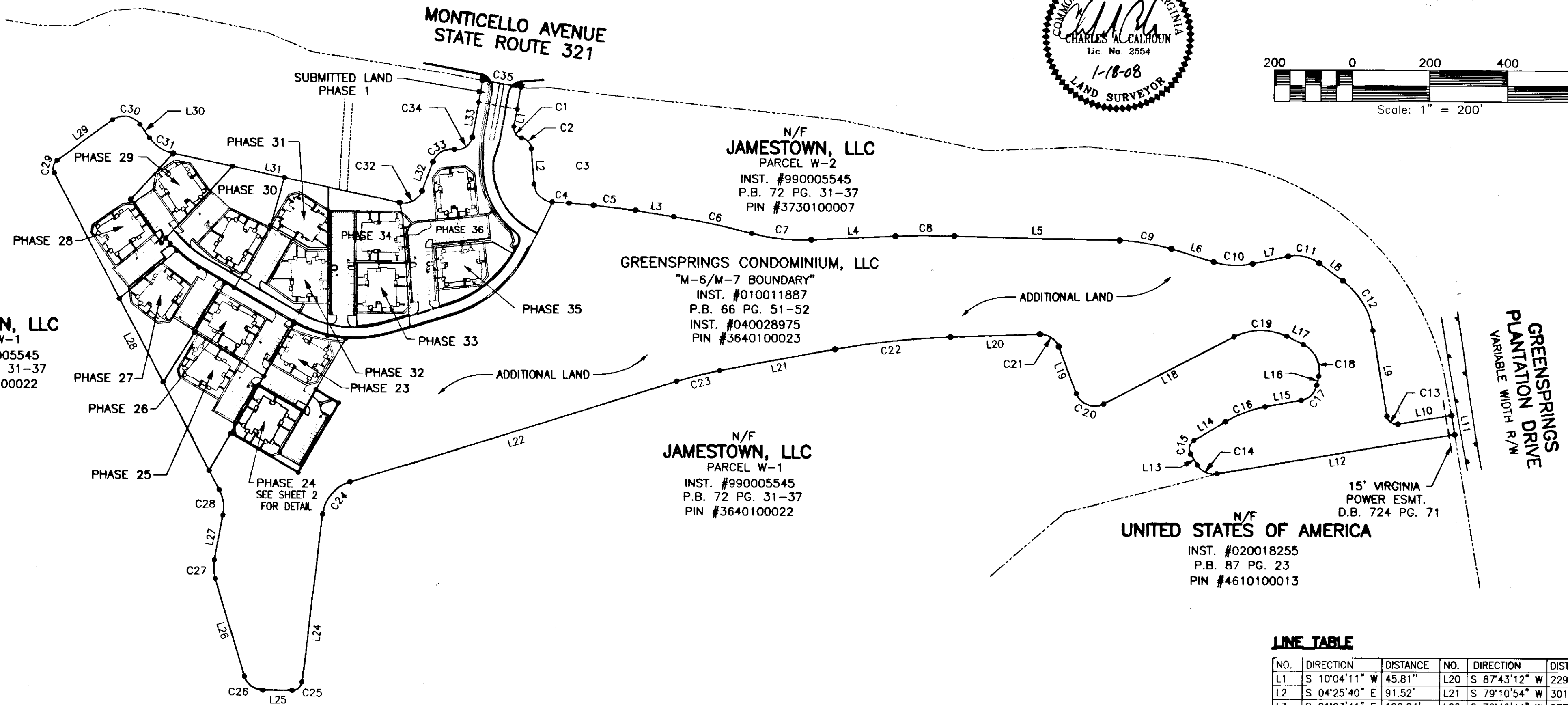
**LandTech**  
 Resources, Inc.  
 Surveying • Engineering • GPS

201-A Bulifants Boulevard, 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



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

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

**GREENSPRINGS CONDOMINIUM, LLC**  
 "M-6/M-7 BOUNDARY"  
 INST. #010011887  
 P.B. 66 PG. 51-52  
 INST. #040028975  
 PIN #3640100023

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

N/F  
**UNITED STATES OF AMERICA**  
 INST. #020018255  
 P.B. 87 PG. 23  
 PIN #4610100013

**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	S 10°04'11" W	57.09'
L13	N 31°44'13" W	32.62'	L32	N 20°36'57" E	80.29'
L14	N 58°46'51" E	94.11'	L33	N 10°04'12" E	91.10'
L15	N 79°48'18" E	93.59'	L34	N 10°04'11" E	57.08'
L16	N 11°12'13" E	23.14'	L35	S 10°04'11" W	57.09'
L17	N 63°43'28" W	47.01'	L36	N 79°55'49" W	100.00'
L18	S 62°25'40" W	376.01'	L37	N 79°55'49" W	18.37'
L19	N 20°49'56" W	130.22'	L38	N 11°50'33" E	23.87'
			L39	N 46°21'28" E	29.80'
			L40	S 10°04'11" W	47.88'

2 Large/Small Plat(s) Recorded  
 herewith as # 080002806

**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 510201 0030 B DATED FEBRUARY 6, 1991
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 23 AND WITHIN PHASE 24 SHALL BE KNOWN AS COMMON ELEMENT.
6. BUILDING PLANS RECORDED IN INSTRUMENT #060003572.

