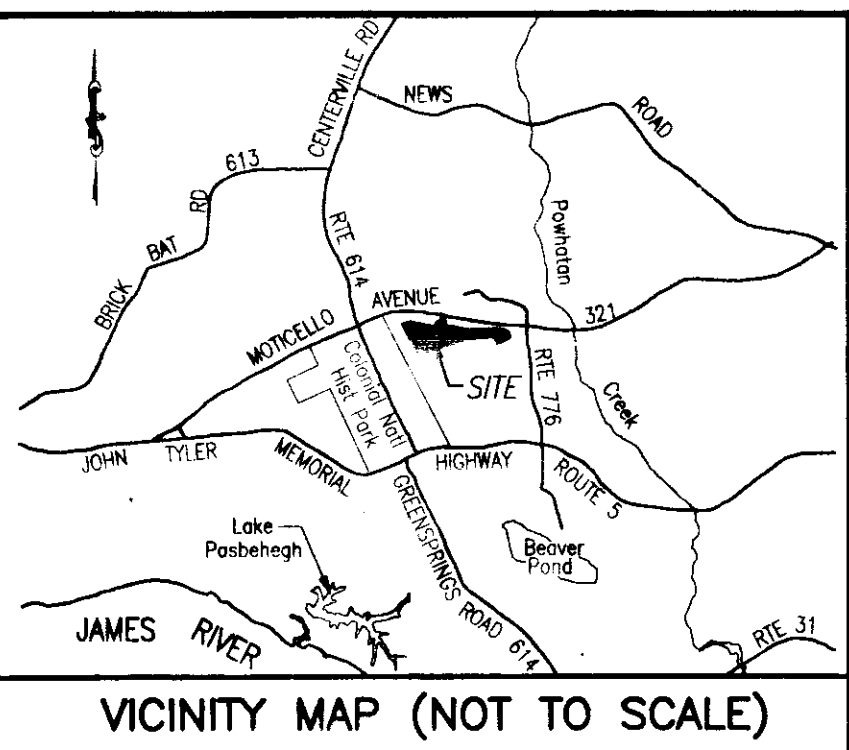


130021627

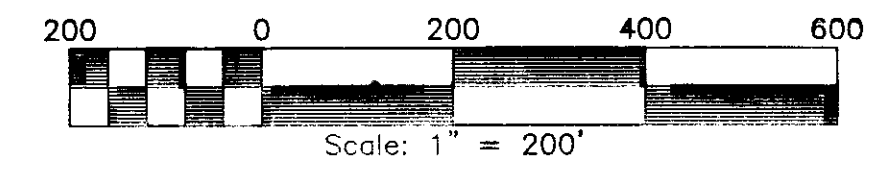


- GENERAL NOTES**
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
  2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C00120C DATED SEPTEMBER 28, 2007.
  3. ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER.
  4. ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDING 12 AND WITHIN PHASE 13 SHALL BE KNOWN AS COMMON ELEMENT.

