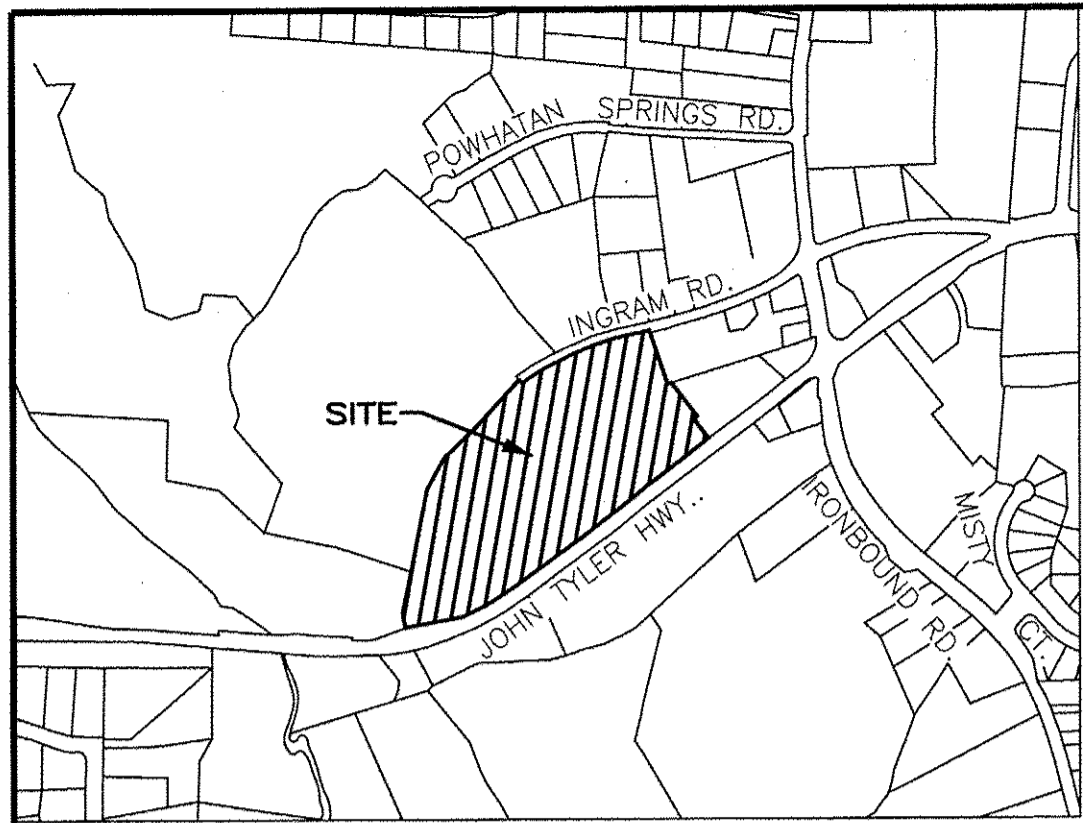


190013632



VICINITY MAP - NOT TO SCALE

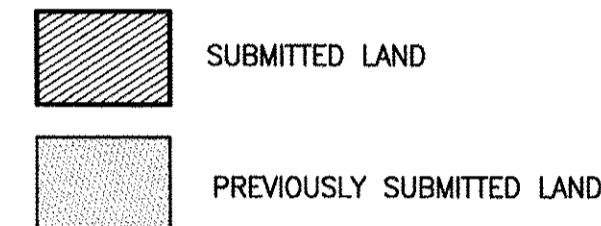
CURVE TABLE					
NO.	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	10°00'21"	S 58°20'41" W	1116.00'	194.89'	194.64'

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

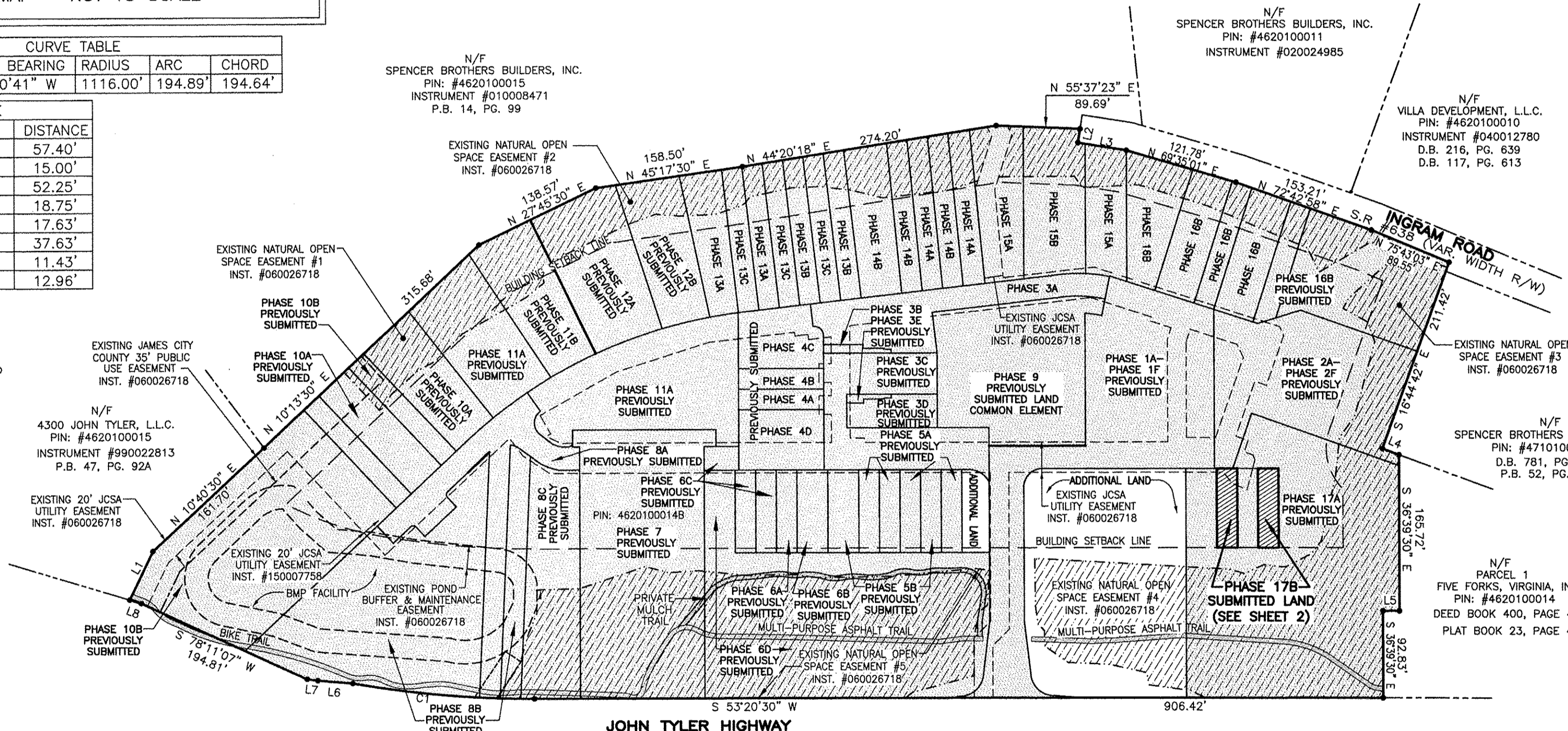
N/F
VILLA DEVELOPMENT, L.L.C.
PIN: #4620100010
INSTRUMENT #040012780
D.B. 216, PG. 639
D.B. 117, PG. 613



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
66	674	1404 PROSPERITY CT	4622101404
68	674	1402 PROSPERITY CT	4622101402

LCE = LIMITED COMMON ELEMENT

AREA TABLE		
PARCEL	SQ. FT.	ACRES
PHASE 17B SUBMITTED LAND	3,696	0.085
PREVIOUSLY SUBMITTED LAND	605,535	13.901
ADDITIONAL LAND	44,005	1.010
TOTAL	653,236	14.996



2 Large/Small Plat(s) Recorded
herewith as # 190013632

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Sept. 20, 2019
at 3:18 AM PM PB PG
Document # 190013632
MONA A. FOLEY, CLERK

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 17B 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.

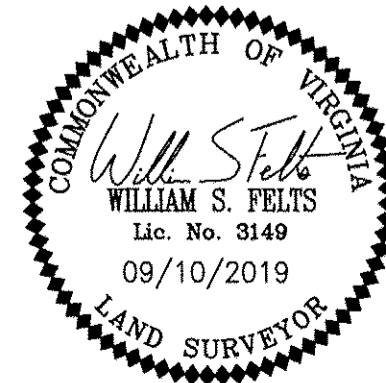
SURVEYORS CERTIFICATE

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.

W.S. Felts
WILLIAM S. FELTS LIC. #3149

09/10/2019
DATE



**PLAT OF
PHASE 17B
GOVERNOR'S GROVE AT FIVE FORKS
A CONDOMINIUM**

LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 09/10/2019 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

Approval Not Required
JCC Subdivision Agent

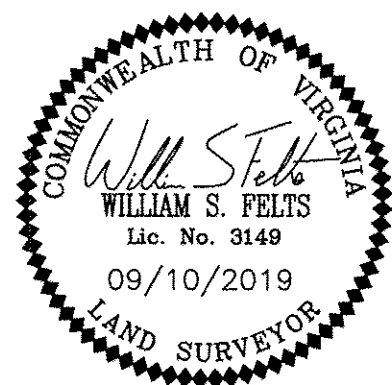
190013632


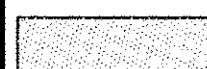
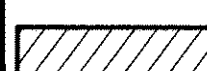

