

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.

WILLIAM S. FELTS LIC. #3149

12/01/16 DATE

VILLIAM S. FELTS

Lic. No. 3149

12/01/2016

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

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



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

SUBMITTED LAND

PREVIOUSLY SUBMITTED LAND

JCC Subdivision Agent EC

Approval Not Required N/F SPENCER BROTHERS BUILDERS, INC. N 55'37'23" E N/F SPENCER BROTHERS BUILDERS, INC. PIN: #4620100011 89.69 INSTRUMENT #020024985 PIN: #4620100015 INSTRUMENT #010008471 -EXISTING NATURAL OPEN SPACE EASEMENT #2 N/F VILLA DEVELOPMENT, L.L.C. PIN: #4620100010 P.B. 14, PG. 99 EXISTING NATURAL OPEN INST. #060026718 SPACE EASEMENT #3 INST. #060026718 INSTRUMENT #040012780 D.B. 216, PG. 639 D.B. 117, PG. 613 EXISTING JCSA---EXISTING NATURAL OPEN-UTILITY EASEMENT TAX MAP PARCEL 462.000014B SPACE EASEMENT #1 INST. #060026718 PHASE 3B-INST. #060026718 PREVIOUSLY SUBMITTED ADDITIONAL LAND -PHASE 4C PHASE 3A EXISTING JAMES CITY-PREVIOUSLY PREVIOUSLY COUNTY 35' PUBLIC PHASE 3C USE EASEMENT PREVIOUSLY PHASE 1A-PHASE 1F PHASE 4B INST. #060026718 -SUBMITTED PHASE 2A-PREVIOUSLY PHASE 2F PREVIOUSLY SUBMITTED--PHASE 3E PREVIOUSLY PREVIOUSLY ADDITIONAL LAND SUBMITTED SUBMITTED PHASE 44 SUBMITTED PHASE 3D PREVIOUSLY 4300 JOHN TYLER, L.L.C. SUBMITTED PREVIOUSLY N/F SPENCER BROTHERS BUILDERS, INC. PIN: #4620100015 SUBMITTED PHASE 6C PHASE 5A PHASE_4D PREVIOUSLY INSTRUMENT #990022813 PREVIOUSLY-PREVIOUSLY PIN: #4710100031D SUBMITTED P.B. 47, PG. 92A SUBMITTED D.B. 781, PG. 125 P.B. 52, PG. 46 SUBMITTED ADDITIONAL LAND EXISTING JCSA -UTILITY EASEMENT EXISTING 20' JCSA-UTILITY EASEMENT PHASE 6D-INST. #060026718 - ADDITIONAL LAND INST. #060026718 SUBMITTED LAND (SEE SHEET 2) PHASE 6A PHASE 6B PREVIOUSLY PREVIOUSLY SUBMITTED SUBMITTED MULTI-PURPOSE ASPHALT TRAIL EXISTING POND-EXISTING NATURAL OPEN BUFFER & MAINTENANCE EASEMENT N/F PARCEL 1 SPACE EASEMENT #4" INST. #060026718 EXISTING NATURAL OPEN INST. #060026718 FIVE FORKS, VIRGINIA, INC. MULTI-PURPOSE ASPHALT TRAIL SPACE EASEMENT #5 PIN: #4620100014 /INST. #060026718/ DEED BOOK 400, PAGE 478 EXISTING NATURAL OPEN-SPACE EASEMENT #5 PLAT BOOK 23, PAGE 4 /NST. #060026718// S 53'20'30" W 906.42 JOHN TYLER HIGHWAY

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.
- 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" = 100'

STATE ROUTE #5

(VARIABLE WIDTH PUBLIC R/W)

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

-5		
2 (Large/Smail F	Plat(s) Recorde)(
herewith as # 160	21929	
herewith as #_//o/	2021427	

	LINE TABLE	
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'

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

Clerk