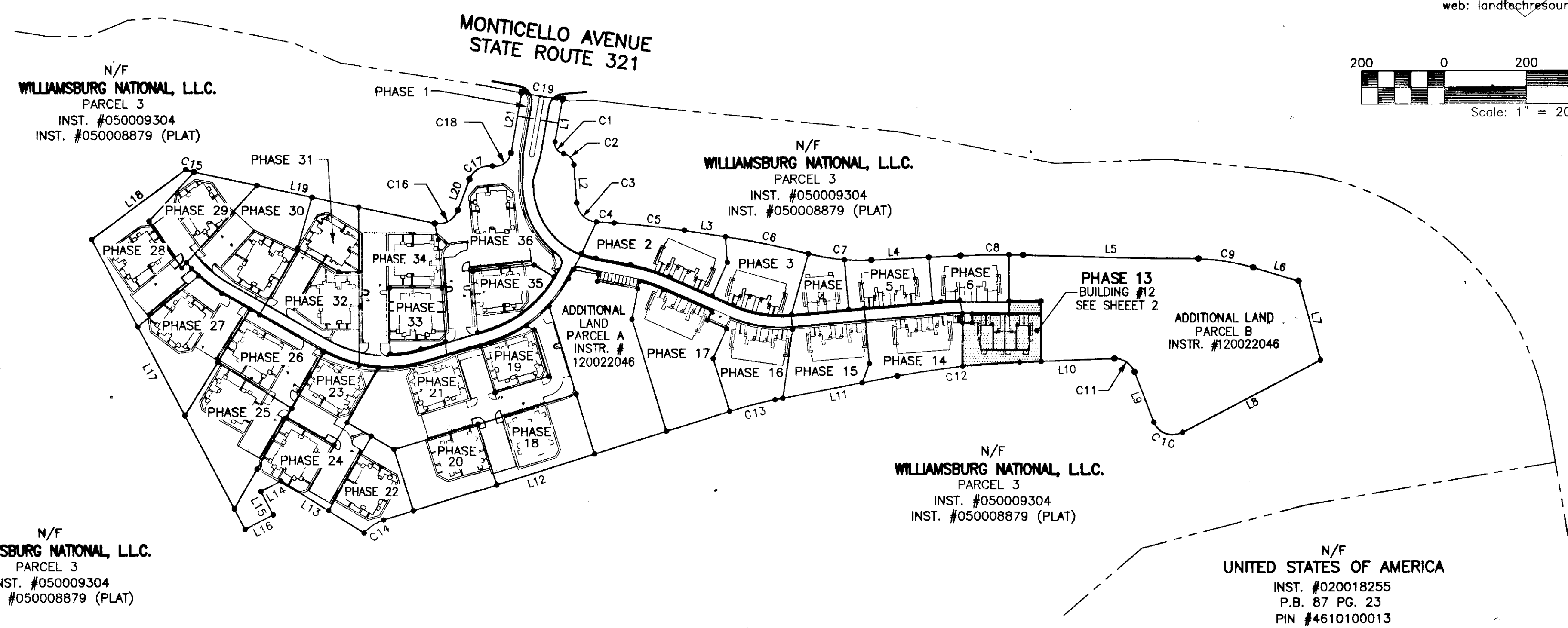
**OWNER INFORMATION**  
**GREENSPRINGS CONDOMINIUM, LLC**  
 "M-6/M-7 BOUNDARY"  
 INST. #050008652  
 INST. #050014136  
 P.B. 66, PG. 51-52  
 INST. #050008879 (PLAT)

PLAT OF  
 PHASE 13  
**BRAEMAR CREEK**  
 AT GREENSPRINGS PLANTATION  
 A CONDOMINIUM  
 LOCATED IN THE BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: 09/06/13 SCALE: 1" = 200' JOB# 05-548-13  
 SHEET: 1 OF 4

**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

4 Large Break Plat(s) Recorded  
 herewith as # 130021627

**STATE OF VIRGINIA, JAMES CITY COUNTY**  
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 13<sup>TH</sup> DAY OF September, 2013, at 2:57 pm THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 130021627  
 TESTE: [Signature] CLERK  
 BY: [Signature] Deputy 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 Steffe  
 STATE CERTIFIED LAND SURVEYOR  
 09-06-2013  
 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**

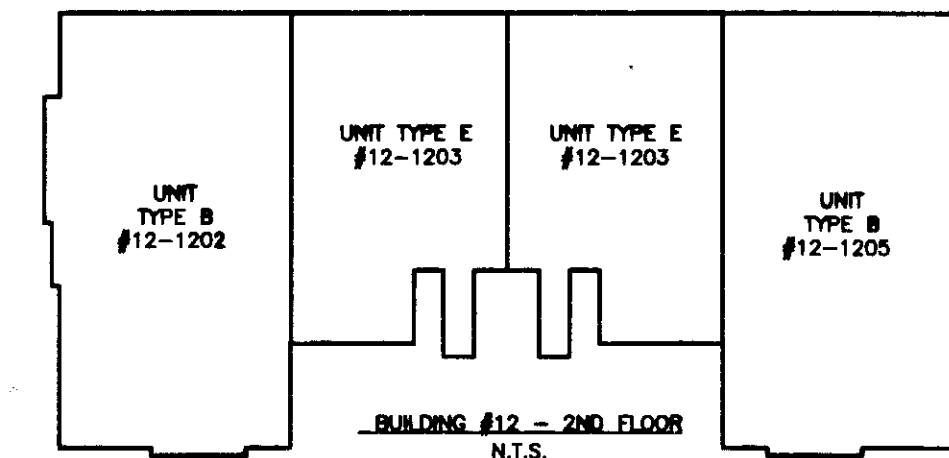
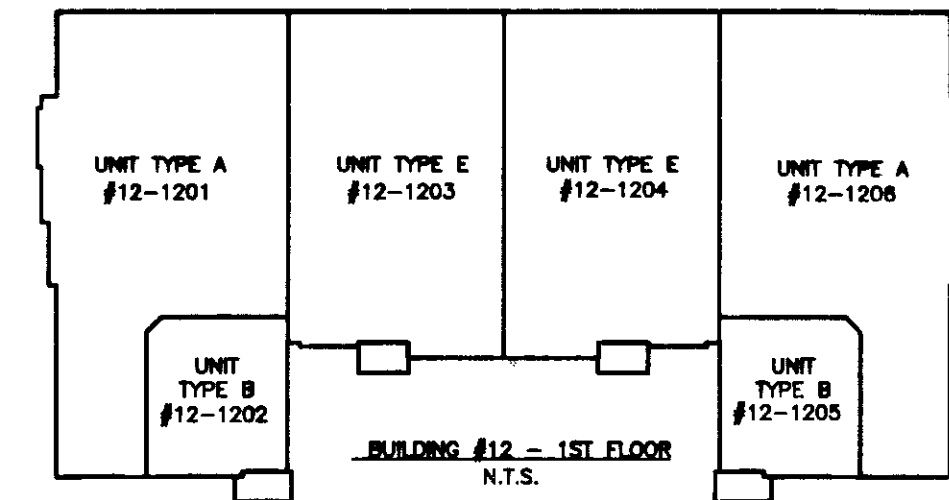
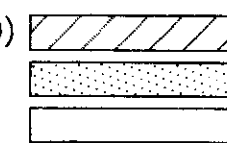
NO.	DIRECTION	DISTANCE
L1	S 10°04'11" W	102.90'
L2	S 04°25'40" E	91.52'
L3	S 81°03'41" E	100.04'
L4	N 87°05'31" E	215.95'
L5	S 88°34'41" E	424.78'
L6	S 73°08'06" E	113.80'
L7	S 15°15'33" E	199.33'
L8	S 62°25'40" W	376.01'
L9	N 20°49'56" W	130.22'
L10	S 87°43'12" W	229.54'
L11	S 79°10'54" W	301.59'
L12	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'

130021627

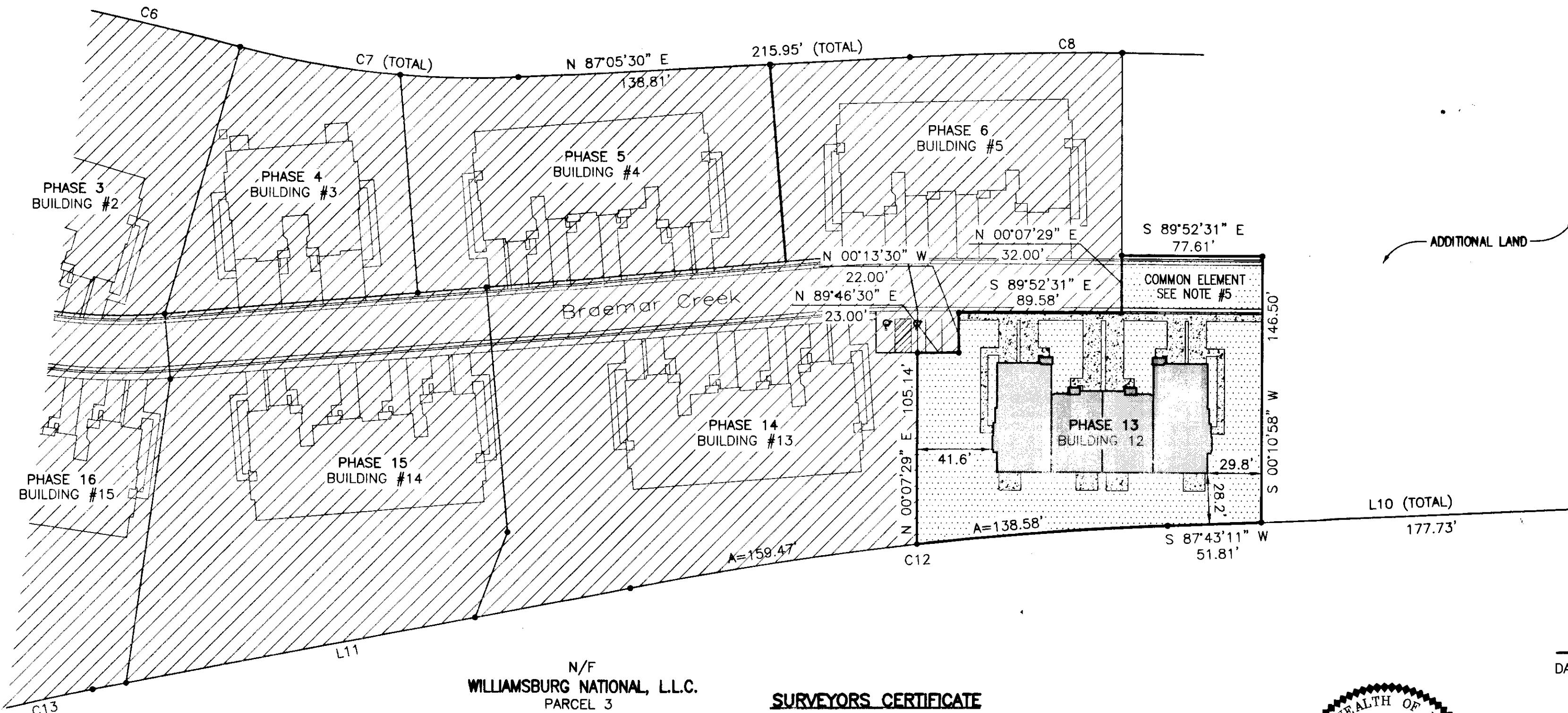
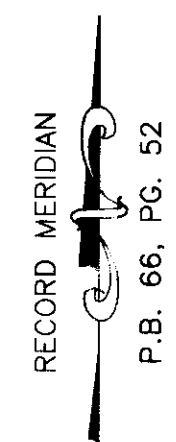
UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
12-1201	12	A	1201 BRAEMAR CREEK
12-1202	12	B	1202 BRAEMAR CREEK
12-1203	12	E	1203 BRAEMAR CREEK
12-1204	12	E	1204 BRAEMAR CREEK
12-1205	12	B	1205 BRAEMAR CREEK
12-1206	12	A	1206 BRAEMAR CREEK

