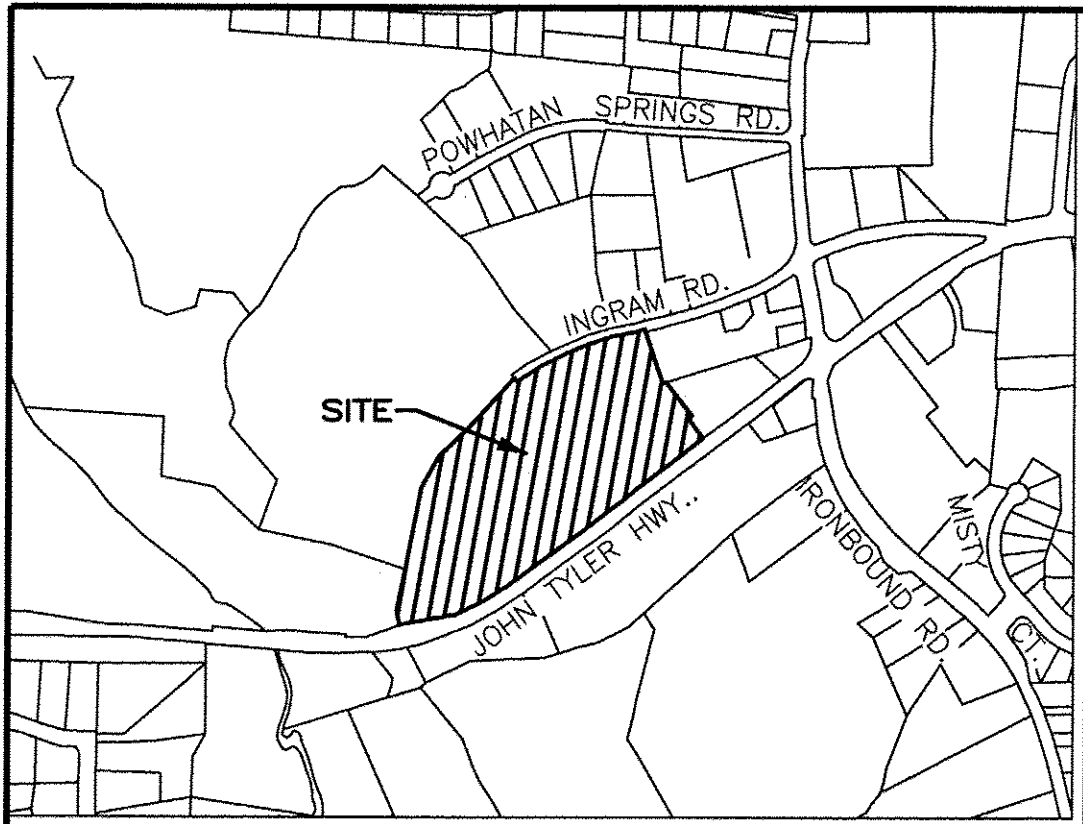
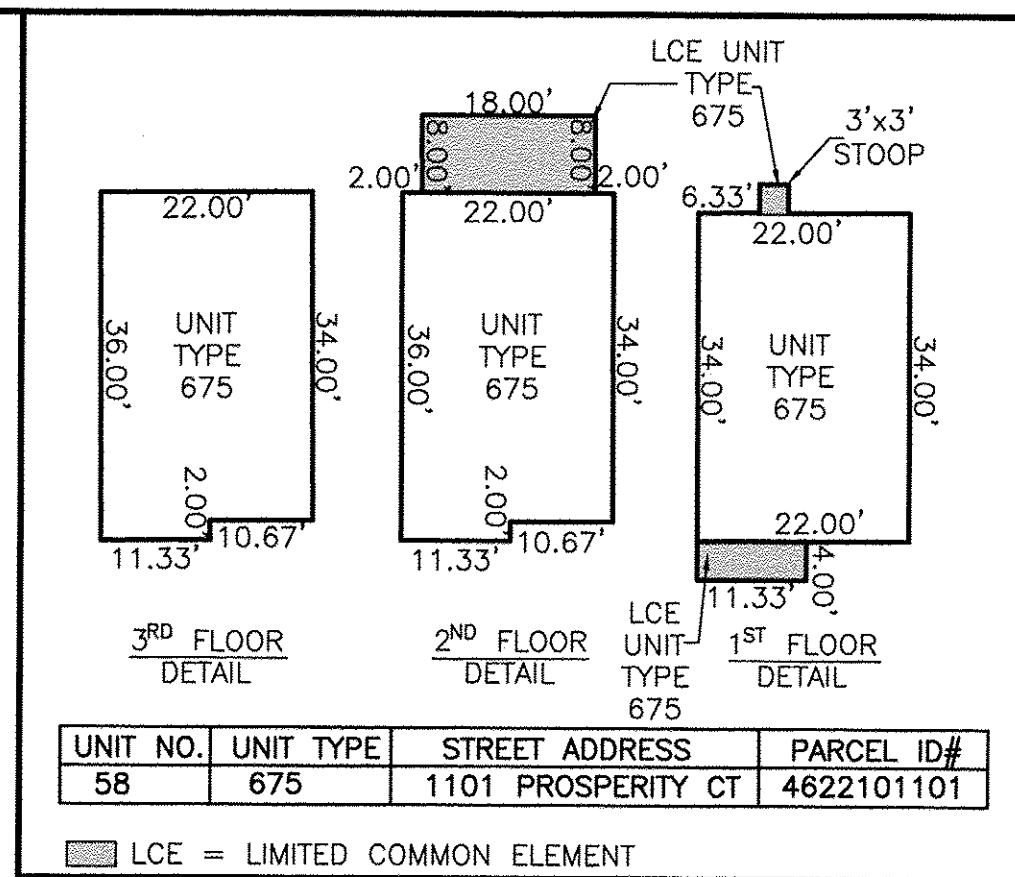


