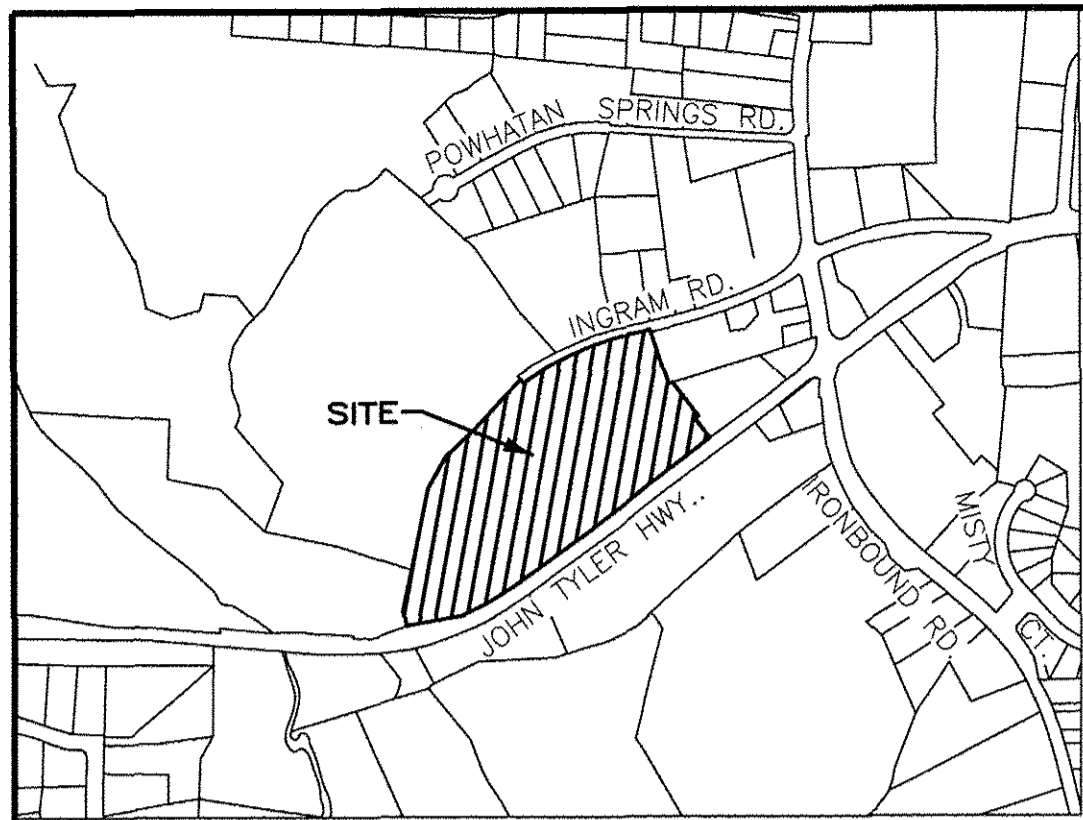


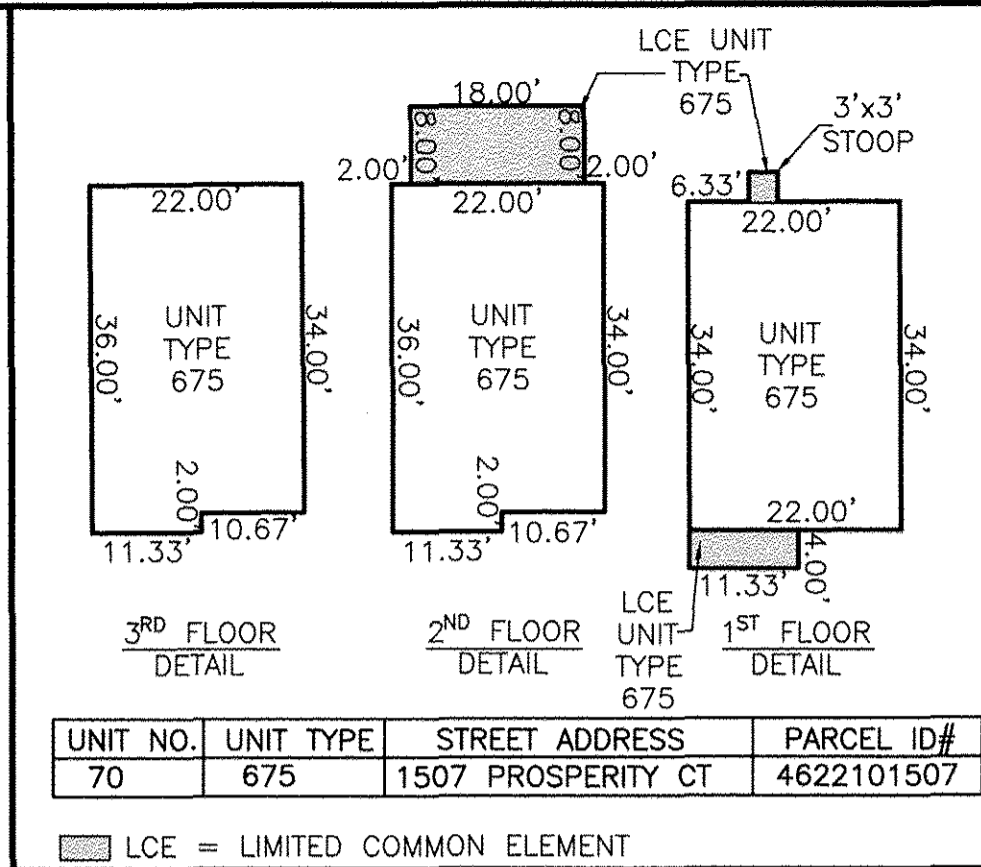
190013633



VICINITY MAP - NOT TO SCALE

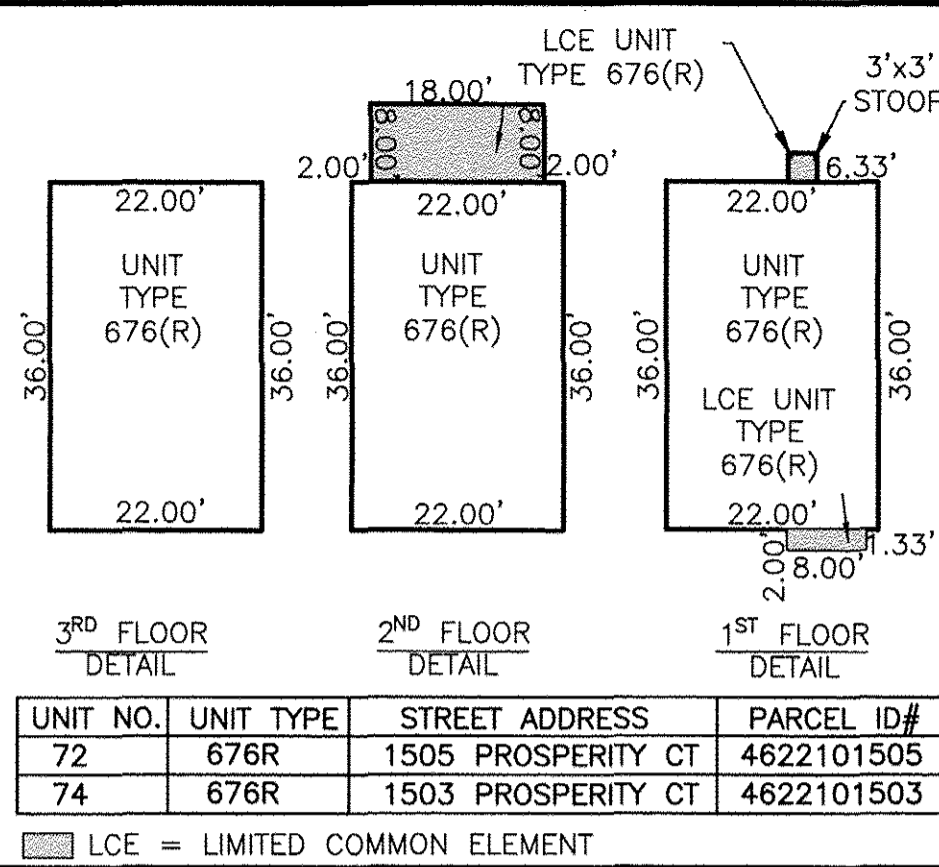
CURVE TABLE					
NO.	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	10°00'21"	S 58°20'41" W	1116.00'	194.89'	194.64'
C2	84°01'13"	S 85°30'40" E	24.50'	35.93'	32.79'
C3	90°00'00"	S 08°20'30" W	20.00'	31.42'	28.28'

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'
L9	S 58°05'32" W	28.38'
L10	N 43°30'04" W	58.08'



