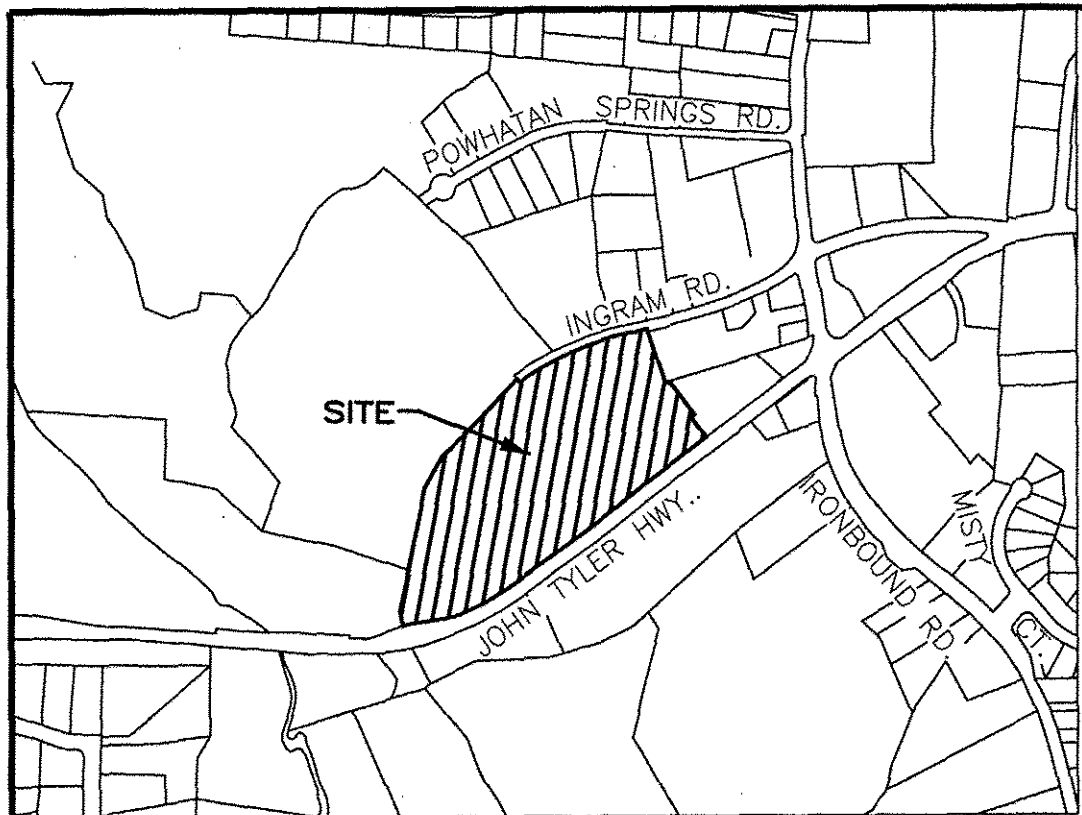
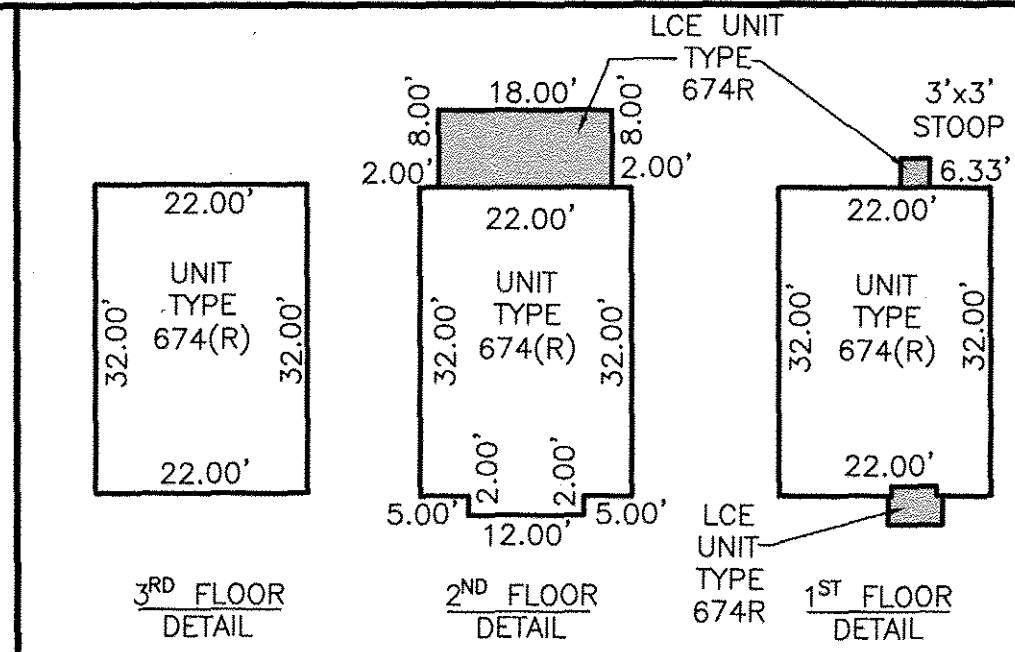


