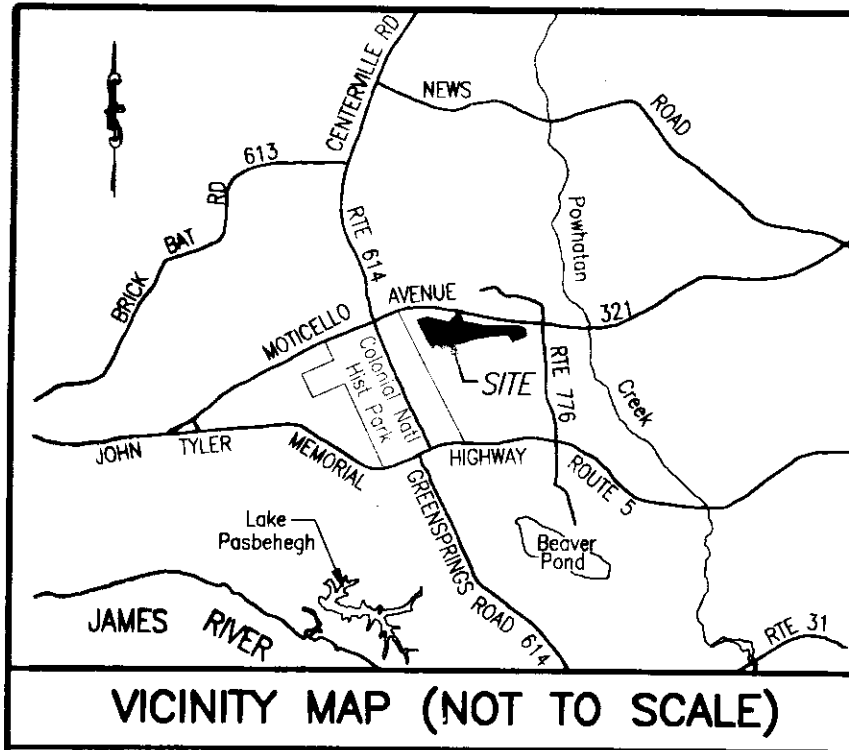


100013656



**GENERAL NOTES**

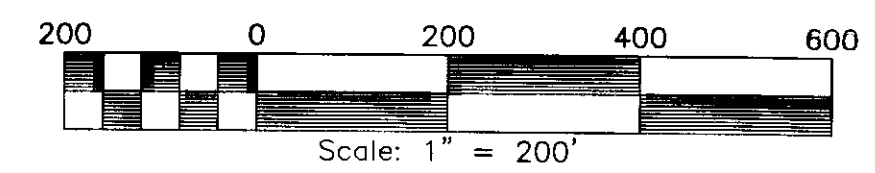
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C00120C DATED SEPTEMBER 28, 2007.
3. ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER.
4. ALL IMPROVEMENTS SHOWN ARE TAKEN FROM SITE PLAN.
5. ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDING 4 AND WITHIN PHASE 5 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)

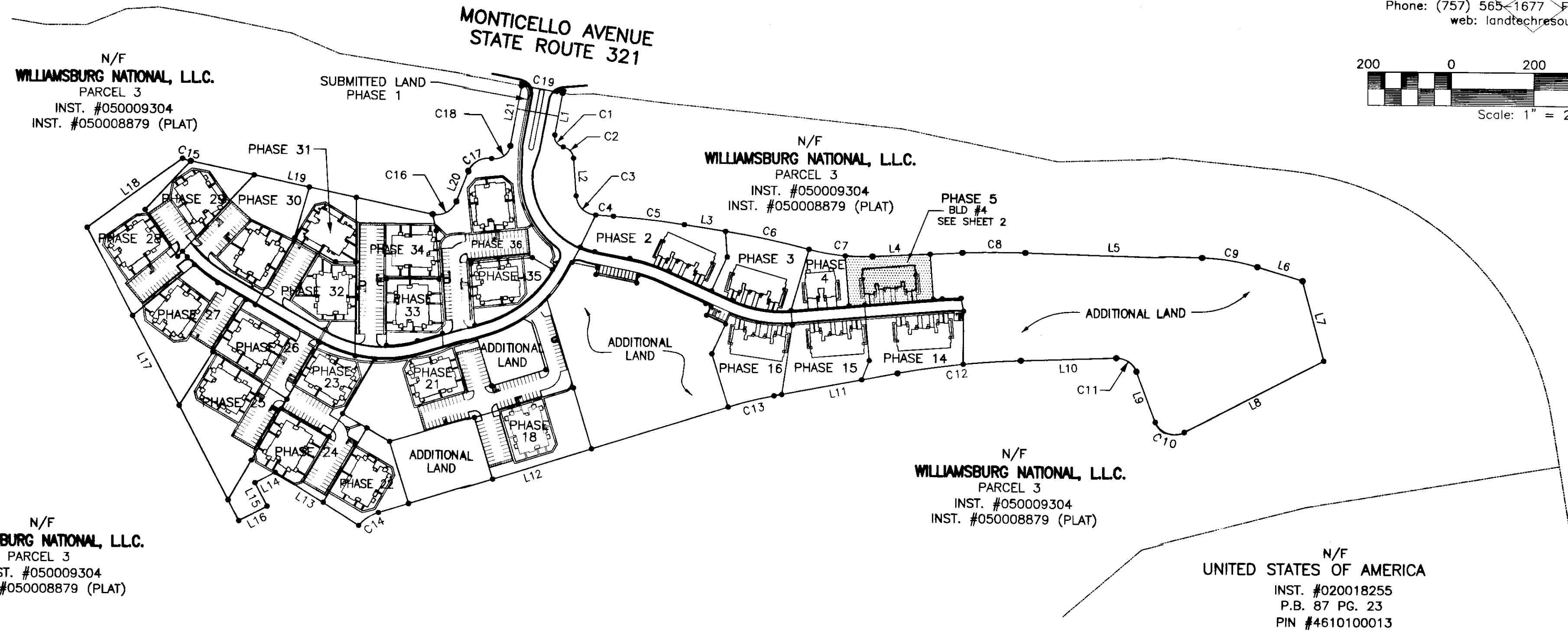
PLAT OF  
 PHASE 5  
**BRAEMAR CREEK**  
 AT GREENSPRINGS PLANTATION  
 A CONDOMINIUM  
 LOCATED IN THE BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: 06/22/10 SCALE: 1" = 200' JOB# 05-548-5

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



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)

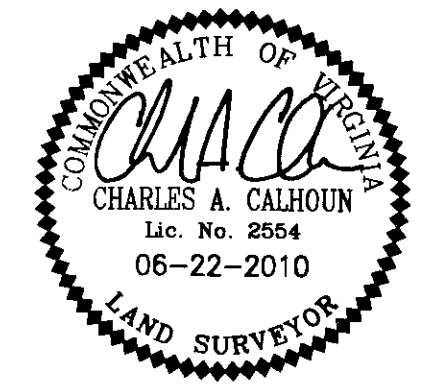
N/F  
 WILLIAMSBURG NATIONAL, L.L.C.  
 PARCEL 3  
 INST. #050009304  
 INST. #050008879 (PLAT)

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

2 Large/Small Plats Recorded  
 Instrument # 100013656

**STATE OF VIRGINIA, JAMES CITY COUNTY**  
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 30 DAY OF June, 2010, at 2:45 PM  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 100013656  
 TESTE Cathy B. Woodruff, Clerk  
 BY Claudia H. Binkley, Dip 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.  
CHACA  
 STATE CERTIFIED LAND SURVEYOR  
 DATE 06-22-2010



**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'

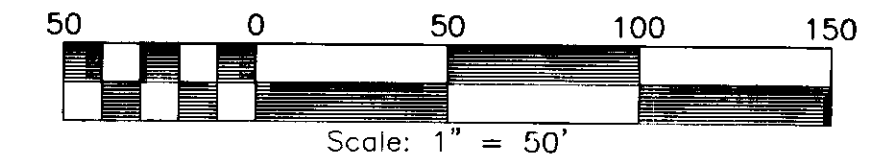
100013656

PROPERTY CURVE TABLE						
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C20	500.00'	89.51'	89.39'	N 80°19'24" W	10°15'26"	44.87'
C21	500.00'	65.07'	65.02'	N 89°10'48" W	07°27'23"	32.58'

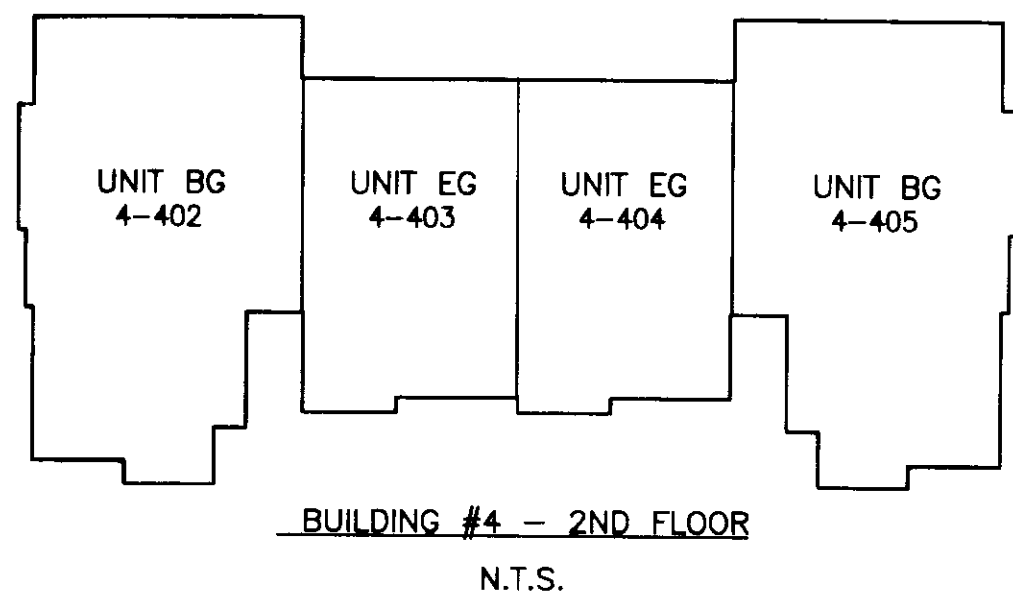
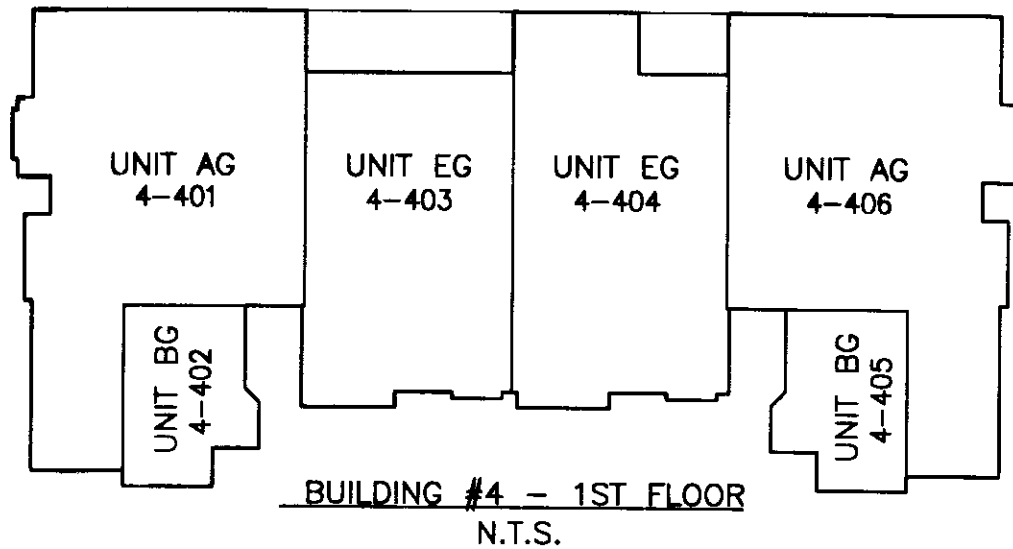
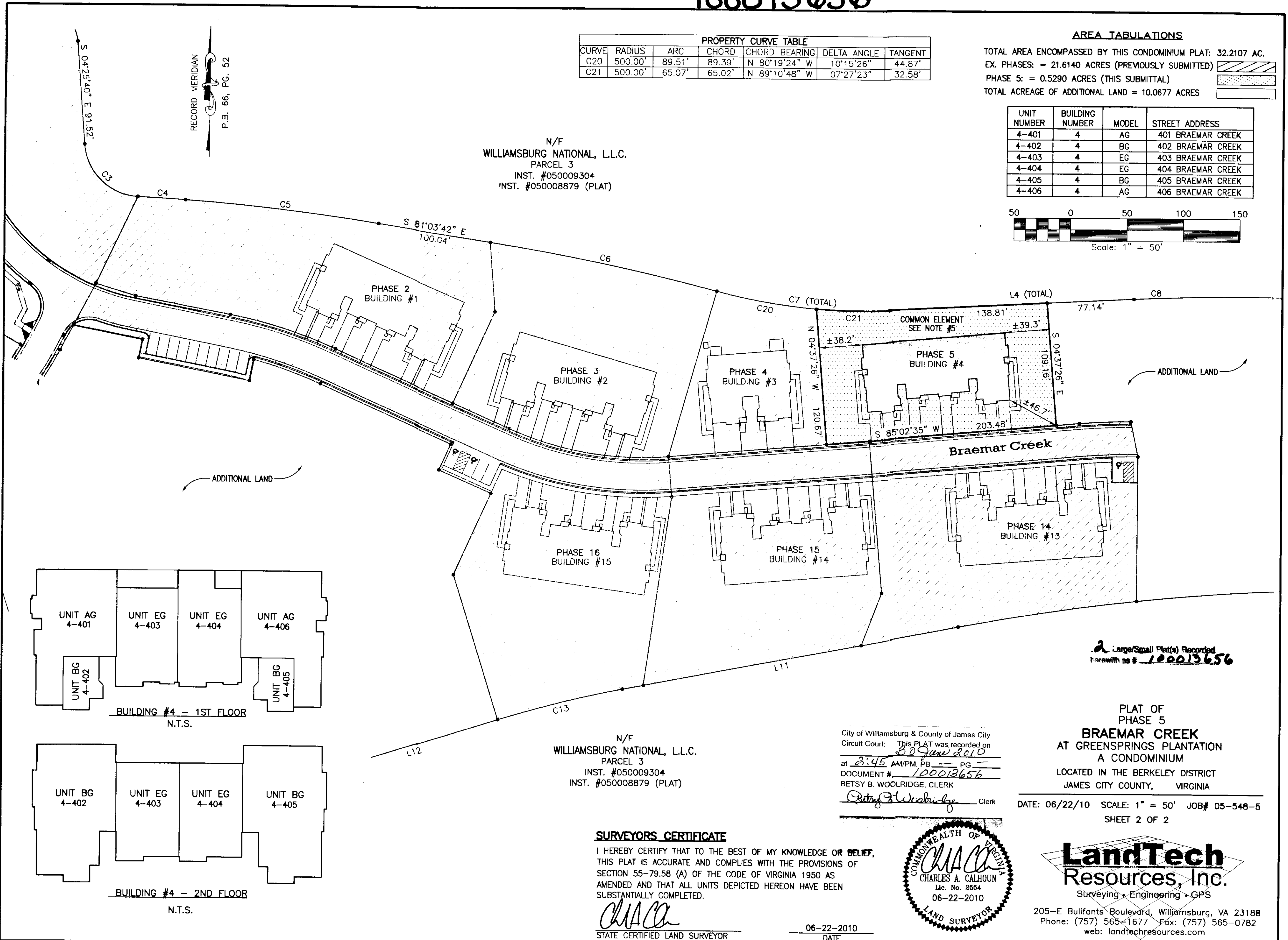
AREA TABULATIONS

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.  
 EX. PHASES: = 21.6140 ACRES (PREVIOUSLY SUBMITTED)  
 PHASE 5: = 0.5290 ACRES (THIS SUBMITTAL)  
 TOTAL ACREAGE OF ADDITIONAL LAND = 10.0677 ACRES

UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
4-401	4	AG	401 BRAEMAR CREEK
4-402	4	BG	402 BRAEMAR CREEK
4-403	4	EG	403 BRAEMAR CREEK
4-404	4	EG	404 BRAEMAR CREEK
4-405	4	BG	405 BRAEMAR CREEK
4-406	4	AG	406 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  
 INST. #050009304  
 INST. #050008879 (PLAT)

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 30 June 2010  
 at 2:45 AM/PM, PG. — PG. —  
 DOCUMENT # 100013656  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

2 Large/Small Plat(s) Recorded  
 herewith as # 100013656

PLAT OF  
 PHASE 5  
**BRAEMAR CREEK**  
 AT GREENSPRINGS PLANTATION  
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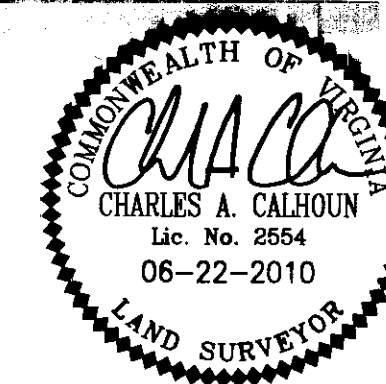
DATE: 06/22/10 SCALE: 1" = 50' JOB# 05-548-5  
 SHEET 2 OF 2

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*CHACA*  
 STATE CERTIFIED LAND SURVEYOR

06-22-2010  
 DATE



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