

**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 "Y" AS SHOWN ON COMMUNITY PANEL 5109000120C 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 21 AND WITHIN PHASE 22 SHALL BE KNOWN AS COMMON ELEMENT.
6. BUILDING PLANS RECORDED IN INSTRUMENT #080008347.

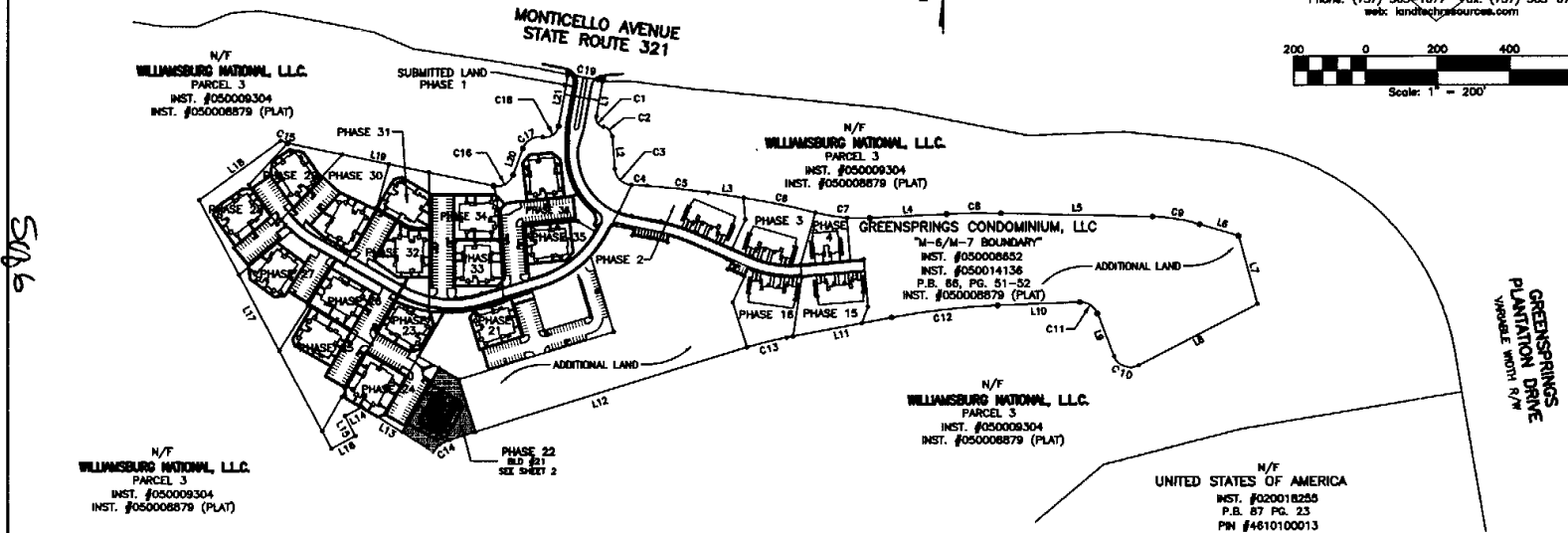
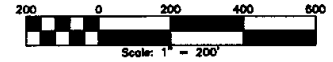


RECORDED MERIDIAN  
P.B. 66, PG. 92

PLAT OF  
PHASE 22  
**BRAEMAR CREEK**  
AT GREENSPRINGS PLANTATION  
A CONDOMINIUM  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: 11/11/08 SCALE: 1" = 200' JOB# 05-548-22  
SHEET 1 OF 2



205-E Bullfrogs Boulevard, Williamsburg, VA 23188  
Phone: (757) 565-1877 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # \_\_\_\_\_ TESTE \_\_\_\_\_ BY \_\_\_\_\_, 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 55-78.5B (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

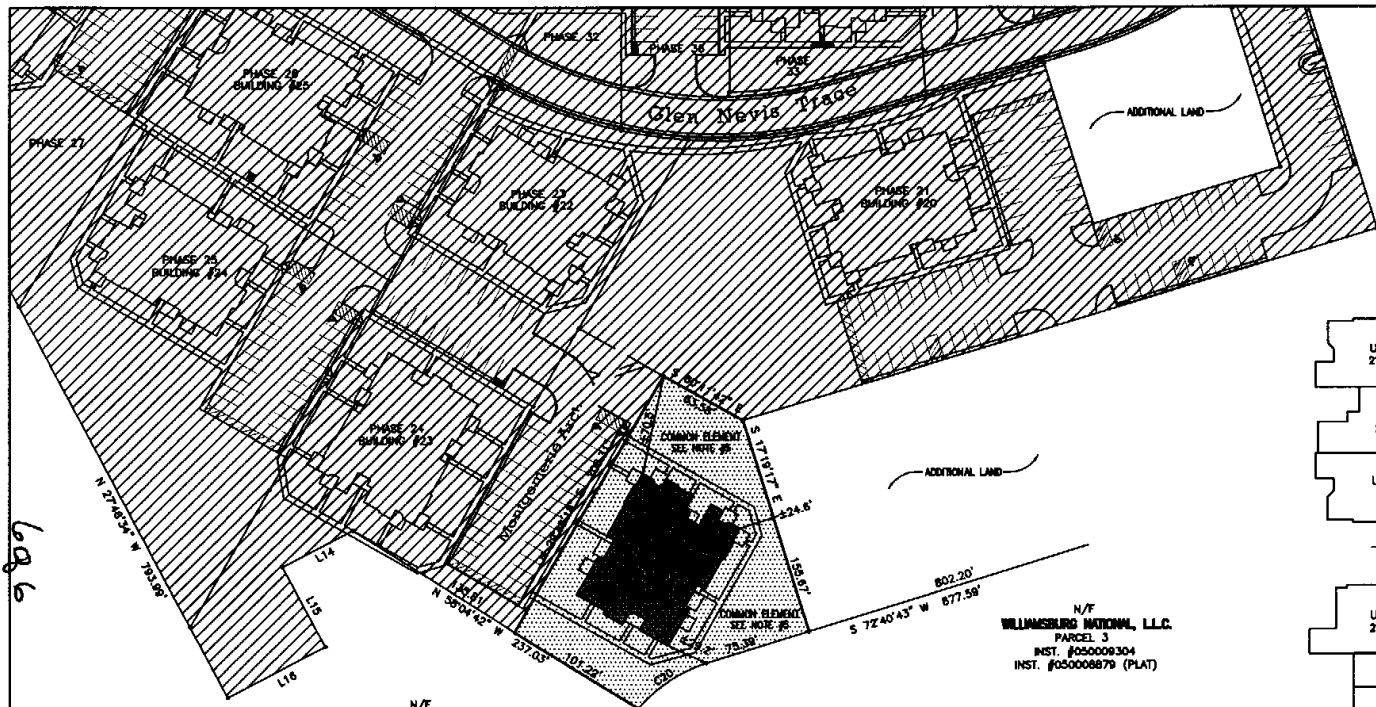
STATE CERTIFIED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**PROPERTY CURVE TABLE**

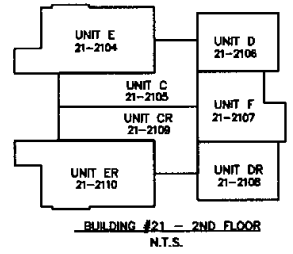
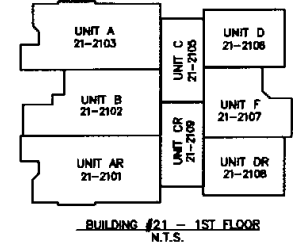
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**LINE TABLE**

LINE NO.	START STATION	END STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
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RECORDED METEORAM  
P.B. 06, PG. 52



N/F  
WILLIAMSBURG NATIONAL, L.L.C.  
PARCEL 3  
INST. #050009304  
INST. #050008879 (PLAT)

N/F  
WILLIAMSBURG NATIONAL, L.L.C.  
PARCEL 3  
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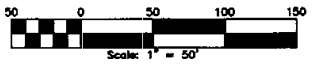
LINE	BEARING	LENGTH	AREA
1	N 27°40'34" W	124.89'	
2	N 50°44'40" W	237.03'	
3	S 72°40'43" W	877.59'	
4	S 15°07'18" E	158.07'	
5	S 24°45'18" E	524.6'	
6	S 78°58'18" E	78.58'	
7	N 10°25'18" E	107.25'	
8	N 50°44'40" W	237.03'	
9	N 27°40'34" W	124.89'	

**AREA TABULATIONS**

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.  
EX. PHASES: = 19.2327 ACRES (PREVIOUSLY SUBMITTED)  
PHASE 22: = 0.8111 ACRES (THIS SUBMITTAL)  
TOTAL ACREAGE OF ADDITIONAL LAND = 12.3669 ACRES

**PROPERTY CURVE TABLE**

NO.	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C20	32°59'52"	S 56°10'40" W	29.82'	100.00'	57.59'	57.59'



**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.

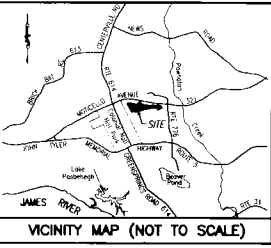
STATE CERTIFIED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



PLAT OF  
PHASE 22  
**BRAEMAR CREEK**  
AT GREENSPRINGS PLANTATION  
A CONDOMINIUM  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: 11/11/06 SCALE: 1" = 50' JOB# 05-548-22  
SHEET 2 OF 2

**LandTech Resources, Inc.**  
Surveying - Engineering - GPS  
205-E Bullferris Boulevard, Williamsburg, VA 23188  
Phone: (757) 565-1877 Fax: (757) 565-0782  
web: landtechresources.com

080027789



- 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 51095001200, 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 21 AND WITHIN PHASE 22 SHALL BE KNOWN AS COMMON ELEMENT.
  6. BUILDING PLANS RECORDED IN INSTRUMENT #080008347.

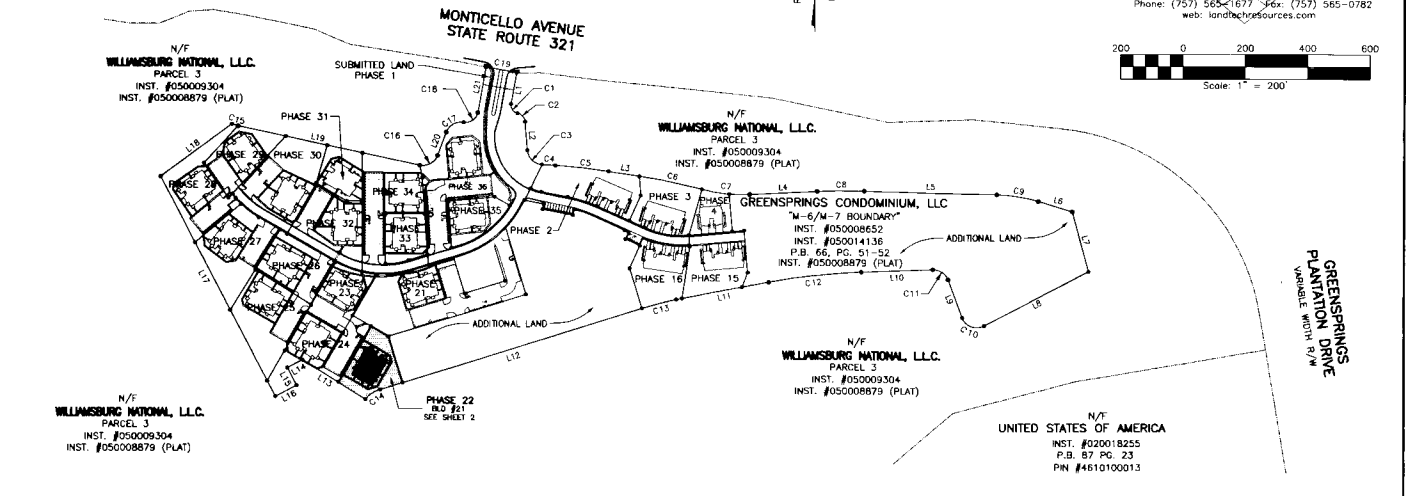
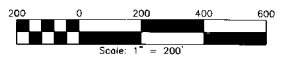