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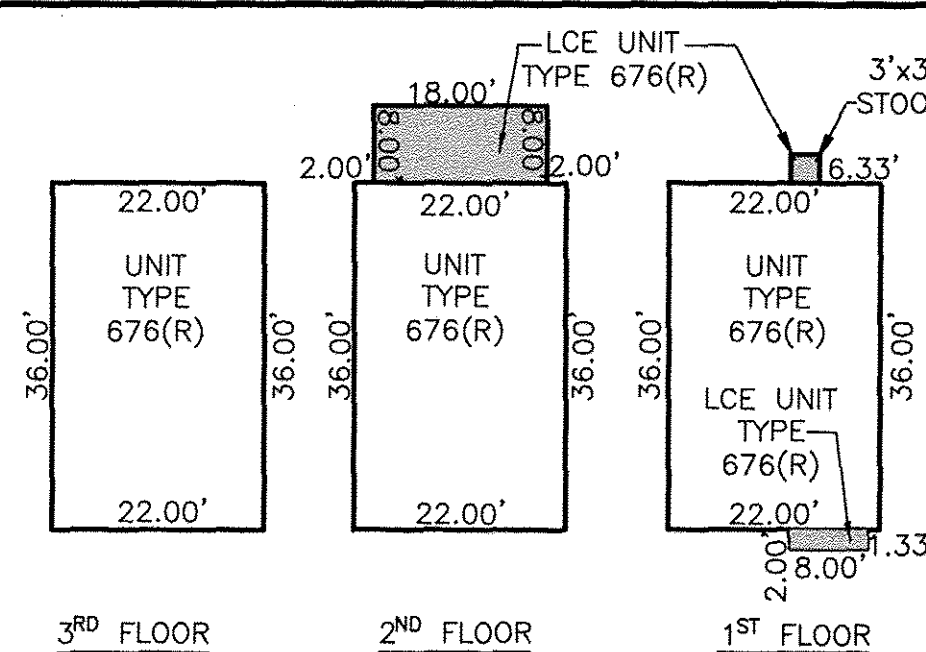


VICINITY MAP - NOT TO SCALE



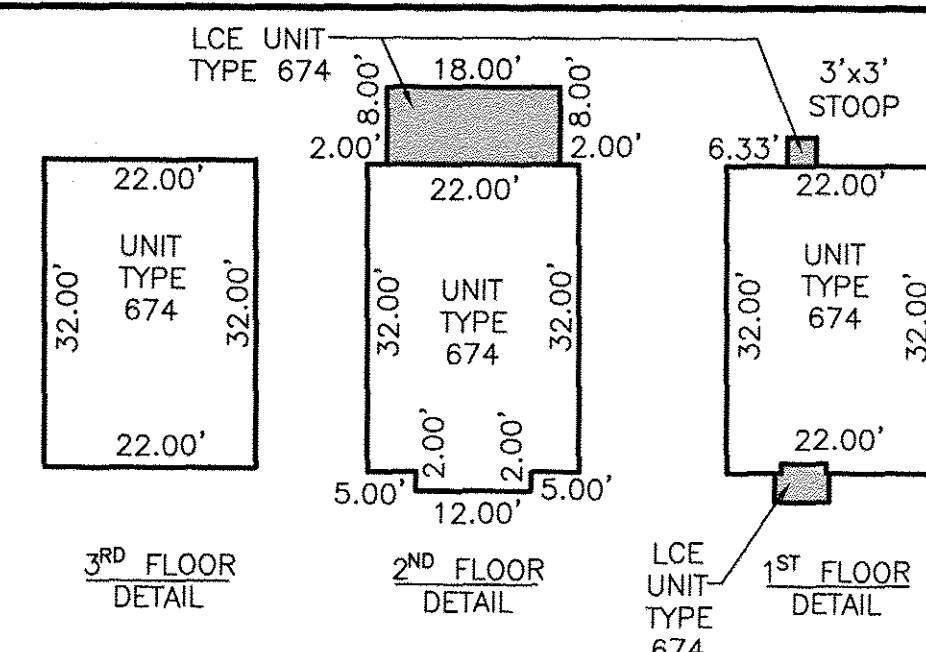
UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
59	674R	1102 PROSPERITY CT	4622101102

LCE = LIMITED COMMON ELEMENT



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
60	676R	1103 PROSPERITY CT	4622101103
62	676R	1105 PROSPERITY CT	4622101105

LCE = LIMITED COMMON ELEMENT



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
63	674	1106 PROSPERITY CT	4622101106

LCE = LIMITED COMMON ELEMENT

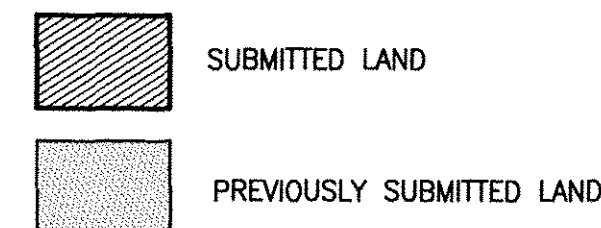
NO.	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	10°00'21"	S 58°20'41" W	1116.00'	194.89'	194.64'

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'

