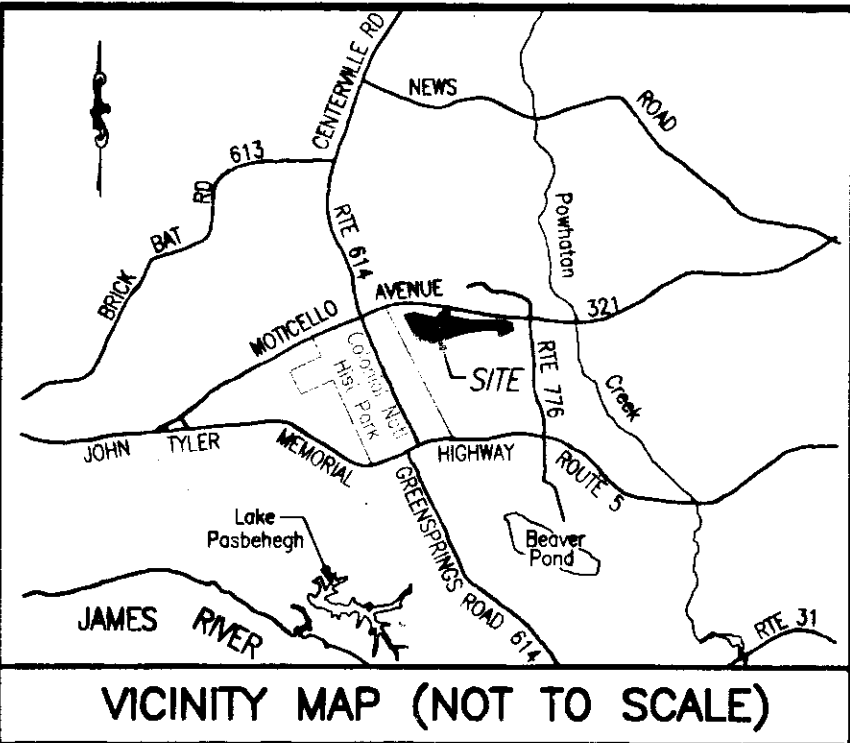


120015888



GENERAL NOTES

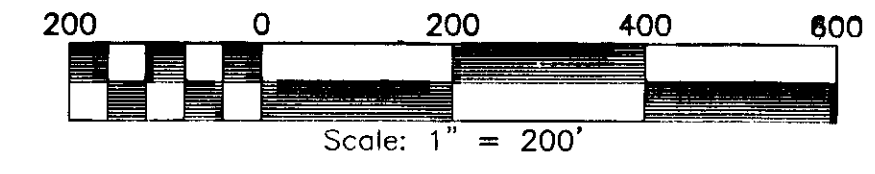
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C00120C DATED SEPTEMBER 28, 2007.
3. ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER.
4. ALL IMPROVEMENTS SHOWN ARE TAKEN FROM SITE PLAN.
5. ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDING 16 AND WITHIN PHASE 17 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)

