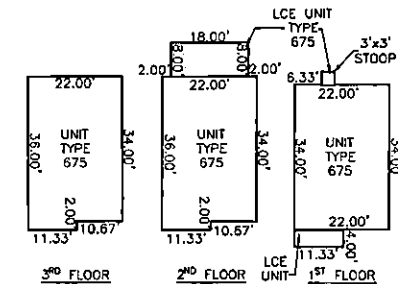
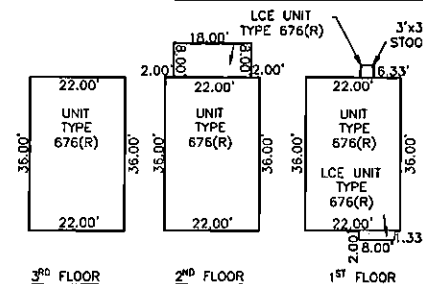


VICINITY MAP - NOT TO SCALE



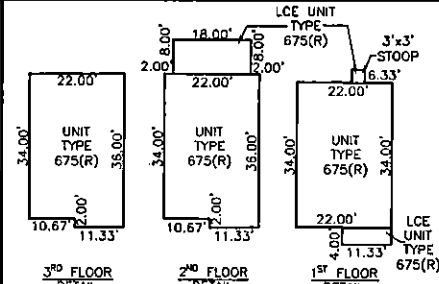
UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
65	675	1405 PROSPERITY CT	4622101405

LCE = LIMITED COMMON ELEMENT



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
67	676(R)	1403 PROSPERITY CT	4622101403

LCE = LIMITED COMMON ELEMENT



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
69	675(R)	1401 PROSPERITY CT	4622101401

LCE = LIMITED COMMON ELEMENT

NO.	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	10°00'21"	S 58°20'41" W	1116.00'	194.69'	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 #010005471
P.B. 14, PG. 99

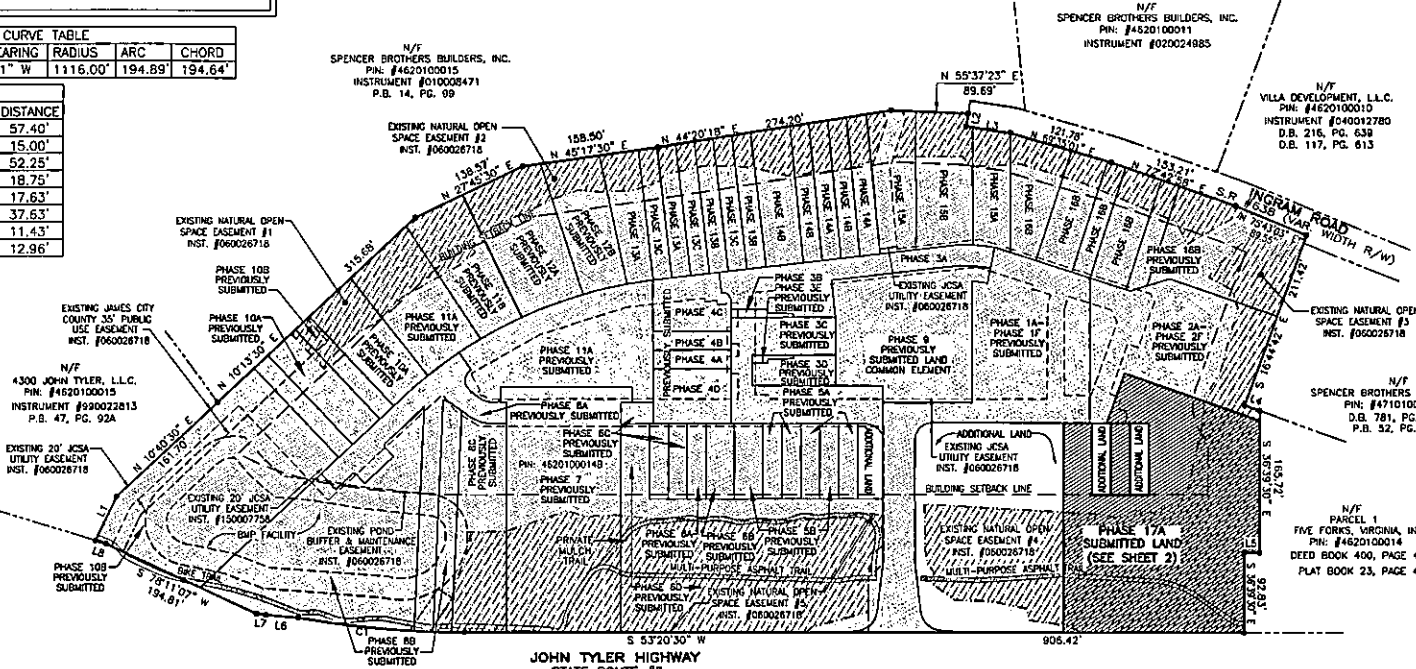
N/F SPENCER BROTHERS BUILDERS, INC.
PIN: #4620100011
INSTRUMENT #020024885

N/F VILLA DEVELOPMENT, L.L.C.
PIN: #4620100010
INSTRUMENT #040022780
D.B. 216, PG. 638
D.B. 117, PG. 613

SUBMITTED LAND
PREVIOUSLY SUBMITTED LAND

PARCEL	SQ. FT.	ACRES
PHASE 17A SUBMITTED LAND	55,679	1.278
PREVIOUSLY SUBMITTED LAND	549,856	12.623
ADDITIONAL LAND	47,701	1.095
TOTAL	653,236	14.996

RECORD PLAY
DOC. #050035743



JOHN TYLER HIGHWAY
STATE ROUTE #9
(VARIABLE WIDTH PUBLIC R/W)

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 #070005512.
6. THE STREETS WITHIN THIS CONDOMINIUM SHALL BE KNOWN AS COMMON ELEMENT AND NOT A PUBLIC DEDICATED HIGHWAY.
7. PHASE 17A IS SUBMITTED LAND. THE REMAINING PROPERTY HAS BEEN PREVIOUSLY SUBMITTED OR IS 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.

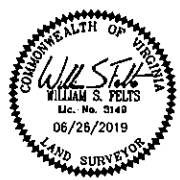
SURVEYORS CERTIFICATE

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

05/26/2019
DATE



PLAT OF
PHASE 17A
GOVERNOR'S GROVE AT FIVE FORKS
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 06/26/2019 SCALE: 1" = 100' JOB# 06-460
SHEET: 1 OF 2

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