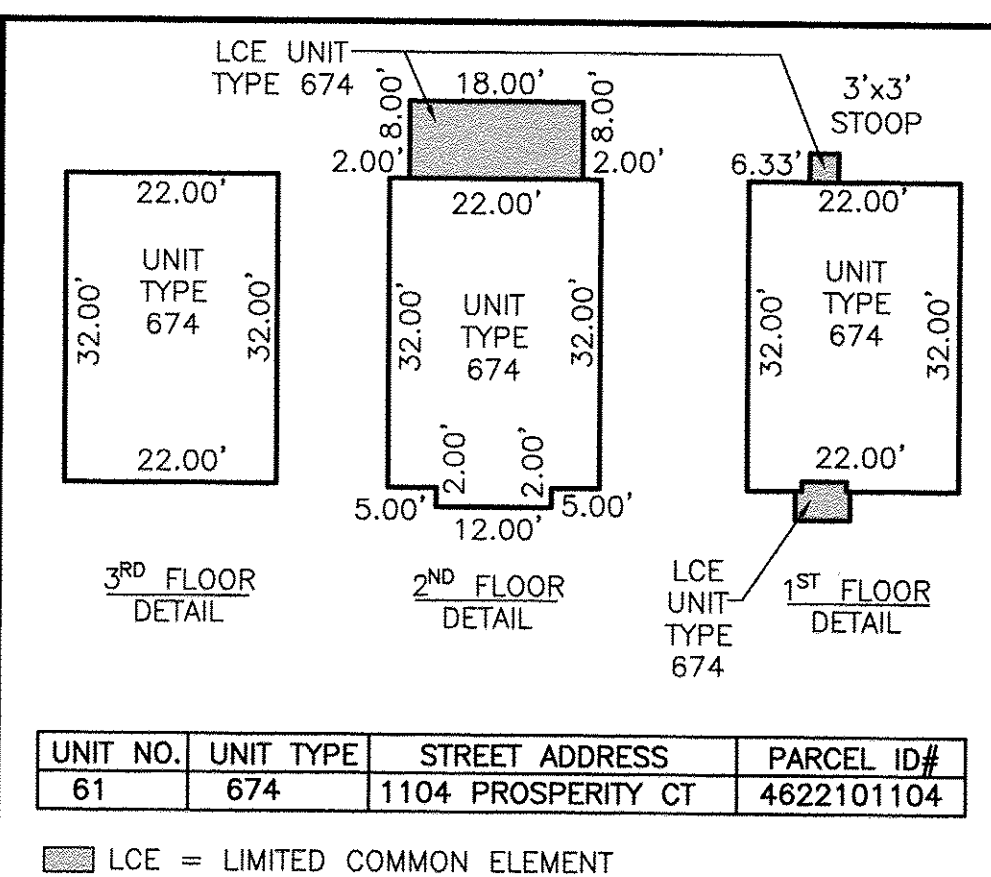
190005896



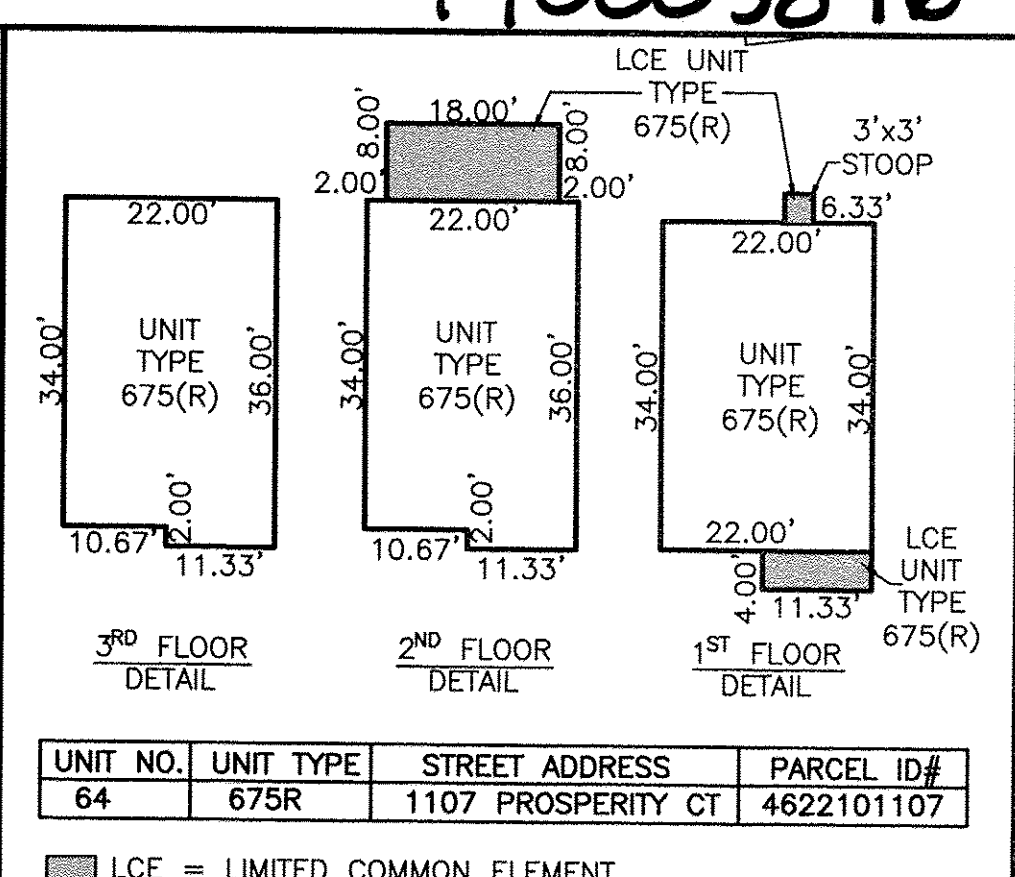
VICINITY MAP - NOT TO SCALE



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
58	675	1101 PROSPERITY CT	4622101101



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
61	674	1104 PROSPERITY CT	4622101104



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
64	675R	1107 PROSPERITY CT	4622101107

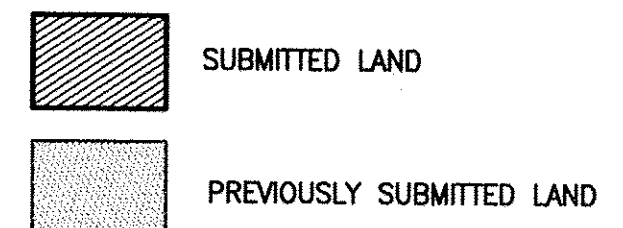
NO.	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	10°00'21"	S 58°20'41" W	1116.00'	194.89'	194.64'

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'

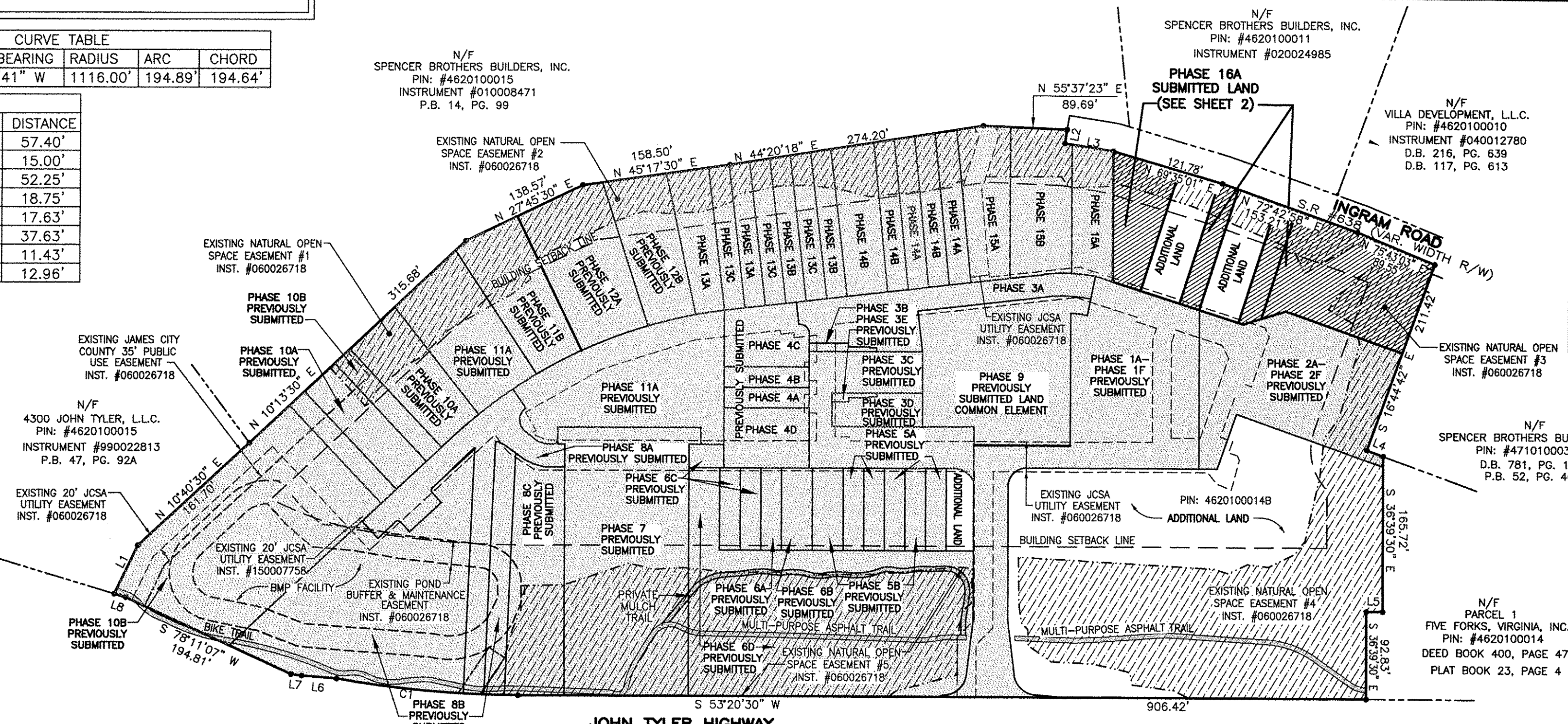
N/F SPENCER BROTHERS BUILDERS, INC.
PIN: #4620100015
INSTRUMENT #010008471
P.B. 14, PG. 99

N/F SPENCER BROTHERS BUILDERS, INC.
PIN: #4620100011
INSTRUMENT #020024985

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



PARCEL	SQ. FT.	ACRES
PHASE 16A SUBMITTED LAND	29,421	0.676
PREVIOUSLY SUBMITTED LAND	508,537	11.674
ADDITIONAL LAND	115,278	2.646
TOTAL	653,236	14.996



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.
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 16A 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.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM AT INSTRUMENT NO. 160001088 ACCURATELY DEPICTS THE UNIT 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 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.

William S. Felts
WILLIAM S. FELTS LIC. #3149

04/17/2019
DATE



2 Large/Small Plats Recorded
herewith as # 190005896

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
4-24-2019
at 2:51 AM (PM) PG
Document # 190005896
MONA A. POLEY, CLERK
Mona A. Poley, Clerk

JCC Subdivision Agent
Approval Not Required
EGC

PLAT OF
PHASE 16A
GOVERNOR'S GROVE AT FIVE FORKS
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 04/17/2019 SCALE: 1" = 100' JOB# 06-460
SHEET: 1 OF 2



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web: landtechresources.com