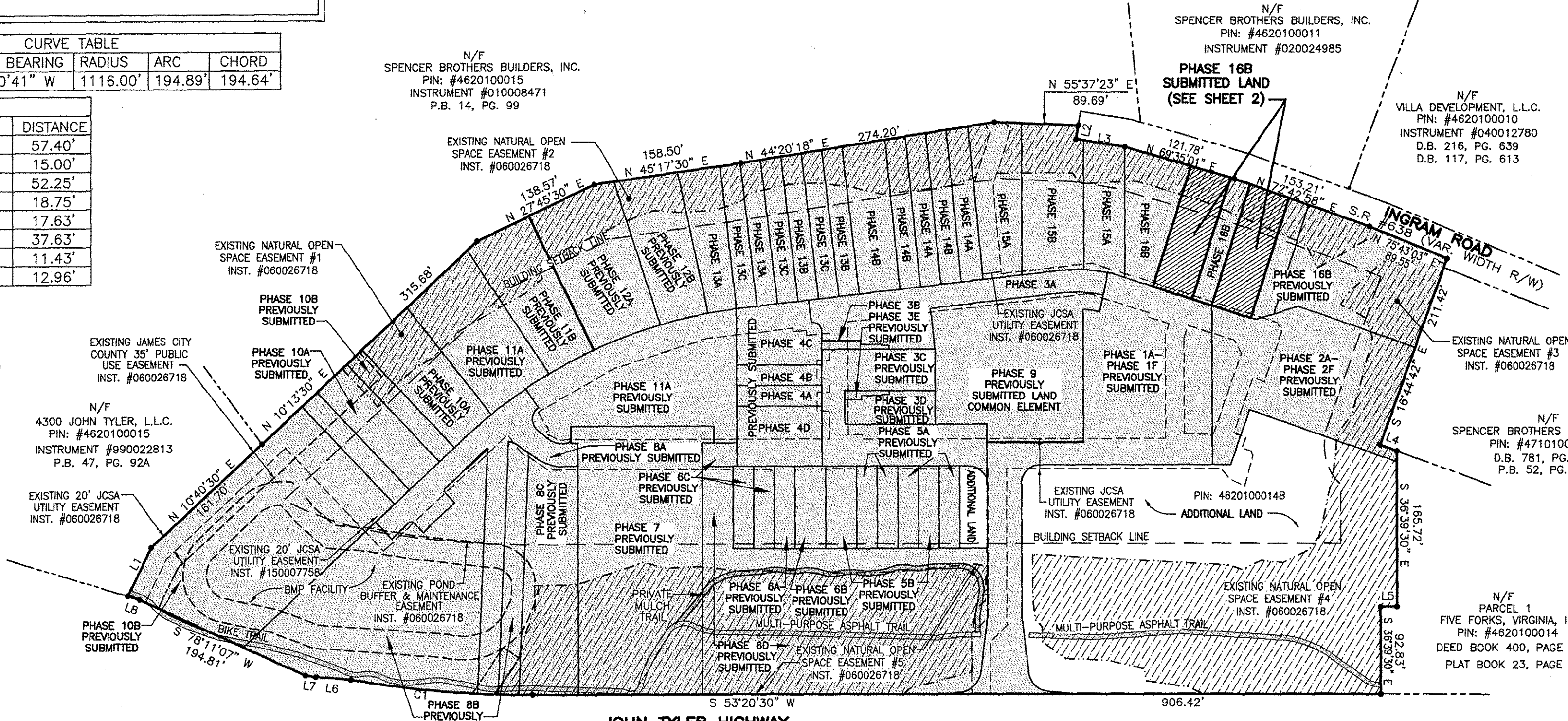
N/F SPENCER BROTHERS BUILDERS, INC.  
PIN: #4620100015  
INSTRUMENT #010008471  
P.B. 14, PG. 99

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 16B SUBMITTED LAND	11,898	0.273
PREVIOUSLY SUBMITTED LAND	537,958	12.350
ADDITIONAL LAND	103,380	2.373
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 16B 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  
06/11/2019  
DATE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
June 17, 2019  
at 11:16 AMPM, PB PG  
Document # 190008673  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk



2 Large/Small Plat(s) Recorded  
herewith as # 190008673

PLAT OF  
PHASE 16B  
GOVERNOR'S GROVE AT FIVE FORKS  
A CONDOMINIUM  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 06/11/2019 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

