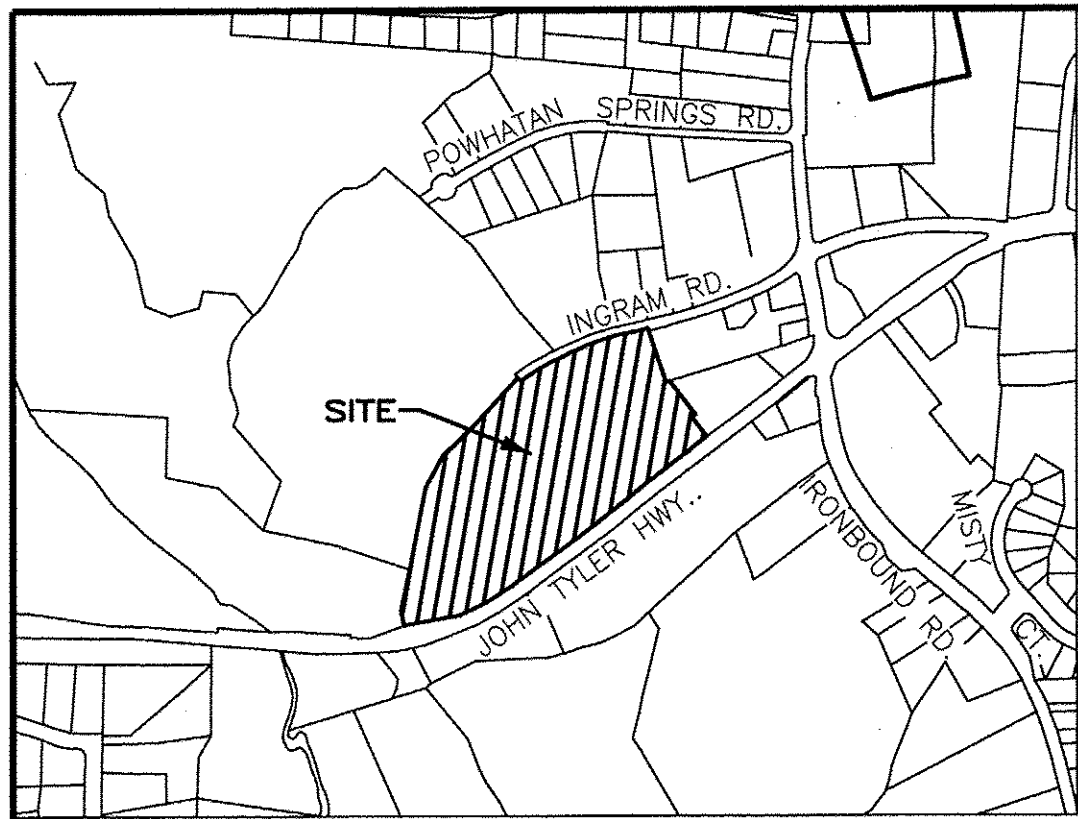
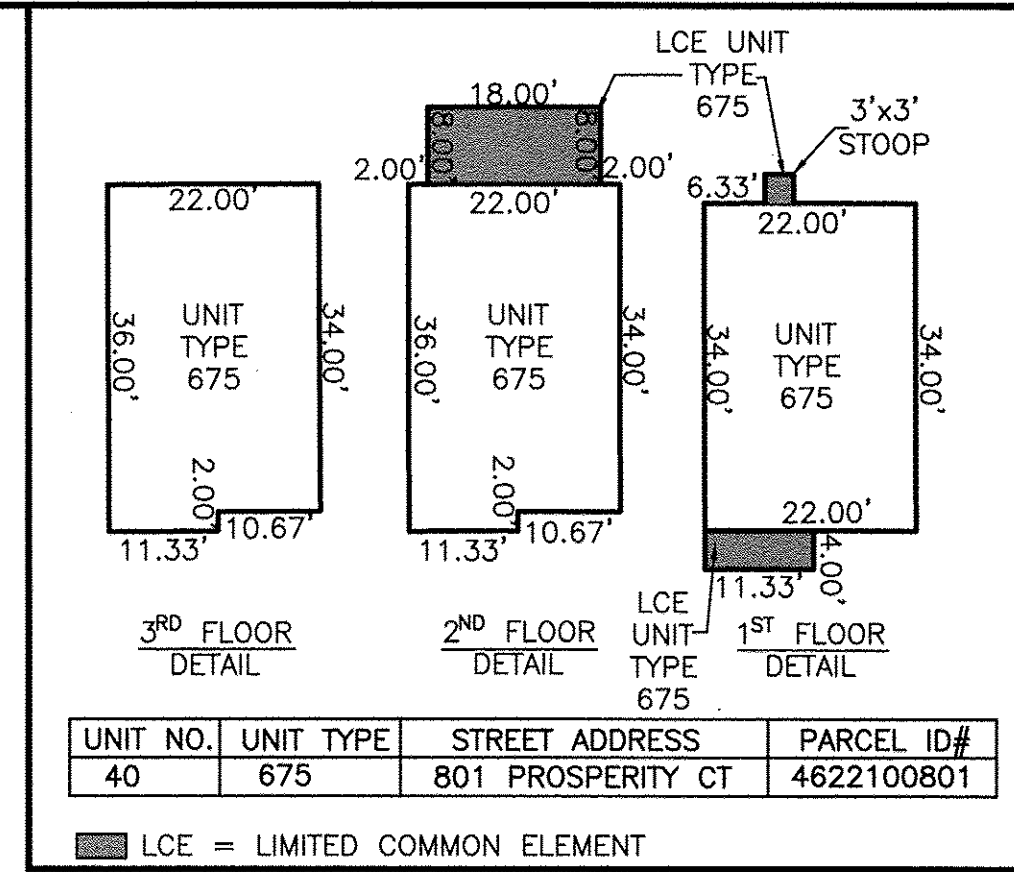


180008078



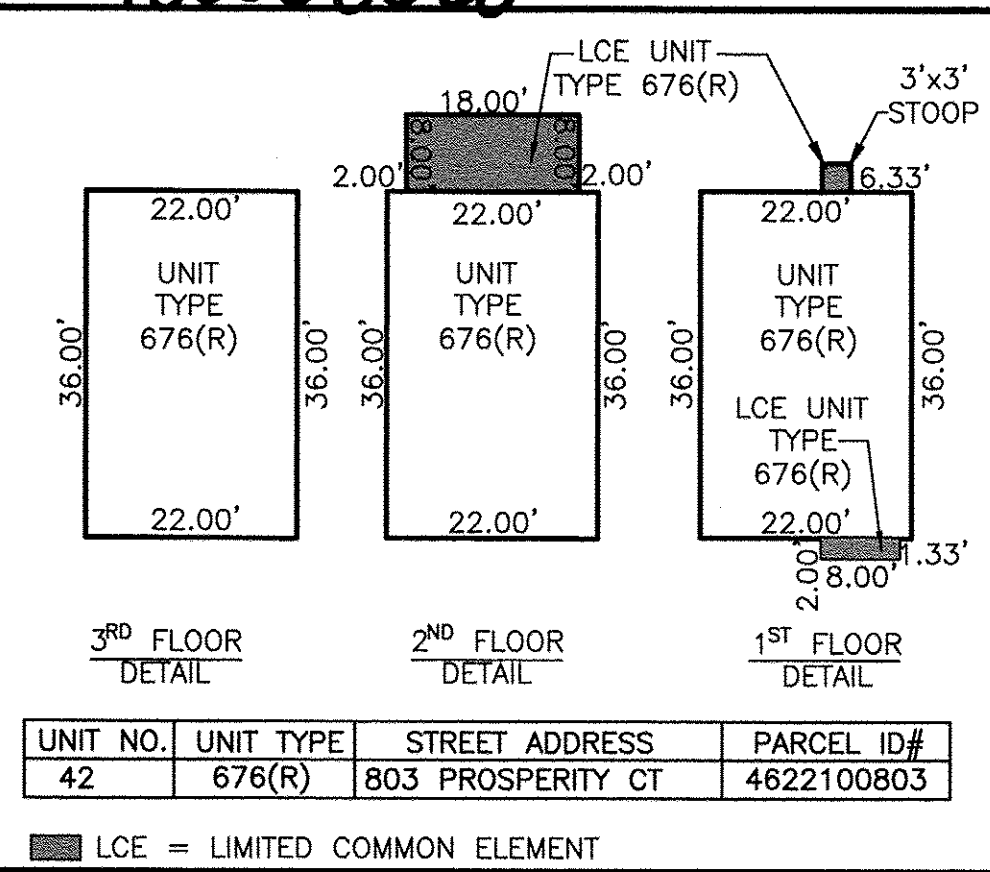
VICINITY MAP - NOT TO SCALE

AREA TABLE		
PARCEL	SQ. FT.	ACRES
PHASE 13A SUBMITTED LAND	9,247	0.212
PREVIOUSLY SUBMITTED LAND	436,020	10.009
ADDITIONAL LAND	207,969	4.775
TOTAL	653,236	14.996



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
40	675	801 PROSPERITY CT	4622100801

LCE = LIMITED COMMON ELEMENT



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
42	676(R)	803 PROSPERITY CT	4622100803

LCE = LIMITED COMMON ELEMENT

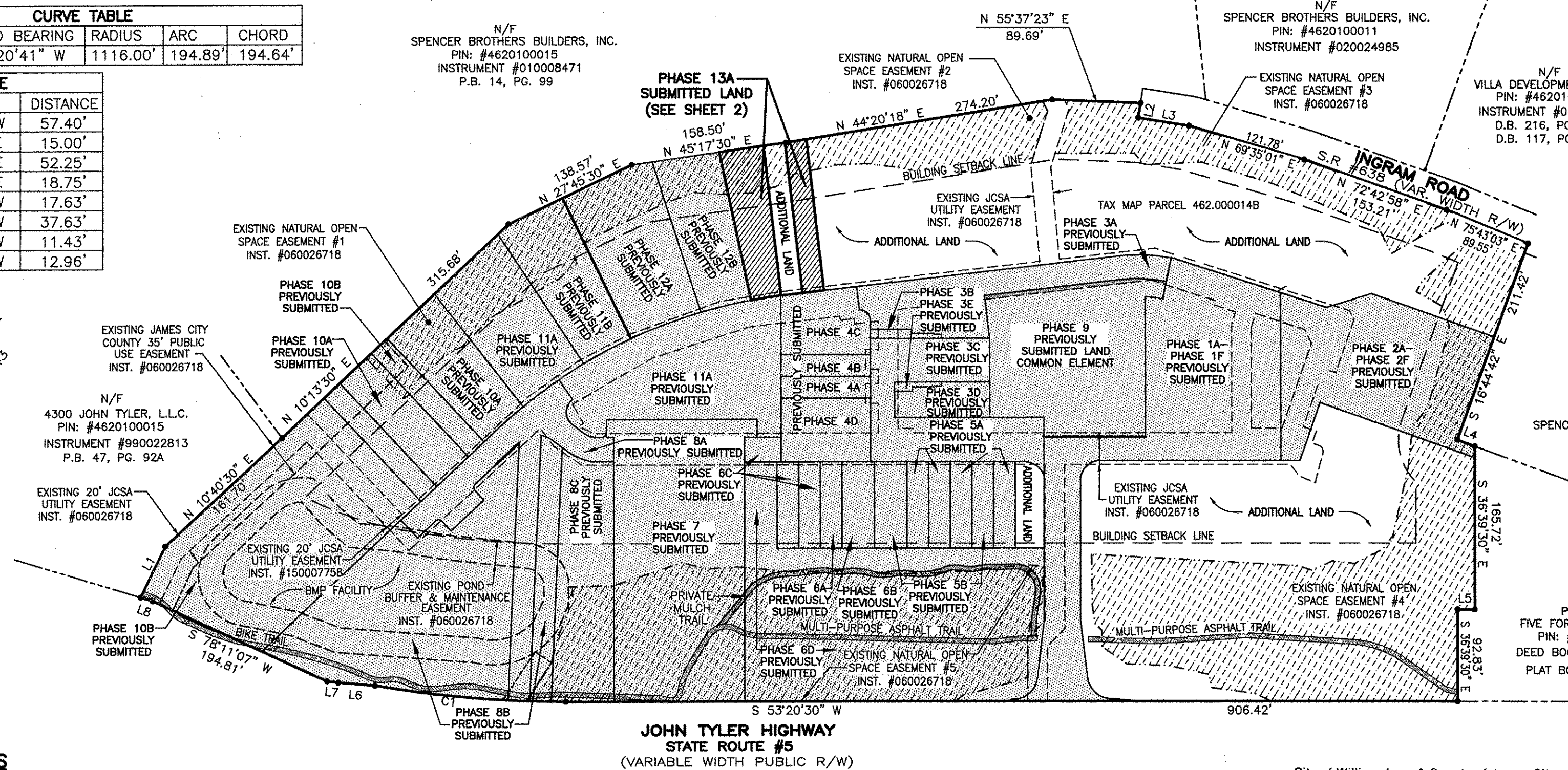
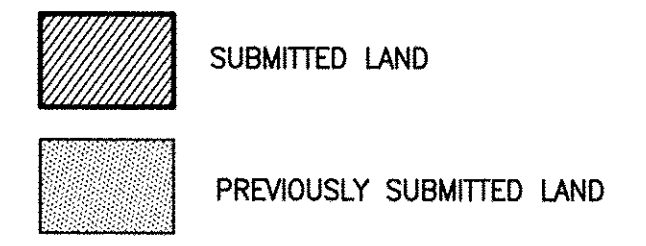
CURVE TABLE					
NO.	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	10°00'21"	S 58°20'41" W	1116.00'	194.89'	194.64'

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'

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



N/F 4300 JOHN TYLER, L.L.C.  
PIN: #4620100015  
INSTRUMENT #990022813  
P.B. 47, PG. 92A

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

**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 FLOOD INSURANCE RATE MAP 51095C0119D, DATED DECEMBER 16, 2015.
- 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 13A IS SUBMITTED LAND. THE REMAINING PROPERTY HAS BEEN PREVIOUSLY SUBMITTED OR IS 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.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM AT INSTRUMENT NO. 180001088 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

04/26/2018  
DATE



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
*May 2, 2018*  
at 3:08 AM PM PB PG  
Document # *180008078*  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

PLAT OF  
PHASE 13A  
GOVERNOR'S GROVE AT FIVE FORKS  
A CONDOMINIUM  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 04/26/2018 SCALE: 1" = 100' JOB# 06-460  
SHEET: 1 OF 2

2 Large/Small Plat(s) Recorded  
herewith as # *180008078*

JCC Subdivision Agent  
Approval Not Required *E6c*

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