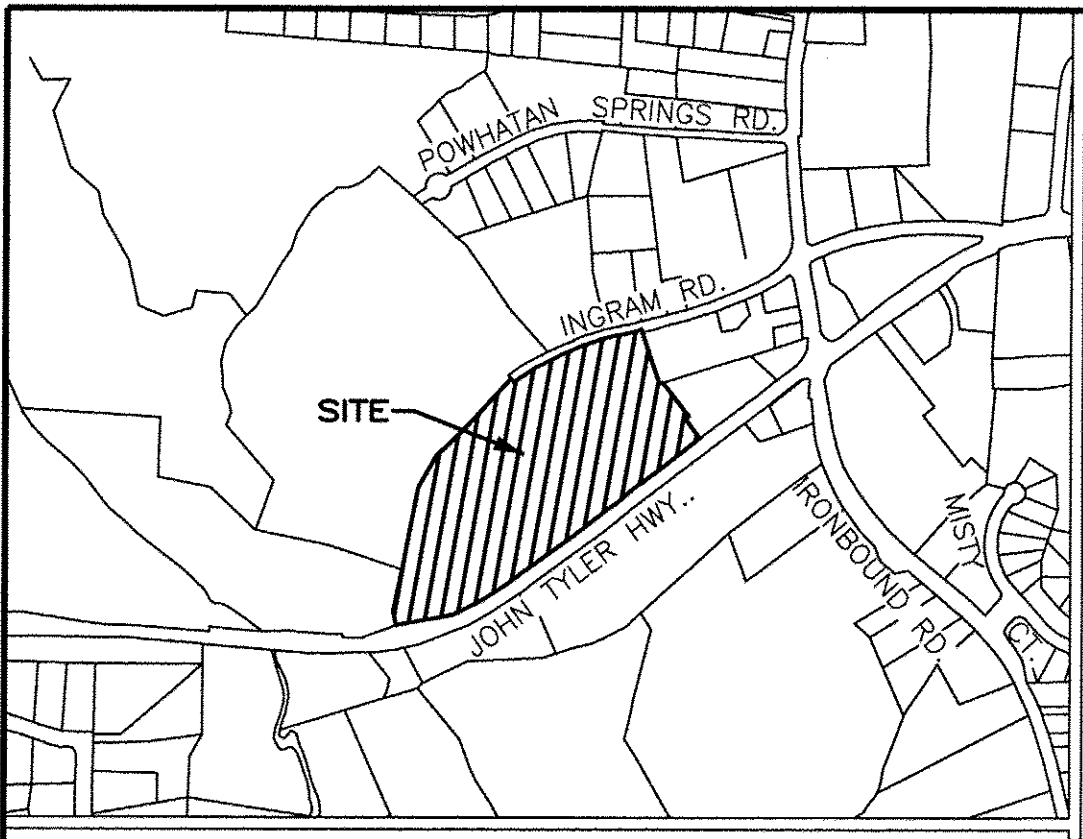
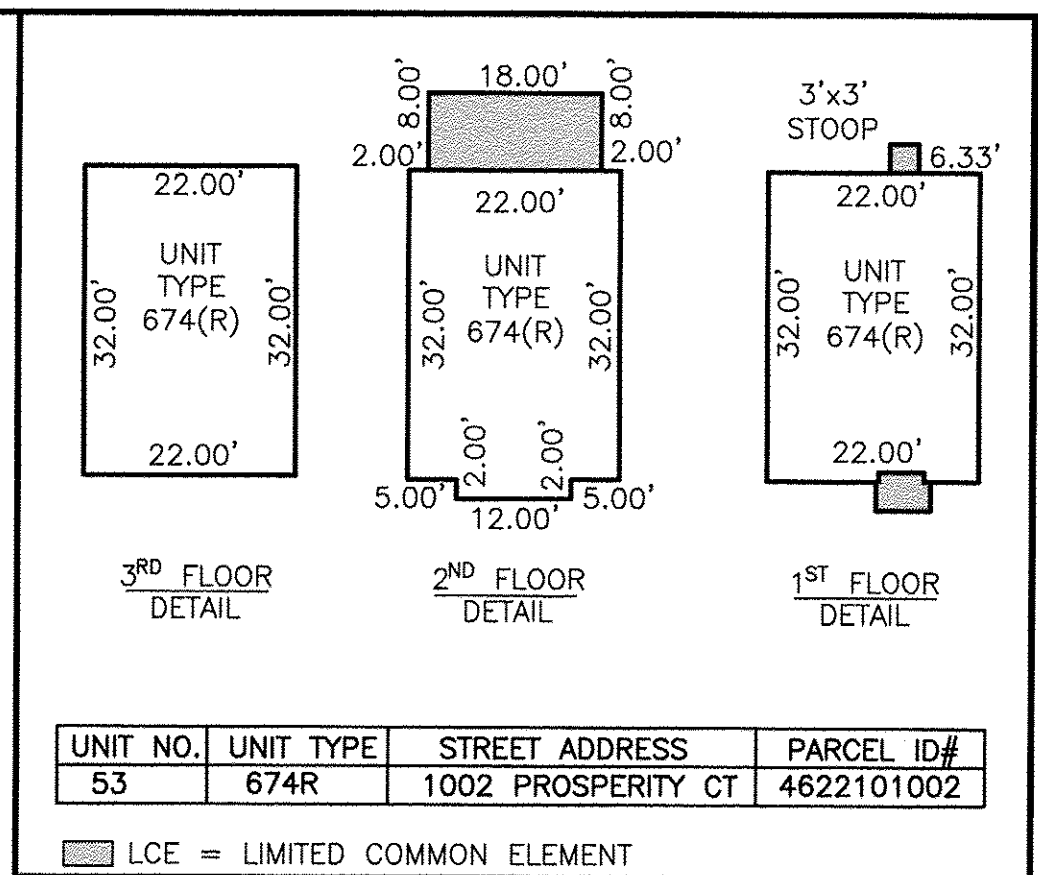


190005895

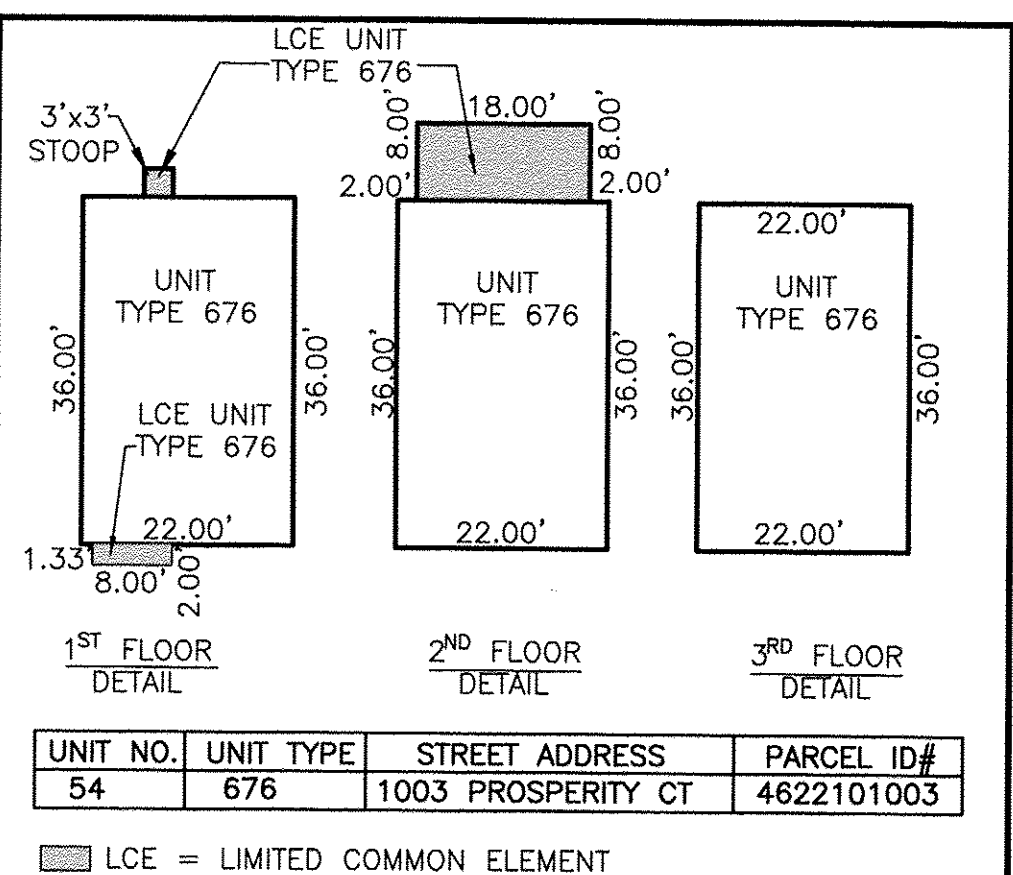


VICINITY MAP - NOT TO SCALE



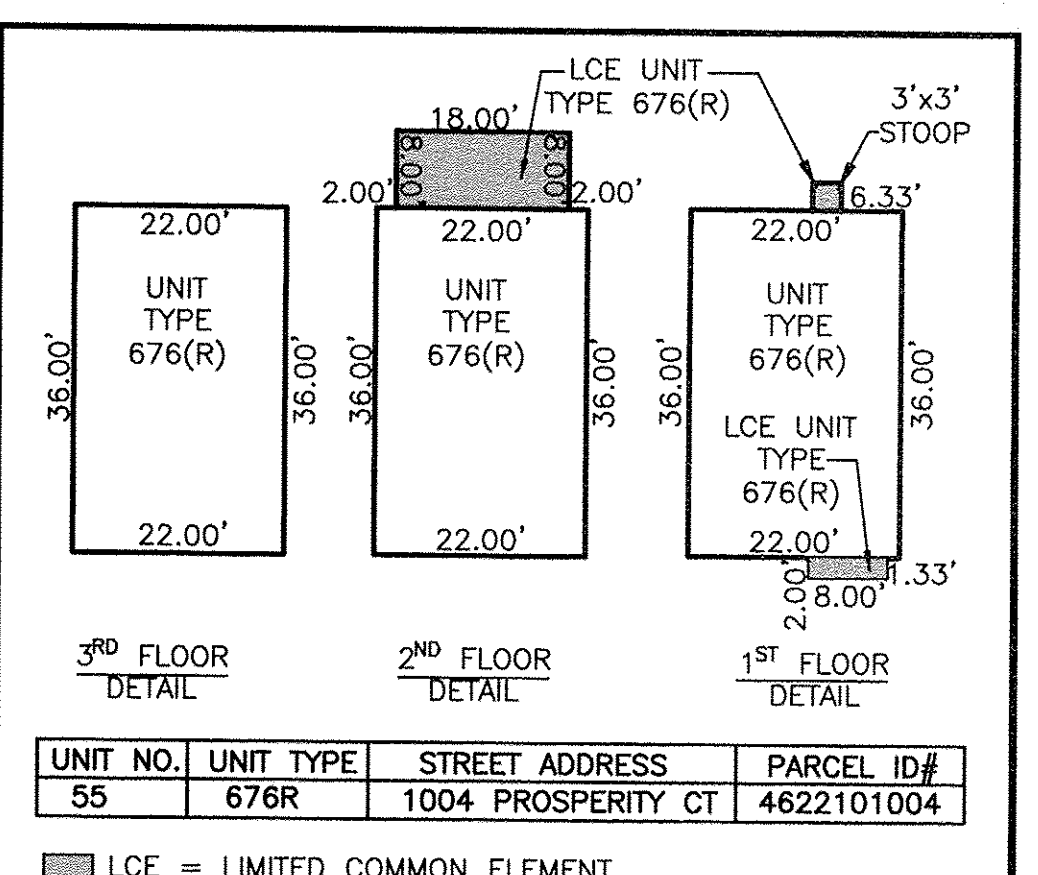
UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
53	674R	1002 PROSPERITY CT	4622101002

LCE = LIMITED COMMON ELEMENT



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
54	676	1003 PROSPERITY CT	4622101003

LCE = LIMITED COMMON ELEMENT



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
55	676R	1004 PROSPERITY CT	4622101004

LCE = LIMITED COMMON ELEMENT

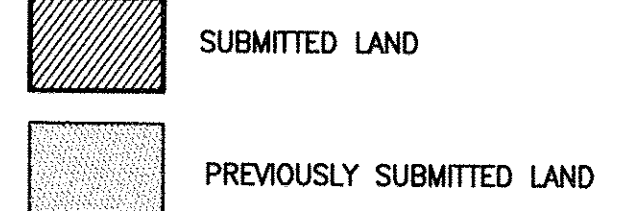
NO.	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	10°00'21"	S 58°20'41" W	1116.00'	194.89'	194.64'

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'

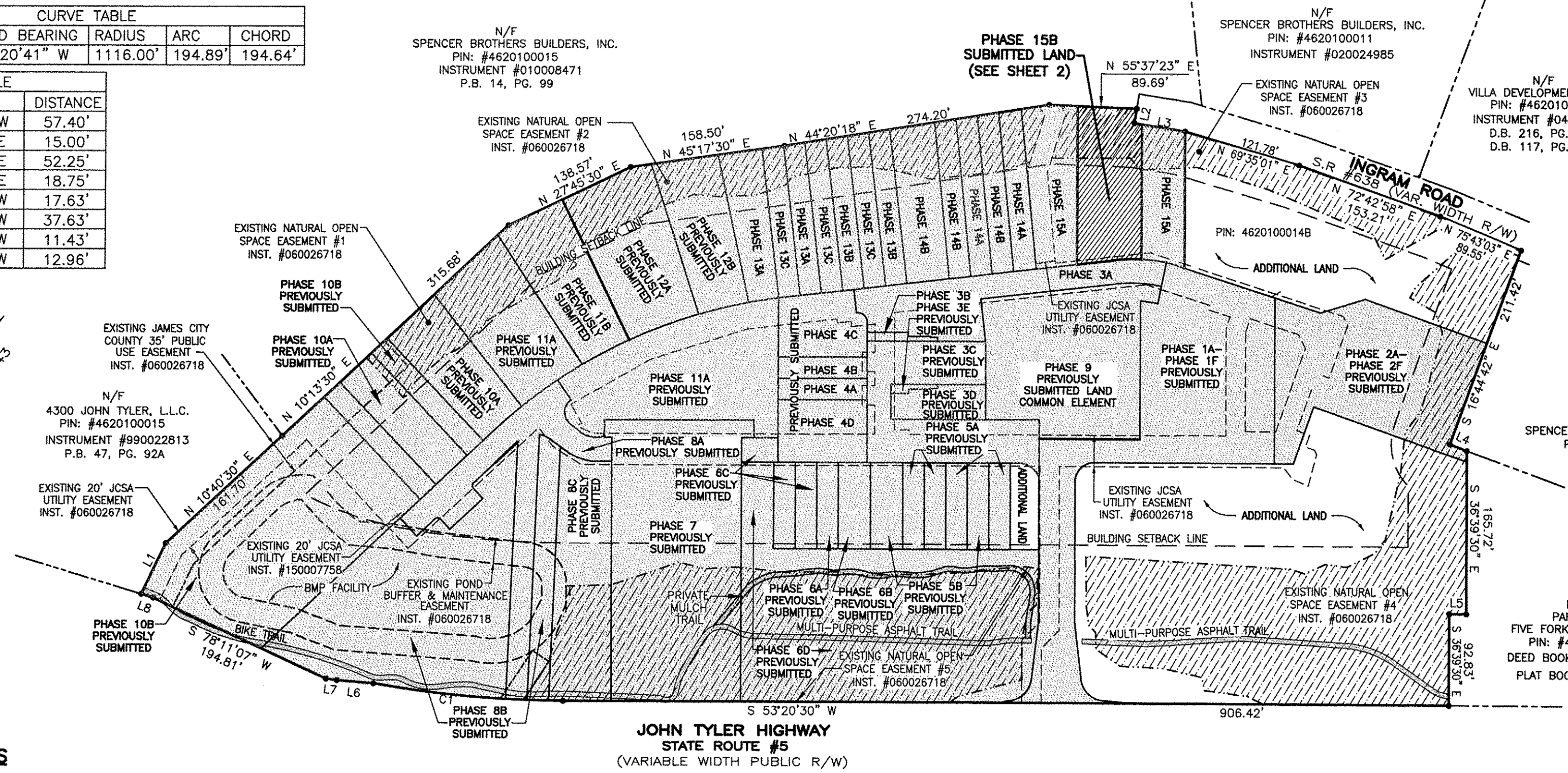
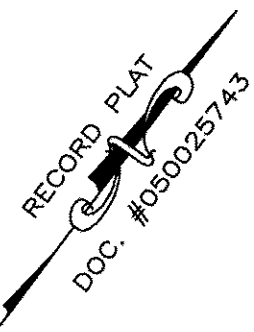
N/F SPENCER BROTHERS BUILDERS, INC.
PIN: #4620100015
INSTRUMENT #010008471
P.B. 14, PG. 99

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 15B SUBMITTED LAND	10,252	0.235
PREVIOUSLY SUBMITTED LAND	498,285	11.439
ADDITIONAL LAND	144,699	3.322
TOTAL	653,236	14.996



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 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 15B 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

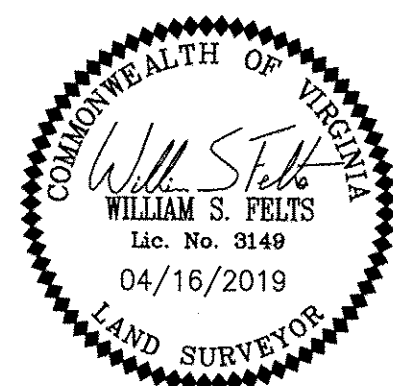
I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM AT INSTRUMENT NO. 160001088 ACCURATELY DEPICTS THE UNIT AND RELATED IMPROVEMENTS SHOWN AND THAT THEY COMPLY WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED §55-79.58(B) AND ARE SUBSTANTIALLY COMPLETE.

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

04/16/2019
DATE

2 Large Small Plat(s) Recorded
herewith as # 190005895



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 24, 2019
at 2:48 AM/PM, PB PG
Document # 190005895
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

JCC Subdivision Agent
Approval Not Required
Ebc

PLAT OF
PHASE 15B
GOVERNOR'S GROVE AT FIVE FORKS
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 04/16/2019 SCALE: 1" = 100' JOB# 06-460
SHEET: 1 OF 2



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