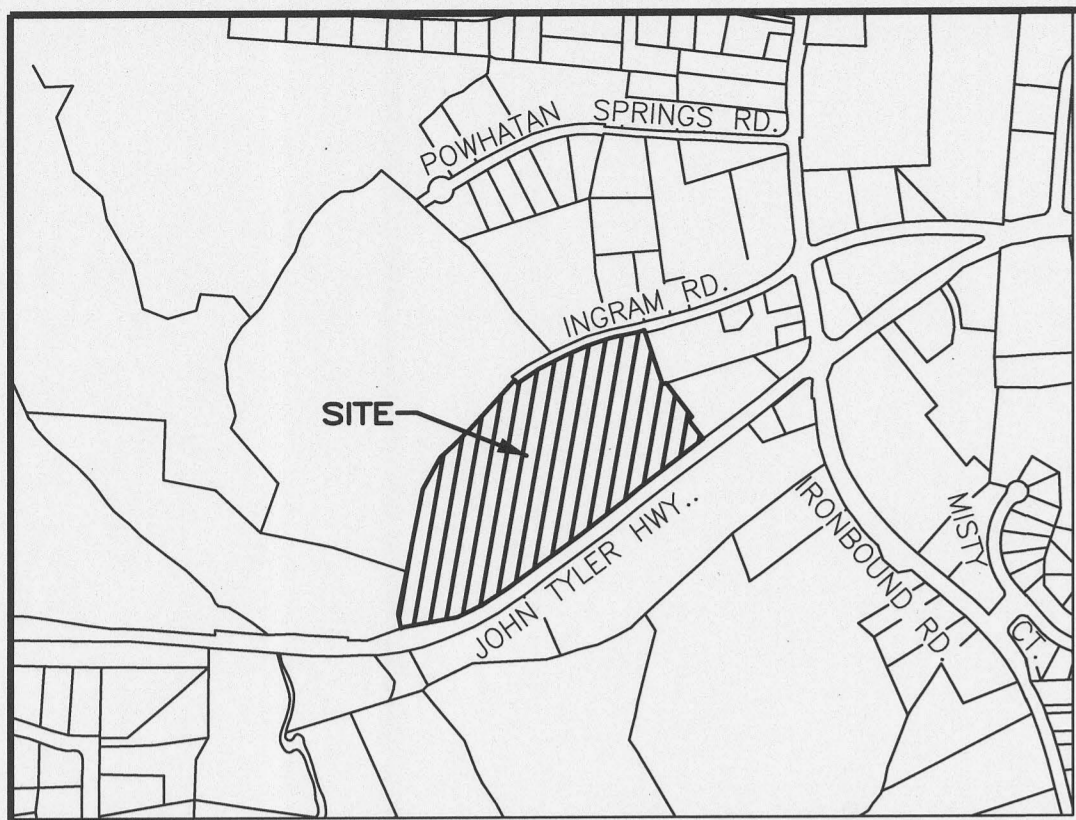


200000818



VICINITY MAP - NOT TO SCALE

CURVE TABLE					
NO.	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	10°00'21"	S 58°20'41" W	1116.00'	194.89'	194.64'
C2	84°01'13"	S 85°30'40" E	24.50'	35.93'	32.79'
C3	90°00'00"	S 08°20'30" W	20.00'	31.42'	28.28'

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'
L9	S 58°05'32" W	28.38'
L10	N 43°30'04" W	58.08'

