

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

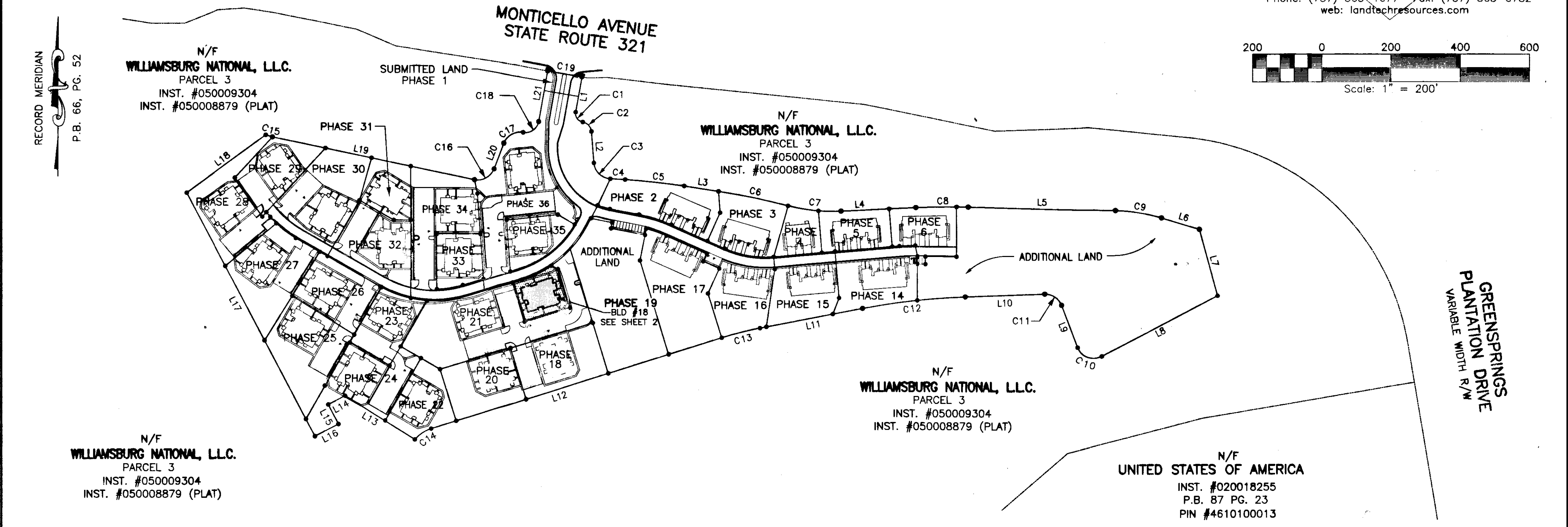
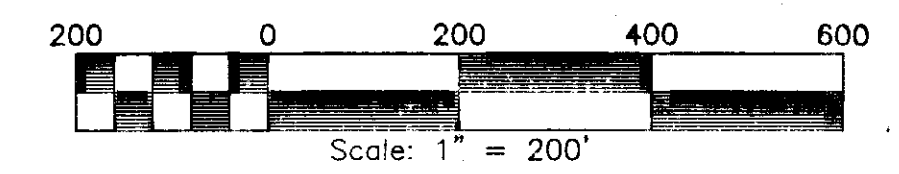
OWNER INFORMATION
 GREENSPRINGS CONDOMINIUM, LLC
 "M-6/M-7 BOUNDARY"
 INST. #050008652
 INST. #050014136
 P.B. 66, PG. 51-52
 INST. #050008879 (PLAT)

PLAT OF
 PHASE 19
BRAEMAR CREEK
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM
 LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: 09/20/12 SCALE: 1" = 200' JOB# 05-548-19

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

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 | 223.54' |
| L11 | S 79°10'54" W | 301.59' |
| L12 | S 72°40'44" W | 877.59' |
| L13 | N 58°04'42" E | 237.03' |
| L14 | S 62°13'32" E | 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' |

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 |

2 Large/Small Plats Recorded herewith as # 120021008

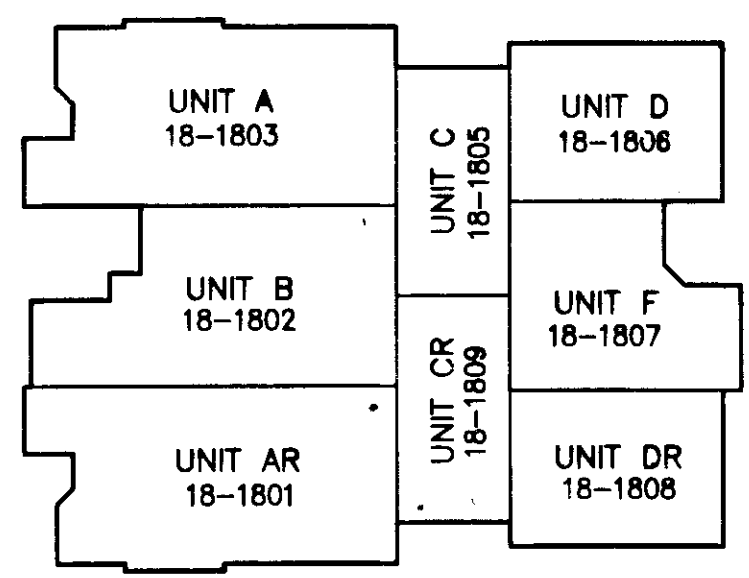
STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 4th DAY OF October, 2012 @ 10:32 AM
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 120021008
 TESTE: William S. Felts
 BY Claudia A. Binkholz Dep. CLERK

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.
William S. Felts
 STATE CERTIFIED LAND SURVEYOR
 09-20-2012
 DATE

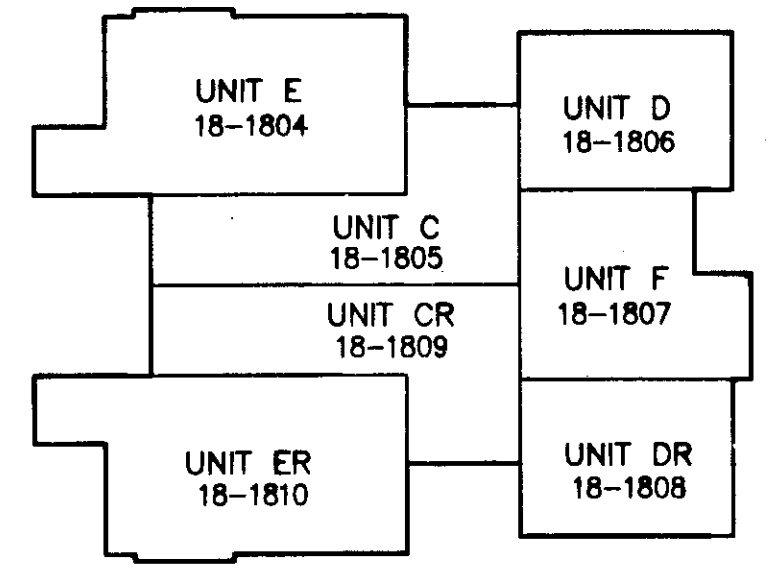


120021008

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C38 | 316.50' | 73.13' | 72.97' | N 49°24'03" E | 13°14'21" |



BUILDING #18 - 1ST FLOOR
N.T.S.



BUILDING #18 - 2ND FLOOR
N.T.S.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 73°04'23" E | 27.34' |
| L2 | S 62°15'31" E | 21.56' |

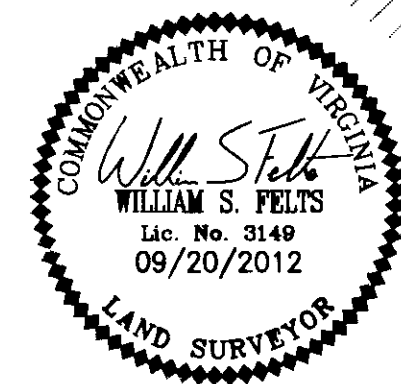
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 316.50' | 94.20' | 93.85' | N 64°32'48" E | 17°03'09" |

| UNIT NUMBER | BUILDING NUMBER | MODEL | STREET ADDRESS |
|-------------|-----------------|-------|--------------------|
| 18-1801 | 18 | AR | 1801 DUNTRUNE GLEN |
| 18-1802 | 18 | B | 1802 DUNTRUNE GLEN |
| 18-1803 | 18 | A | 1803 DUNTRUNE GLEN |
| 18-1804 | 18 | E | 1804 DUNTRUNE GLEN |
| 18-1805 | 18 | C | 1805 DUNTRUNE GLEN |
| 18-1806 | 18 | D | 1806 DUNTRUNE GLEN |
| 18-1807 | 18 | F | 1807 DUNTRUNE GLEN |
| 18-1808 | 18 | DR | 1808 DUNTRUNE GLEN |
| 18-1809 | 18 | CR | 1809 DUNTRUNE GLEN |
| 18-1810 | 18 | ER | 1810 DUNTRUNE GLEN |

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W.S. Felts
STATE CERTIFIED LAND SURVEYOR

09/20/2012
DATE



2 Large/Small Plat(s) Recorded herewith as # 120021008

AREA TABULATIONS
TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.
EX. PHASES: = 24.7380 ACRES (PREVIOUSLY SUBMITTED)
PHASE 19: = 0.3811 AC. ACRES (THIS SUBMITTAL)
TOTAL ACREAGE OF ADDITIONAL LAND = 7.0916 ACRES

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 4 October 2012 at 10:32 AM/PM, PG. Document # 120021008 Betsy B. Woolridge, Clerk
Patricia A. Givens, Dep. Clerk

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PHASE 19
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SHEET 2 OF 2

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