SURVEYORS CERTIFICATE

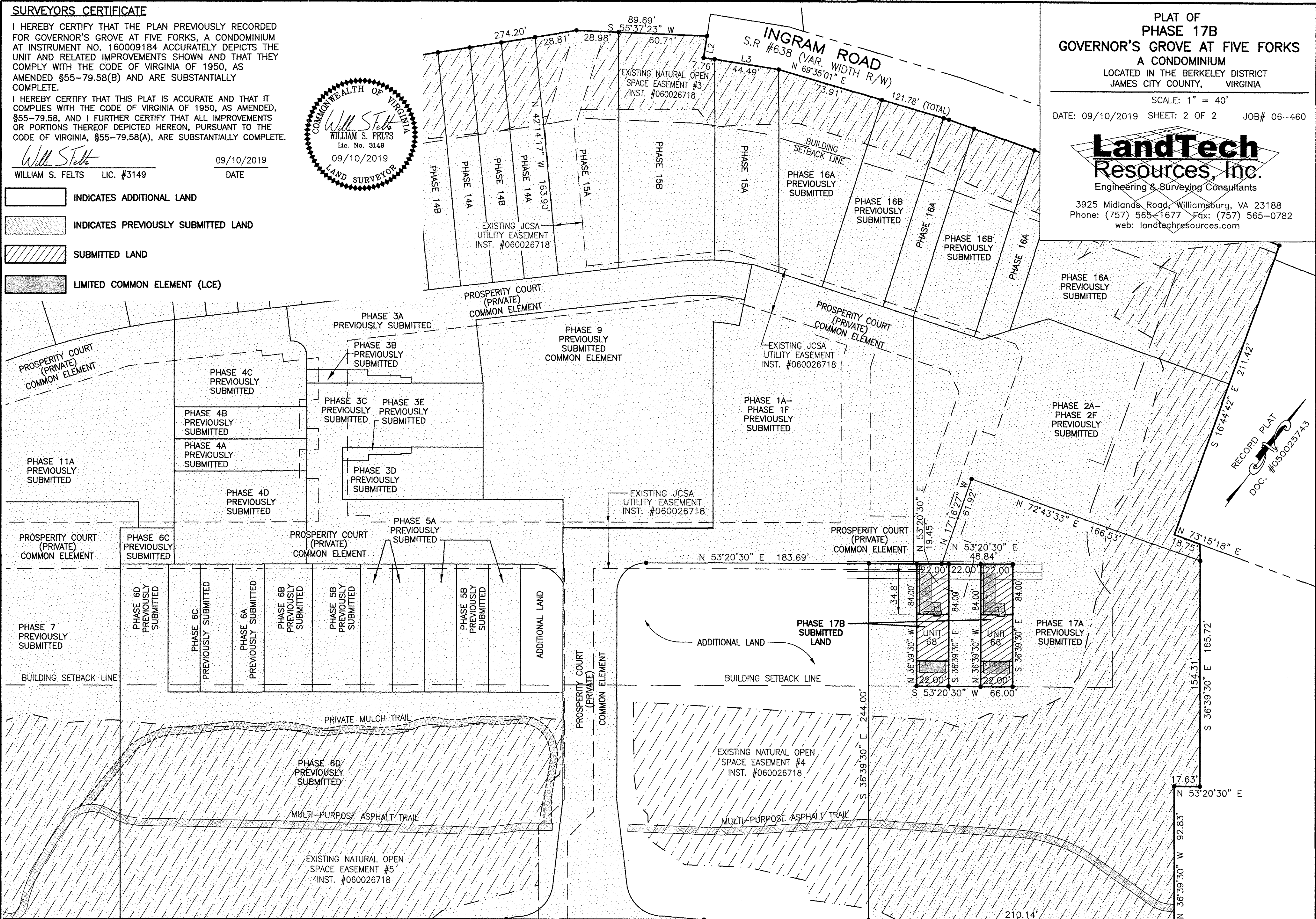
I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM AT INSTRUMENT NO. 160009184 ACCURATELY DEPICTS THE UNIT AND RELATED IMPROVEMENTS SHOWN AND THAT THEY COMPLY WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED §55-79.58(B) AND ARE SUBSTANTIALLY COMPLETE.

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 09/10/2019
DATE



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

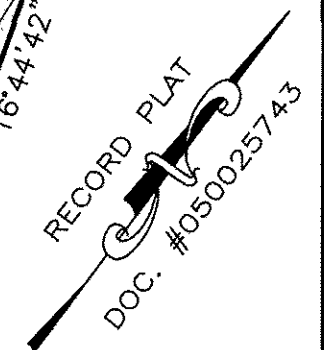


PLAT OF
PHASE 17B
GOVERNOR'S GROVE AT FIVE FORKS
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 40'
DATE: 09/10/2019 SHEET: 2 OF 2 JOB# 06-460



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



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MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

JOHN TYLER HIGHWAY
STATE ROUTE #5
(VARIABLE WIDTH PUBLIC R/W)

JCC Subdivision Agent Approval Not Required

