

AREA TABLE SQ. FT. PARCEL **ACRES** PHASE 9 23,486 0.539 SUBMITTED LAND PREVIOUSLY 232,747 5.343 SUBMITTED LAND ADDITIONAL LAND 397,003 9.114 TOTAL 653,236 14.996

N/F SPENCER BROTHERS BUILDERS, INC.

PIN: #4620100011 INSTRUMENT #020024985

EXISTING NATURAL OPEN

SPACE EASEMENT #3 INST. #060026718

PHASE 2A-PHASE 2F

PREVIOUSLY

EXISTING NATURAL OPEN

SPACE EASEMENT #4

/INST. #060026718/

PLAT OF PHASE 9 GOVERNOR'S GROVE AT FIVE FORKS A CONDOMINIUM

LOCATED IN THE BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

DATE: 05/23/2017 SCALE: 1" = 100'JOB# 06-460 SHEET: 1 OF 2



Engineering & Surveying Consultants

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

> JCC Subdivision Agent Approval Not Required SUBMITTED LAND

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

PREVIOUSLY SUBMITTED LAND

N/F SPENCER BROTHERS BUILDERS, INC. PIN: #4710100031D

D.B. 781, PG. 125 P.B. 52, PG. 46

______Large/Small-Plat(s) Recorded herewith as # 17.0011777

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on at 1.54 AM/PM, PB

DISTANCE

DEED BOOK 400, PAGE 478

Document # 170011777 MONA A. FOLEY, CLERK

March Adery

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 USE EASEMENT

INST. #060026718

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 9 IS SUBMITTED LAND. THE REMAINING PROPERTY HAS BEEN PREVIOUSLY SUBMITTED OR IS 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.

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

PHASE 9

SUBMITTED LAND/

(SEE SHEET 2)

N 55'37'23" E

EXISTING JCSA— UTILITY EASEMENT INST. #060026718

PHASE 3A PREVIOUSLY-SUBMITTED

_PHASE 3E _PREVIOUSLY _SUBMITTED

PHASE 3C

PREVIOUSL

SUBMITTED

PHASE 30 PREVIOUSE SUBMITTED

PHASE 5A

-EXISTING NATURAL OPEN SPACE EASEMENT #2

INST. #060026718

PHASE 3B— PREVIOUSLY SUBMITTED

PHASE 4D

PREVIOUSLY

PHASE 6A PHASE 6B PREVIOUSLY PREVIOUSLY SUBMITTED SUBMITTED

MULTI-PURPOSE ASPHALT TRAIL

PHASE 60 EXISTING NATURAL OPEN-PREVIOUSLY SPACE EASEMENT #5

SUBMITTED

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

N/F PARCEL 1

FIVE FORKS, VIRGINIA, INC.

PIN: #4620100014

PLAT BOOK 23, PAGE 4

SURVEYORS CERTIFICATE

N/F SPENCER BROTHERS BUILDERS, INC.

PIN: #4620100015 INSTRUMENT #010008471

DOMINAL LAND

ADDITIONAL LAND

ADDITIONAL

PHASE 4C PREVIOUSLY

SUBMITTED

PHASE 4B

PREVIOUSLY

SUBMITTED .

PHASE 4A

PREVIOUSLY

PHASE 6C PREVIOUSLY

SUBMITTED

PHASE 7 PREVIOUSLY

SUBMITTED

INST. #060026718

MULCH

P.B. 14, PG. 99

EXISTING NATURAL OPEN-

SPACE EASEMENT #1

INST. #060026718

-ADDITIONAL LAND

EXISTING POND-

BUFFER & MAINTENANCE EASEMENT

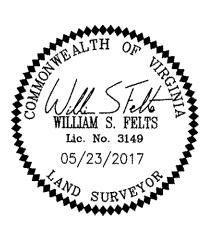
INST. #060026718

BMP FACILITY

I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED, §55-79.58, AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS OR PORTIONS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA, §55-79.58(A), ARE SUBSTANTIALLY COMPLETE.



05/23/2017 DATE



TAX MAP PARCEL 462,0000148

PHASE 1A-

SUBMITTED

V/MULTI-PURPOSE ASPHALT TRAIL

ADDITIONAL LAND

EXISTING JCSA

-UTILITY EASEMENT

INST. #060026718

<u>L1</u>	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'

LINE TABLE

DIRECTION

