

CURVE TABLE

NO.	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	10°00'21"	S 58°20'41" W	1116.00'	194.69'	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: #462100015  
 INSTRUMENT #010008471  
 P.B. 14, PG. 99

N/F SPENCER BROTHERS BUILDERS, INC.  
 PIN: #462100011  
 INSTRUMENT #020024885

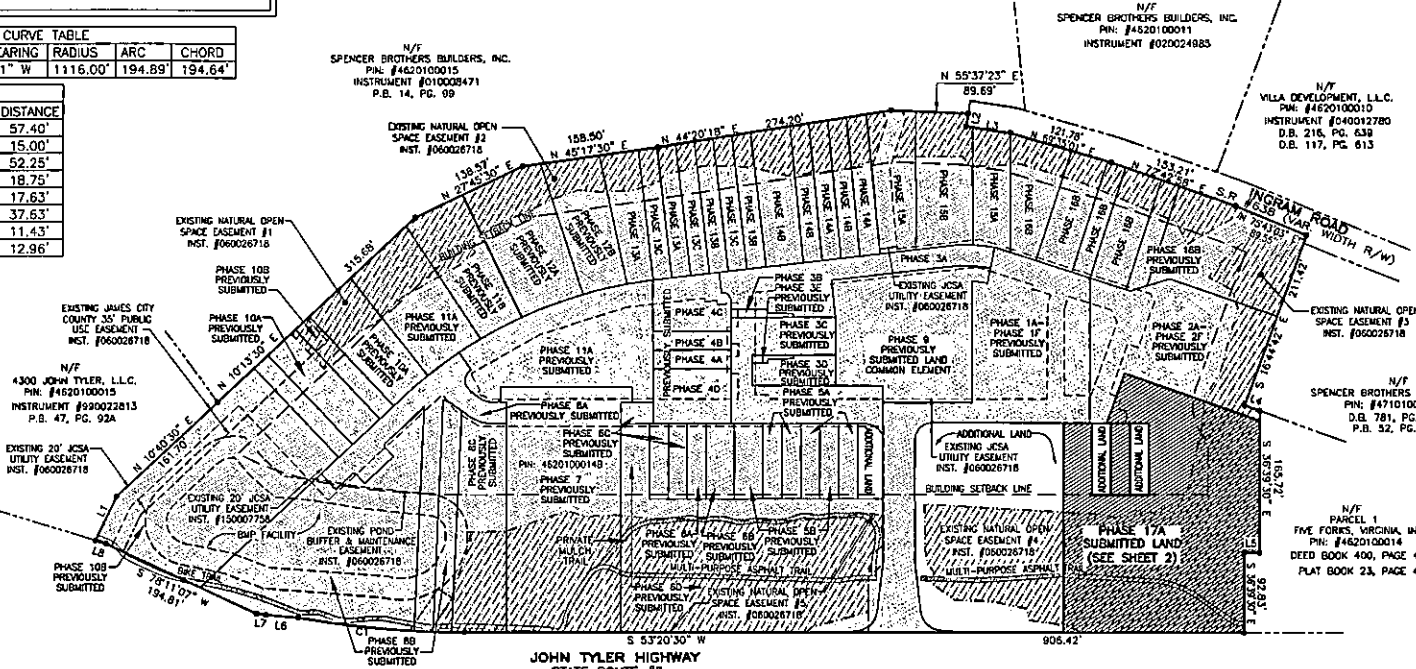
N/F VILLA DEVELOPMENT, L.L.C.  
 PIN: #4620100010  
 INSTRUMENT #040032780  
 D.B. 216, PG. 638  
 D.B. 117, PG. 613

LEGEND:  
 SUBMITTED LAND  
 PREVIOUSLY SUBMITTED LAND

AREA TABLE

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
<b>TOTAL</b>	<b>653,236</b>	<b>14.996</b>

RECORD PLAT  
 DOC. #050057143



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 UNITS 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-OR-WAY.
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 UC. #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

**SURVEYORS CERTIFICATE**

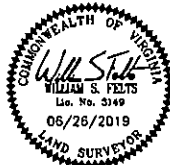
I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM AT INSTRUMENT NO. 1800D9184 ACCURATELY DEPICTS THE UNIT AND RELATED IMPROVEMENTS SHOWN AND THAT THEY COMPLY WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED §§5-79.58(B) AND ARE SUBSTANTIALLY COMPLETE.

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED, §§5-79.58, AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS OR PORTIONS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA, §§5-79.58(A), ARE SUBSTANTIALLY COMPLETE.

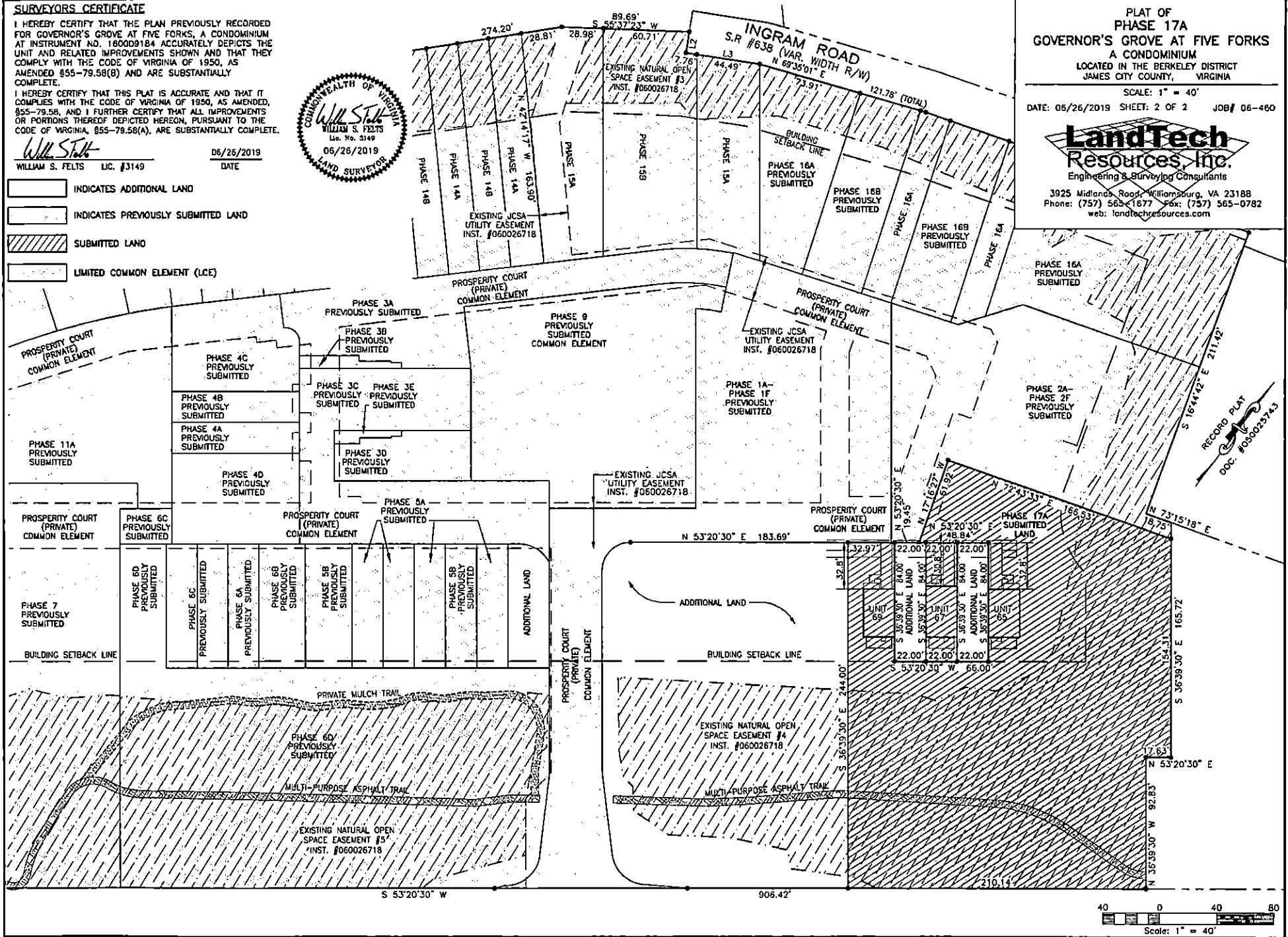
*William S. Felts*

06/26/2019  
DATE

WILLIAM S. FELTS LIC. #3149



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



PLAT OF  
**PHASE 17A**  
**GOVERNOR'S GROVE AT FIVE FORKS**  
A CONDOMINIUM  
LOCATED IN THE BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 40'  
DATE: 05/26/2019 SHEET: 2 OF 2 JOB# 06-460

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