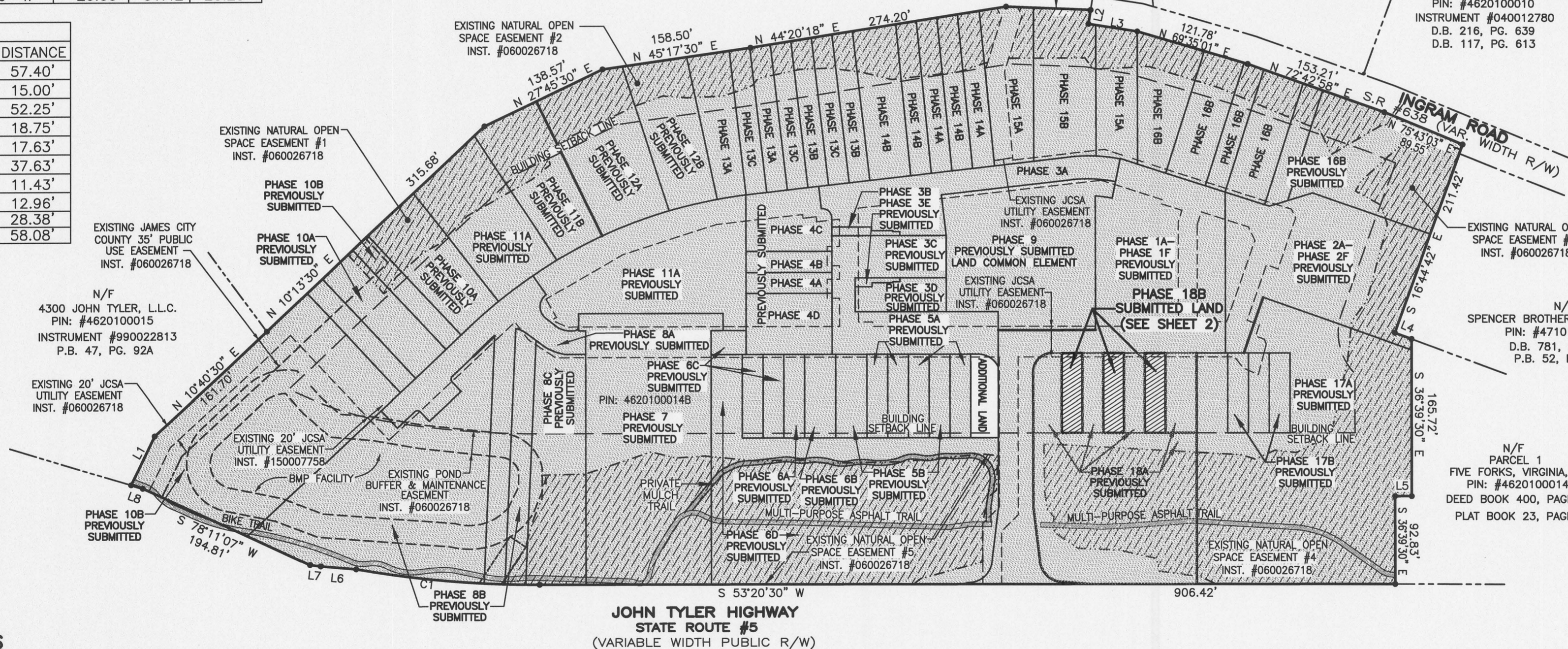
N/F  
SPENCER BROTHERS BUILDERS, INC.  
PIN: #4620100015  
INSTRUMENT #010008471  
P.B. 14, PG. 99

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

SUBMITTED LAND  
 PREVIOUSLY SUBMITTED LAND

AREA TABLE		
PARCEL	SQ. FT.	ACRES
PHASE 18B SUBMITTED LAND	5,544	0.126
PREVIOUSLY SUBMITTED LAND	645,203	14.813
ADDITIONAL LAND	2,489	0.057
TOTAL	653,236	14.996



N/F  
SPENCER BROTHERS BUILDERS, INC.  
PIN: #47101000310  
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

RECORD PLAT  
DOC. #050025743

**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 18B 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.

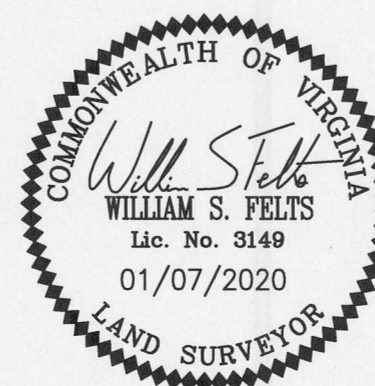
**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM AT INSTRUMENT NO. 160009184 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, §55.1-1920(A), ARE SUBSTANTIALLY COMPLETE.

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

01/07/2020  
DATE



JCC Subdivision Agent  
Approval Not Required

**PLAT OF  
PHASE 18B  
GOVERNOR'S GROVE AT FIVE FORKS  
A CONDOMINIUM**

LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 01/07/2020 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

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
Jan 21, 2020  
at 8:42 AM, PG. 1  
Document # 200000818  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk