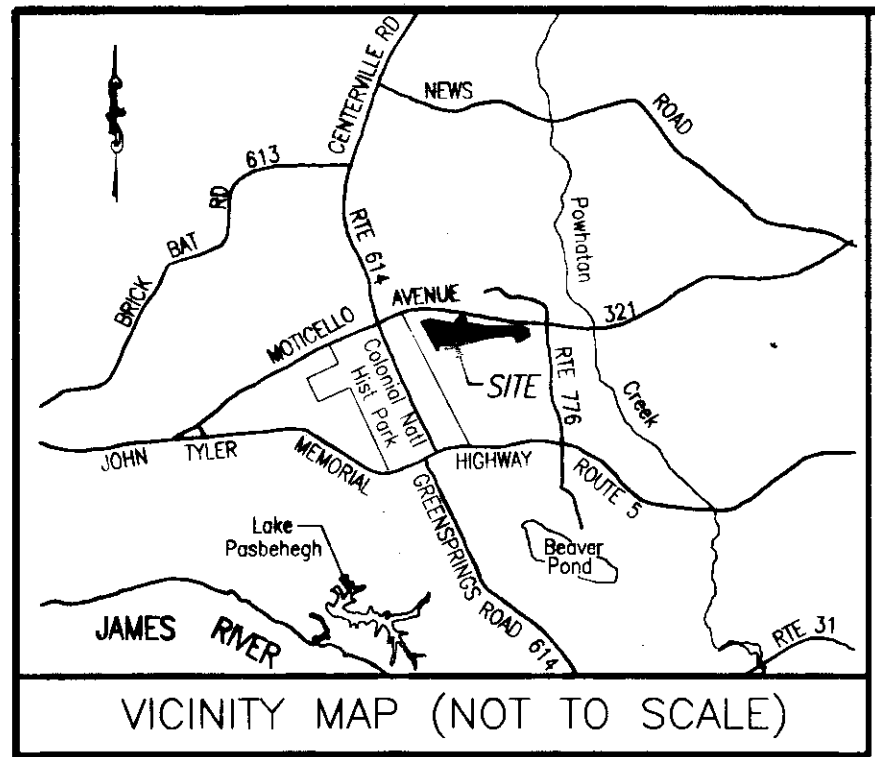


140005443



GENERAL NOTES

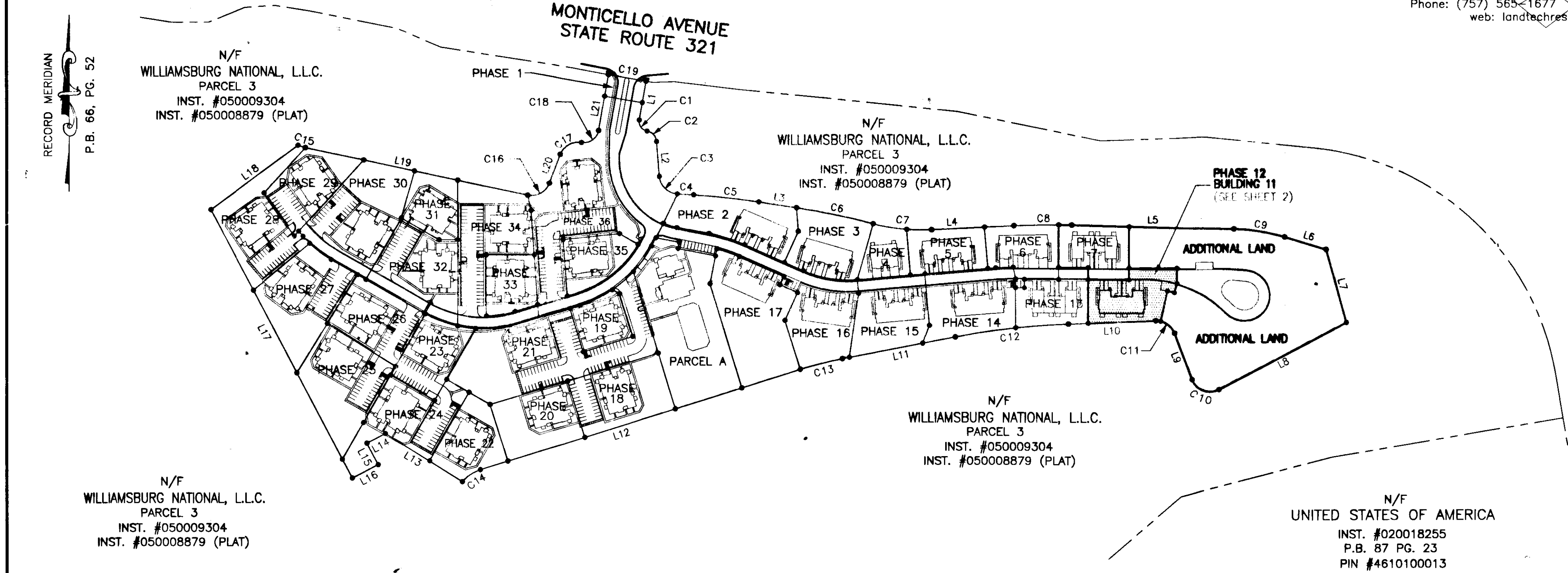
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C00120C DATED SEPTEMBER 28, 2007.
3. ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER.
4. ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDING 11 AND WITHIN PHASE 12 SHALL BE KNOWN AS COMMON ELEMENT.
5. SEE INSTR. #130021627 FOR RECORDED BUILDING PLANS.

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 12
BRAEMAR CREEK
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM
 LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 03/27/14 SCALE: 1" = 200' JOB# 05-548
 SHEET 1 OF 2

LandTech Resources, Inc.
 Surveying • Engineering • GPS
 3925 Midlands Road, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com



RECORD MERIDIAN
 P.B. 66, PG. 52

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	0° 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

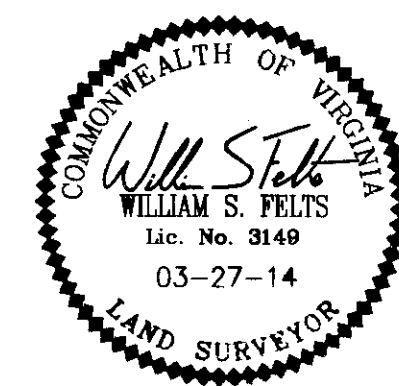
LINE TABLE

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'

2 Large Sheet Plats Recorded
 Growth as of 140005443

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 2nd DAY OF April, 2014.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT 140005443
 TESTE
 BY dmw simey 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.