**AREA TABULATIONS**

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.  
 EX. PHASES: = 25.1191 ACRES (PREVIOUSLY SUBMITTED)  
 PHASE 13: = 0.5672 AC. ACRES (THIS SUBMITTAL)  
 TOTAL ACREAGE OF ADDITIONAL LAND = 6.5244 ACRES



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



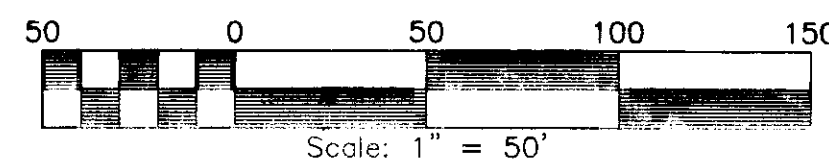
ADDITIONAL LAND

4. LandTech Resources, Inc. 130021627

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 13 September 2013  
 at 2:57 PM, PG =  
 Document # 130021627  
 BETSY B. WOOLRIDGE, CLERK  
 [Signature] Dep. Clerk

**PLAT OF  
 PHASE 13  
 BRAEMAR CREEK  
 AT GREENSPRINGS PLANTATION  
 A CONDOMINIUM**  
 LOCATED IN THE BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

DATE: 09/06/13 SCALE: 1" = 50' JOB# 05-548-13  
 SHEET: 2 OF 4



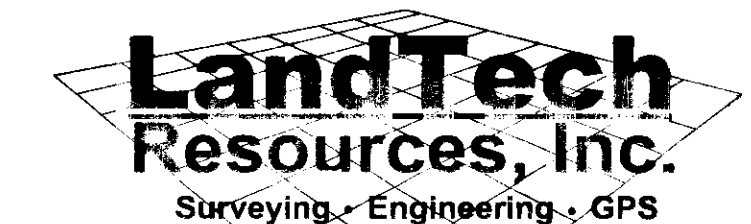
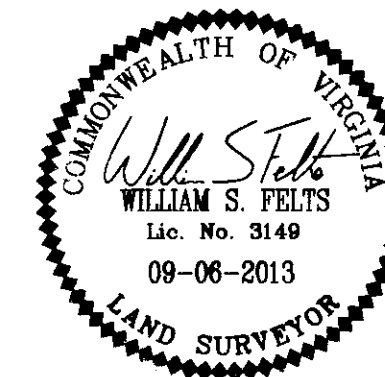
N/F  
 WILLIAMSBURG NATIONAL, L.L.C.  
 PARCEL 3  
 INST. #050009304  
 INST. #050008879 (PLAT)

