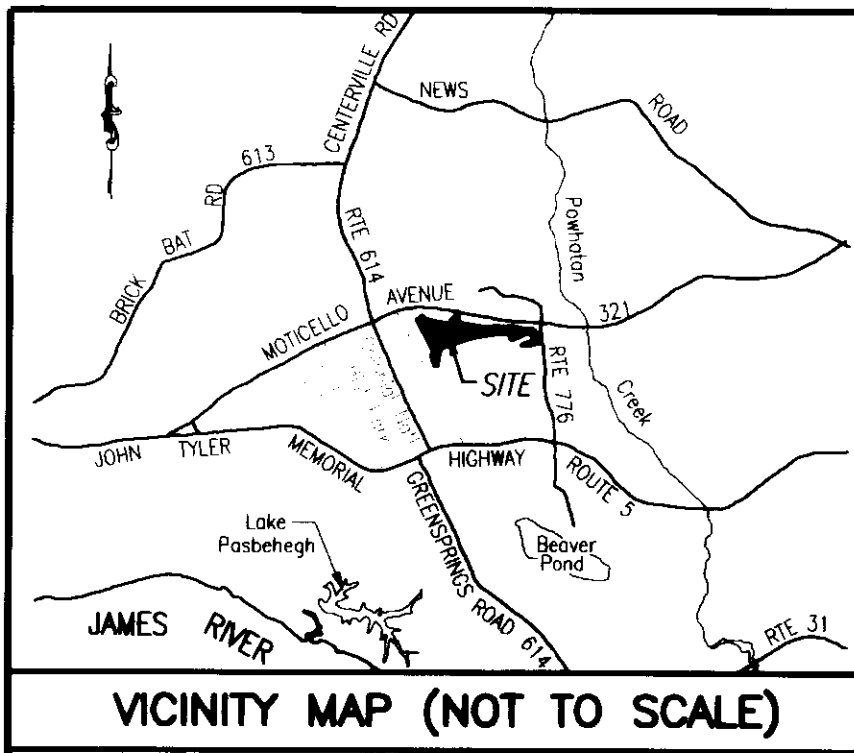


080015496



**PROPERTY CURVE TABLE**

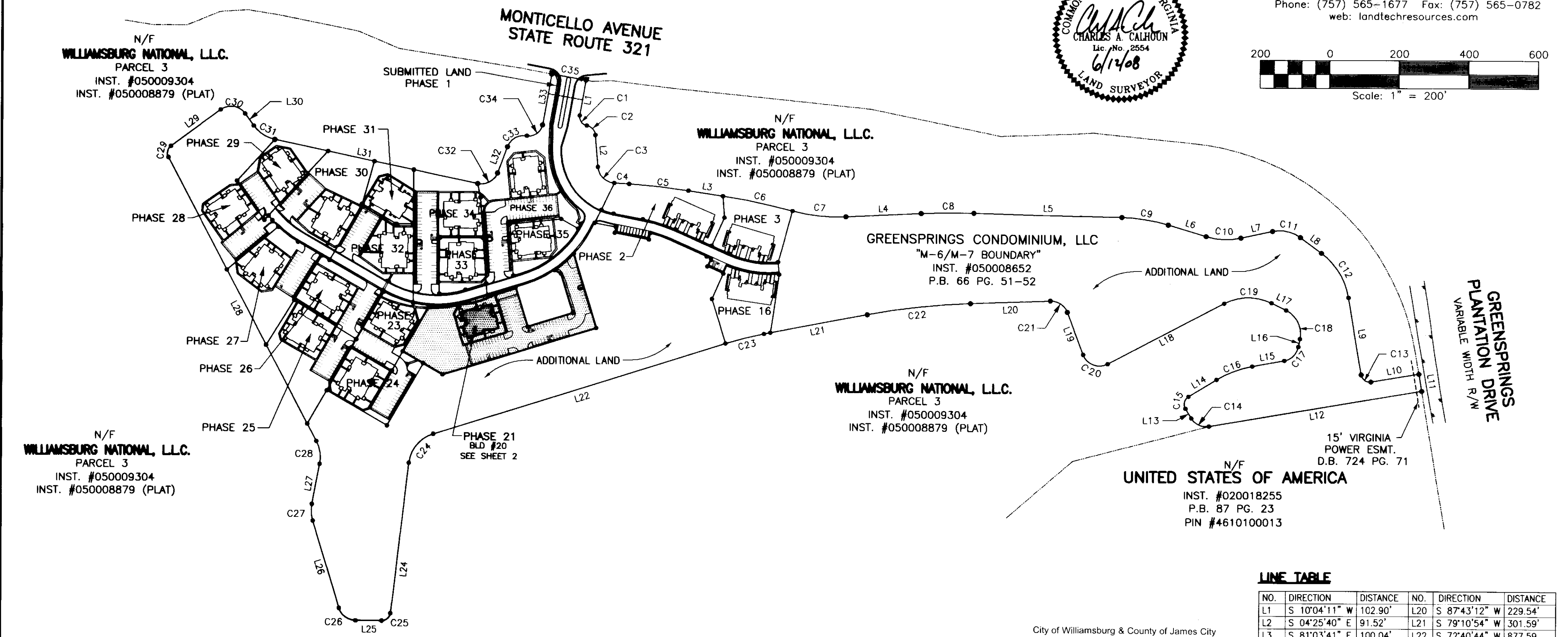
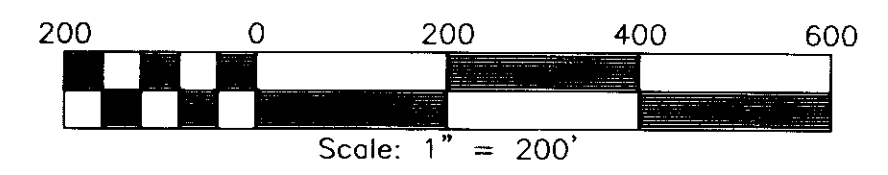
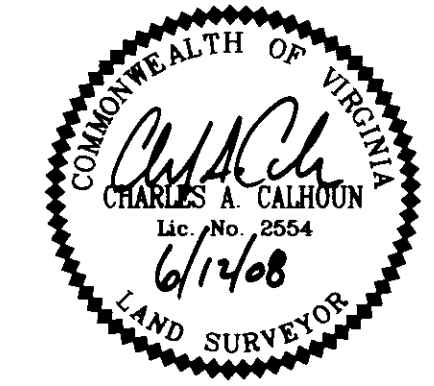
NO.	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C1	90°32'13"	S 35°11'55" E	25.24	25.00	39.50	35.52
C2	76°02'22"	S 42°26'51" E	23.46	30.00	39.81	36.96
C3	82°46'16"	S 45°48'48" E	44.06	50.00	72.23	66.11
C4	01°13'09"	S 86°35'22" E	21.28	2000.00	42.55	42.55
C5	04°55'06"	S 83°31'14" E	85.90	2000.00	171.69	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

PLAT OF  
PHASE 21  
**BRAEMAR CREEK**  
AT GREENSPRINGS PLANTATION  
A CONDOMINIUM  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 6/12/08 SCALE: 1" = 200' JOB# 05-548-21  
SHEET 1 OF 2

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

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



**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 18<sup>th</sup> DAY OF June, 2008.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080015496  
TESTE Betsy B. Woolridge, Clerk  
BY Clayton W. Brinkholz, 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.  
Chas. A. Calhoun  
STATE CERTIFIED LAND SURVEYOR  
DATE 6/12/08

2 Large/Small Plat(s) Recorded  
herewith as # 080015496

**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 20 AND WITHIN PHASE 21 SHALL BE KNOWN AS COMMON ELEMENT.
6. BUILDING PLANS RECORDED IN INSTRUMENT #060003572.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
18 June 2008  
at 4:18 AM/PM, PG. —  
DOCUMENT # 080015496  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

