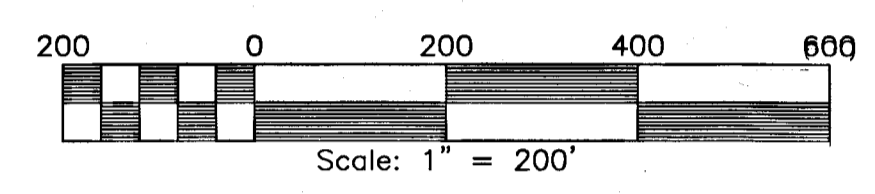


090008930

PLAT OF  
PHASE 14  
**BRAEMAR CREEK**  
AT GREENSPRINGS PLANTATION  
A CONDOMINIUM  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 03/28/09 SCALE: 1" = 200' JOB# 05-548-14  
SHEET 1 OF 2

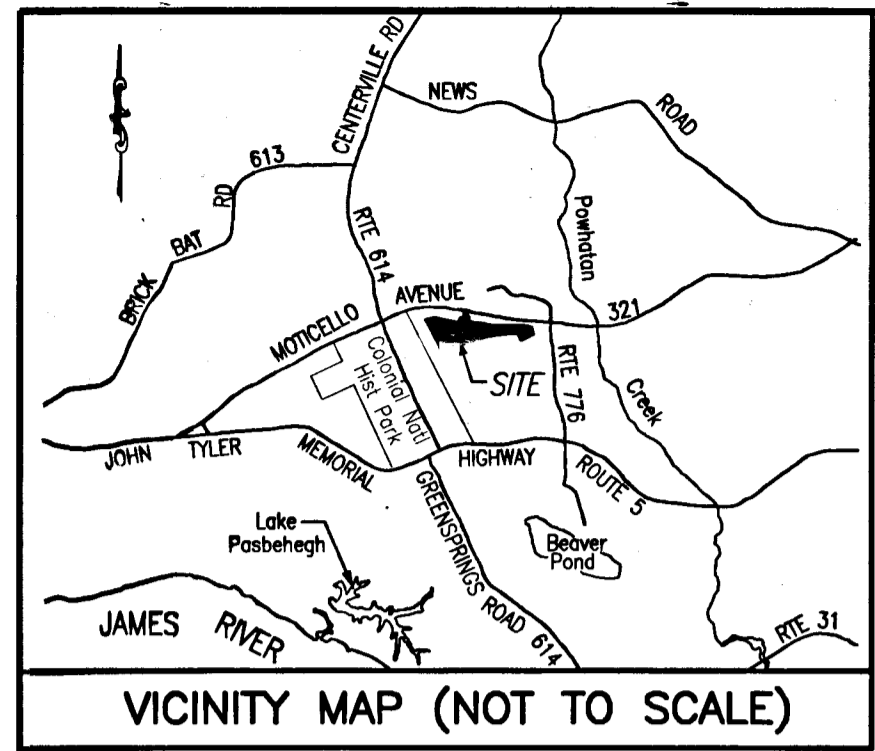
**LandTech**  
Resources, Inc.  
Surveying • Engineering • GPS  
205-E Bulifants Boulevard, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



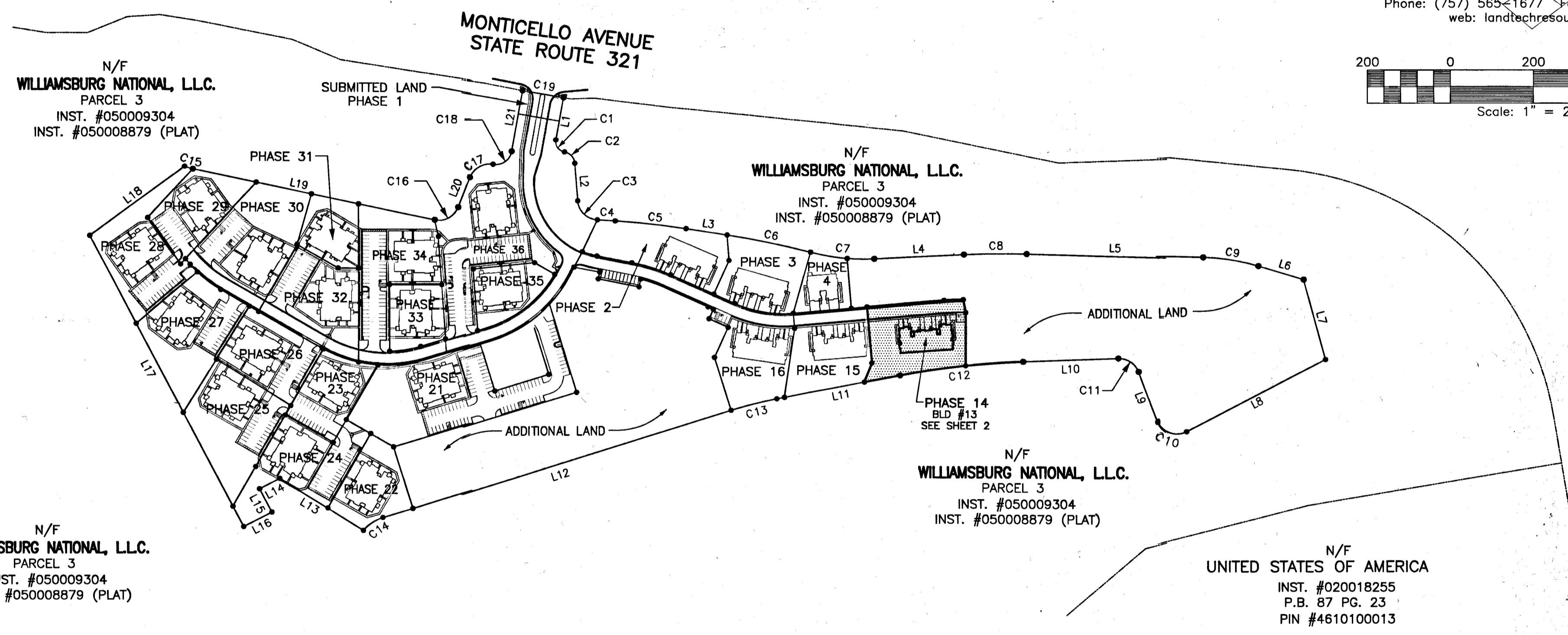
**GENERAL NOTES**

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 13 AND WITHIN PHASE 14 SHALL BE KNOWN AS COMMON ELEMENT.
6. BUILDING PLANS RECORDED IN INSTRUMENT #080008347.

**OWNER INFORMATION**  
GREENSPRINGS CONDOMINIUM, LLC  
"M-6/M-7 BOUNDARY"  
INST. #050008652  
INST. #050014136  
P.B. 66, PG. 51-52  
INST. #050008879 (PLAT)



RECORD MERIDIAN  
P.B. 66, 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  
INST. #050009304  
INST. #050008879 (PLAT)

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PARCEL 3  
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INST. #050008879 (PLAT)

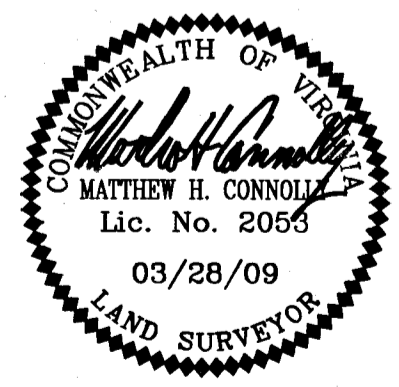
N/F  
UNITED STATES OF AMERICA  
INST. #020018255  
P.B. 87 PG. 23  
PIN #4610100013

GREENSPRINGS  
PLANTATION DRIVE  
VARIABLE WIDTH R/W

2 Large/Small Plat(s) Recorded  
herewith as # 090008930

**STATE OF VIRGINIA, JAMES CITY COUNTY**  
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 31 DAY OF March, 2009.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 090008930 @ 11:41 AM  
TESTE Betsy B. Workedge, Clerk  
BY Claudia H. Bickelitz Reg. 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.  
Matthew H. Connolly 3/28/2009  
STATE CERTIFIED LAND SURVEYOR DATE



