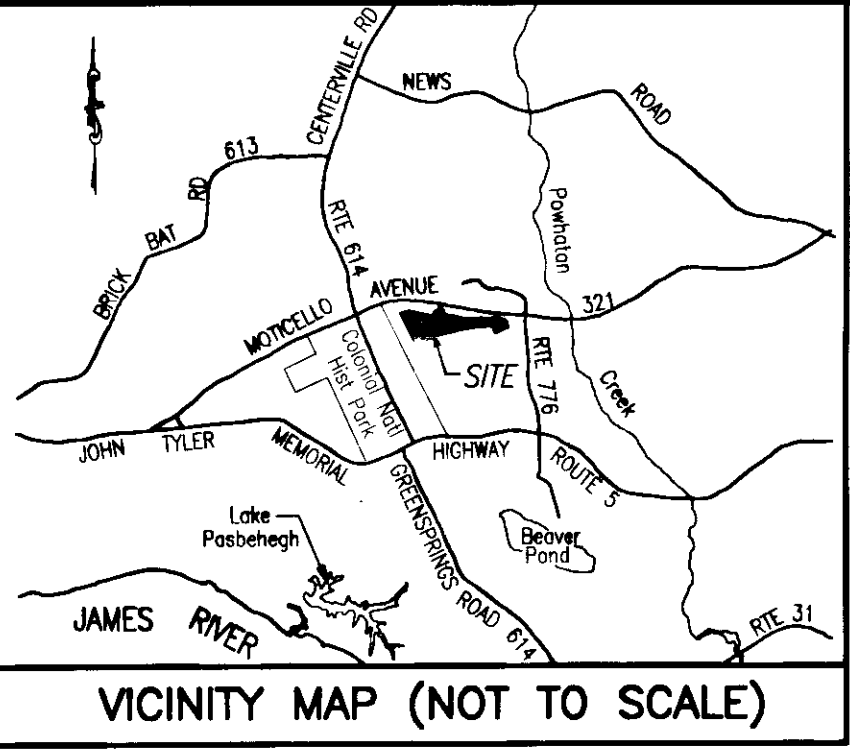


110012813



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

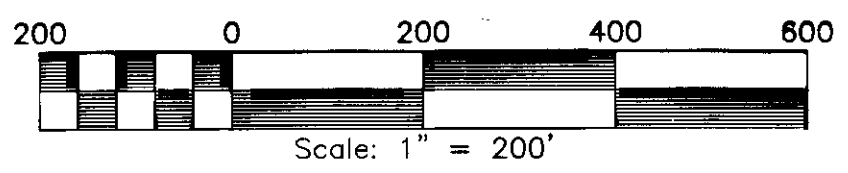
**OWNER INFORMATION**  
 GREENSPRINGS CONDOMINIUM, LLC  
 "M-6/M-7 BOUNDARY"  
 INST. #050008652  
 INST. #050014136  
 P.B. 66, PG. 51-52  
 INST. #050008879 (PLAT)

PLAT OF  
 PHASE 20  
**BRAEMAR CREEK**  
 AT GREENSPRINGS PLANTATION  
 A CONDOMINIUM  
 LOCATED IN THE BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: 06/09/11 SCALE: 1" = 200' JOB# 05-548-20