PLAT OF  
PHASE 22  
**BRAEMAR CREEK**  
AT GREENSPRINGS PLANTATION  
A CONDOMINIUM  
LOCATED IN THE BERKLEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 11/11/08 SCALE: 1" = 200' JOB# 05-548-22  
11-11-08

SHEET 1 OF 2

**LandTech Resources, Inc.**  
Surveying - Engineering - GPS  
205 - E. Bullfants Boulevard, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
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STATE OF VIRGINIA, JAMES CITY COUNTY  
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 18th DAY OF November, 2008  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 08 0027789  
TESTE: Betsy B. Woodhouse, Clerk  
BY: Diana R. Madala, Reporting 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 55-79.36 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.  
Charles A. Quinn 11/10/08  
STATE CERTIFIED LAND SURVEYOR DATE

City of Williamsburg & County of James City  
Circuit Court, This PLAT was recorded on  
November 10, 2008  
in 279 AMHIA PB. PG. 22  
DOCUMENT # 080027789  
BETSY B. WOODHOUSE, CLERK  
Betsy B. Woodhouse Clerk

**PROPERTY CURVE TABLE**

NO.	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C1	90°32'13"	S 35°11'55" E	25.24	25.00	36.90	35.52
C2	170°22'22"	S 42°28'51" E	23.45	30.00	39.81	36.96
C3	82°46'16"	S 45°48'48" E	44.06	50.00	72.23	66.11
C4	61°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	171.89	171.83
C6	02°50'00"	S 78°07'40" E	102.80	2000.00	204.81	204.72
C7	17°42'51"	S 84°03'03" E	77.91	500.00	154.59	153.57
C8	04°19'48"	N 89°15'25" E	75.81	2000.00	151.75	151.11
C9	11°52'36"	S 80°51'24" E	67.79	500.00	134.77	134.36
C10	96°44'24"	N 69°12'08" W	55.26	50.00	84.42	74.75
C11	71°26'52"	N 56°33'22" W	35.96	50.00	82.35	56.39
C12	08°32'18"	S 32°10'03" W	149.30	2000.00	298.04	297.77
C13	06°50'10"	S 75°55'49" W	56.81	1000.00	113.48	113.43
C14	32°59'52"	S 56°10'40" W	29.82	100.00	57.59	56.80
C15	81°43'11"	S 22°20'04" E	10.26	100.00	20.45	20.42
C16	81°11'24"	N 67°12'39" E	42.86	50.00	70.65	65.07
C17	79°27'25"	N 60°20'40" E	41.55	50.00	69.34	63.92
C18	90°00'10"	N 50°04'17" E	38.60	38.60	60.63	54.59
C19	81°29'44"	S 79°36'05" E	52.00	400.00	100.00	100.00

**LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	S 10°04'11" W	102.90'
L2	S 04°25'40" E	91.52'
L3	S 81°03'41" E	100.04'
L4	N 67°05'11" E	215.00'
L5	S 86°34'41" E	424.78'
L6	S 73°08'06" E	113.80'
L7	S 15°15'33" E	199.33'
L8	S 62°25'40" W	376.01'
L9	N 29°49'56" W	130.22'
L10	S 87°43'12" W	429.54'
L11	S 78°10'54" W	501.59'
L12	S 72°40'44" W	877.59'
L13	N 58°04'42" W	237.03'
L14	S 62°13'21" W	64.00'
L15	S 27°46'28" E	63.42'
L16	S 62°13'32" W	75.59'
L17	N 27°46'32" W	353.99'
L18	N 53°37'01" E	283.64'
L19	S 78°11'39" E	594.86'
L20	N 20°36'57" E	80.28'
L21	N 10°04'12" E	146.16'

