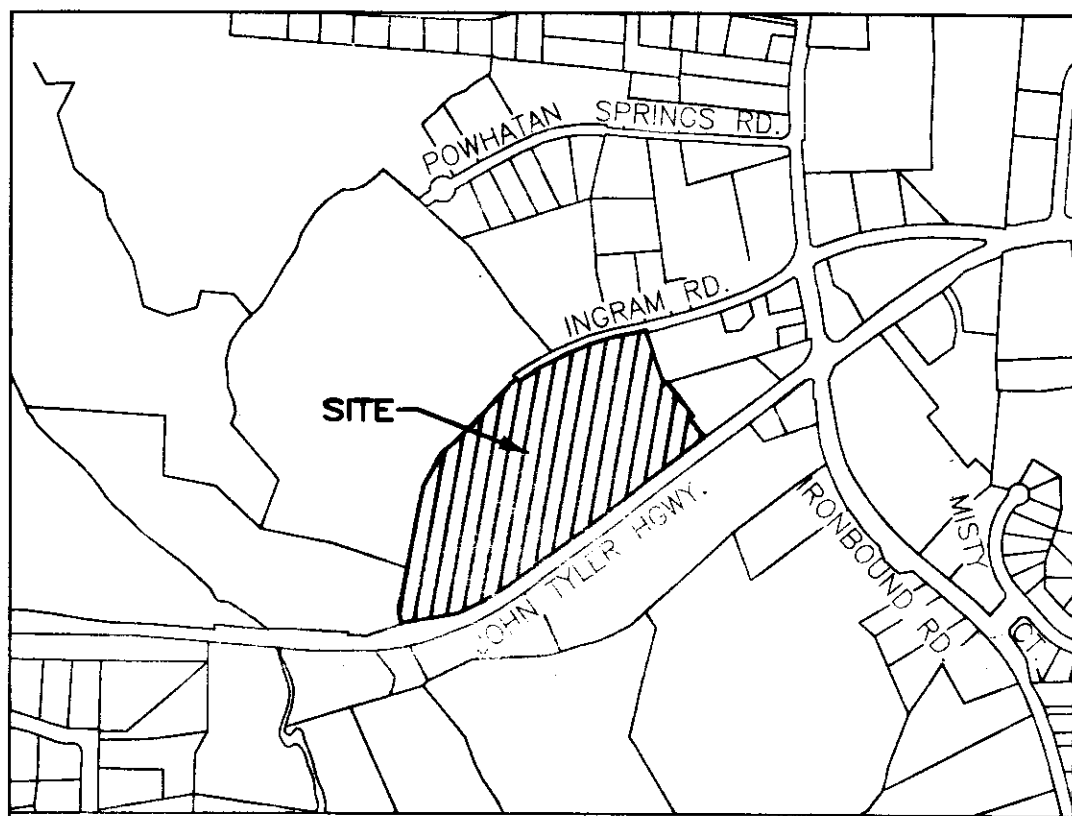


150019792



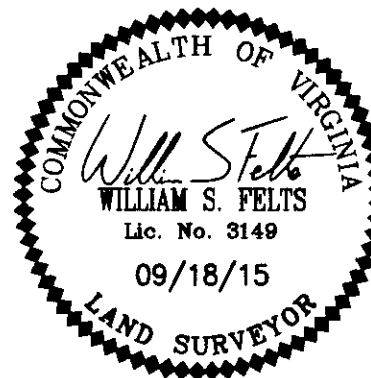
VICINITY MAP - NOT TO SCALE

SURVEYORS CERTIFICATE

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
WILLIAM S. FELTS LIC. #3149

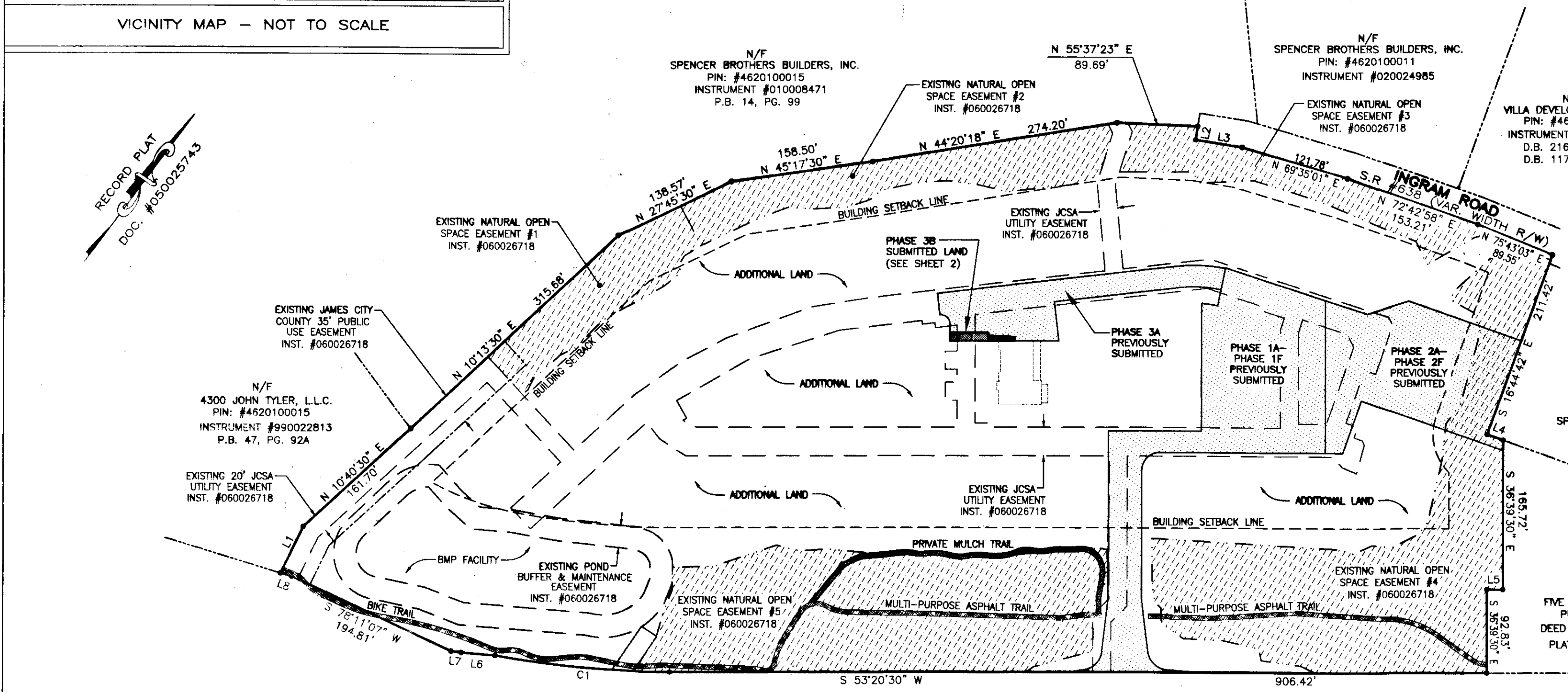
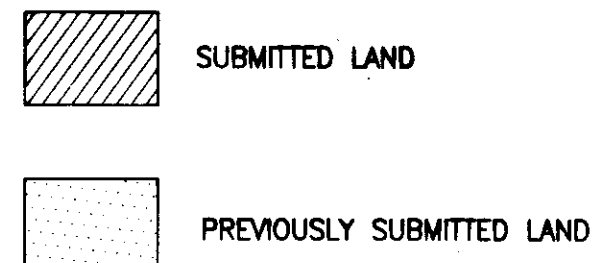
09/18/15
DATE



AREA TABLE		
PARCEL	SQ. FT.	ACRES
PHASE 3B SUBMITTED LAND	530	0.012
PREVIOUSLY SUBMITTED LAND	74,921	1.720
ADDITIONAL LAND	577,785	13.264
TOTAL	653,236	14.996

PLAT OF
PHASE 3B
GOVERNOR'S GROVE AT FIVE FORKS
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 09/18/15 SCALE: 1" = 100' JOB# 06-460
SHEET: 1 OF 2

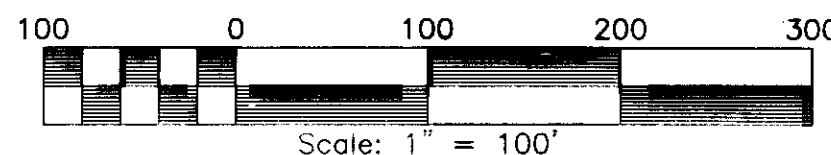
LandTech Resources, Inc.
Surveying • Engineering • GPS
3925 Midlands Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



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

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL MATTERS AFFECTING PROPERTY.
- THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C0205C DATED SEPTEMBER 28, 2007.
- ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 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.
- THIS PARCEL OF LAND WAS CONVEYED TO GOVERNOR'S GROVE AT FIVE FORKS, L.L.C. BY DEED RECORDED IN INSTRUMENT #070006512.
- THE STREETS WITHIN THIS CONDOMINIUM SHALL BE KNOWN AS COMMON ELEMENT AND NOT A PUBLIC DEDICATED RIGHT-OF-WAY.
- PHASE 3B IS SUBMITTED LAND. THE REMAINING PROPERTY HAS BEEN PREVIOUSLY SUBMITTED OR ADDITIONAL LAND. ALL ADDITIONAL LAND AND ALL COMMON ELEMENTS ARE WITHDRAWABLE LAND.
- PROFFERED COVENANTS, RESTRICTIONS, AND CONDITIONS AFFECTING THIS PROPERTY HAVE BEEN RECORDED AS INST. #050019045.
- THE LOCATION OF THE PRIVATE MULCH TRAIL AND THE ASPHALT MULTI-PURPOSE TRAIL ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE.



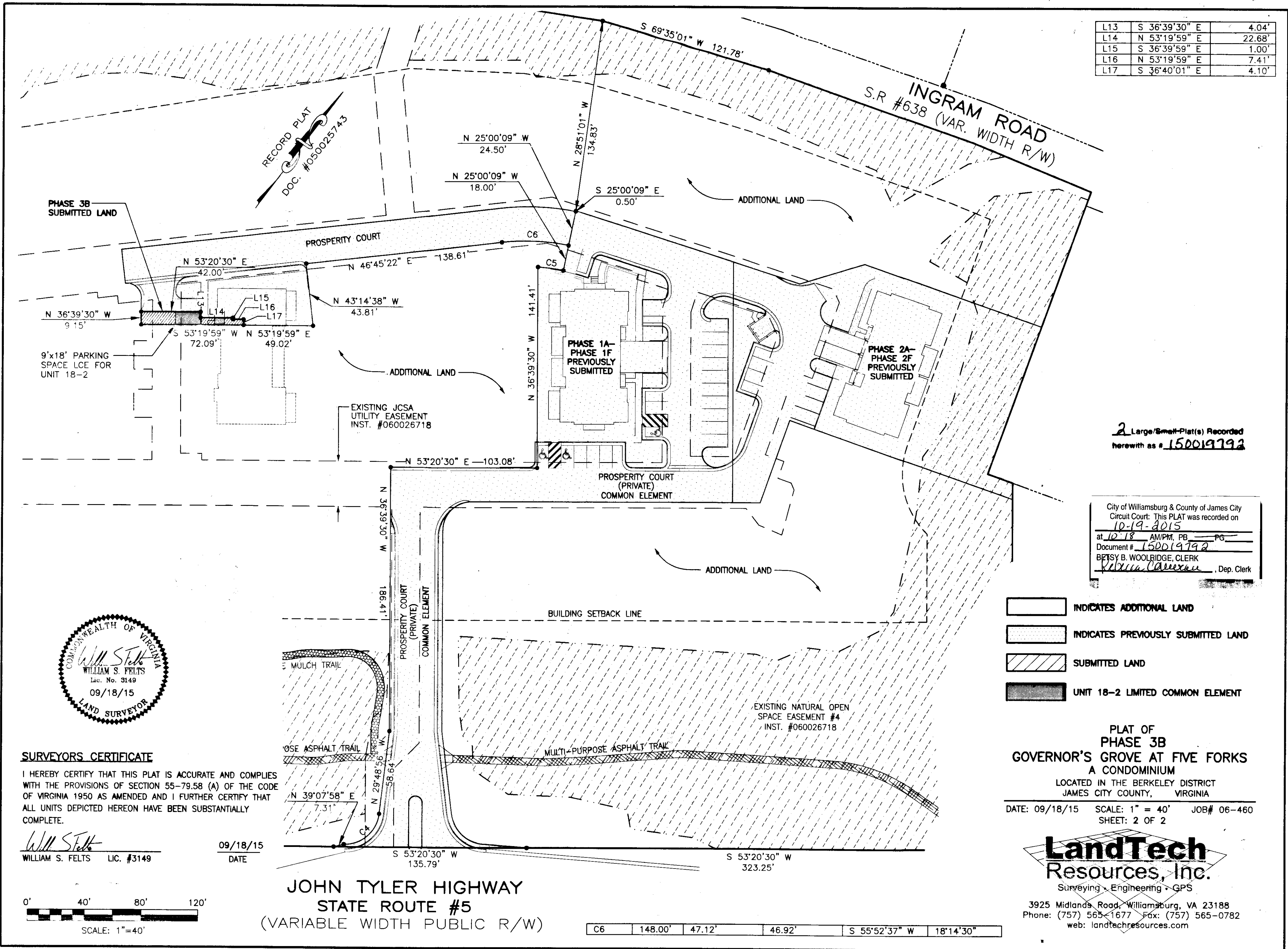
2 Large/Small-Plat(s) Recorded
herewith as # 150019792

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10-19-2015
at 10:18 AM PM, PG _____
Document # 150019792
BETSY B. WOOLRIDGE, CLERK
Roxana Carraway, Dep. Clerk

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	7°56'00"	S 61°01'51" W	130.00'	18.00'	17.99'
C3	3°58'00"	S 66°58'51" W	130.00'	9.00'	9.00'

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	N 25°00'09" W	43.00'
L10	N 71°09'00" E	13.07'
L11	S 18°25'59" E	24.11'
L12	S 21°02'09" E	18.00'

L13	S 36°39'30" E	4.04'
L14	N 53°19'59" E	22.68'
L15	S 36°39'59" E	1.00'
L16	N 53°19'59" E	7.41'
L17	S 36°40'01" E	4.10'



RECORD PLAT
DOC. #050025743

PHASE 3B
SUBMITTED LAND

PROSPERITY COURT

INGRAM ROAD
S.R. #638 (VAR. WIDTH R/W)

ADDITIONAL LAND

9'x18' PARKING
SPACE LCE FOR
UNIT 18-2

EXISTING JCSA
UTILITY EASEMENT
INST. #060026718

PHASE 1A-
PHASE 1F
PREVIOUSLY
SUBMITTED

PHASE 2A-
PHASE 2F
PREVIOUSLY
SUBMITTED

PROSPERITY COURT
(PRIVATE)
COMMON ELEMENT

ADDITIONAL LAND

BUILDING SETBACK LINE

EXISTING NATURAL OPEN
SPACE EASEMENT #4
INST. #060026718

MULCH TRAIL

SOFT ASPHALT TRAIL

MULTI-PURPOSE ASPHALT TRAIL

DATE

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

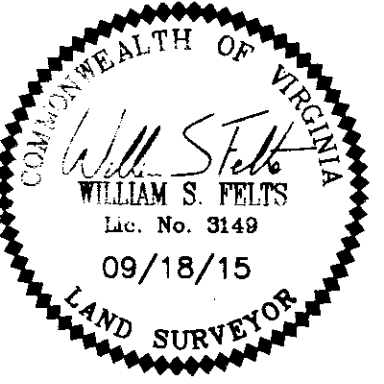
C6	148.00'	47.12'	46.92'	S 55°52'37" W	18°14'30"
----	---------	--------	--------	---------------	-----------

2 Large/Small-Plat(s) Recorded
herewith as # 150019792

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10-19-2015
at 10:18 AM/PM, PB PG
Document # 150019792
BETSY B. WOOLRIDGE, CLERK
Victoria Cameron, Dep. Clerk

- INDICATES ADDITIONAL LAND
- INDICATES PREVIOUSLY SUBMITTED LAND
- SUBMITTED LAND
- UNIT 18-2 LIMITED COMMON ELEMENT

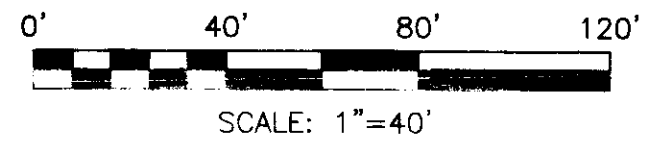
PLAT OF
PHASE 3B
GOVERNOR'S GROVE AT FIVE FORKS
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 09/18/15 SCALE: 1" = 40' JOB# 06-460
SHEET: 2 OF 2



SURVEYORS CERTIFICATE
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 AND I FURTHER CERTIFY THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETE.

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

09/18/15
DATE



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