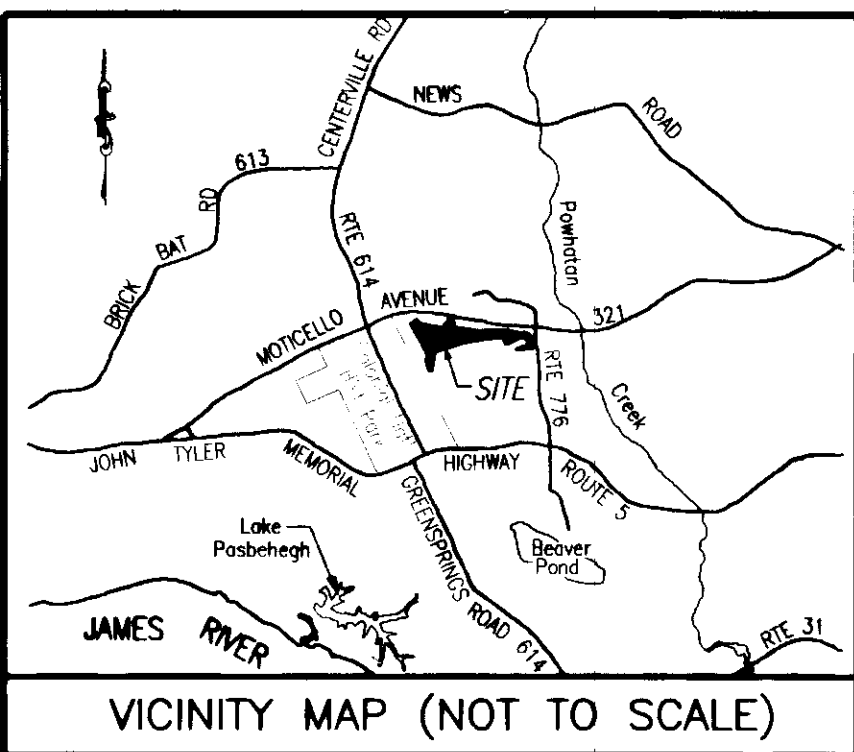


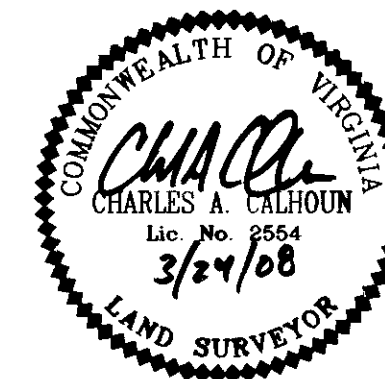
080008347



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



**PLAT OF
PHASE 16
BRAEMER CREEK
AT GREENSPRINGS PLANTATION
A CONDOMINIUM**

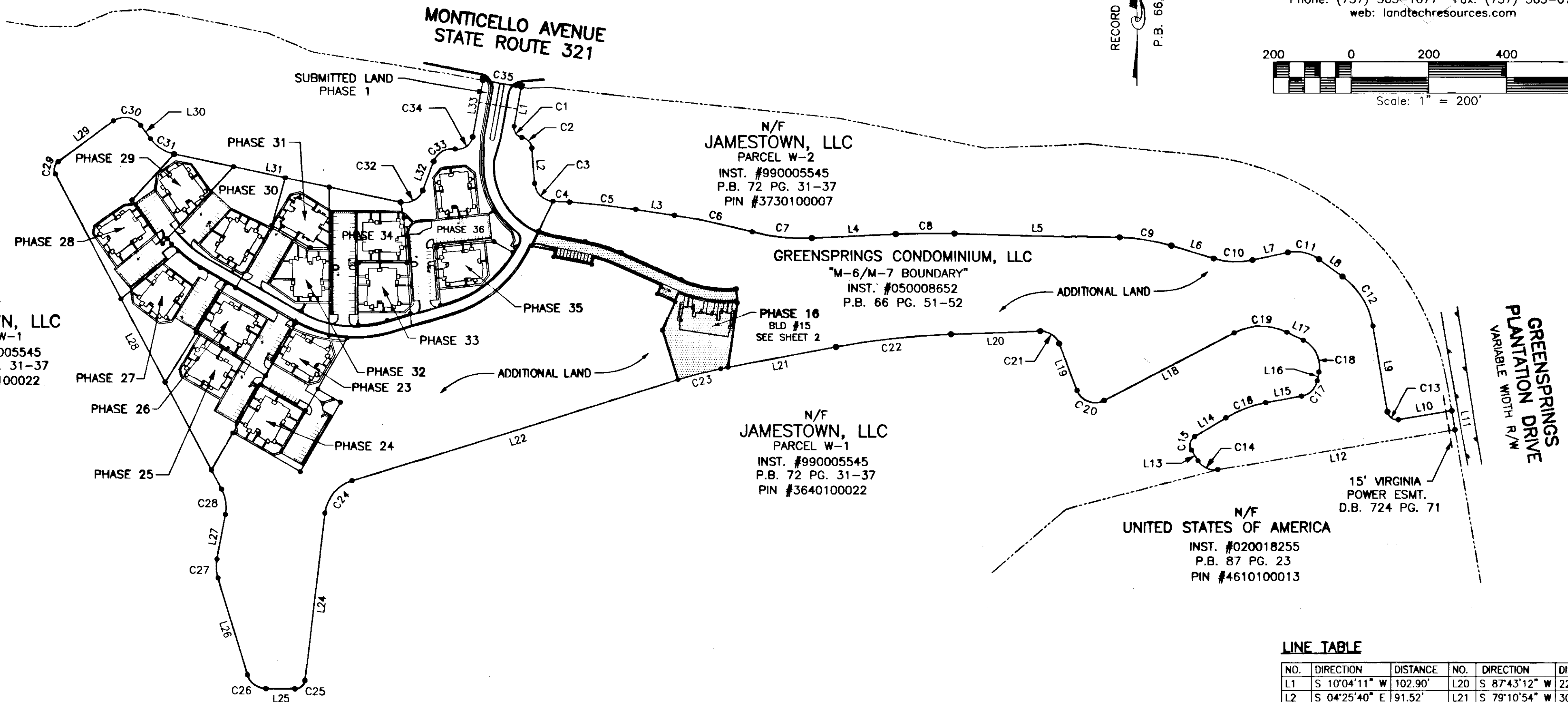
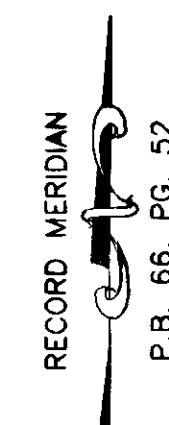
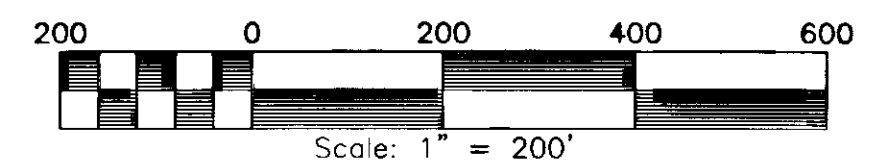
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 3/24/08 SCALE: 1" = 200' JOB# 05-548-16

SHEET 1 OF 6



201-A Bulifants Boulevard, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



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. #050008652
P.B. 66 PG. 51-52

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

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 25 DAY OF March, 2008.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080008347 @ 9:27 AM
TESTE Brian B. Woodruff, Clerk
BY Claudia H. H. Holz, 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

3/24/08
DATE

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 51095C00120C DATED SEPTEMBER 28, 2007
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 15 AND WITHIN PHASE 16 SHALL BE KNOWN AS COMMON ELEMENT.
6. SEE PLANS INCLUDED WITH THIS SUBMITTAL FOR BUILDING DIMENSIONS OF UNITS WITHIN THIS PHASE.