William S. Felts
 STATE CERTIFIED LAND SURVEYOR
 DATE: 03-27-14

14005443

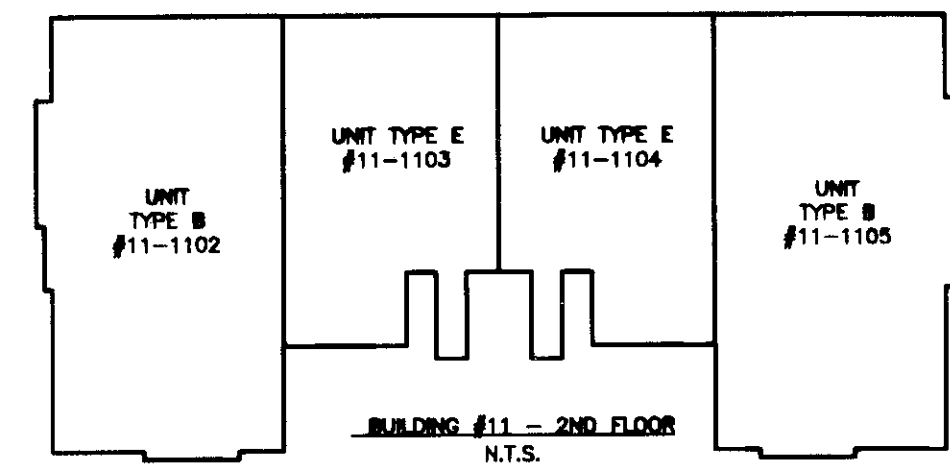
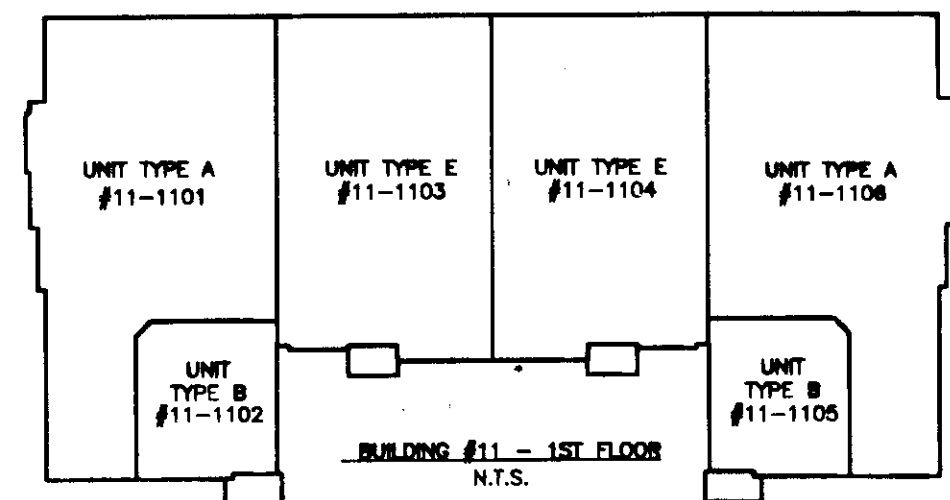
UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
11-1101	11	A	1101 BRAEMAR CREEK
11-1102	11	B	1102 BRAEMAR CREEK
11-1103	11	E	1103 BRAEMAR CREEK
11-1104	11	E	1104 BRAEMAR CREEK
11-1105	11	B	1105 BRAEMAR CREEK
11-1106	11	A	1106 BRAEMAR CREEK

AREA TABULATIONS

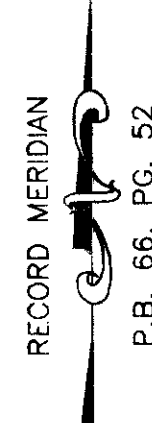
TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.
 EX. PHASES: = 27.9644 ACRES (PREVIOUSLY SUBMITTED)
 PHASE 12: = 0.6157 AC. ACRES (THIS SUBMITTAL)
 TOTAL ACREAGE OF ADDITIONAL LAND = 3.6306 ACRES

