

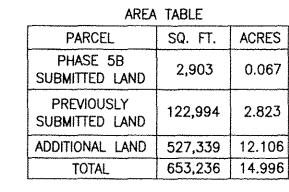
SURVEYORS CERTIFICATE

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

09/09/16 DATE



PLAT OF PHASE 6B GOVERNOR'S GROVE AT FIVE FORKS A CONDOMINIUM

LOCATED IN THE BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

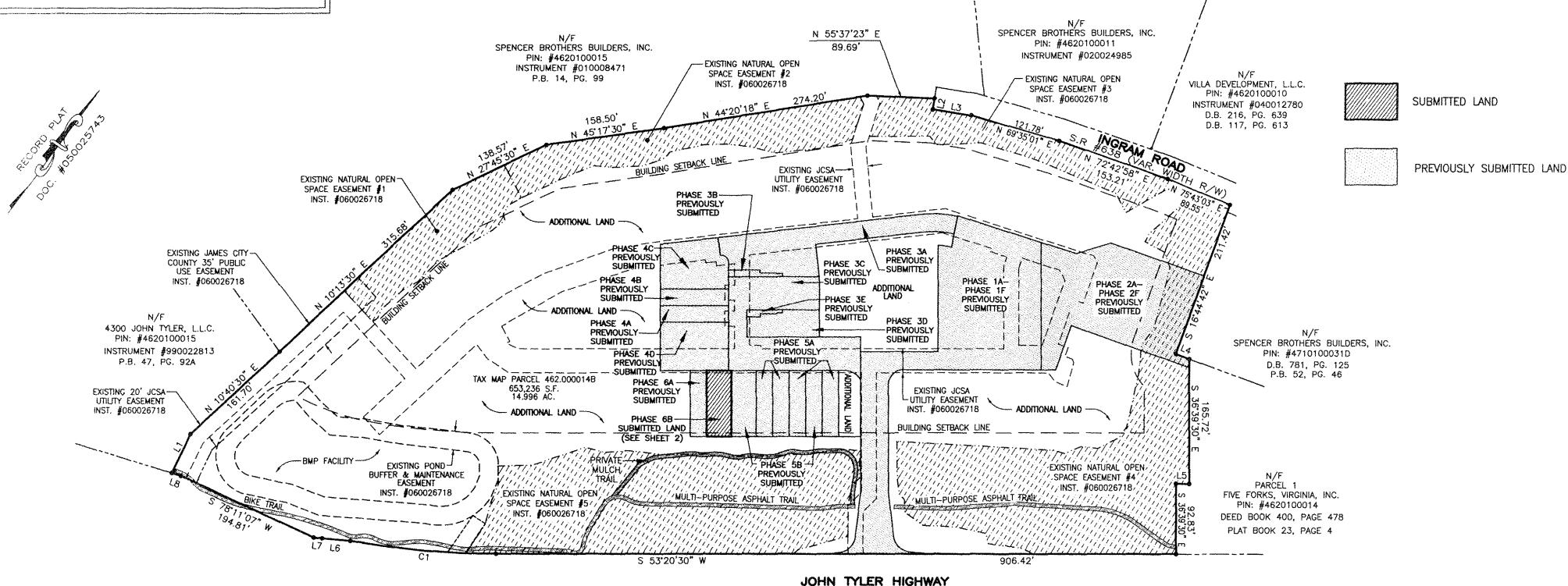
DATE: 09/09/2016 SCALE: 1" = 100' JOB# 06-460 SHEET: 1 OF 2



Engineering & Surveying Consultants

25 Midlands Road, Williamsburg, VA 23188

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



STATE ROUTE #5

(VARIABLE WIDTH PUBLIC R/W)

WILLIAM S. FELTS Lic. No. 3149

09/09/2016

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 6B 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.

2 Large/Smell Plat(s) Recorded herewith as # 160016942

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9-23-2016
at 12:46 AM/PM PB PG

MONA A. FOLEY, CLERK ED CONNOR DC

100 0 100 200 300 Scale: 1" = 100'

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

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'			

JCC Subdivision Agent Approval Not Required EGC

1600 16942 INGRAM ROAD S.R #638 (VAR. WIDTH R/W) LCE UNIT - TYPE, 675 3'x3' STOOP 22.00 22.00 22.00 INDICATES ADDITIONAL LAND UNIT UNIT UNIT INDICATES PREVIOUSLY SUBMITTED LAND TYPE TYPE TYPE 675 675 675 SUBMITTED LAND ADDITIONAL LAND-ADDITIONAL LAND 22.00 LIMITED COMMON ELEMENT (LCE) PROSPERITY COURT 11.33' Ö 1ST FLOOR 2ND FLOOR UNIT-3RD FLOOR PHASE 3A DETAIL TYPE **PREVIOUSLY** 675 SUBMITTED STREET ADDRESS PARCEL ID# UNIT NO. UNIT TYPE PHASE 3B **PREVIOUSLY** 201 PROSPERITY CT 4622100201 PHASE 4C SUBMITTED PREVIOUSLY SUBMITTED SURVEYORS CERTIFICATE ADDITIONAL LAND PHASE 1A-PHASE 1F PHASE 3C PHASE 3E PHASE 2A-I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED **PREVIOUSLY** PREVIOUSLY PHASE 2F PHASE 4B **PREVIOUSLY** FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM SUBMITTED -SUBMITTED PREVIOUSLY **PREVIOUSLY** SUBMITTED AT INSTRUMENT NO. 160009184 ACCURATELY DEPICT THE PHASE 3D SUBMITTED SUBMITTED UNITS AND RELATED IMPROVEMENTS SHOWN AND THAT **PREVIOUSLY** PHASE 4A THEY COMPLY WITH THE CODE OF VIRGINIA OF 1950, AS -SUBMITTED **PREVIOUSLY** EXISTING JCSA UTILITY EASEMENT— INST. #060026718 AMENDED 55-79.58(B) AND ARE SUBSTANTIALLY SUBMITTED COMPLETE. I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES PHASE 4D WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE PREVIOUSLY OF VIRGINIA 1950 AS AMENDED. SUBMITTED - PHASE 5A -PREVIOUSLY 09/09/16 PROSPERITY COURT TSUBMITTED-N 53*19'59" E 33.01'\ (PRIVATE) WILLIAM S. FELTS LIC. #3149 DATE COMMON ELEMENT PHASE 6A-**PREVIOUSLY** E SUBMITTED ADDITIONAL LAND ADDITIONAL LAND WILLIAM S. FELTS Lic. No. 3149 BUILDING SETBACK LINE 09/09/2016 S 53'19'59" W 172.24 PHASE 6B SUBMITTED **** EXISTING NATURAL OPEN
SPACE EASEMENT #4
"050026718 MULTI-PURPOSE ASPHALT/TRAJL EXISTING NATURAL UPEN
SPACE EASEMENT #4
// INST. #060026718 / PLAT OF PHASE 6B GOVERNOR'S GROVE AT FIVE FORKS A CONDOMINIUM LOCATED IN THE BERKELEY DISTRICT JAMES CITY COUNTY, DATE: 09/09/2016 SCALE: 1" = 40'JOB# 06-460 SHEET: 2 OF 2 land Tech S 53°20'30" W S 53'20'30" W Resources, Inc. 135.79 323.25 2 Large/Smell Plat(s) Recorded herewith as # 1600 169 42 JCC Subdivision Agent Approval Not Required Engineering & Surveying Consultants JOHN TYLER HIGHWAY EGC 3925 Midlands Road, Williamsburg, VA 23188 STATE ROUTE #5 City of Williamsburg & County of James City Phone: (757) 565–1677 Fax: (757) 565–0782 Circuit Court: This PLAT was recorded on 9-23-2016 CURVE TABLE web: landtechresources.com (VARIABLE WIDTH PUBLIC R/W) RADIUS CURVE LENGTH CHORD CHORD BEARING DELTA at 12:46 AMPM PB ____ PG ____ 24.50 36.06 32.89 N 12'20'41" E 84'19'13"

MONA A. FOLEY, CLERK & Connor DC