LINE TABLE

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 10°04'11" W	102.90'	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	148.18'
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'
L40	S 10°04'11" W	47.88'			

080008347

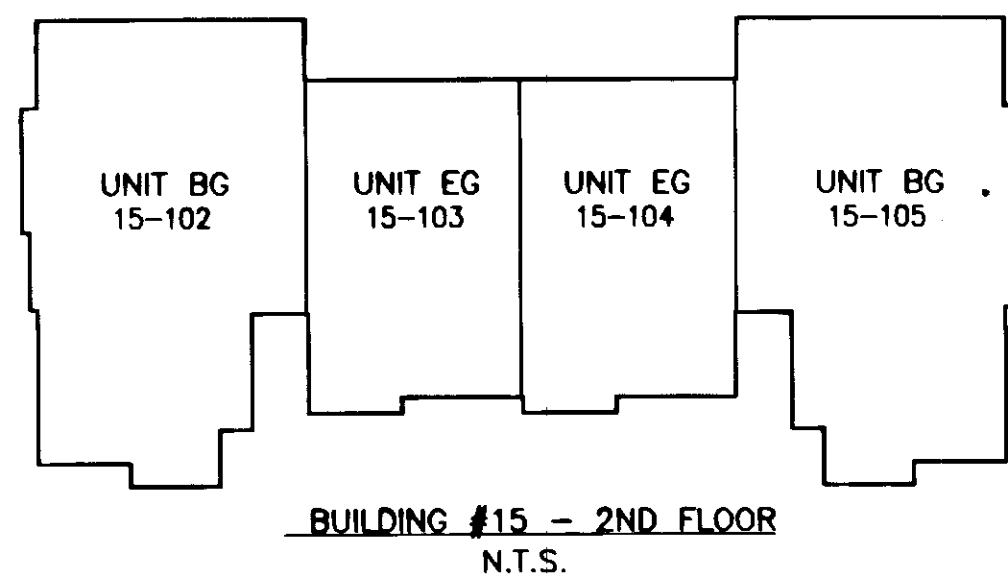
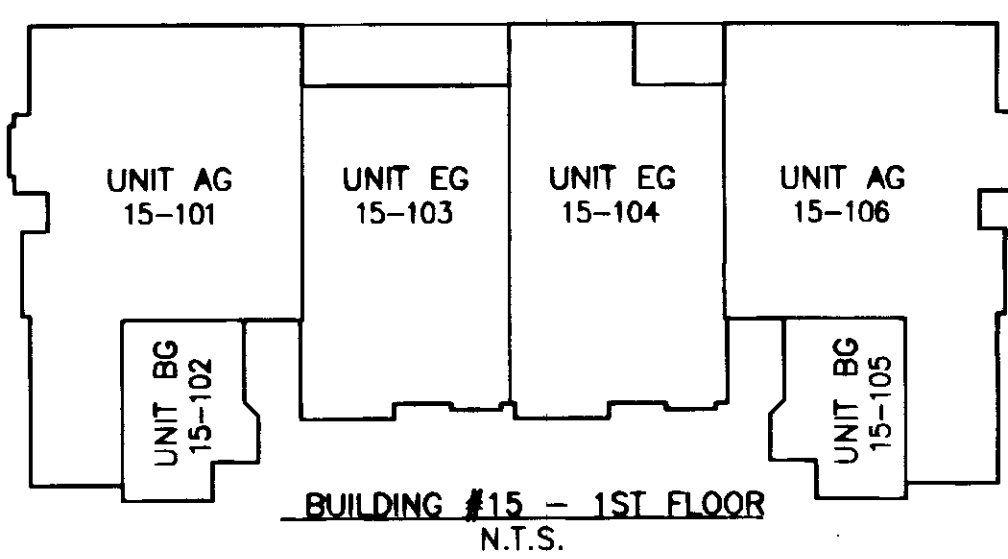
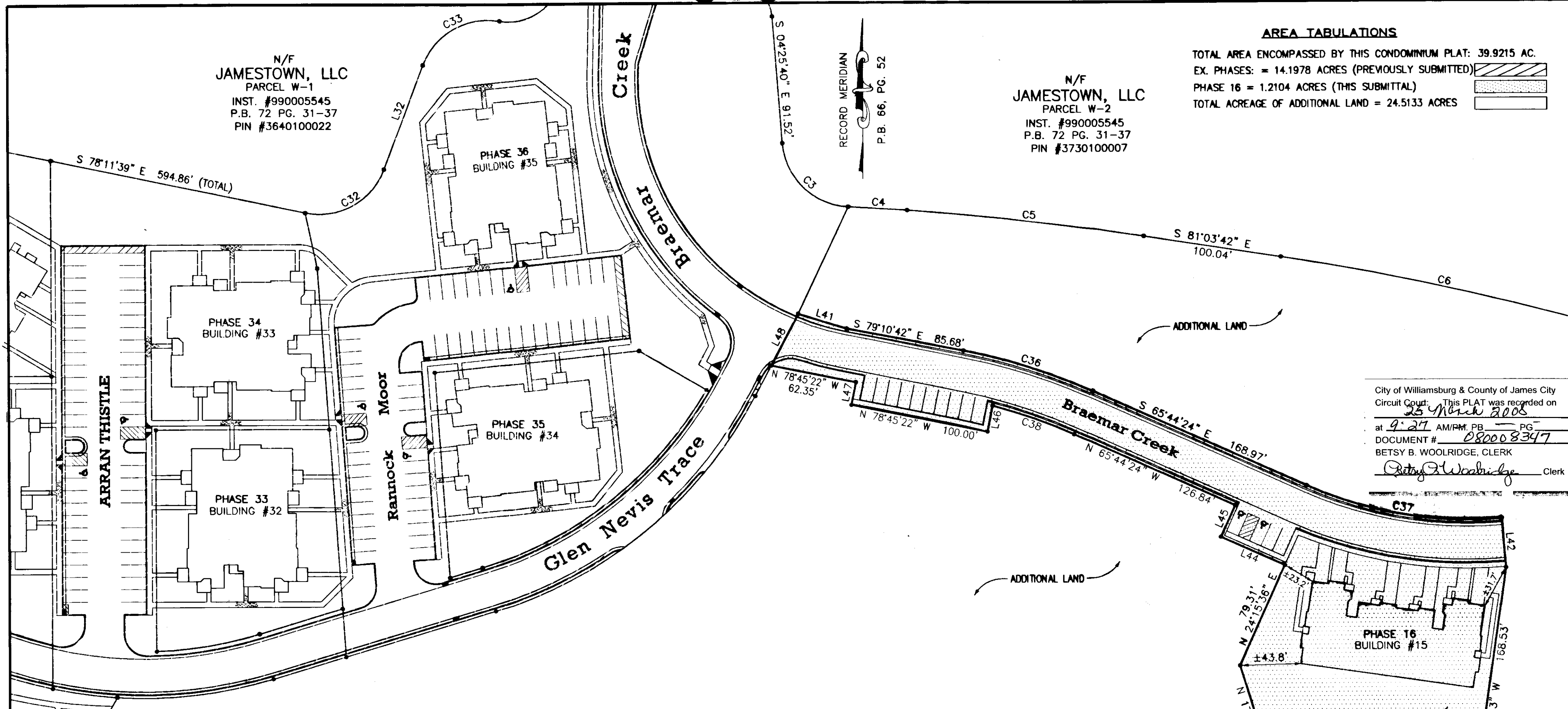
N/F
JAMESTOWN, LLC
PARCEL W-1
INST. #990005545
P.B. 72 PG. 31-37
PIN #3640100022