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 24<sup>th</sup> DAY OF January, 2008.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080002806 @ 11:15 AM  
 TESTE By *Clayton B. Workman, Clerk*  
 BY *Claudia H. Buitel, Dep. Clerk*

**SURVEYORS CERTIFICATE**

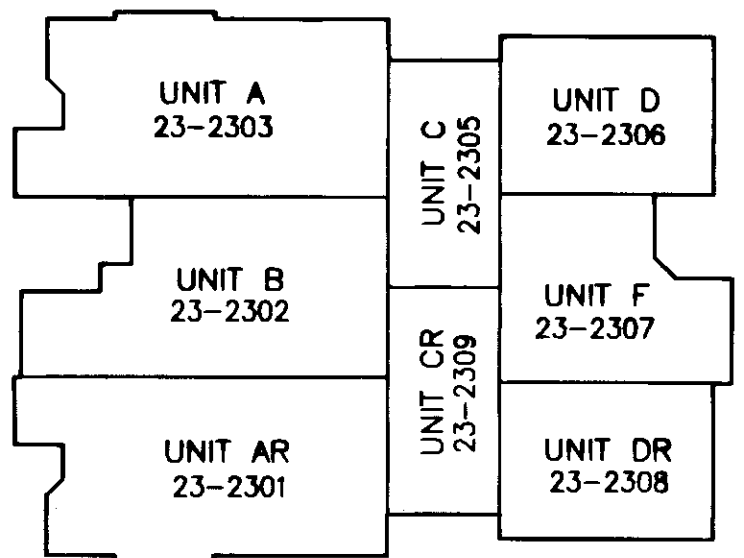
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