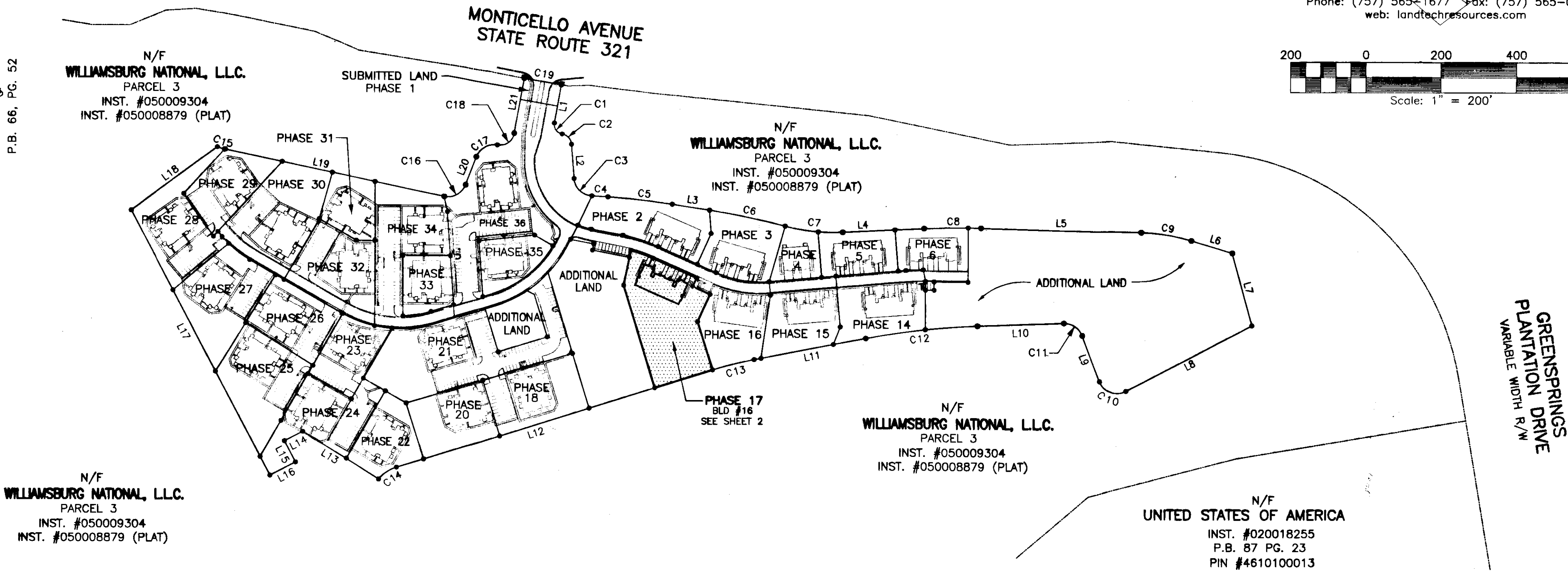
PLAT OF
 PHASE 17
BRAEMAR CREEK
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM
 LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: 07/19/12 SCALE: 1" = 200' JOB# 05-548-17

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
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 Plat(s) Recorded
 herewith # 120015888

STATE OF VIRGINIA, JAMES CITY COUNTY

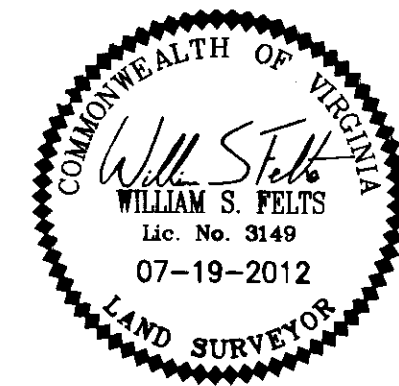
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 31st DAY OF July, 2012 @ 10:34 AM
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 120015888
 TESTE Brittan B. Woodrider, Clerk
 BY Claudia A. O'Neil CLERK

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.

Will Stebb
 STATE CERTIFIED LAND SURVEYOR

07-19-2012
 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" E | 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' |

120015898

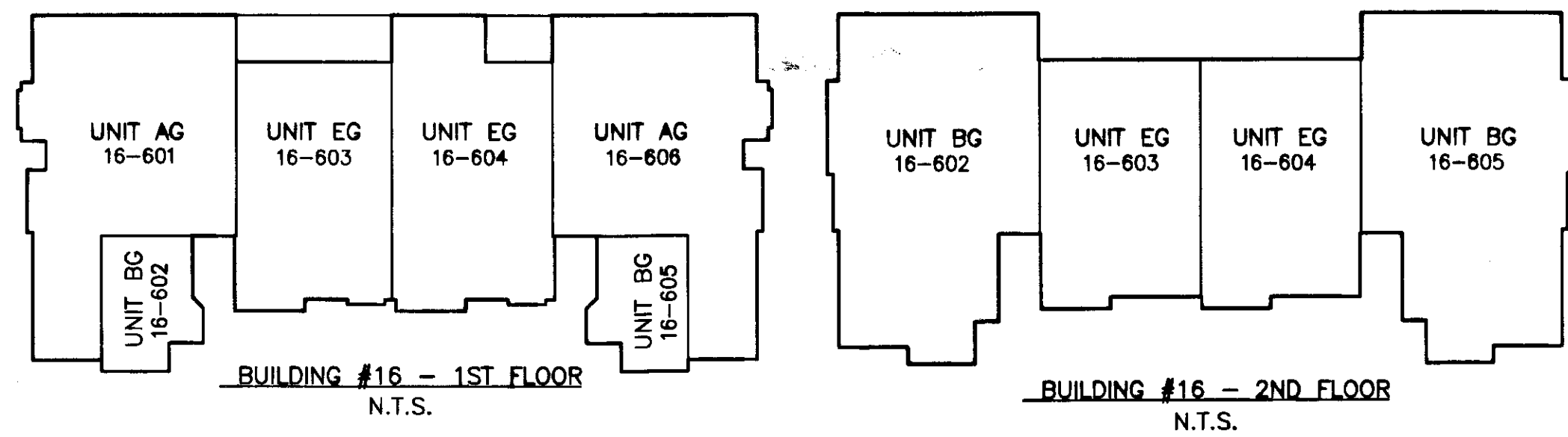
PROPERTY CURVE TABLE

| NO. | DELTA | CHORD BEARING | TAN | RADIUS | LENGTH | CHORD |
|-----|----------|---------------|--------|---------|--------|--------|
| C20 | 9°21'01" | N 70°24'54" W | 31.32' | 383.00' | 62.50' | 62.43' |

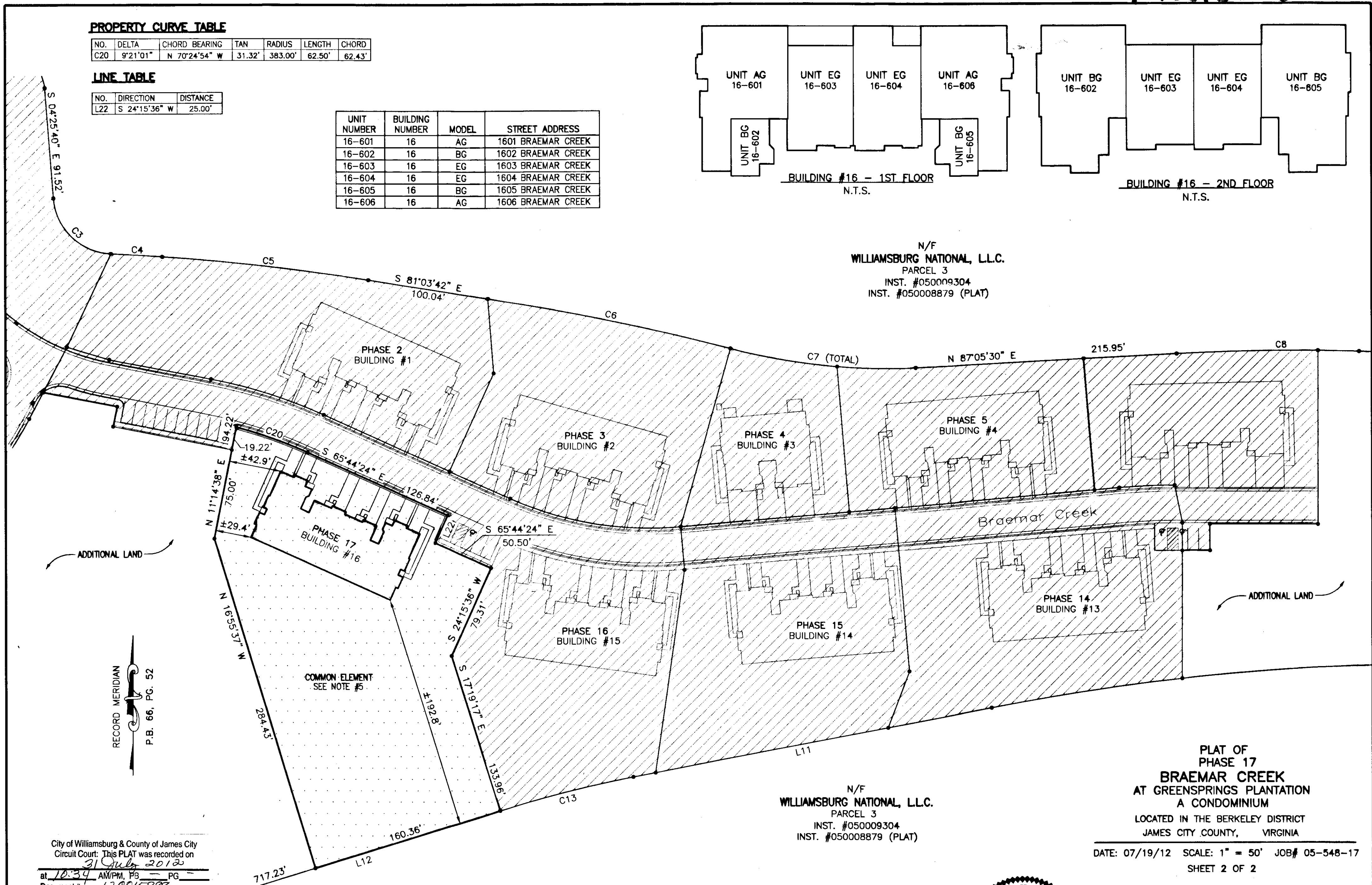
LINE TABLE

| NO. | DIRECTION | DISTANCE |
|-----|---------------|----------|
| L22 | S 24°15'36" W | 25.00' |

| UNIT NUMBER | BUILDING NUMBER | MODEL | STREET ADDRESS |
|-------------|-----------------|-------|--------------------|
| 16-601 | 16 | AG | 1601 BRAEMAR CREEK |
| 16-602 | 16 | BG | 1602 BRAEMAR CREEK |
| 16-603 | 16 | EG | 1603 BRAEMAR CREEK |
| 16-604 | 16 | EG | 1604 BRAEMAR CREEK |
| 16-605 | 16 | BG | 1605 BRAEMAR CREEK |
| 16-606 | 16 | AG | 1606 BRAEMAR CREEK |



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



N/F
WILLIAMSBURG NATIONAL, L.L.C.
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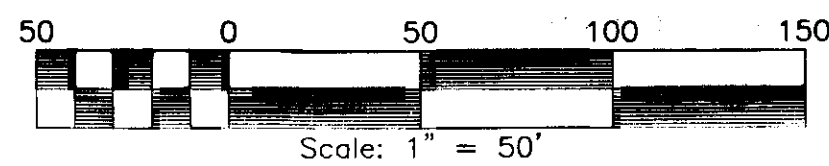
PLAT OF
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 LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 07/19/12 SCALE: 1" = 50' JOB# 05-548-17
 SHEET 2 OF 2

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 31 July 2012
 at 10:34 AM/PM, PG. 52
 Document # 120015888
 BETSY B. WOOLRIDGE, CLERK
 Dep. Clerk

AREA TABULATIONS

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.
 EX. PHASES: = 23.4732 ACRES (PREVIOUSLY SUBMITTED)
 PHASE 17: = 1.2648 ACRES (THIS SUBMITTAL)
 TOTAL ACREAGE OF ADDITIONAL LAND = 7.4727 ACRES

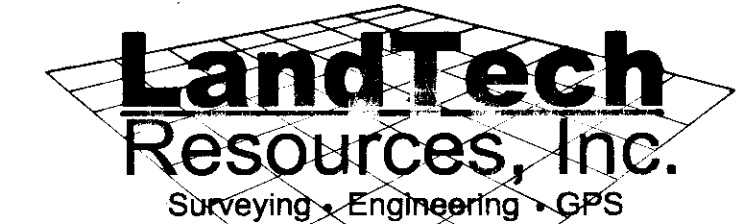
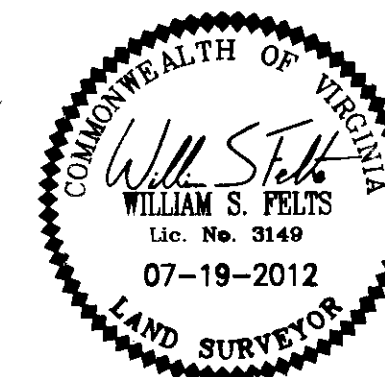


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William S. Felts
 STATE CERTIFIED LAND SURVEYOR

07-19-2012
 DATE



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 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com