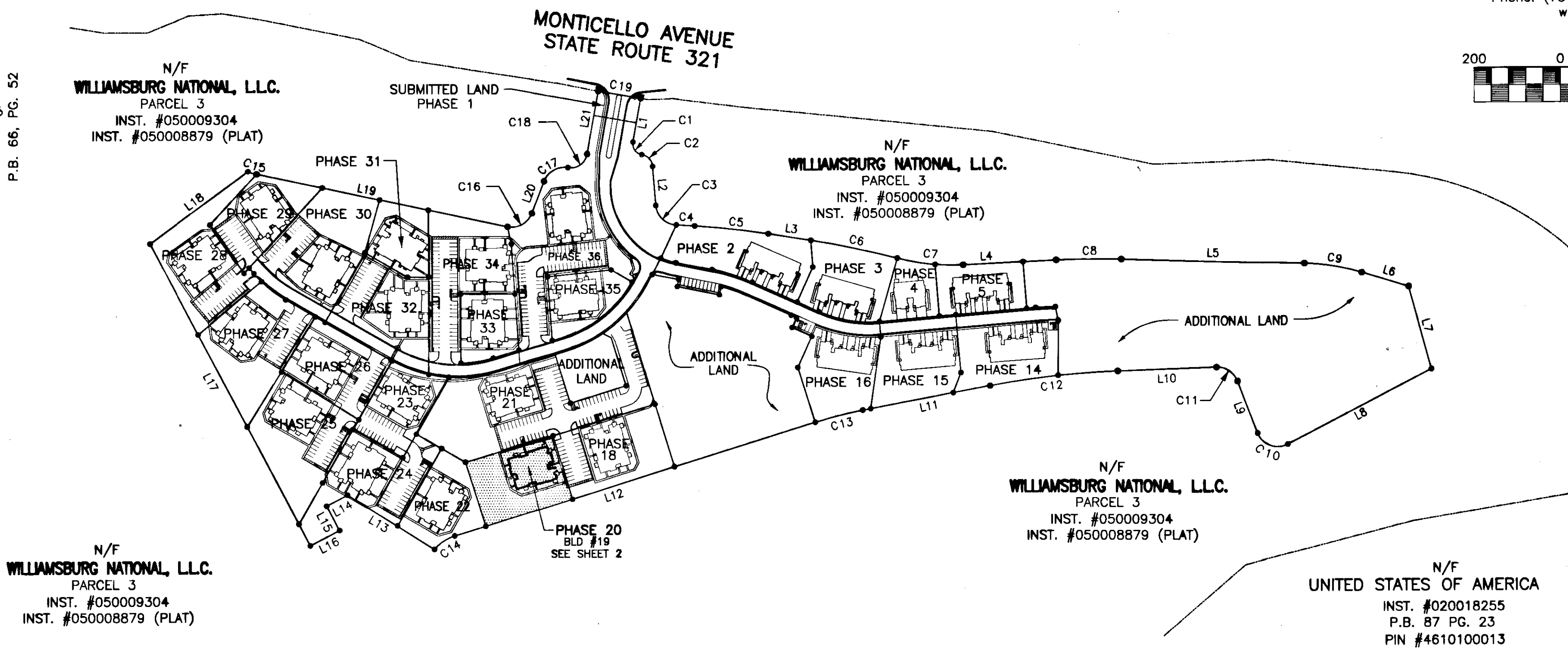
SHEET 1 OF 2



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 #461010013

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

2 Large/Small Plat(s) Recorded  
 herewith as # 110012813

**STATE OF VIRGINIA, JAMES CITY COUNTY**

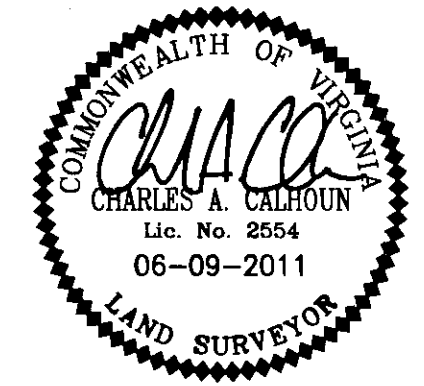
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 16 DAY OF June, 2011.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 110012813 @ 9:10 AM  
 TESTE Bethany B. Woodruff, Clerk  
 BY Charles A. Calhoun CLERK

**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

06-09-2011  
 DATE



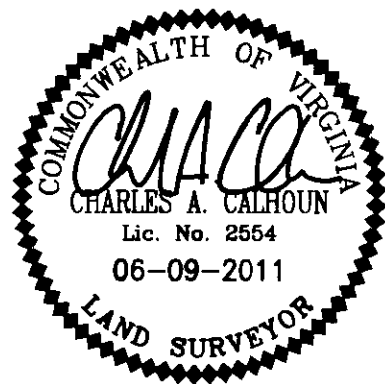
**PROPERTY CURVE TABLE**

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"	S 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 82°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'

110012813



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)