*Charles A. Calhoun*  
 STATE CERTIFIED LAND SURVEYOR  
 1-18-08  
 DATE

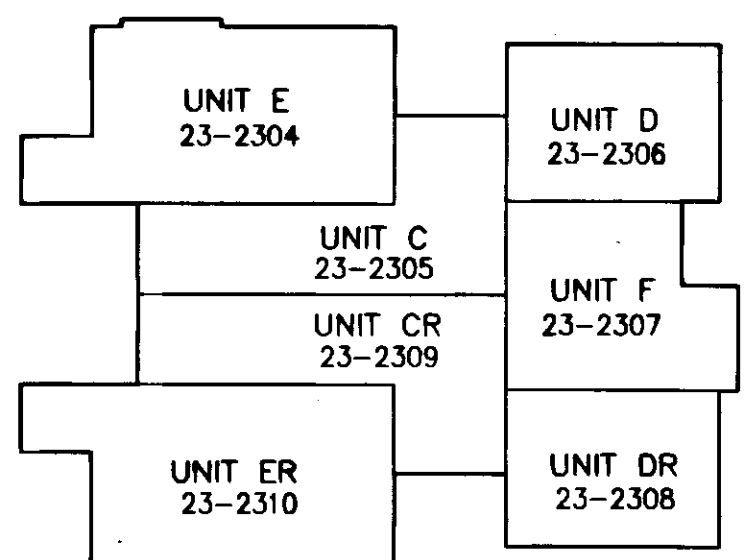
080002806

RECORD MERIDIAN  
P.B. 66, PG. 52

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



**BUILDING #23 - 1ST FLOOR**  
N.T.S.



**BUILDING #23 - 2ND FLOOR**  
N.T.S.

**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.

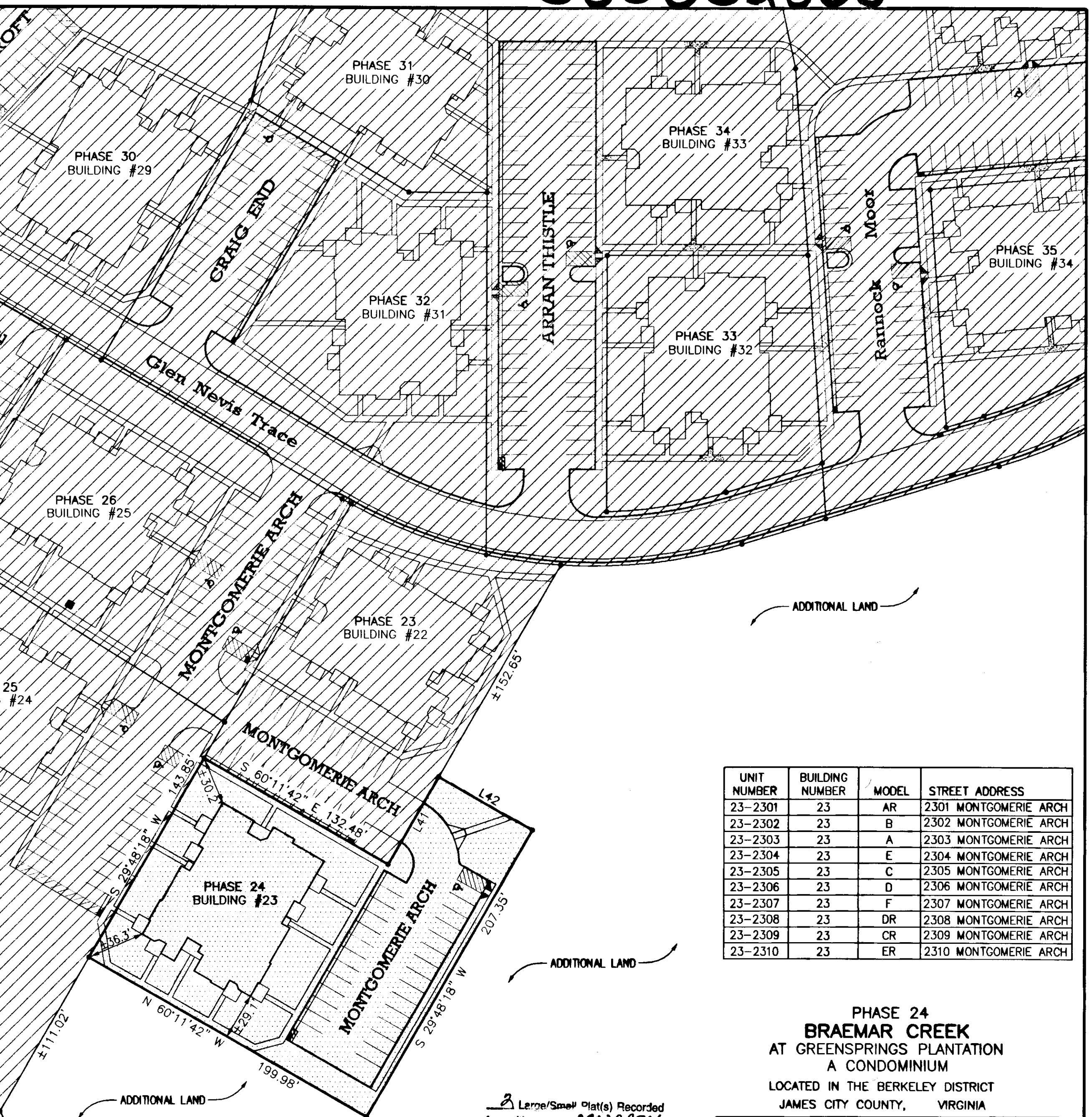
*Ch. A. Chen*  
STATE CERTIFIED LAND SURVEYOR

1-18-08  
DATE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
*24 January 2008*  
at *11:15* AM/PM, PG. *—*  
DOCUMENT # *080002806*  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L41	N 29°48'18" E	63.50'
L42	S 60°11'42" E	67.50'

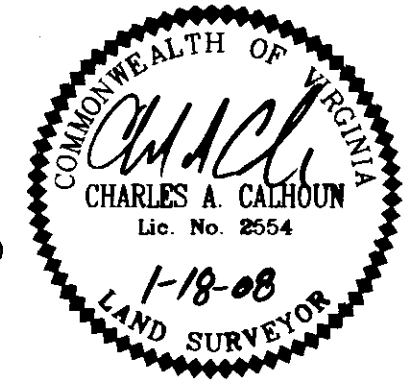
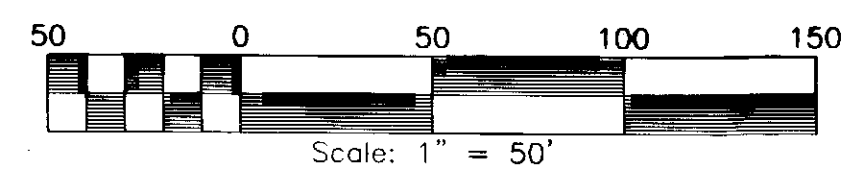


UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
23-2301	23	AR	2301 MONTGOMERIE ARCH
23-2302	23	B	2302 MONTGOMERIE ARCH
23-2303	23	A	2303 MONTGOMERIE ARCH
23-2304	23	E	2304 MONTGOMERIE ARCH
23-2305	23	C	2305 MONTGOMERIE ARCH
23-2306	23	D	2306 MONTGOMERIE ARCH
23-2307	23	F	2307 MONTGOMERIE ARCH
23-2308	23	DR	2308 MONTGOMERIE ARCH
23-2309	23	CR	2309 MONTGOMERIE ARCH
23-2310	23	ER	2310 MONTGOMERIE ARCH

**PHASE 24  
BRAEMAR CREEK  
AT GREENSPRINGS PLANTATION  
A CONDOMINIUM**  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: 1/18/08 SCALE: 1" = 50' JOB# 05-548-24  
SHEET 2 OF 2

**AREA TABULATIONS**

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 39.9215 AC.  
EX. PHASES: = 13.4390 ACRES (PREVIOUSLY SUBMITTED)  
PHASE 24: = 0.7588 ACRES (THIS SUBMITTAL)  
TOTAL ACREAGE OF ADDITIONAL LAND = 25.7237 ACRES



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