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

AREA TABULATIONS

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 39.9215 AC.
EX. PHASES: = 14.1978 ACRES (PREVIOUSLY SUBMITTED)
PHASE 16 = 1.2104 ACRES (THIS SUBMITTAL)
TOTAL ACREAGE OF ADDITIONAL LAND = 24.5133 ACRES

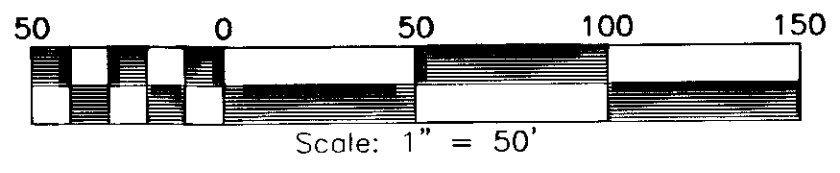
City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
25 March 2008
at 9:27 AM/PM, PG. 1
DOCUMENT # 080008347
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk



NO.	DIRECTION	DISTANCE
L41	S 73°01'14" E	36.65'
L42	S 04°57'25" E	36.00'
L43	S 79°10'53" W	18.70'
L44	N 65°44'24" W	50.50'
L45	N 24°15'36" E	25.00'
L46	S 11°14'38" W	19.22'
L47	N 11°14'38" E	16.86'
L48	N 27°52'09" E	42.06'

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C23	06°30'10"	S 75°55'49" W	56.81	1000.00	113.49	113.43
C36	13°26'18"	S 72°27'33" E	49.13	417.00	97.80	97.58
C37	29°13'02"	S 80°20'54" E	73.76	283.00	144.31	142.75
C38	09°21'01"	N 70°24'54" W	31.32	383.00	62.50	62.43

UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
15-101	15	AG	1501 BRAEMAR CREEK
15-102	15	BG	1502 BRAEMAR CREEK
15-103	15	EG	1503 BRAEMAR CREEK
15-104	15	EG	1504 BRAEMAR CREEK
15-105	15	BG	1505 BRAEMAR CREEK
15-106	15	AG	1506 BRAEMAR CREEK



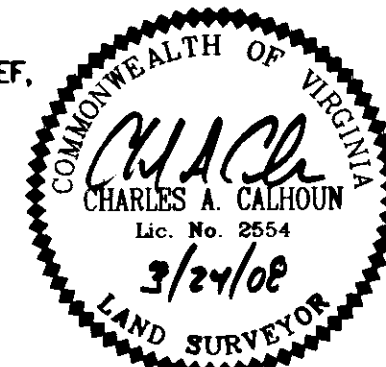
PLAT OF
PHASE 16
BRAEMAR CREEK
AT GREENSPRINGS PLANTATION
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 3/24/08 SCALE: 1" = 50' JOB# 05-548-16
SHEET 2 OF 6

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.