**SURVEYORS CERTIFICATE**

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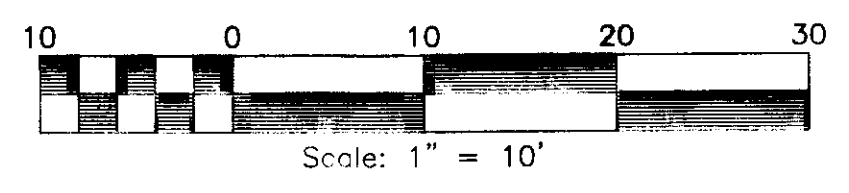
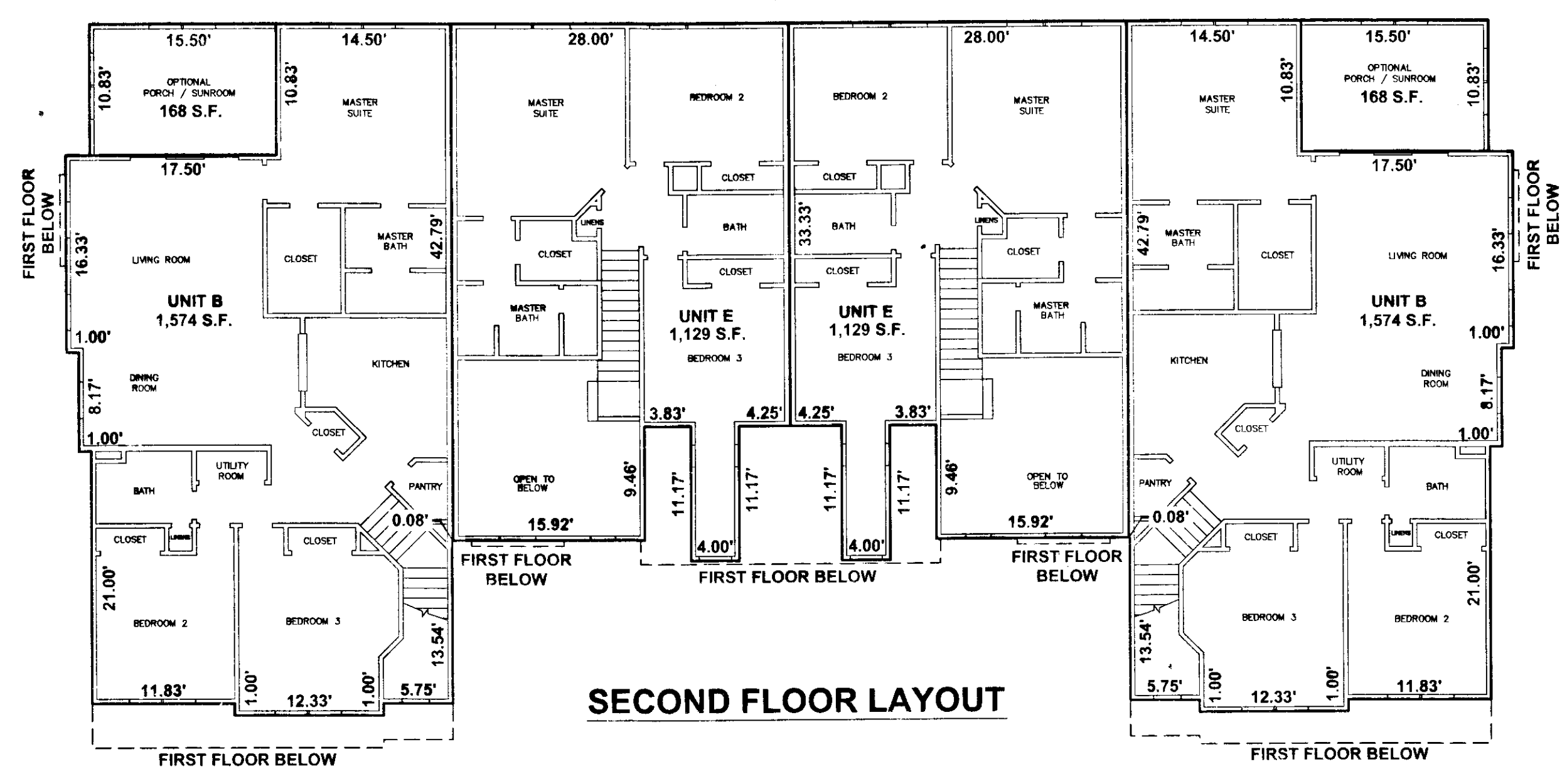
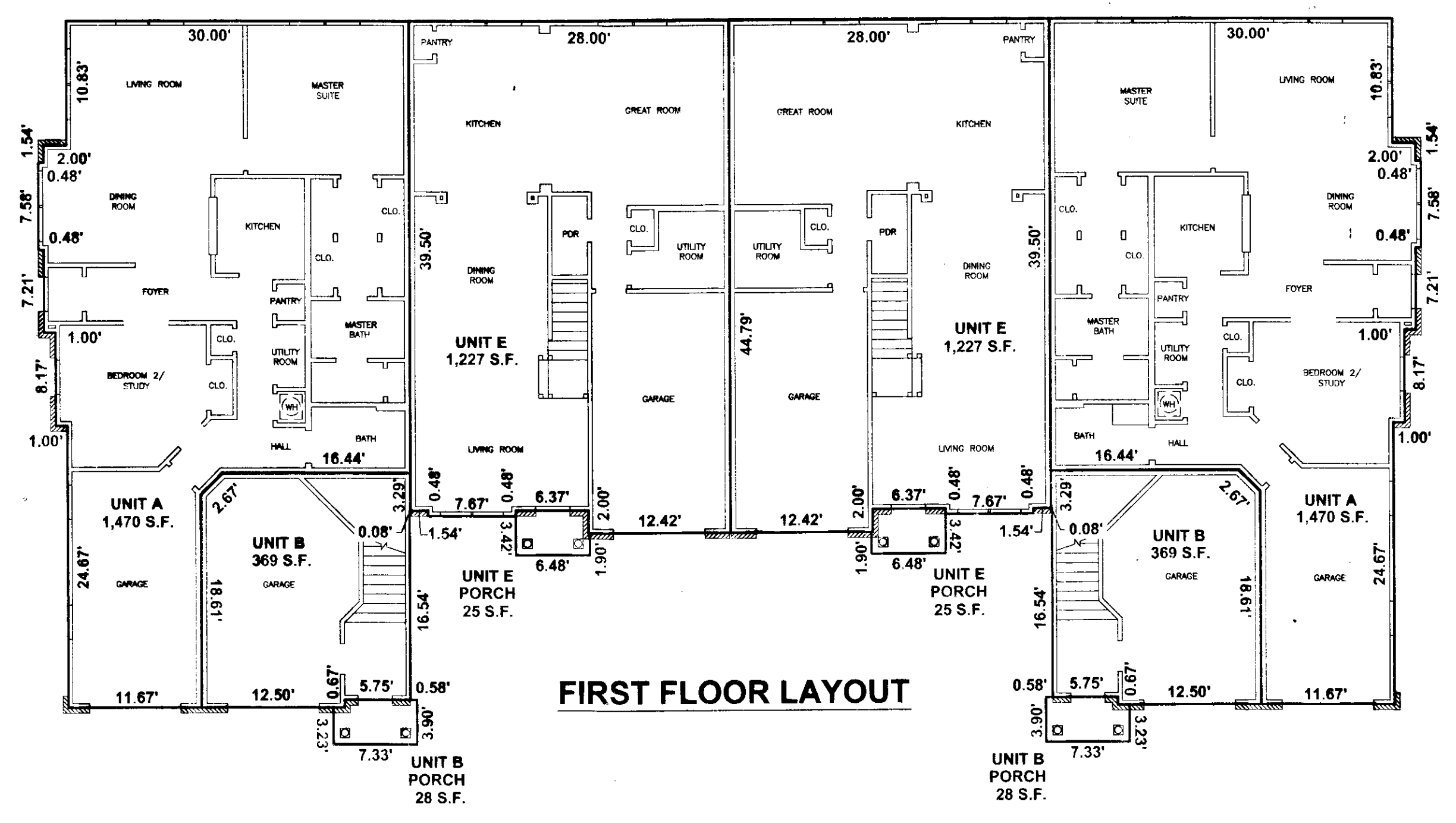
*Will Felts*  
 STATE CERTIFIED LAND SURVEYOR