**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"	N 89°15'25" E	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	96°44'24"	N 69°12'08" W	56.26	50.00	84.42	74.75
C11	71°26'52"	N 56°33'22" W	35.96	50.00	62.35	58.39
C12	08°32'18"	S 83°27'03" W	149.30	2000.00	298.04	297.77
C13	06°30'10"	S 75°55'49" W	56.81	1000.00	113.49	113.43
C14	32°59'52"	S 56°10'40" W	29.62	100.00	57.59	56.80
C15	11°43'11"	S 72°20'04" E	10.26	100.00	20.45	20.42
C16	81°11'24"	N 61°12'39" E	42.85	50.00	70.85	65.07
C17	79°27'25"	N 60°20'40" E	41.55	50.00	69.34	63.92
C18	90°00'10"	N 55°04'17" E	38.60	38.60	60.63	54.59
C19	01°25'44"	S 79°56'05" E	50.00	4010.00	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 87°05'31" E	215.95'
L5	S 88°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 20°49'56" W	130.22'
L10	S 87°43'12" W	229.54'
L11	S 79°10'54" W	301.59'
L12	S 72°40'44" W	877.59'
L13	N 58°04'42" W	237.03'
L14	S 62°13'32" W	55.00'
L15	S 27°46'28" E	63.42'
L16	S 62°13'32" W	76.59'
L17	N 27°46'32" W	793.99'
L18	N 53°37'01" E	283.64'
L19	S 78°11'39" E	594.86'
L20	N 20°36'57" E	80.29'
L21	N 10°04'12" E	148.18'

090008930

LINE	BEARING	DISTANCE
L22	S 11°21'59" E	31.63'

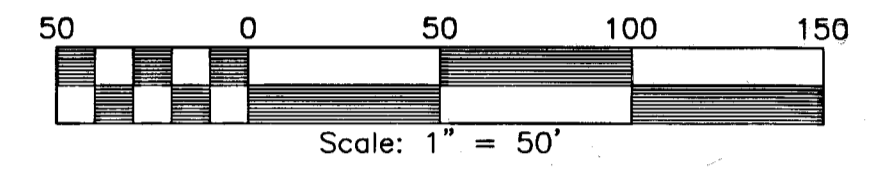
  

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C20	517.00'	45.85'	45.84'	N 87°35'02" E	5°04'54"	22.94'
C21	2000.00'	159.47'	159.42'	S 81°27'56" W	4°34'06"	79.77'

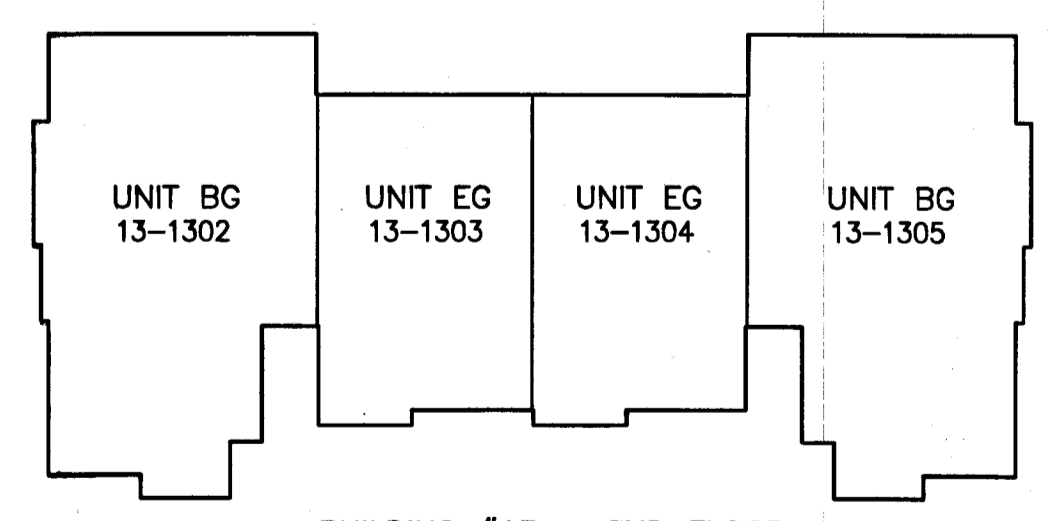
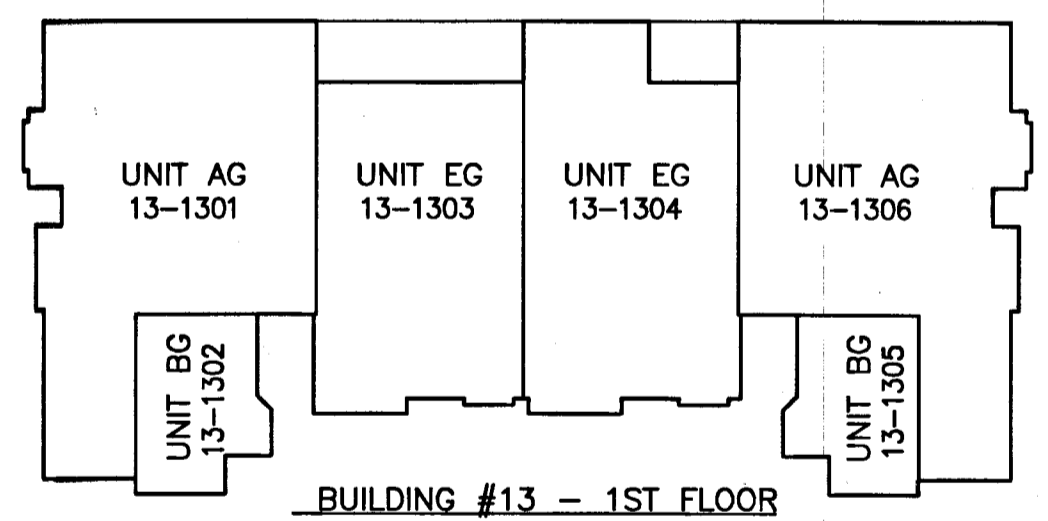
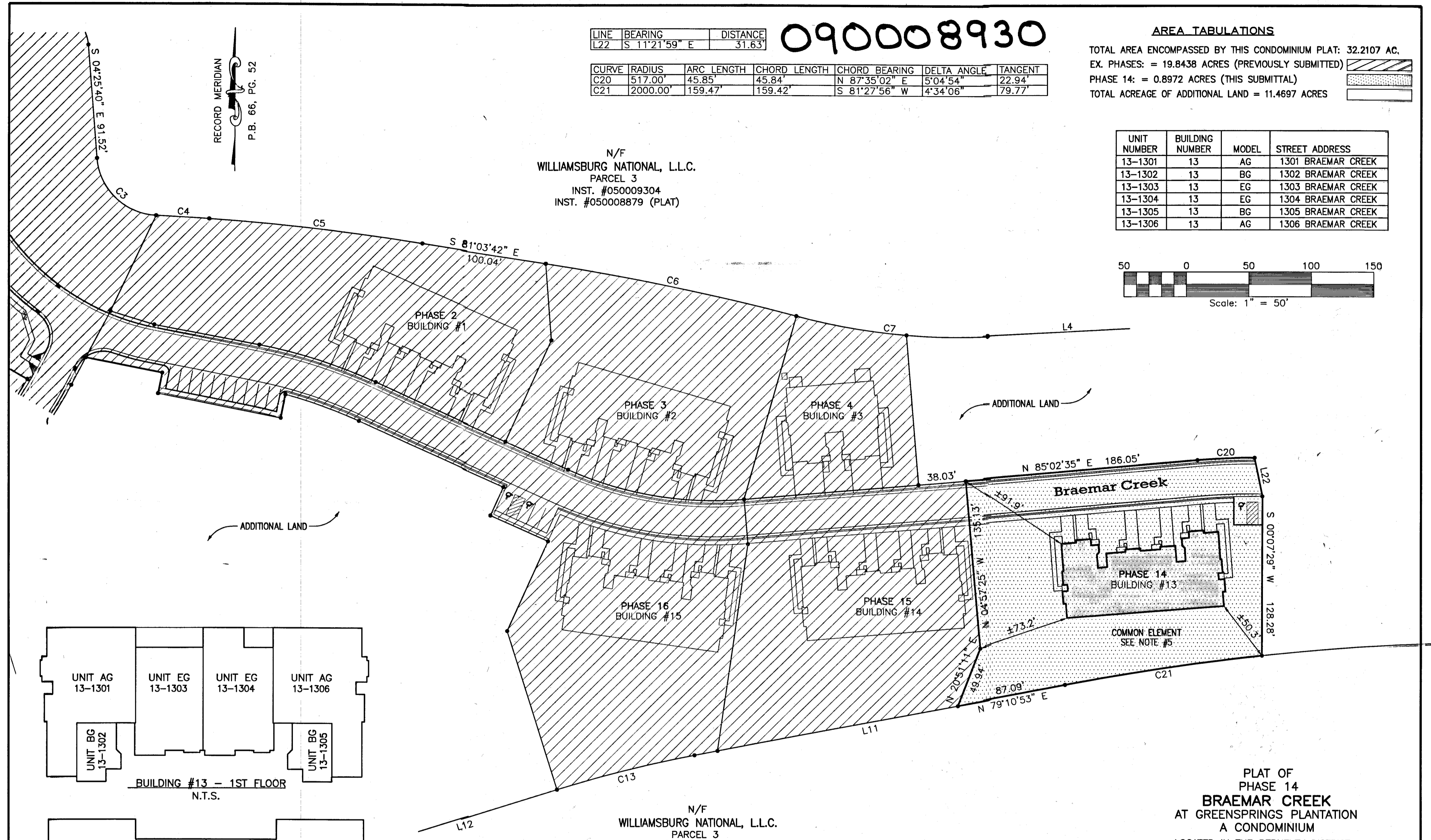
**AREA TABULATIONS**

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.  
 EX. PHASES: = 19.8438 ACRES (PREVIOUSLY SUBMITTED)  
 PHASE 14: = 0.8972 ACRES (THIS SUBMITTAL)  
 TOTAL ACREAGE OF ADDITIONAL LAND = 11.4697 ACRES

UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
13-1301	13	AG	1301 BRAEMAR CREEK
13-1302	13	BG	1302 BRAEMAR CREEK
13-1303	13	EG	1303 BRAEMAR CREEK
13-1304	13	EG	1304 BRAEMAR CREEK
13-1305	13	BG	1305 BRAEMAR CREEK
13-1306	13	AG	1306 BRAEMAR CREEK



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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2 Large/Small Plat(s) Recorded  
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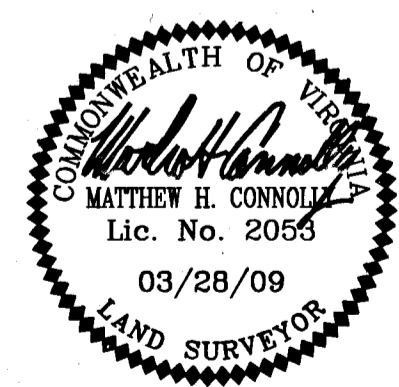
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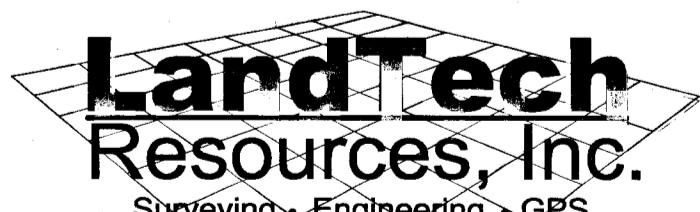
*Matthew H. Connolly*  
 STATE CERTIFIED LAND SURVEYOR

3/28/2009  
 DATE

City of Williamsburg & County of James City  
 Circuit Court. This PLAT was recorded on  
 31 March 2009  
 at 11:41 AM/PM PB PG  
 DOCUMENT # 090008930  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



PLAT OF  
 PHASE 14  
**BRAEMAR CREEK**  
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