**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	N 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'			

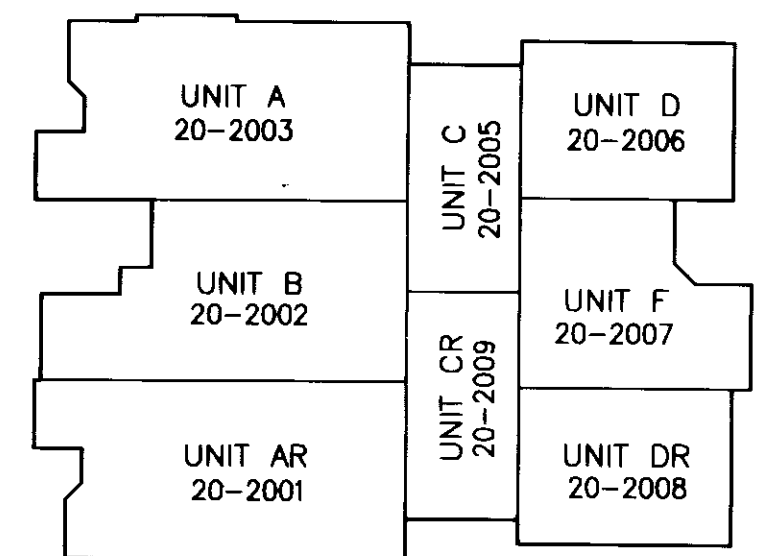
080015496

NO.	DIRECTION	DISTANCE
L41	N 73°04'23" E	140.60'
L42	N 62°15'31" W	21.56'

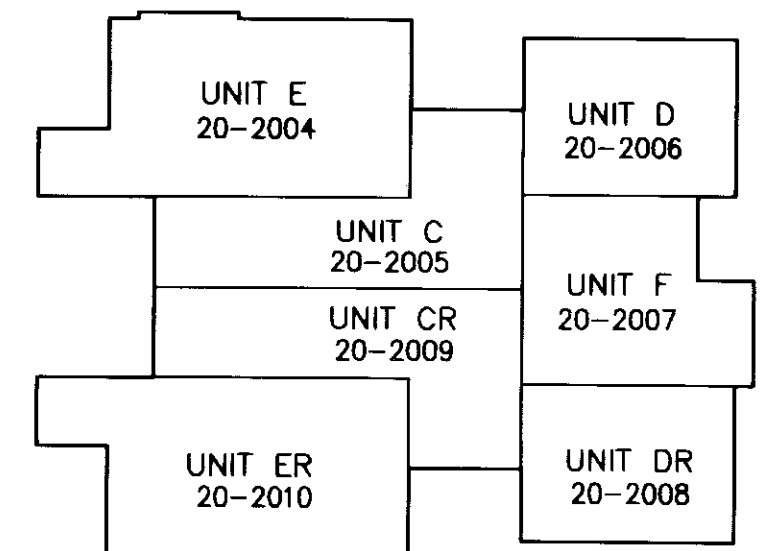
NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C36	20°41'04"	N 83°24'55" E	57.76	316.50	114.26	113.64
C37	13°14'21"	N 49°24'03" E	36.73	316.50	73.13	72.97
C38	14°54'43"	N 35°19'31" E	41.42	316.50	82.37	82.14

**AREA TABULATIONS**

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 39.9215 AC.  
 EX. PHASES: = 16.9618 ACRES (PREVIOUSLY SUBMITTED)  
 PHASE 21: = 1.7783 ACRES (THIS SUBMITTAL)  
 TOTAL ACREAGE OF ADDITIONAL LAND = 21.1814 ACRES



BUILDING #20 - 1ST FLOOR  
N.T.S.



BUILDING #20 - 2ND FLOOR  
N.T.S.

UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
20-2001	20	AR	2001 DUNTRUNE GLEN
20-2002	20	B	2002 DUNTRUNE GLEN
20-2003	20	A	2003 DUNTRUNE GLEN
20-2004	20	E	2004 DUNTRUNE GLEN
20-2005	20	C	2005 DUNTRUNE GLEN
20-2006	20	D	2006 DUNTRUNE GLEN
20-2007	20	F	2007 DUNTRUNE GLEN
20-2008	20	DR	2008 DUNTRUNE GLEN
20-2009	20	CR	2009 DUNTRUNE GLEN
20-2010	20	ER	2010 DUNTRUNE GLEN

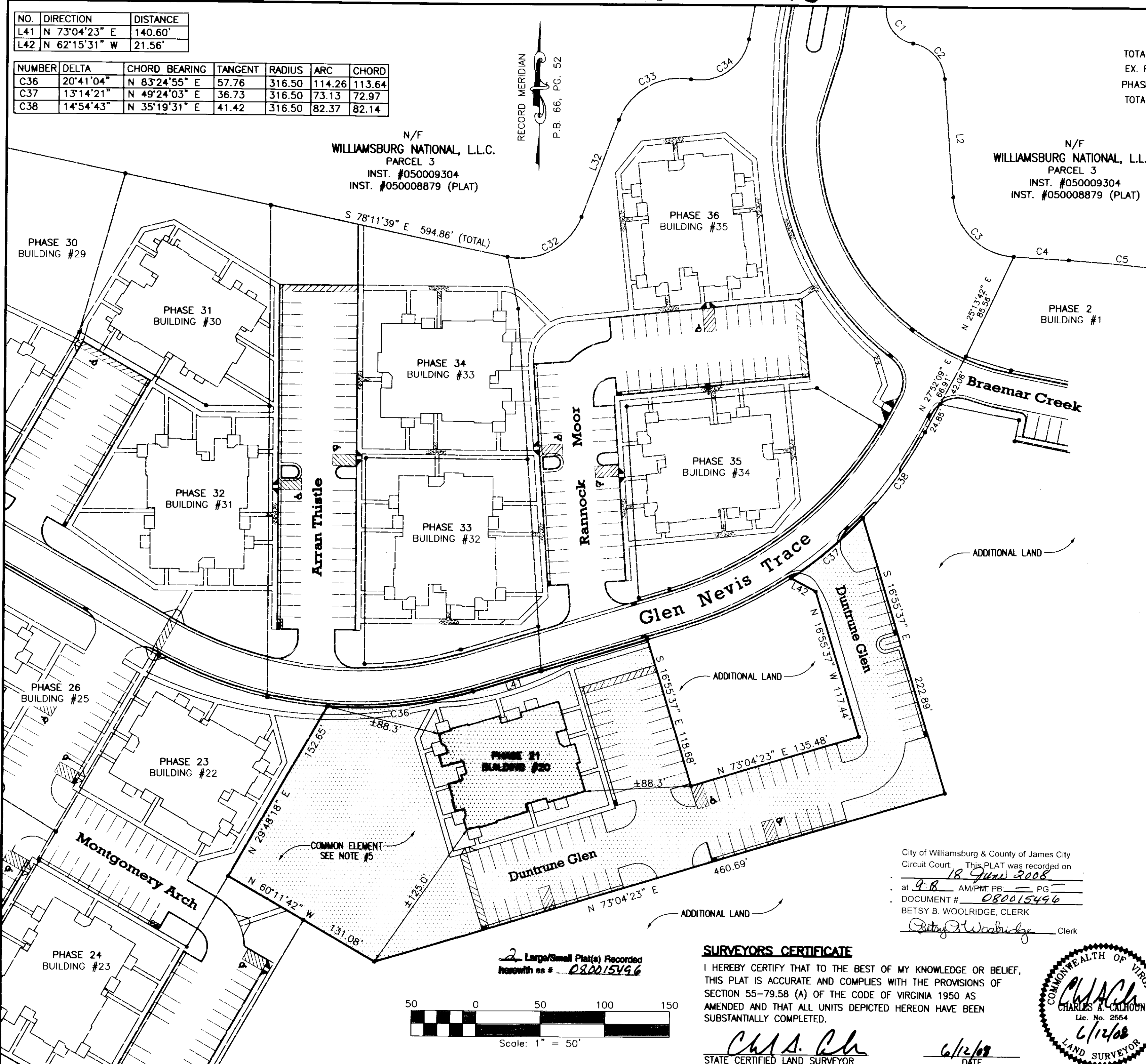
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STATE CERTIFIED LAND SURVEYOR