09-06-2013  
 DATE



205-E Bulifants Boulevard, Williamsburg, VA 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com

130021627



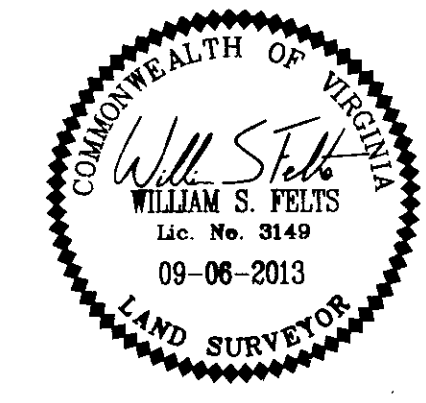
**NOTE:**  
BUILDING DIMENSIONS AND ELEVATIONS SHOWN ARE BASED ON ARCHITECTURAL PLANS PREPARED BY TOANO DESIGN, INC. DIMENSIONS SHOWN ARE TO THE BUILDING FRAMING LINE.

**SURVEYORS CERTIFICATE**

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

*Will Steltz*  
STATE CERTIFIED LAND SURVEYOR

09-06-2013  
DATE



4  
130021627

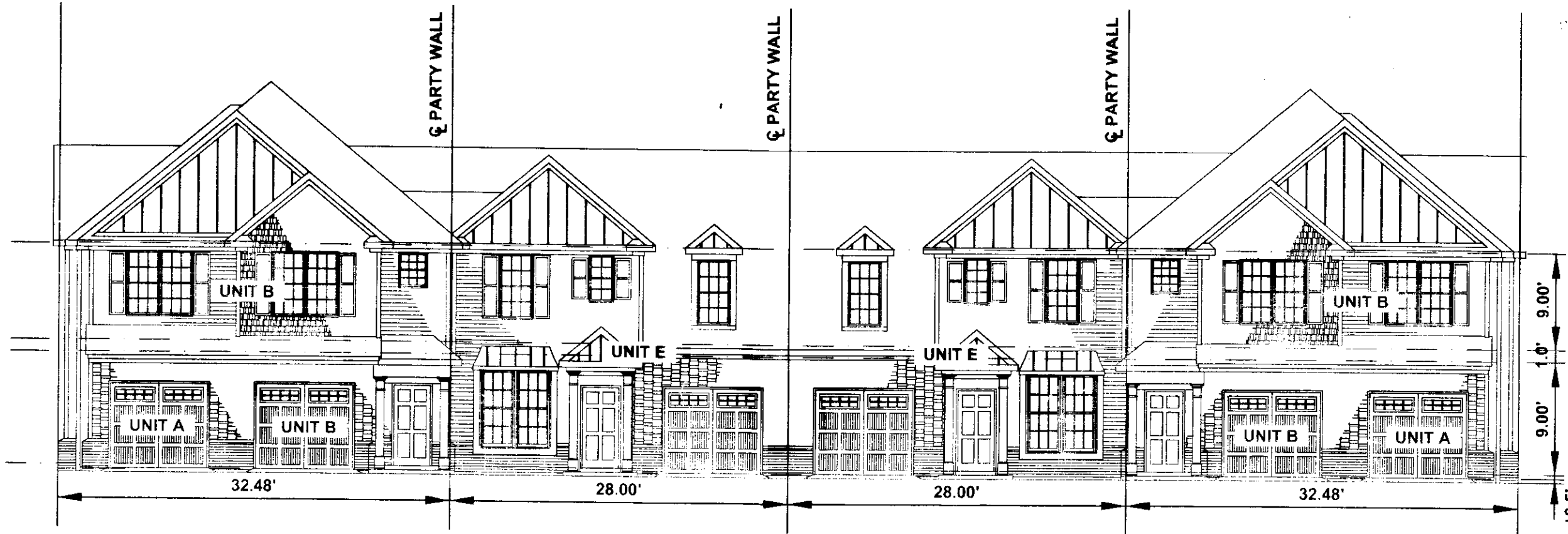
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
13 September 2013  
at 2:57 PM, PG —  
Document # 130021627  
BETSY B. WOOLRIDGE, CLERK  
*Patrick W. Valerio*, Dep. Clerk

**PLAN OF  
REVISED 6 UNIT BUILDING  
BRAEMAR CREEK  
AT GREENSPRINGS PLANTATION  
A CONDOMINIUM**  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 09/06/13 SCALE: 1" = 10' JOB# 05-548-13  
SHEET: 3 OF 4

**LandTech  
Resources, Inc.**  
Surveying • Engineering • GPS  
205-E Bulifants Boulevard, Williamsburg, VA 23188  
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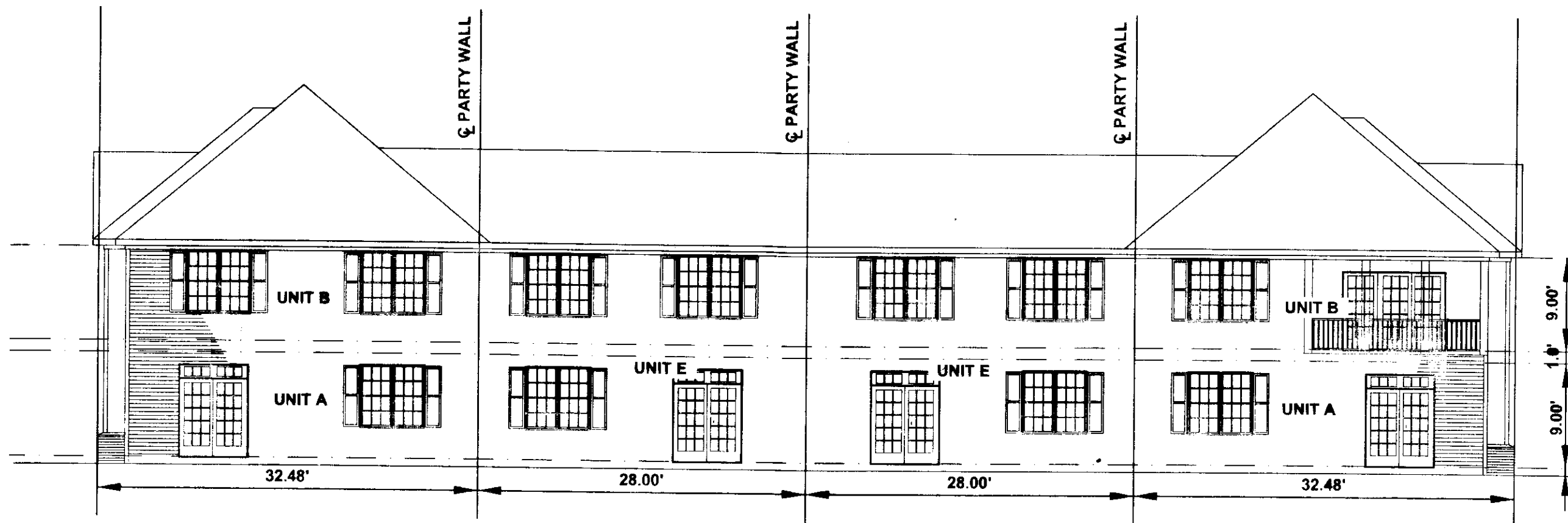
130021627



FRONT ELEVATION



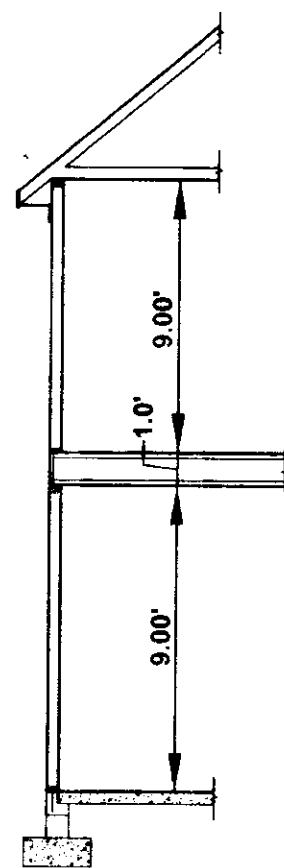
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



TYPICAL SECTION

**NOTE:**  
 BUILDING DIMENSIONS AND ELEVATIONS SHOWN ARE BASED ON ARCHITECTURAL PLANS PREPARED BY TOANO DESIGN, INC. DIMENSIONS SHOWN ARE TO THE BUILDING FRAMING LINE.

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*William S. Felts*  
 STATE CERTIFIED LAND SURVEYOR

09-06-2013  
 DATE



*130021627*

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 13 September 2013  
 at 2:57 AM/PM, PG. --  
 Document # 130021627  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Dep. Clerk



Scale: 1" = 10'

PLAN OF  
 REVISED 6 UNIT BUILDING  
 BRAEMAR CREEK  
 AT GREENSPRINGS PLANTATION  
 A CONDOMINIUM  
 LOCATED IN THE BERKELEY DISTRICT  
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DATE: 09/06/13 SCALE: 1" = 10' JOB# 05-548-13  
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