PROPERTY CURVE TABLE

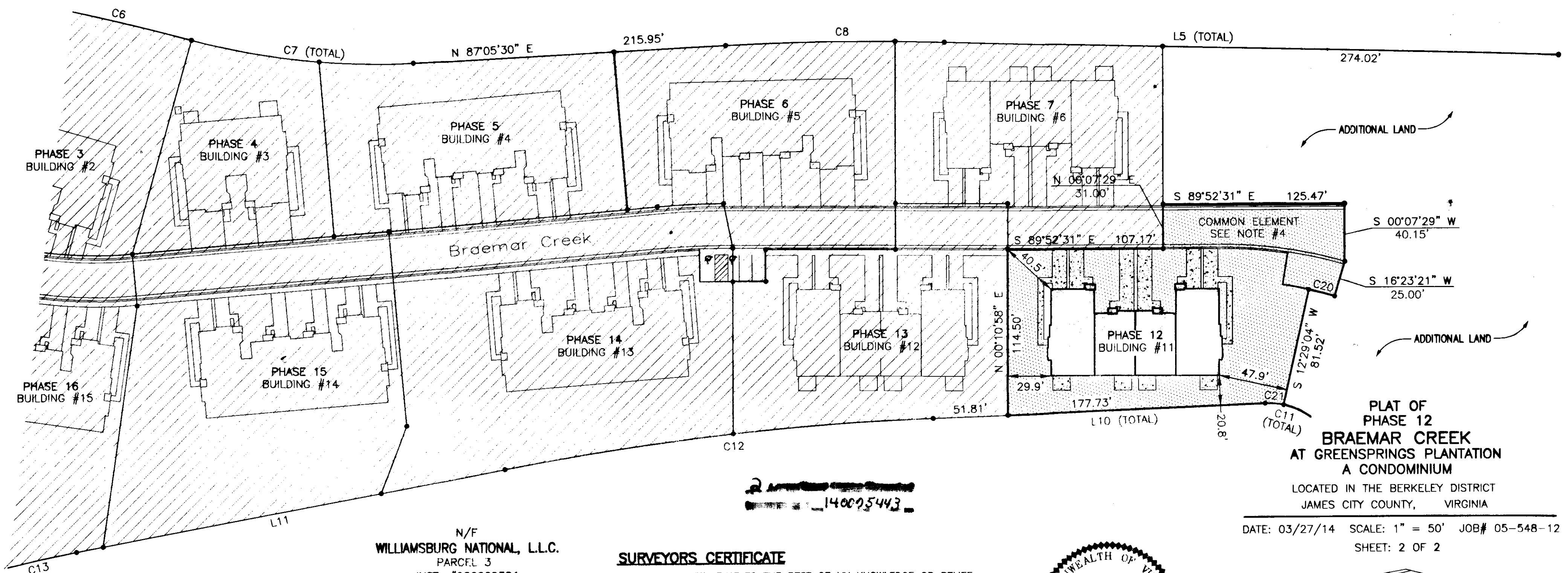
NO.	DELTA	CHORD BEARING	RADIUS	LENGTH	CHORD
C20	3°51'30"	N 75°26'09" W	275.00'	18.52'	18.52'
C21	14°45'53"	N 84°53'53" W	50.00'	12.88'	12.85'



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



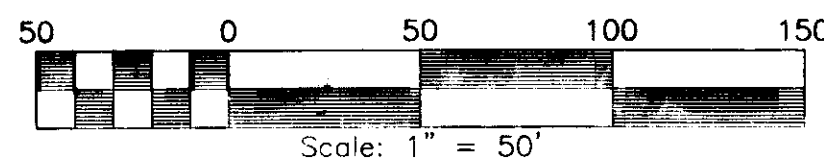
P.B. 66, P.G. 52



PLAT OF
 PHASE 12
 BRAEMAR CREEK
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM

LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 03/27/14 SCALE: 1" = 50' JOB# 05-548-12
 SHEET: 2 OF 2



Scale: 1" = 50'

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

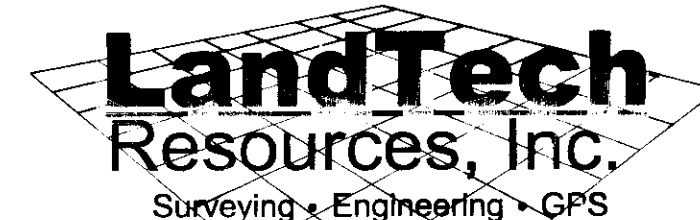
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 April 2, 2014
 at 3:25 PM, PG. PG.
 Document # 14005443
 BETSY B. WOOLRIDGE, CLERK
 amy stowey, Dep. Clerk

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.

Will Stello
 STATE CERTIFIED LAND SURVEYOR

03-27-2014
 DATE



3925 Midlands Road, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com