CHACH
STATE CERTIFIED LAND SURVEYOR

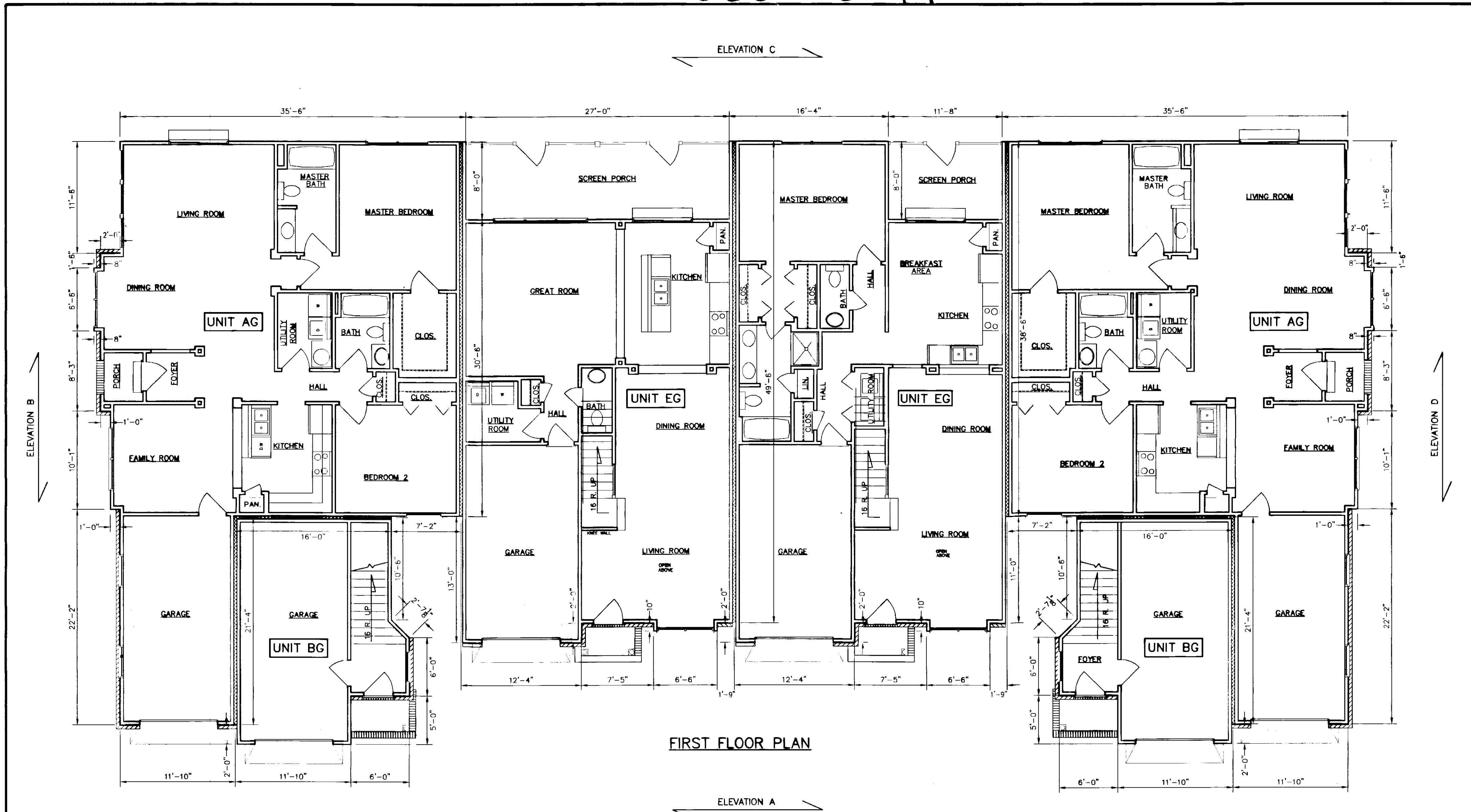
3/24/08
DATE



LandTech Resources, Inc.
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FIRST FLOOR PLAN

PLAN OF
6 UNIT BUILDING
BRAEMAR CREEK
AT GREENSPRINGS PLANTATION
A CONDOMINIUM

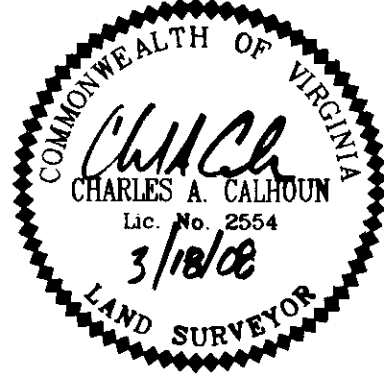
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 3/18/08 SCALE: N/A JOB# 05-548
SHEET 3 OF 6

NOTE:
BUILDING DIMENSIONS AND ELEVATIONS SHOWN ARE BASED
ARCHITECTURAL PLANS PREPARED BY SIMMONS ENGINEERING.
DIMENSIONS SHOWN ARE TO THE BUILDING FRAMING LINE.

SURVEYORS CERTIFICATE

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Charles A. Calhoun
STATE CERTIFIED LAND SURVEYOR
DATE: 3/18/08



