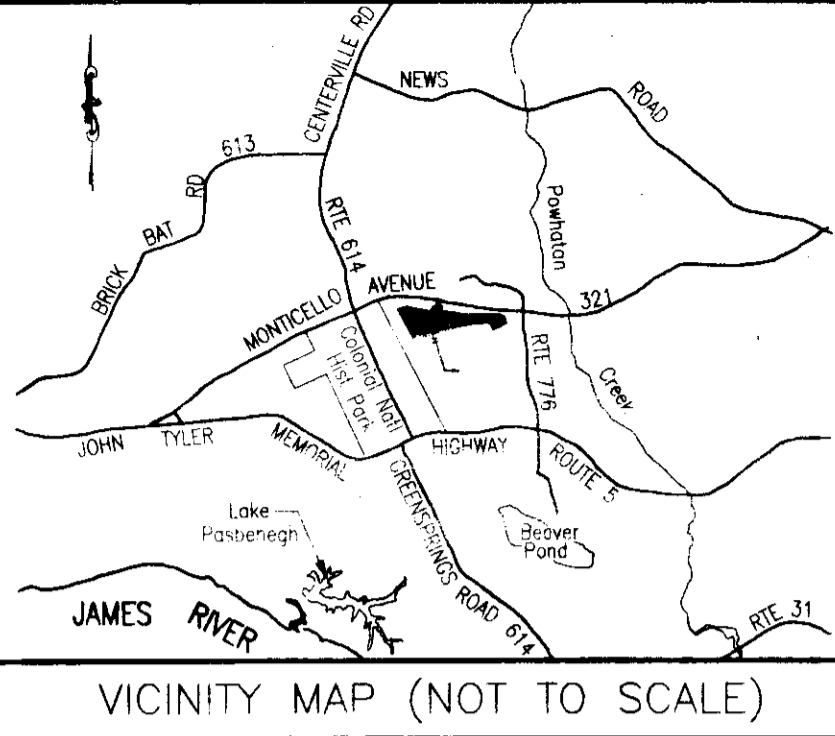


150022789



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 9 AND WITHIN PHASE 10 SHALL BE KNOWN AS COMMON ELEMENT.
5. SEE SHEETS 3 & 4 FOR 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 10
BRAEMAR CREEK
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM

LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: 09/03/15 SCALE: 1" = 200' JOB# 05-548-10
 SHEET 1 OF 4

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

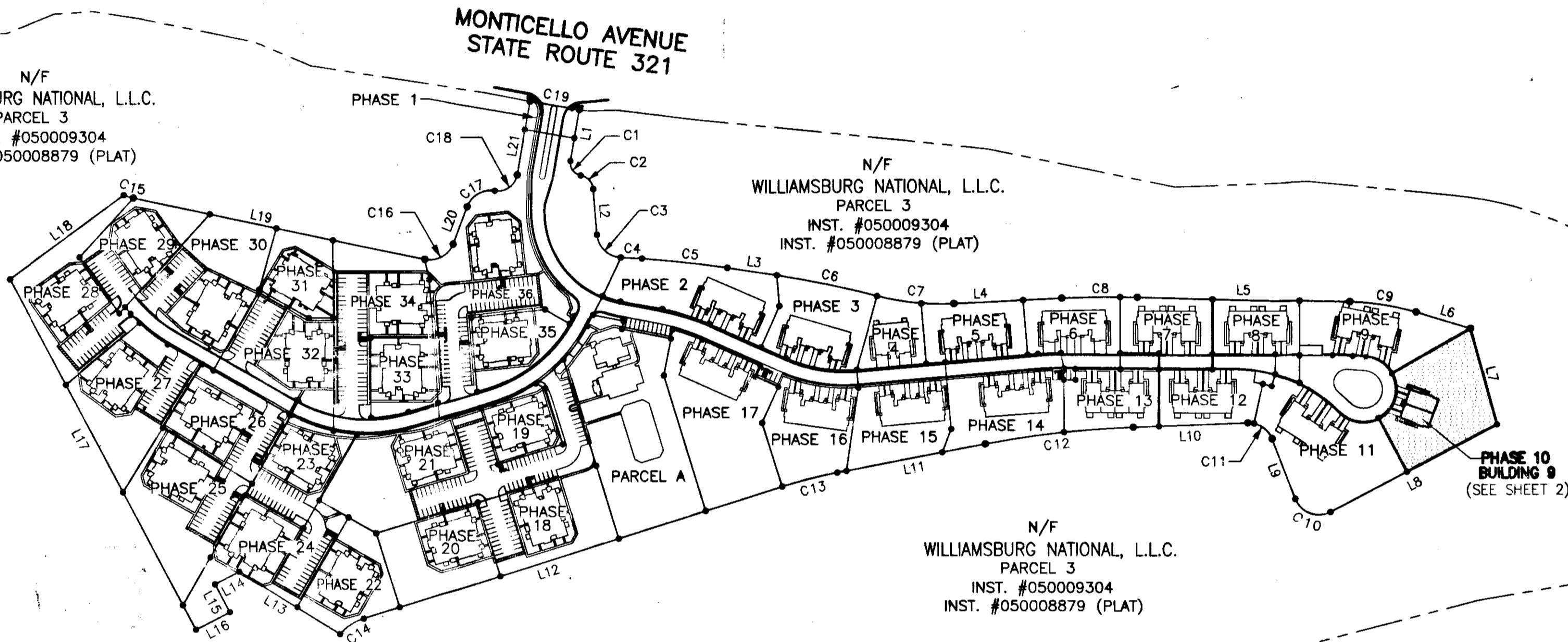
N/F
 WILLIAMSBURG NATIONAL, L.L.C.
 PARCEL 3
 INST. #050009304
 INST. #050008879 (PLAT)

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



GREENSPRINGS
 PLANTATION DRIVE
 VARIABLE WIDTH R/W

4 Large/Small Plat(s) Recorded
 herewith as # 150022789

STATE OF VIRGINIA, JAMES CITY COUNTY

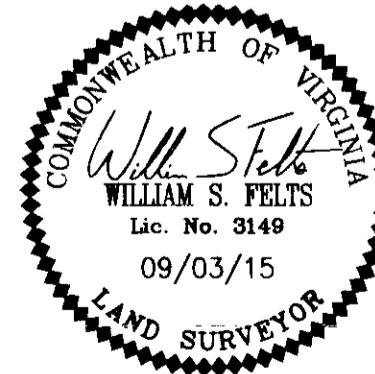
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 1st DAY OF December, 2015.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 150022789
 TESTE STEVE B. WOOLRIDGE, CLERK
 BY Rebecca Cameron CLERK

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

09/03/15
 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'

150022789

UNIT NUMBER	BUILDING NUMBER	MODEL	STREET ADDRESS
9-901	9	A	901 BRAEMAR CREEK
9-902	9	B	902 BRAEMAR CREEK
9-903	9	B	903 BRAEMAR CREEK
9-904	9	A	904 BRAEMAR CREEK

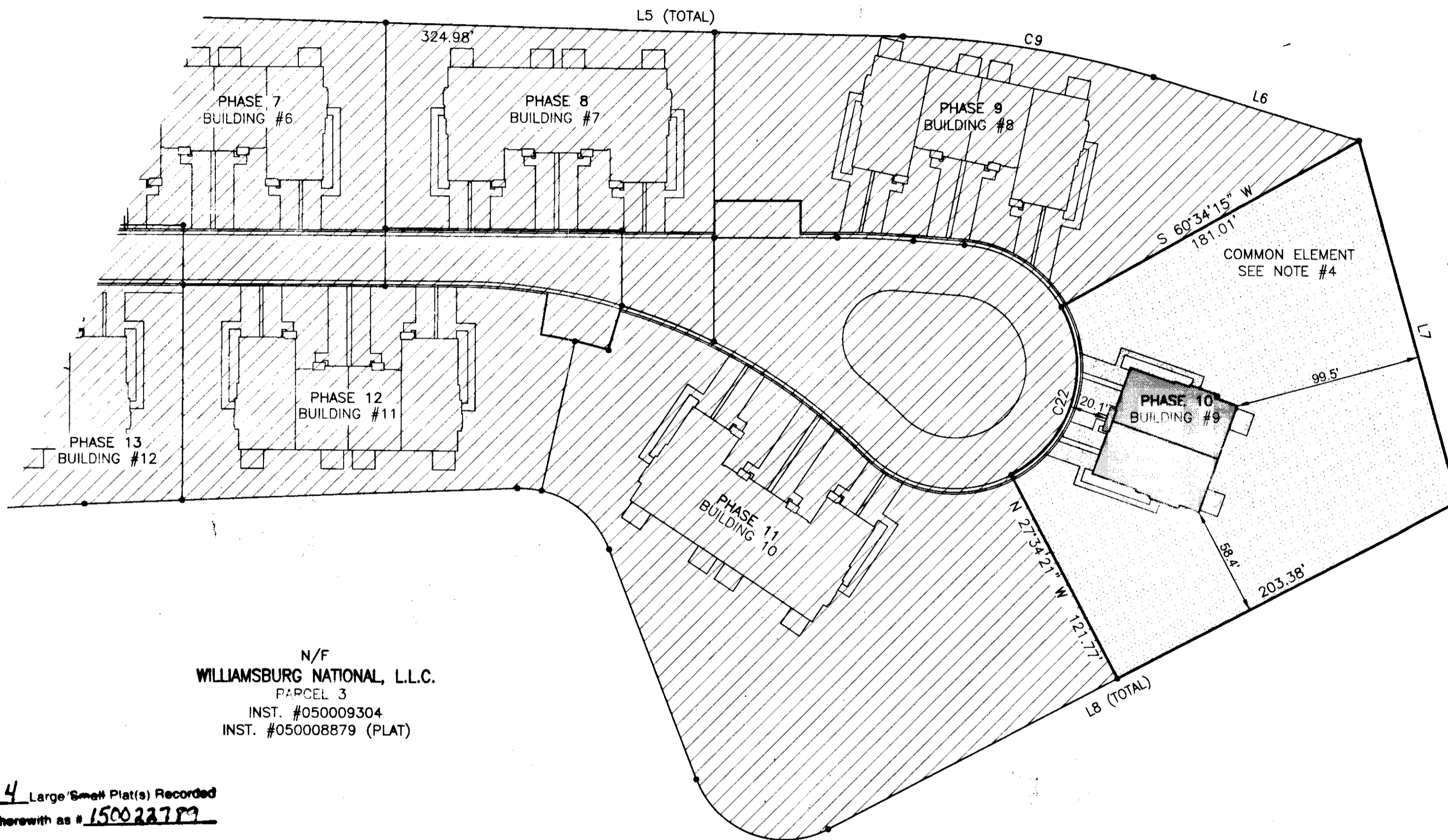
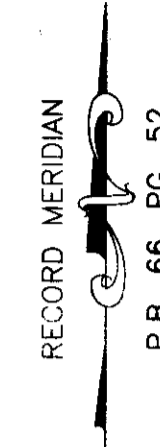
AREA TABULATIONS

TOTAL AREA ENCOMPASSED BY THIS CONDOMINIUM PLAT: 32.2107 AC.
 EX. PHASES: = 31.3068 ACRES (PREVIOUSLY SUBMITTED)
 PHASE 10 = 0.9039 AC. ACRES (THIS SUBMITTAL)
 TOTAL ACREAGE OF ADDITIONAL LAND = 0.0000 ACRES

PROPERTY CURVE TABLE

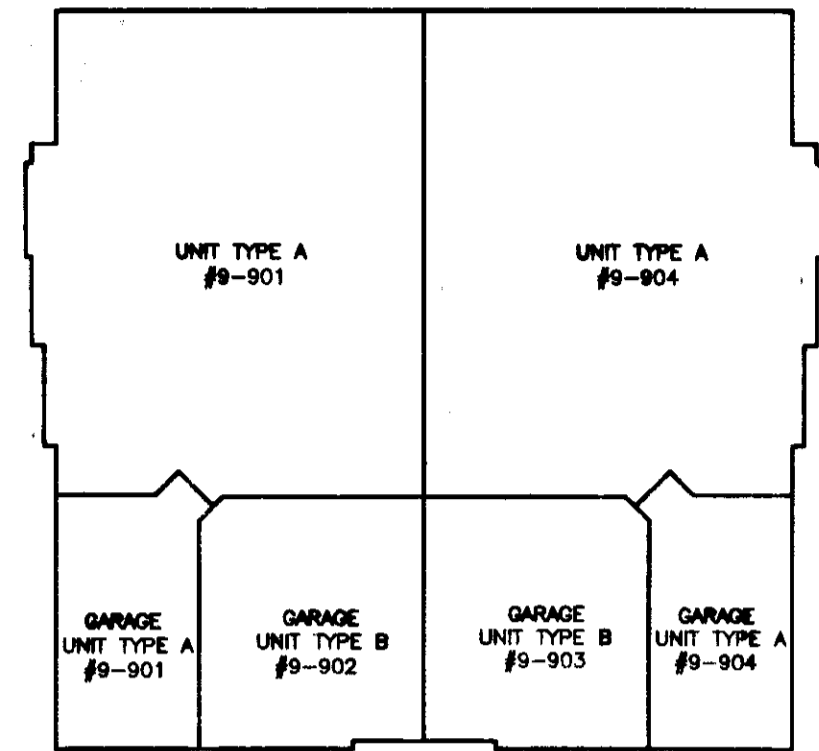
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C22	104.21'	65.00'	91°51'24"	N 16°29'57" E	93.40'

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

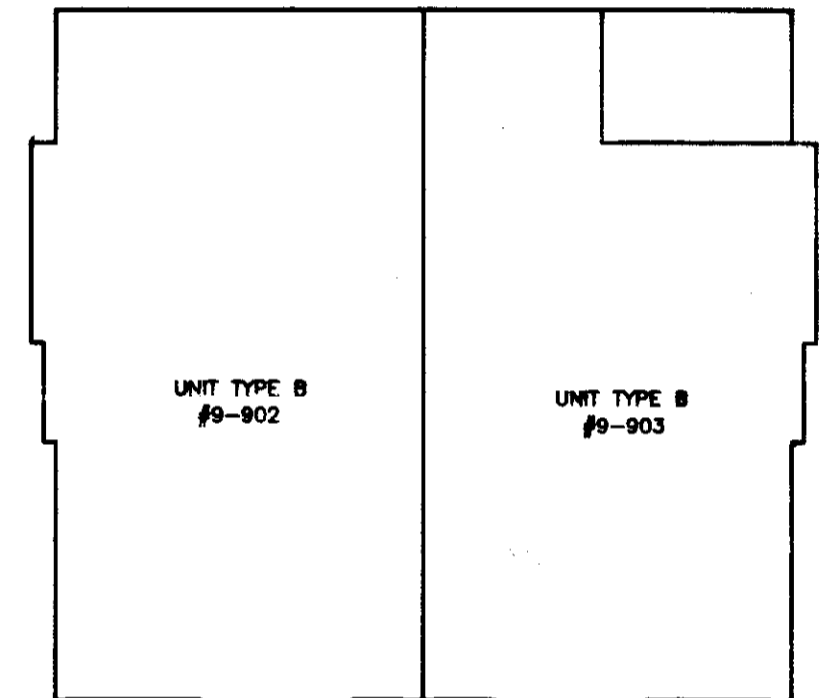


N/F
WILLIAMSBURG NATIONAL, L.L.C.
 PARCEL 3
 INST. #050009304
 INST. #050008879 (PLAT)

4 Large Small Plat(s) Recorded
 herewith as # 150022789



BUILDING #9 - 1ST FLOOR
 N.T.S.



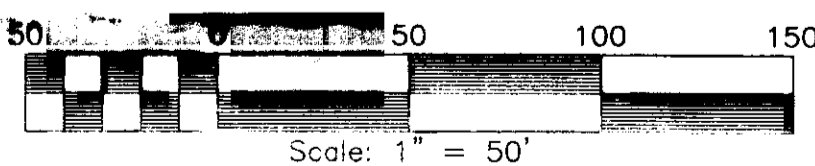
BUILDING #9 - 2ND FLOOR
 N.T.S.

PLAT OF
 PHASE 10
BRAEMAR CREEK
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM

LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 09/03/15 SCALE: 1" = 50' JOB# 05-548-10
 SHEET: 2 OF 4

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 12-1-2015
 at 2:43 AM/PM, PG. _____
 Document # 150022789
 BETSY B. WOOLFIDGE, CLERK
 Rebecca Coleman, Dep. Clerk

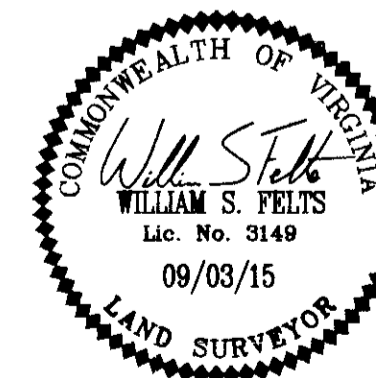


SURVEYORS CERTIFICATE

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

09/03/15
 DATE



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

150022789

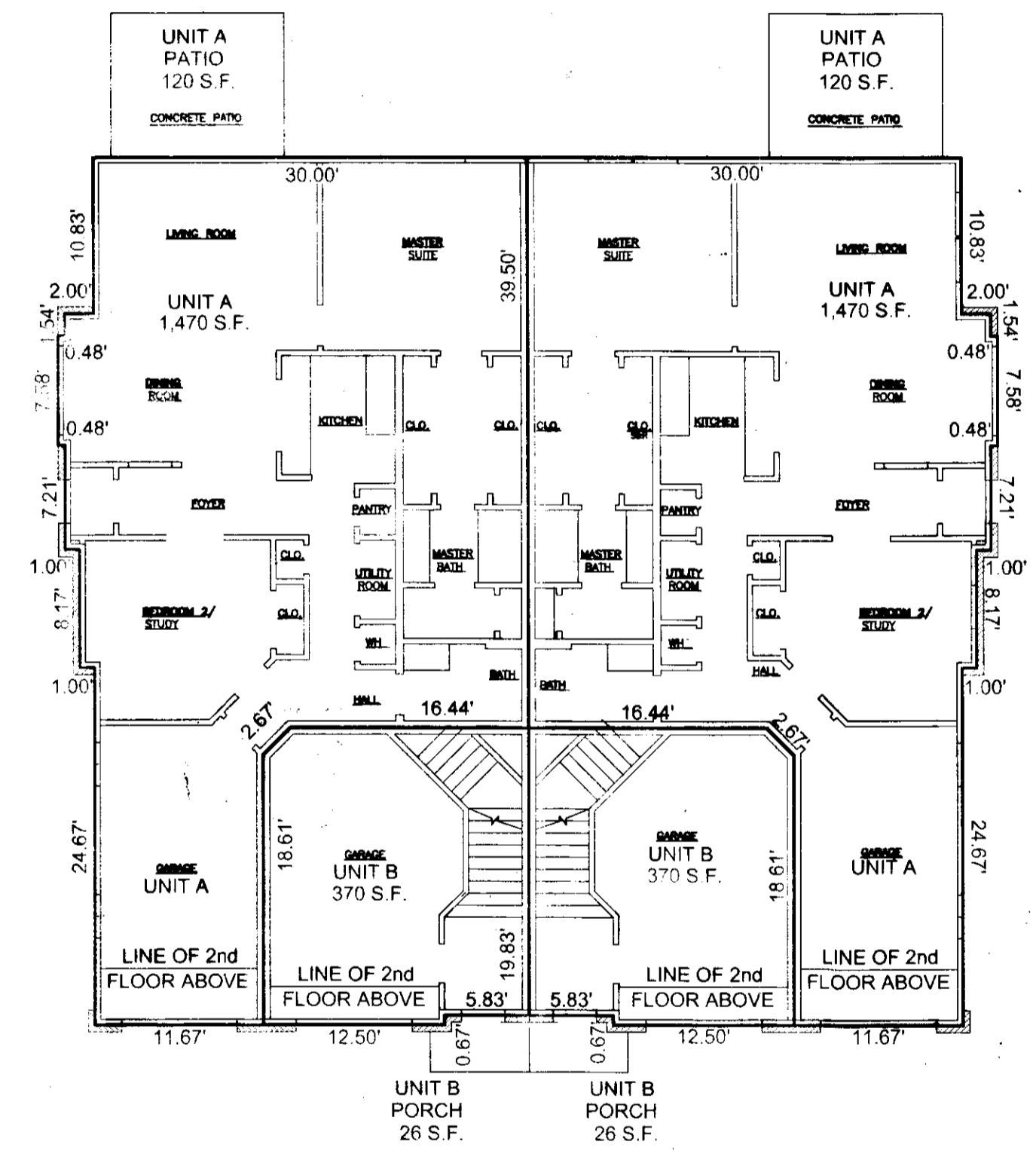
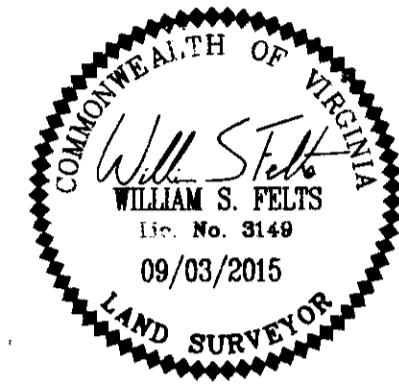
NOTE:
BUILDING DIMENSIONS AND ELEVATIONS SHOWN ARE BASED
ARCHITECTURAL PLANS PREPARED BY TOANO DESIGN, INC.
DIMENSIONS SHOWN ARE TO THE BUILDING FRAMING LINE.

SURVEYORS CERTIFICATE

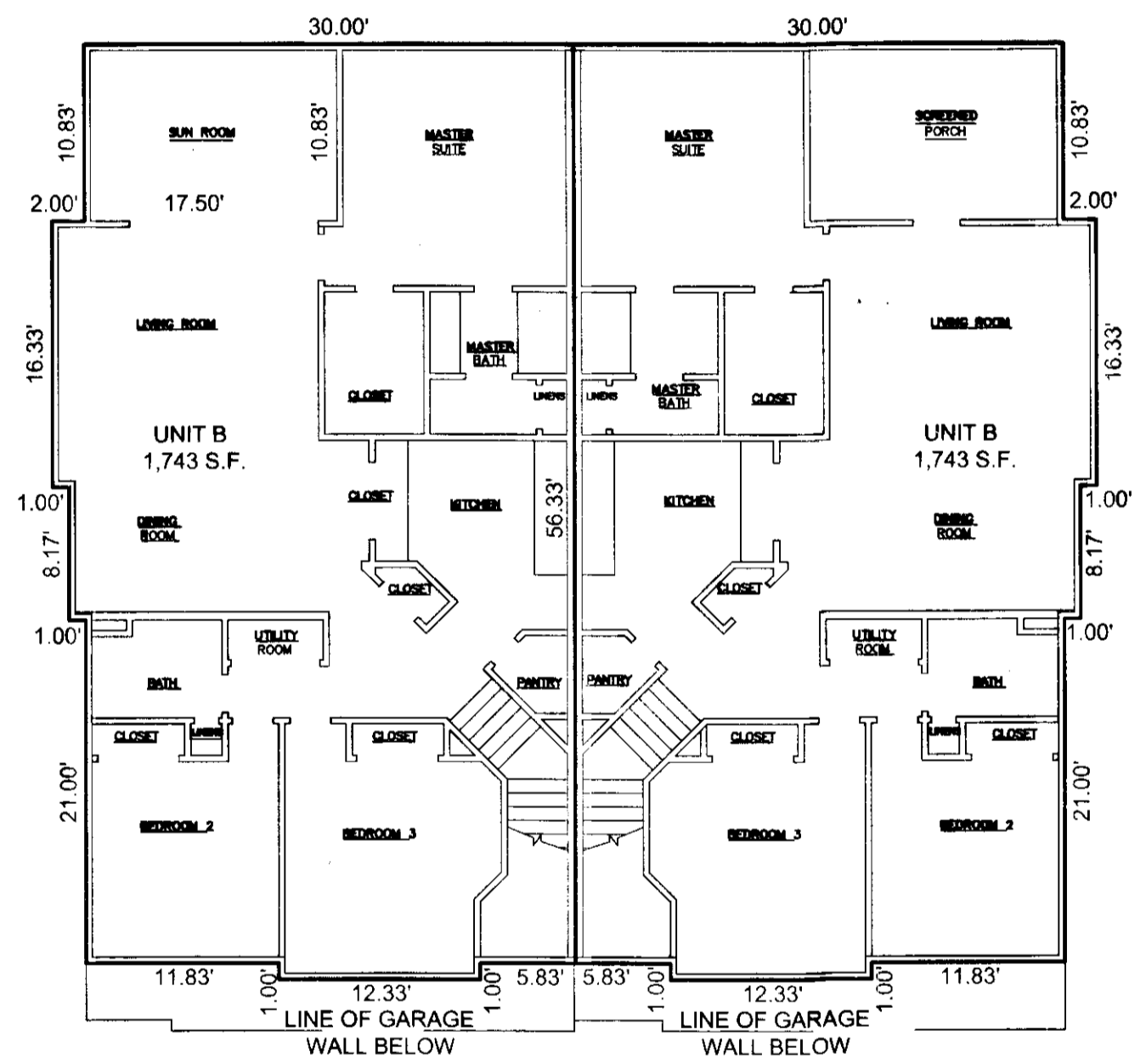
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF,
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Will Steltz
STATE CERTIFIED LAND SURVEYOR

09/03/2015
DATE



FIRST FLOOR LAYOUT

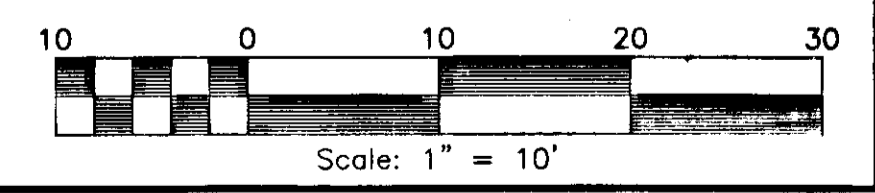


SECOND FLOOR LAYOUT

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

DATE: 09/03/15 SCALE: 1" = 10' JOB# 05-548-10
SHEET: 3 OF 4

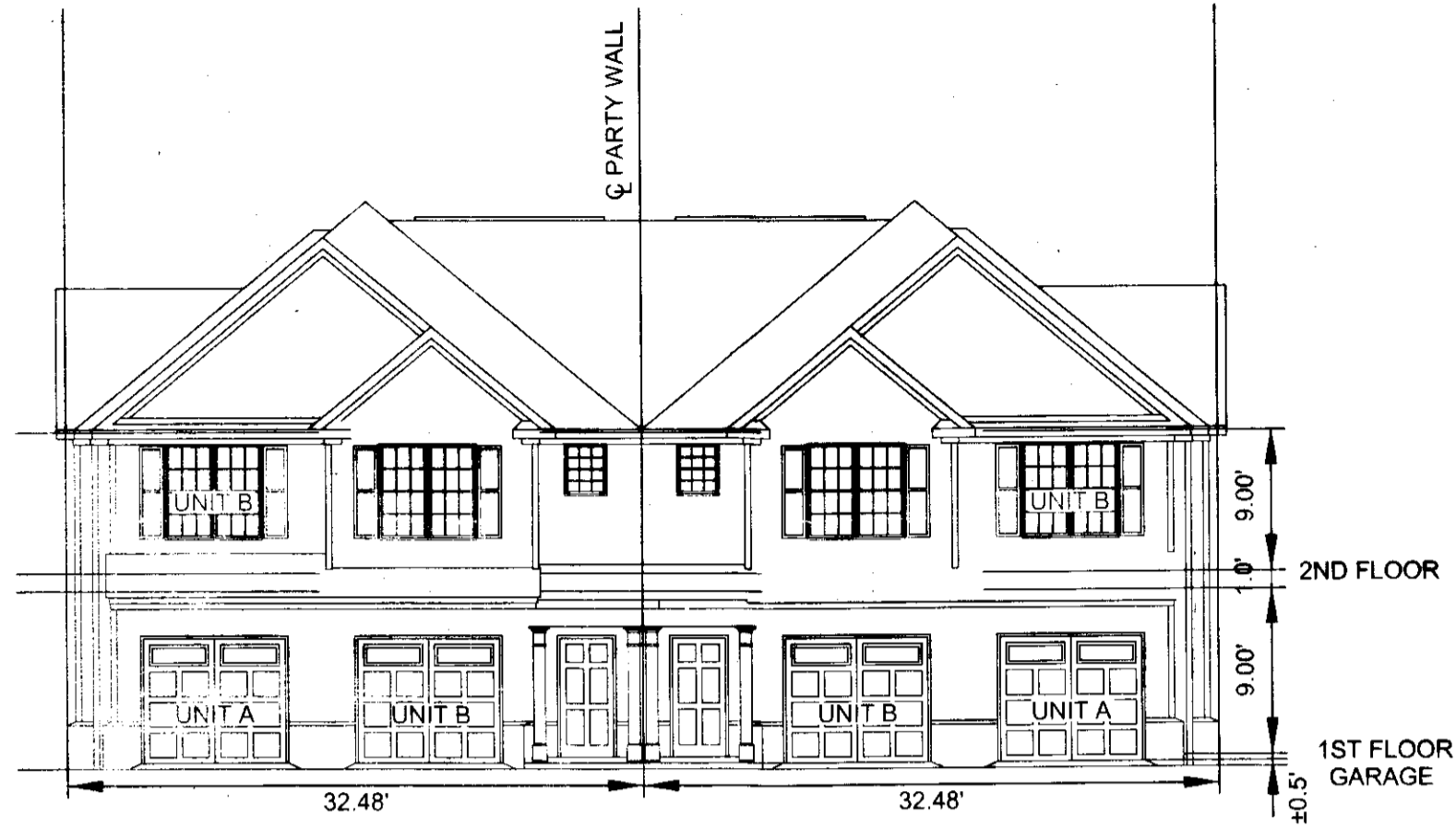
LandTech
Resources, Inc.
Surveying - Engineering - GPS
3925 Midlands Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



4 Large/Small Plat(s) Recorded
herewith as # 150022789

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12-1-2015
at 8:43 AM/PM; PG - PG -
Document # 150022789
BETSY B. WOOLRIDGE, CLERK
Rebecca Coleman, Dep. Clerk

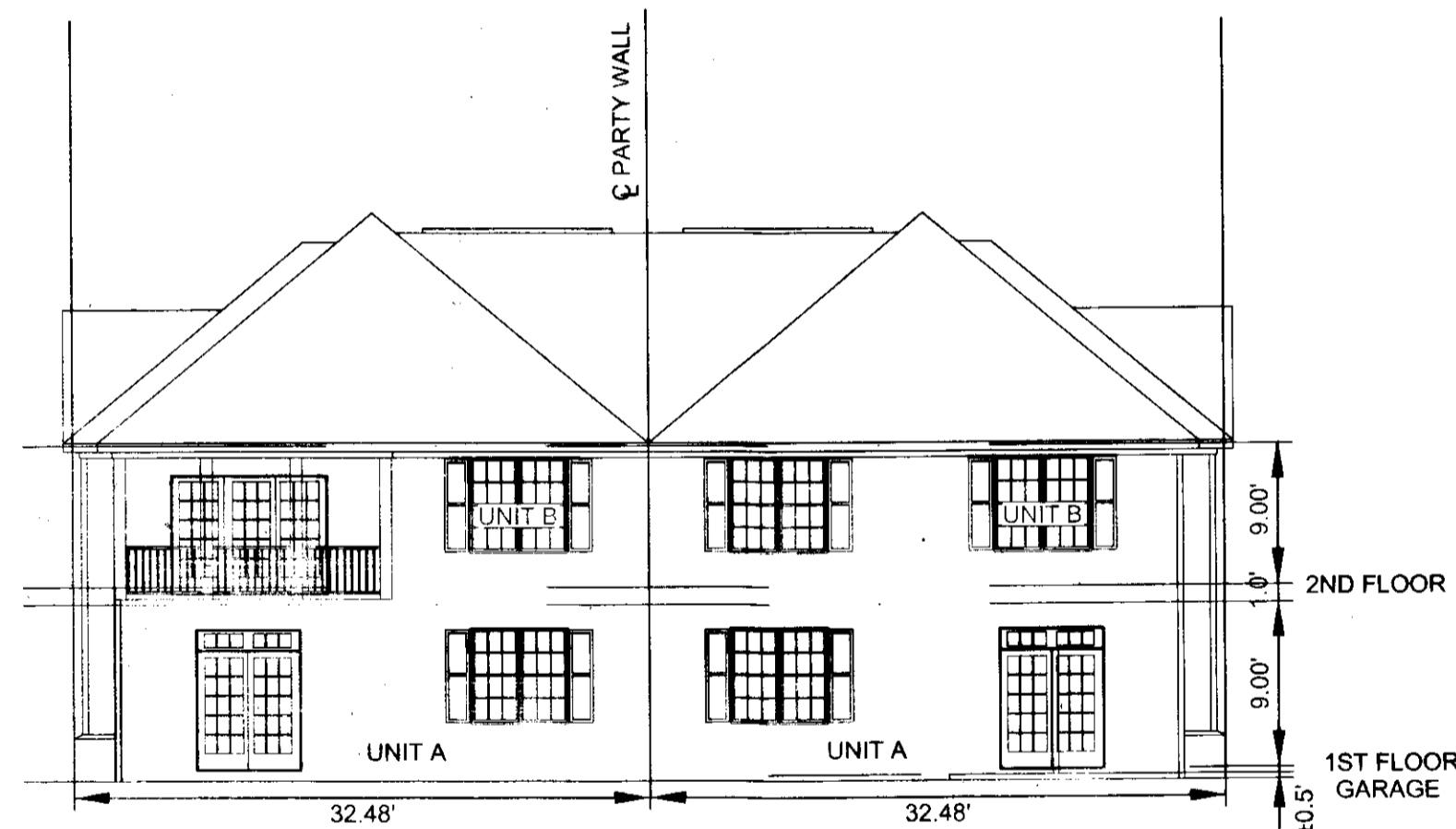
150022789



FRONT ELEVATION



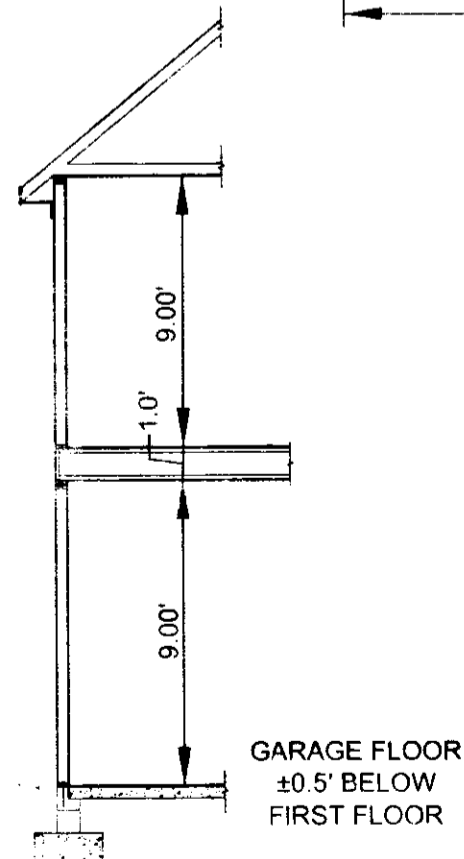
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



TYPICAL SECTION

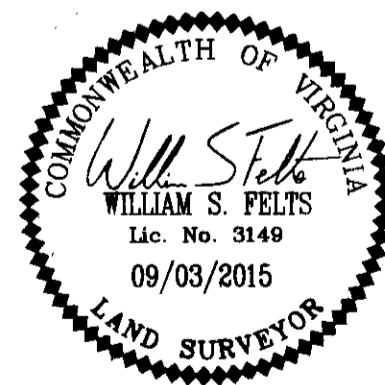
NOTE:
 BUILDING DIMENSIONS AND ELEVATIONS SHOWN ARE BASED ON ARCHITECTURAL PLANS PREPARED BY TOANO DESIGN, INC. DIMENSIONS SHOWN ARE TO THE BUILDING FRAMING LINE.

SURVEYORS CERTIFICATE

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William S. Felts
 STATE CERTIFIED LAND SURVEYOR

09/03/2015
 DATE



4 Large/Small Plat(s) Recorded
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City of Williamsburg & County of James City
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 BETSY B. WOOLRIDGE, CLERK
Rebecca Courneau, Dep. Clerk

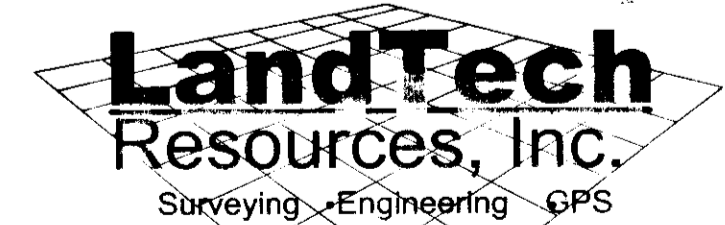


Scale: 1" = 10'

PLAN OF
 4 UNIT BUILDING
 BRAEMAR CREEK
 AT GREENSPRINGS PLANTATION
 A CONDOMINIUM

LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 09/03/15 SCALE: 1" = 10' JOB# 05-548-10
 SHEET: 4 OF 4



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