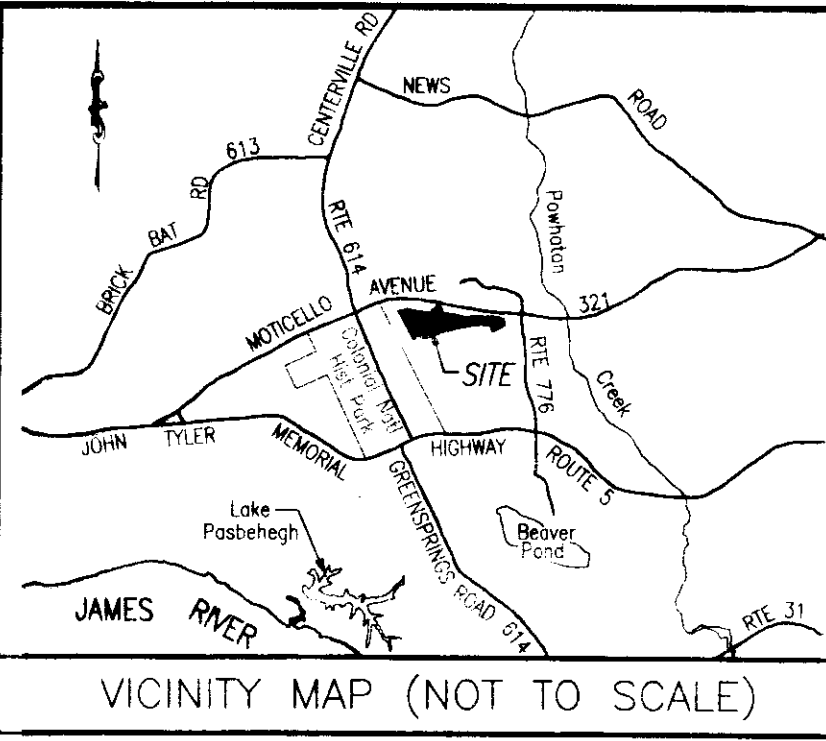


140019185



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 10 AND WITHIN PHASE 11 SHALL BE KNOWN AS COMMON ELEMENT.
5. SEE INSTR. #130021627 FOR RECORDED BUILDING PLANS.

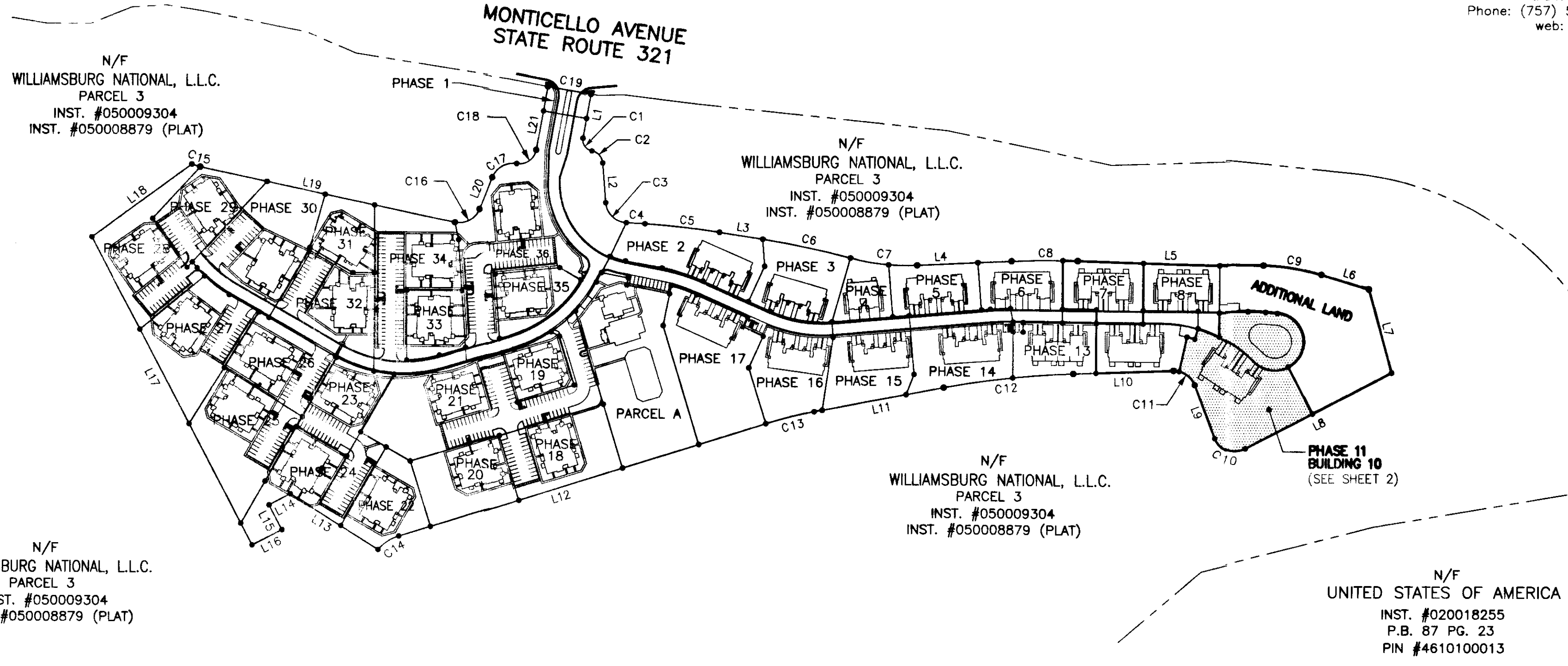
OWNER INFORMATION
GREENSPRINGS CONDOMINIUM, LLC
 "M-6/M-7 BOUNDARY"
 INST. #050008652
 INST. #050014136
 P.B. 66, PG. 51-52
 INST. #050008879 (PLAT)

PLAT OF
 PHASE 11
BRAEMAR CREEK
AT GREENSPRINGS PLANTATION
 A CONDOMINIUM
 LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 11/17/14 SCALE: 1" = 200' JOB# 05-548-11
 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



GREENSPRINGS PLANTATION DRIVE
 VARIABLE WIDTH R/W

2 Large/Small Plat(s) Recorded
 herewith as # 140019185

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 20th DAY OF November, 2014.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 140019185
 TESTE AMY STORCY
 BY Amy Storcy 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 S Felts
 STATE CERTIFIED LAND SURVEYOR
 11/17/2014
 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	171.89	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	+010.00	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'

140019185

UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
10-1001	10	A	1001 BRAEMAR CREEK
10-1002	10	B	1002 BRAEMAR CREEK
10-1003	10	E	1003 BRAEMAR CREEK
10-1004	10	E	1004 BRAEMAR CREEK
10-1005	10	B	1005 BRAEMAR CREEK
10-1006	10	A	1006 BRAEMAR CREEK

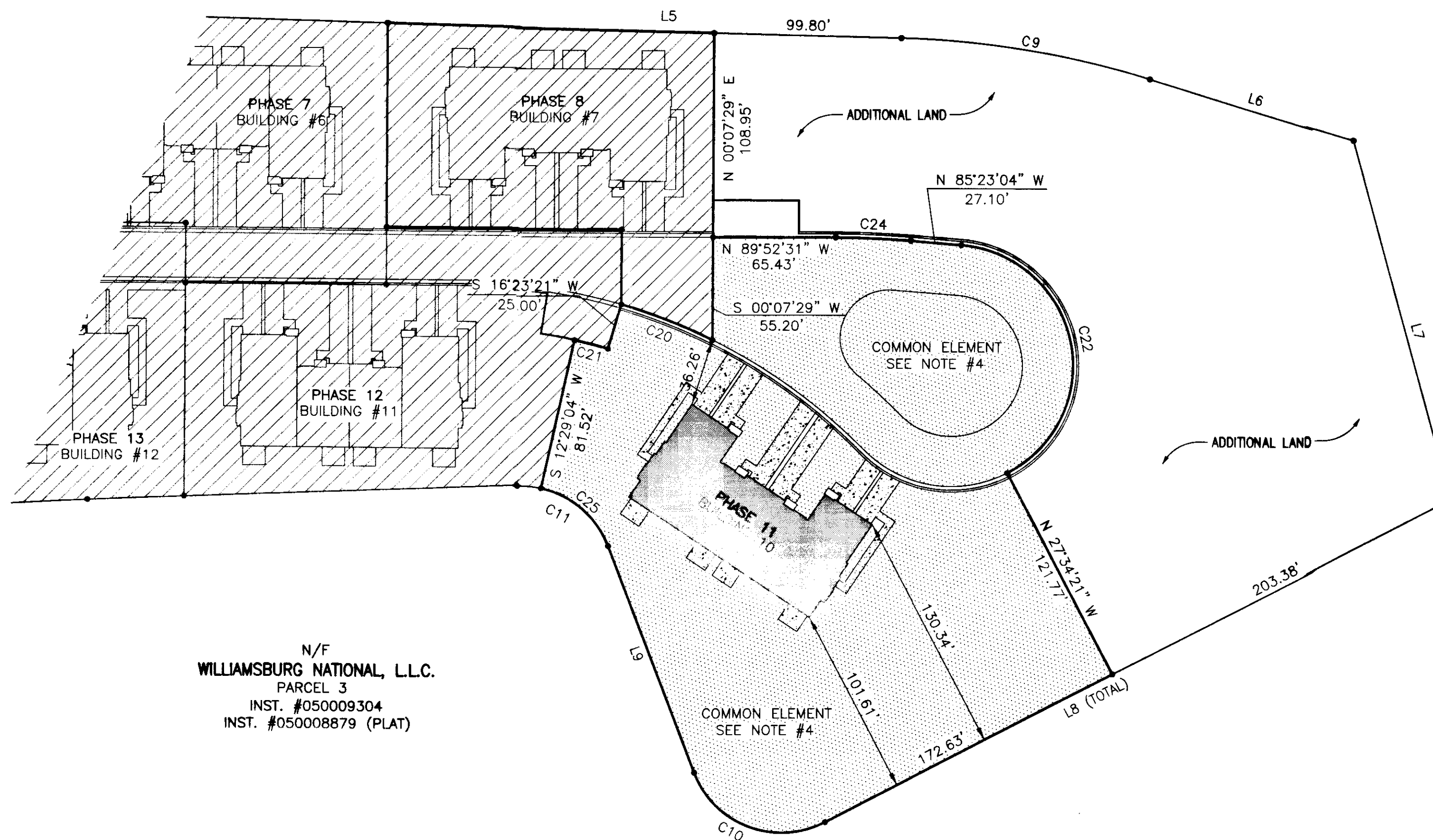
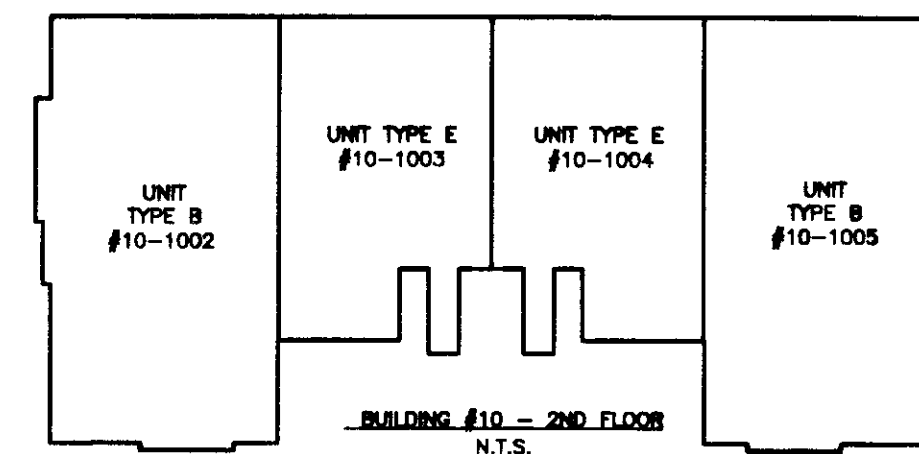
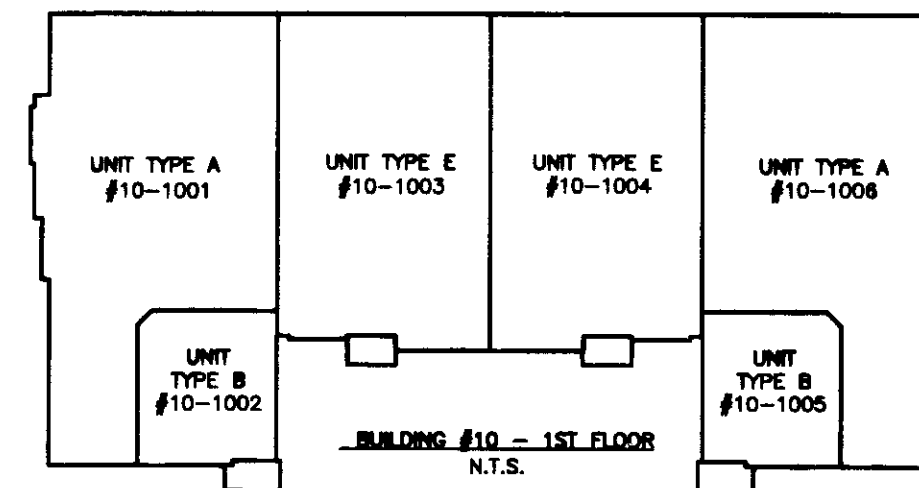
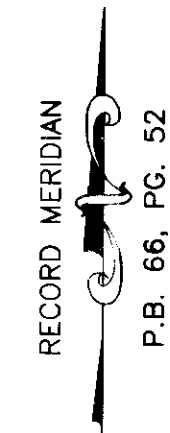
AREA TABULATIONS

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.
 EX. PHASES: = 29.0622 ACRES (PREVIOUSLY SUBMITTED)
 PHASE 11: = 1.5332 AC. ACRES (THIS SUBMITTAL)
 TOTAL ACREAGE OF ADDITIONAL LAND = 1.6153 ACRES

PROPERTY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C20	52.36'	300.00'	10°00'02"	N 68°30'54" W	52.30'
C21	18.52'	275.00'	3°51'30"	N 75°26'09" W	18.52'
C22	167.69'	65.00'	147°48'42"	N 11°28'42" W	124.90'
C24	40.13'	512.00'	4°29'28"	N 87°37'48" W	40.12'
C25	49.47'	50.00'	56°40'59"	N 49°10'27" W	47.47'

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)

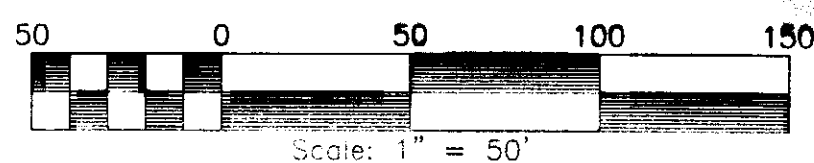
PLAT OF
 PHASE 11
 BRAEMAR CREEK,
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM

LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 11/17/14 SCALE: 1" = 50' JOB# 05-548-11
 SHEET: 2 OF 2

2 Large/Small Plat(s) Recorded
 herewith as #140019185

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 November 20, 2014
 at 11:30 AM/PM, PB _____ PG _____
 Document # 140019185
 BETSY B. WOOLRIDGE, CLERK
 Amy Storey, Dep. Clerk



SURVEYORS CERTIFICATE

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