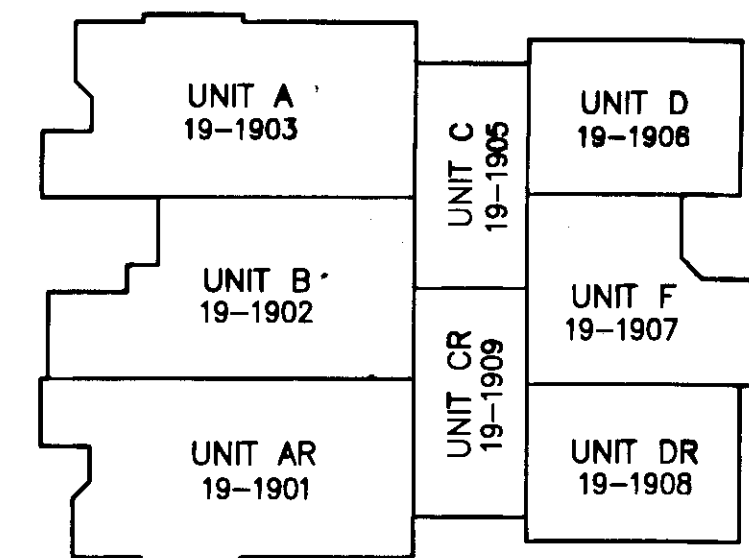
NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C38	14°54'43"	N 35°19'31" E	41.42	316.50	82.37	82.14

**SURVEYORS CERTIFICATE**

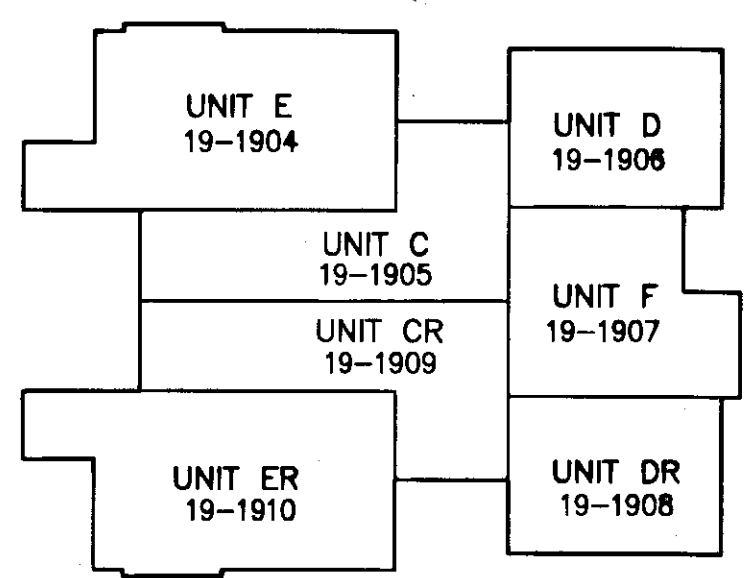
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

*CHACA*  
STATE CERTIFIED LAND SURVEYOR

06-09-2011  
DATE

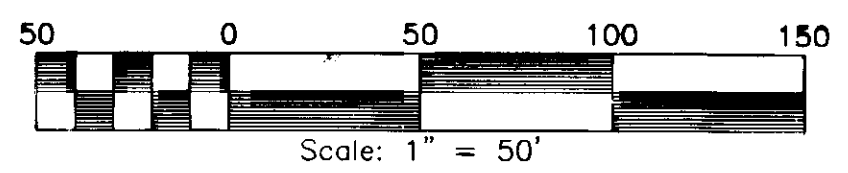


BUILDING #19 - 1ST FLOOR  
N.T.S.



BUILDING #19 - 2ND FLOOR  
N.T.S.

UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
19-1901	19	AR	1901 DUNTRUNE GLEN
19-1902	19	B	1902 DUNTRUNE GLEN
19-1903	19	A	1903 DUNTRUNE GLEN
19-1904	19	E	1904 DUNTRUNE GLEN
19-1905	19	C	1905 DUNTRUNE GLEN
19-1906	19	D	1906 DUNTRUNE GLEN
19-1907	19	F	1907 DUNTRUNE GLEN
19-1908	19	DR	1908 DUNTRUNE GLEN
19-1909	19	CR	1909 DUNTRUNE GLEN
19-1910	19	ER	1910 DUNTRUNE GLEN

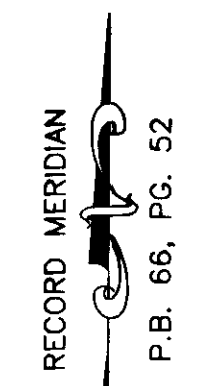
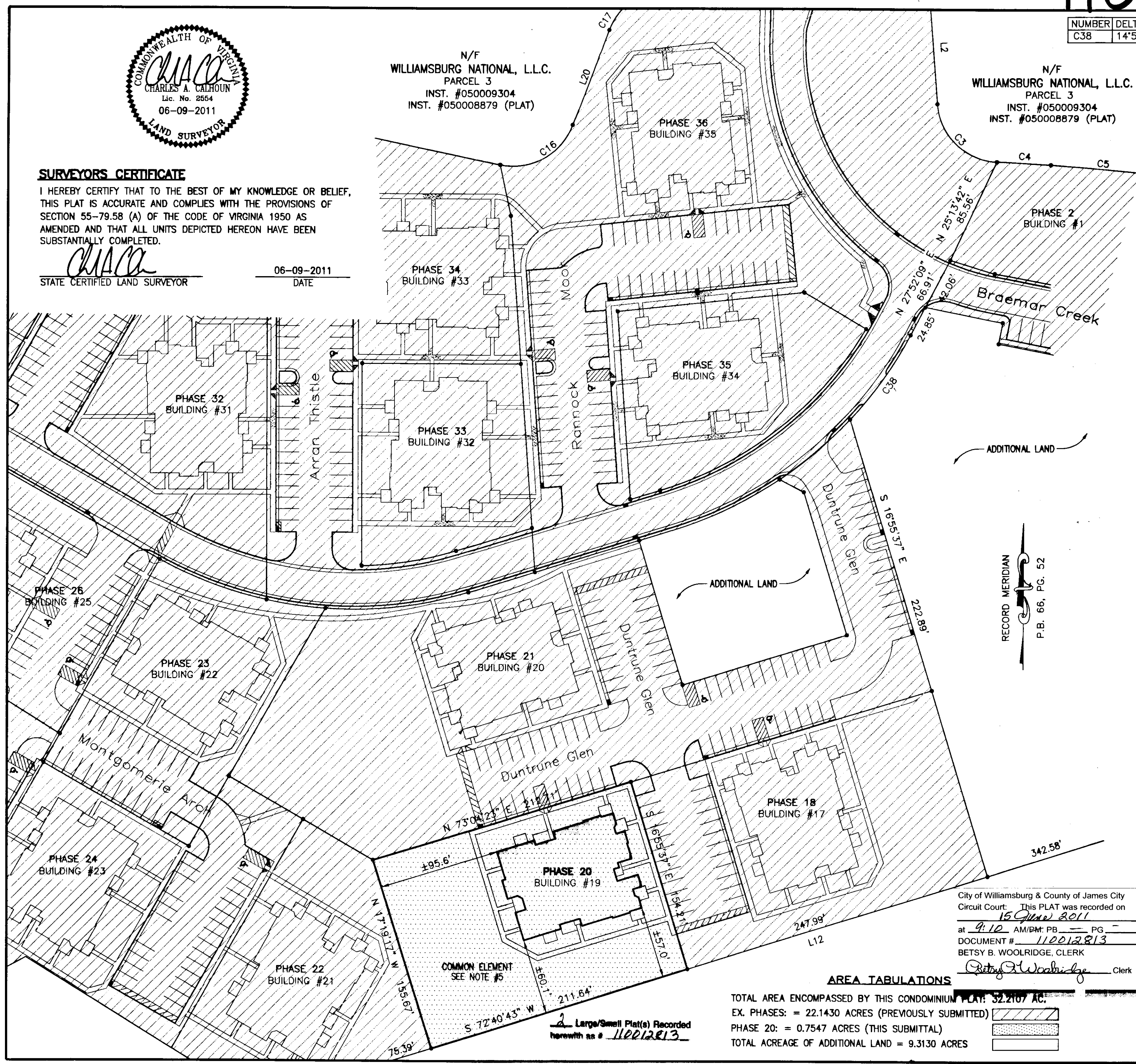


PLAT OF  
PHASE 20  
BRAEMAR CREEK  
AT GREENSPRINGS PLANTATION  
A CONDOMINIUM  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 06/09/11 SCALE: 1" = 50' JOB# 05-548-20  
SHEET 2 OF 2



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**AREA TABULATIONS**

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.  
EX. PHASES: = 22.1430 ACRES (PREVIOUSLY SUBMITTED)  
PHASE 20: = 0.7547 ACRES (THIS SUBMITTAL)  
TOTAL ACREAGE OF ADDITIONAL LAND = 9.3130 ACRES

2 Large/Small Plat(s) Recorded  
herewith as # 110012813

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
15 June 2011  
at 9:10 AM/PM: PB PG -  
DOCUMENT # 110012813  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk