

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM AT INSTRUMENT NO. 160009184 ACCURATELY DEPICT THE UNITS AND RELATED IMPROVEMENTS SHOWN AND THAT THEY COMPLY WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED 55-79.58(B) AND ARE SUBSTANTIALLY COMPLETE.

I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED.

N/F SPENCER BROTHERS BUILDERS, INC.

PIN: #4620100015

INSTRUMENT #010008471

P.B. 14, PG. 99

ADDITIONAL LAND -

PHASE 4C.

PREVIOUSLY

PHASE 48

PREVIOUSLY

SUBMITTED-

PHASE 44

PREVIOUSLY

SUBMITTED

PHASE 6C

SUBMITTED

PHASE 6D-

SUBMITTED LAND (SEE SHEET 2)

ADDITIONAL LAND

EXISTING NATURAL OPEN

/INST. #060026718/

PREVIOUSLY-

WILLIAM S. FELTS LIC. #3149

EXISTING NATURAL OPEN

SPACE EASEMENT #1

INST. #060026718

EXISTING POND BUFFER & MAINTENANCE EASEMENT

INST. #060026718

12/01/16 DATE

VILLIAM S. FELTS

Lic. No. 3149

12/01/2016

-EXISTING NATURAL OPEN

SPACE EASEMENT #2

INST. #060026718

PHASE 3B-

PHASE 4D PREVIOUSLY

SUBMITTED

PHASE 6A PHASE 6B PREVIOUSLY PREVIOUSLY SUBMITTED SUBMITTED MULTI-PURPOSE ASPHALT TRAIL

EXISTING NATURAL OPEN-SPACE EASEMENT #5

/NST. #060026718//

PREVIOUSLY SUBMITTED

N 55'37'23" E

89.69

PHASE 3C

PREVIOUSLY

-SUBMITTED

PHASE 3E PREVIOUSLY

SUBMITTED

EXISTING JCSA---

UTILITY EASEMENT

PHASE 5A

-SUBMITTED>

PREVIOUSLY

AREA TABLE PARCEL SQ. FT. ACRES PHASE 6D 1.137 49,526 SUBMITTED LAND **PREVIOUSLY** 130,684 3.000 SUBMITTED LAND ADDITIONAL LAND 10.859 473,026 653,236 14.996 TOTAL

> N/F SPENCER BROTHERS BUILDERS, INC.

PIN: #4620100011

EXISTING NATURAL OPEN

SPACE EASEMENT #3 INST. #060026718

> PHASE 2A-PHASE 2F PREVIOUSLY

EXISTING NATURAL OPEN

SPACE EASEMENT #4

TAX MAP PARCEL 462.000014B

PHASE 1A-PHASE 1F PREVIOUSLY

SUBMITTED

MULTI-PURPOSE ASPHALT TRAIL

- ADDITIONAL LAND

906.42

PHASE 3A

PREVIOUSLY

-SUBMITTED

PHASE 3D

PREVIOUSLY

EXISTING JCSA -UTILITY EASEMENT

INST. #060026718

SUBMITTED

INSTRUMENT #020024985

PLAT OF PHASE 6D

GOVERNOR'S GROVE AT FIVE FORKS A CONDOMINIUM

LOCATED IN THE BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

DATE: 12/01/2016 SCALE: 1" = 100' JOB# 06-460 SHEET: 1 OF 2



Engineering & Surveying Consultants

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

JCC Subdivision Agent FC Approval Not Required

N/F VILLA DEVELOPMENT, L.L.C. PIN: #4620100010 INSTRUMENT #040012780 D.B. 216, PG. 639 D.B. 117, PG. 613



SUBMITTED LAND



PREVIOUSLY SUBMITTED LAND

N/F SPENCER BROTHERS BUILDERS, INC. PIN: #4710100031D D.B. 781, PG. 125 P.B. 52, PG. 46

N/F
PARCEL 1
FIVE FORKS, VIRGINIA, INC.
PIN: #4620100014
DEED BOOK 400, PAGE 478
PLAT BOOK 23, PAGE 4

JOHN TYLER HIGHWAY
STATE ROUTE #5
(VARIABLE WIDTH PUBLIC R/W)

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL MATTERS AFFECTING PROPERTY.
- 2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 51095C0119D, DATED DECEMBER 16, 2015.

EXISTING JAMES CITY-

COUNTY 35' PUBLIC

INST. #060026718

USE EASEMENT

4300 JOHN TYLER, L.L.C.

INSTRUMENT #990022813

P.B. 47, PG. 92A

EXISTING 20' JCSA-UTILITY EASEMENT

INST. #060026718

PIN: #4620100015

- 3. ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 4. ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDINGS AND WITHIN PHASE LIMITS SHALL BE KNOWN AS COMMON ELEMENT EXCEPT FOR LIMITED COMMON ELEMENTS DESIGNATED ON PLAT AND BUILDING PLANS.
- 5. THIS PARCEL OF LAND WAS CONVEYED TO GOVERNOR'S GROVE AT FIVE FORKS, L.L.C. BY DEED RECORDED IN INSTRUMENT #070006512.
- 6. THE STREETS WITHIN THIS CONDOMINIUM SHALL BE KNOWN AS COMMON ELEMENT AND NOT A PUBLIC DEDICATED RIGHT-OF-WAY.
- 7. PHASE 6D IS SUBMITTED LAND. THE REMAINING PROPERTY HAS BEEN PREVIOUSLY SUBMITTED OR ADDITIONAL LAND. ALL ADDITIONAL LAND AND ALL COMMON ELEMENTS ARE WITHDRAWABLE LAND.
- 8. PROFFERED COVENANTS, RESTRICTIONS, AND CONDITIONS AFFECTING THIS PROPERTY HAVE BEEN RECORDED AS INST. #050019045.
- 9. THE LOCATION OF THE PRIVATE MULCH TRAIL AND THE ASPHALT MULTI-PURPOSE TRAIL ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE.

100	0	100	200	300
		Scale: 1" = 10	00'	

S 53°20'30" W

			CURVE	TABLE		
NO.	DELTA	CHORD	BEARING	RADIUS	ARC	CHORD
C1	10'00'21"	S 58'20)'41" W	1116.00'	194.89	194.64

2 (Large/Small Pla	it(s) Recorde
herewith as # 1600	121929

NO.	DIRECTION	DISTANCE		
L1	N 10°44'30" W	57.40'		
L2	S 27'48'08" E	15.00'		
L3	N 62°11'52" E	52.25		
L4	N 73'15'18" E	18.75		
L5	S 53'20'30" W	17.63		
L6	S 58°14'37" W	37.63		
L7	S 60'24'36" W	11.43'		
L8	S 70°12'23" W	12.96'		
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LINE TABLE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on

DECEMBER 7, 2016

at 3:23 AMPM, PB PG

Document # 16 00 21929

MONA A. FOLEY, CLERK

Mona A. Edecy , Clerk