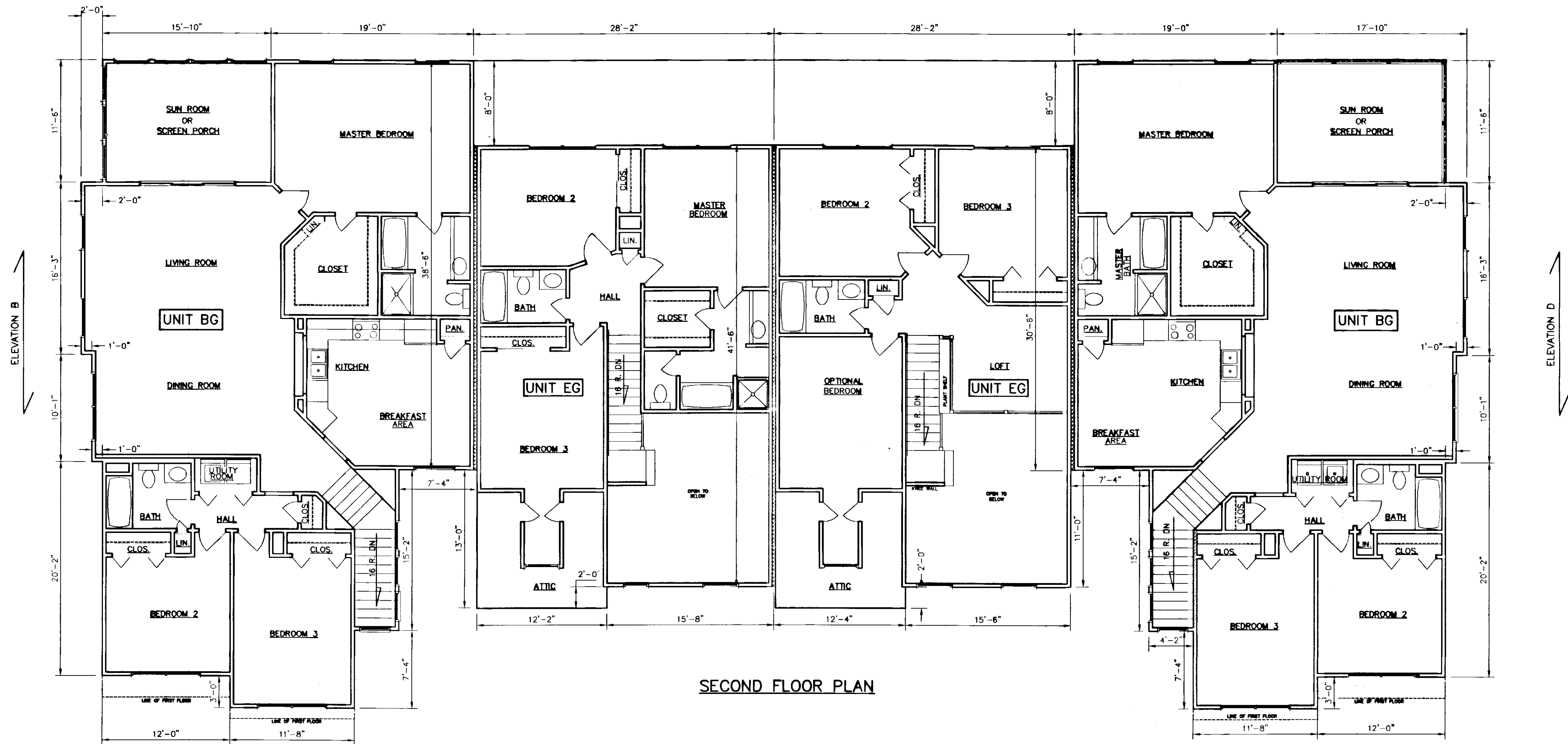
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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
25 March 2008
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DOCUMENT # 080008347
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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ELEVATION C



SECOND FLOOR PLAN

ELEVATION A

NOTE:
BUILDING DIMENSIONS AND ELEVATIONS SHOWN ARE BASED ON ARCHITECTURAL PLANS PREPARED BY SIMMONS ENGINEERING. DIMENSIONS SHOWN ARE TO THE BUILDING FRAMING LINE.

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Chas A. Calhoun
STATE CERTIFIED LAND SURVEYOR

3/18/08
DATE



16 copies of this Plat(s) Recorded hereon: 080008347

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on *25 March 2008* at *9:07* AM/PM, PB *—* PG *—* DOCUMENT # *080008347* BETSY B. WOOLRIDGE, CLERK *Betsy B. Woolridge* Clerk

PLAN OF
6 UNIT BUILDING
BRAEMAR CREEK
AT GREENSPRINGS PLANTATION
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 3/18/08 SCALE: N/A JOB# 05-548
SHEET 4 OF 6

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080008347



ELEVATION A



ELEVATION B

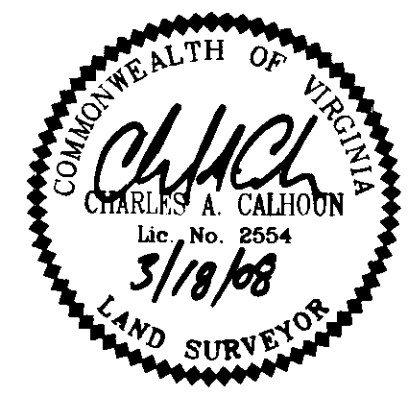
NOTE:
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SURVEYORS CERTIFICATE

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Charles A. Calhoun
STATE CERTIFIED LAND SURVEYOR

3/10/08
DATE



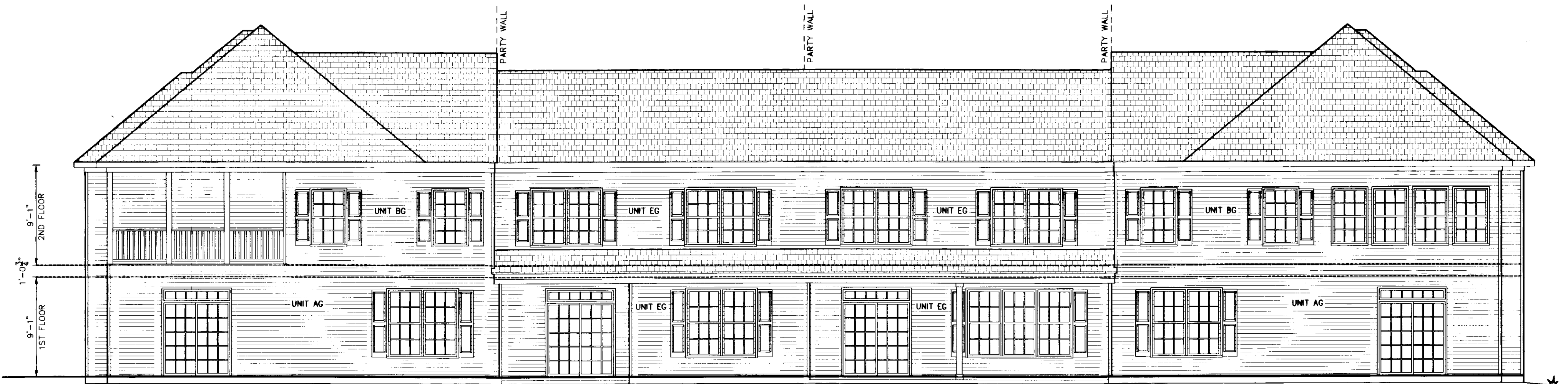
6 Large Scale Plats Recorded
080008347

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
25 March 2008
at 9:27 AM/PM - PB - PG -
DOCUMENT # 080008347
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

PLAN OF
6 UNIT BUILDING
BRAEMAR CREEK
AT GREENSPRINGS PLANTATION
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 3/18/08 SCALE: N/A JOB# 05-548
SHEET 5 OF 6

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Phone: (757) 565-1677 Fax: (757) 565-0782
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080008347



ELEVATION C



ELEVATION D

NOTE:
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Ch. A. Calhoun
STATE CERTIFIED LAND SURVEYOR

3/18/08
DATE



Le. Large (Small Platte) Recorded
080008347

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
25 March 2008
at *9:27* AM/PM, PB *—* PG *—*
DOCUMENT # *080008347*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

PLAN OF
6 UNIT BUILDING
BRAEMAR CREEK
AT GREENSPRINGS PLANTATION
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 3/18/08 SCALE: N/A JOB# 05-548

SHEET 6 OF 6

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