JCC Subdivision Agent  
Approval Not Required E6C



190008673



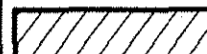

**SURVEYORS CERTIFICATE**

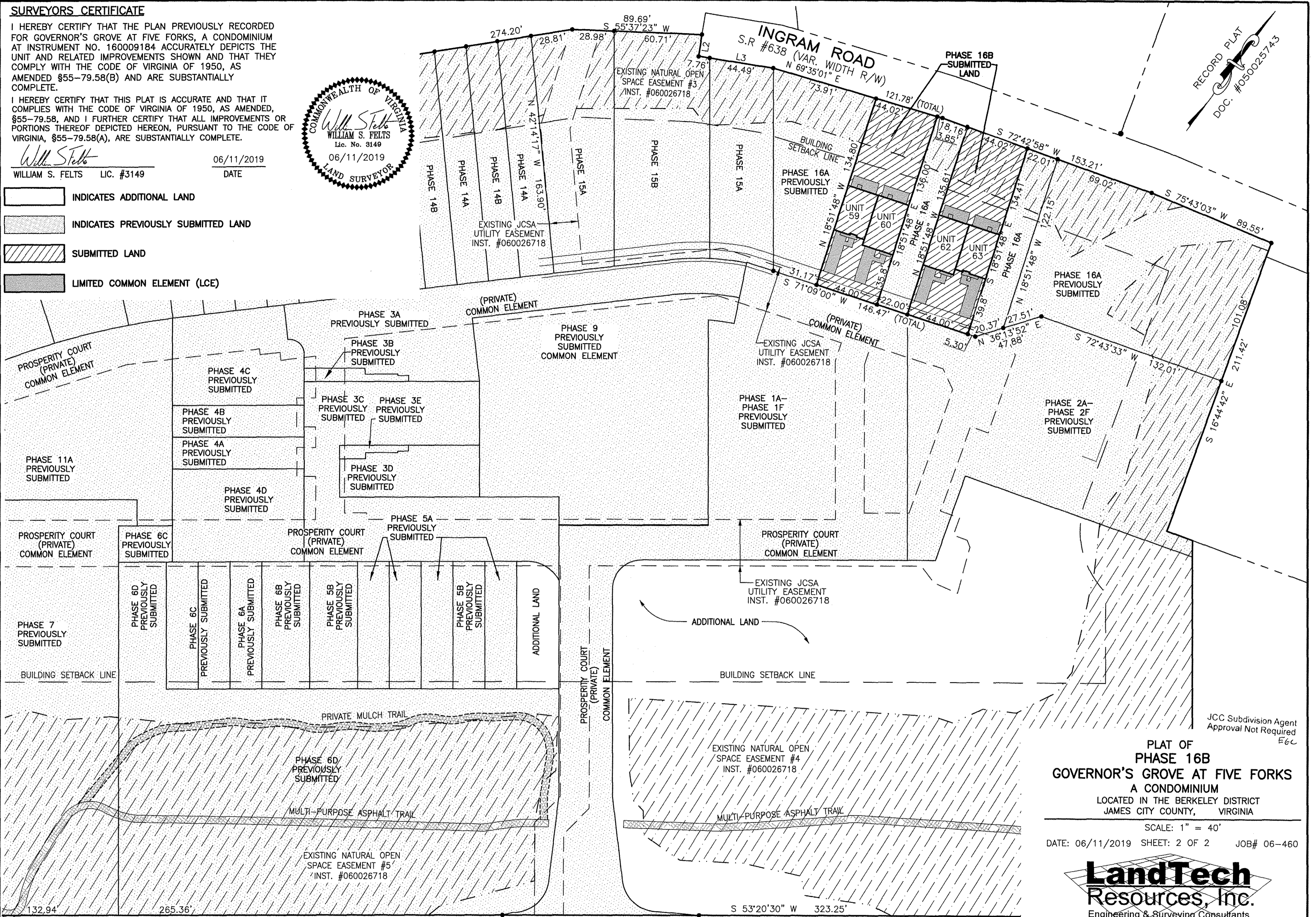
I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM AT INSTRUMENT NO. 160009184 ACCURATELY DEPICTS THE UNIT AND RELATED IMPROVEMENTS SHOWN AND THAT THEY COMPLY WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED §55-79.58(B) AND ARE SUBSTANTIALLY COMPLETE.

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, §55-79.58(A), ARE SUBSTANTIALLY COMPLETE.



*William S. Felts*  
WILLIAM S. FELTS LIC. #3149  
06/11/2019  
DATE

-  INDICATES ADDITIONAL LAND
-  INDICATES PREVIOUSLY SUBMITTED LAND
-  SUBMITTED LAND
-  LIMITED COMMON ELEMENT (LCE)



PLAT OF  
**PHASE 16B**  
**GOVERNOR'S GROVE AT FIVE FORKS**  
 A CONDOMINIUM  
 LOCATED IN THE BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 40'  
 DATE: 06/11/2019 SHEET: 2 OF 2 JOB# 06-460



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  
 June 17, 2019

2 Large/Small Plat(s) Recorded  
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at 11:16 AM/PM, PG \_\_\_\_\_  
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 MONA A. FOLEY, CLERK  
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JCC Subdivision Agent  
 Approval Not Required  
 E6C