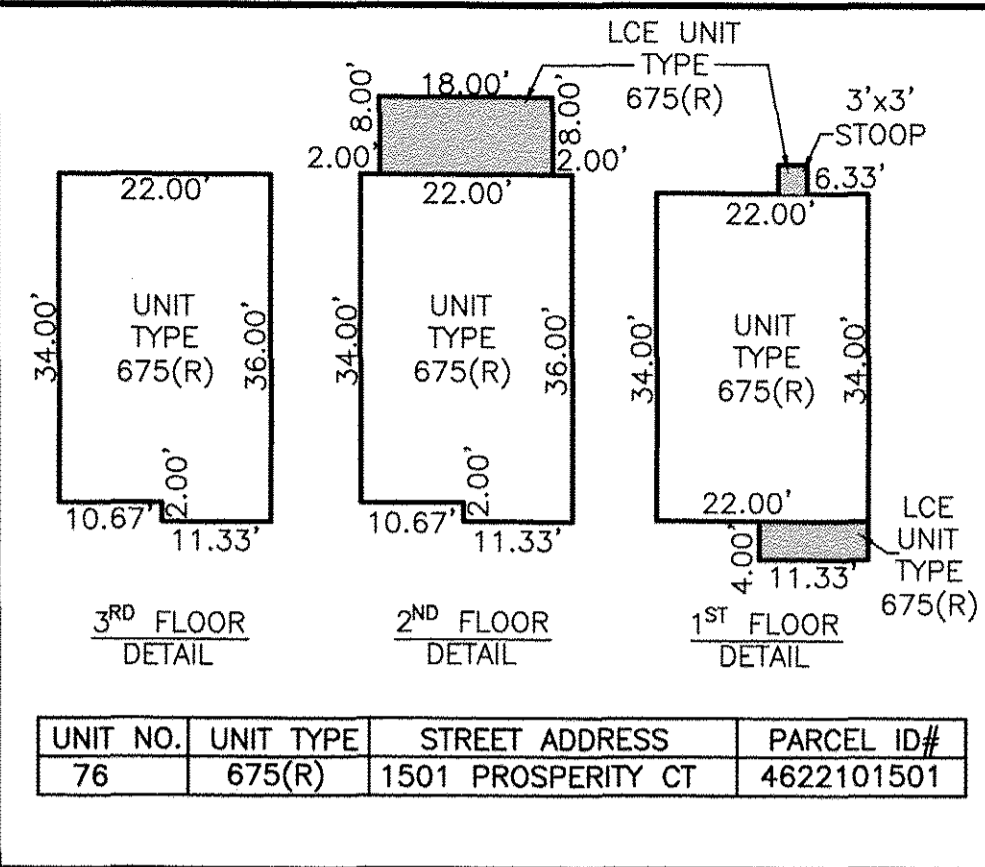
UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
70	675	1507 PROSPERITY CT	4622101507

LCE = LIMITED COMMON ELEMENT



UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
72	676R	1505 PROSPERITY CT	4622101505
74	676R	1503 PROSPERITY CT	4622101503

LCE = LIMITED COMMON ELEMENT

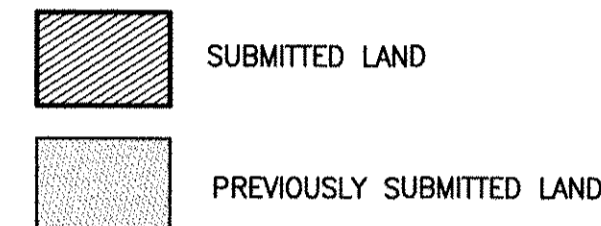


UNIT NO.	UNIT TYPE	STREET ADDRESS	PARCEL ID#
76	675(R)	1501 PROSPERITY CT	4622101501

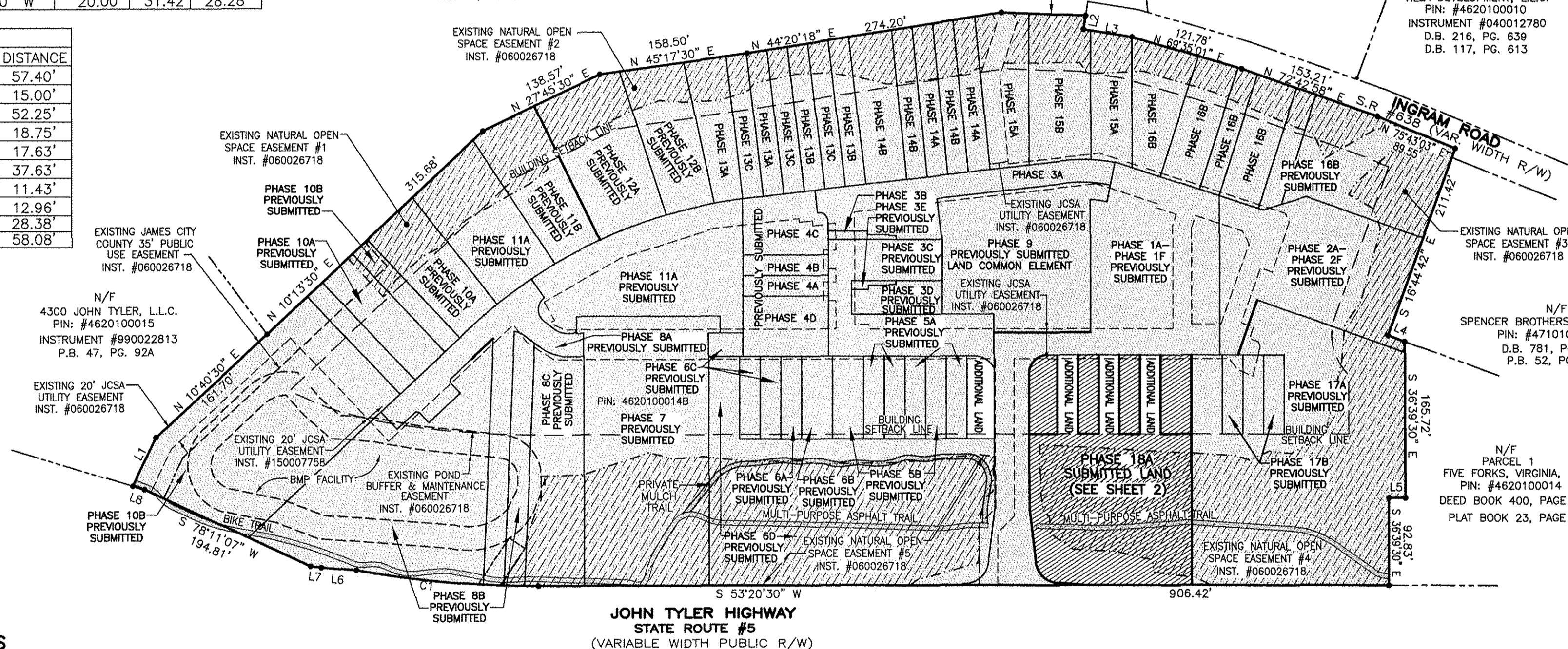
N/F SPENCER BROTHERS BUILDERS, INC.
PIN: #4620100015
INSTRUMENT #010008471
P.B. 14, PG. 99

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



AREA TABLE		
PARCEL	SQ. FT.	ACRES
PHASE 18A SUBMITTED LAND	35,972	0.827
PREVIOUSLY SUBMITTED LAND	609,231	13.986
ADDITIONAL LAND	8,033	0.183
TOTAL	653,236	14.996



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 18A 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.

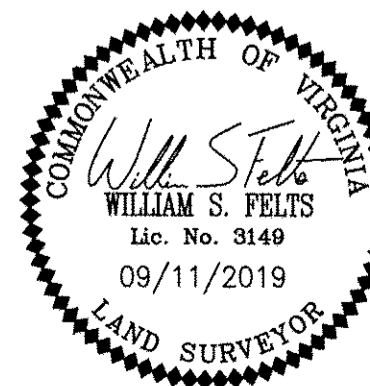
SURVEYORS CERTIFICATE

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 LIC. #3149

09/11/2019 DATE



2 Large/Small Plat(s) Recorded herewith as # 190013633

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Sept. 20, 2019 at 3:19 AM (PM) PB PG Document # 190013633 MONA A. FOLEY, CLERK

JCC Subdivision Agent Approval Not Required E6+

PLAT OF PHASE 18A GOVERNOR'S GROVE AT FIVE FORKS A CONDOMINIUM LOCATED IN THE BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

DATE: 09/11/2019 SCALE: 1" = 100' JOB# 06-460 SHEET: 1 OF 2

LandTech Resources, Inc. Engineering & Surveying Consultants

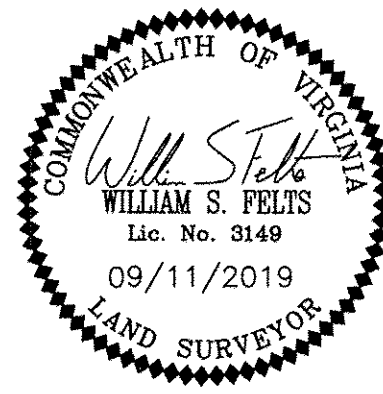
3925 Midlands Road, Williamsburg, VA 23188 Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com

190013633

SURVEYORS CERTIFICATE

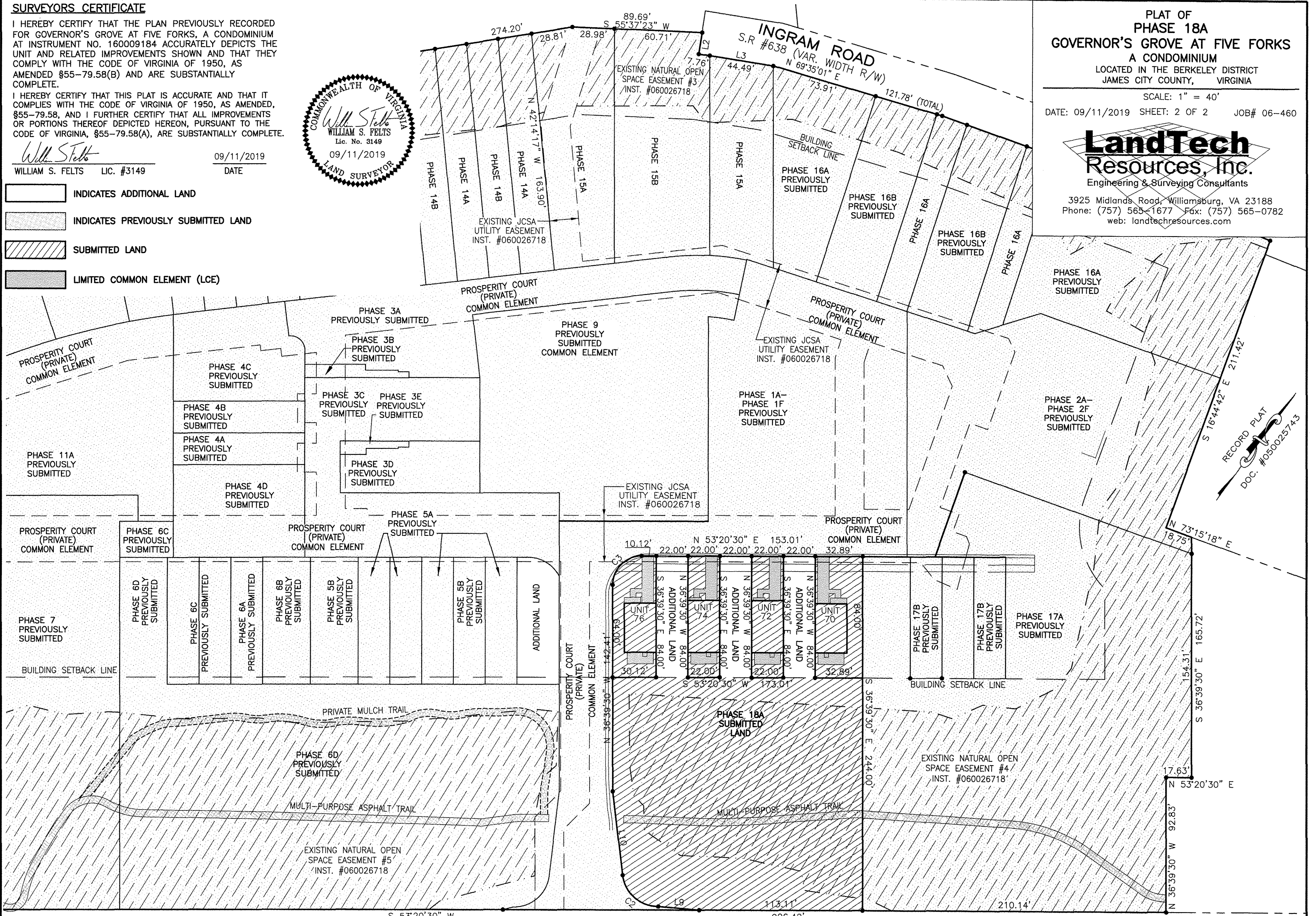
I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM AT INSTRUMENT NO. 160009184 ACCURATELY DEPICTS THE UNIT AND RELATED IMPROVEMENTS SHOWN AND THAT THEY COMPLY WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED §55-79.58(B) AND ARE SUBSTANTIALLY COMPLETE.

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 09/11/2019 DATE

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



PLAT OF
PHASE 18A
GOVERNOR'S GROVE AT FIVE FORKS
A CONDOMINIUM
LOCATED IN THE BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 40'
DATE: 09/11/2019 SHEET: 2 OF 2 JOB# 06-460



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

RECORD PLAT
DOC. #050025743

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Sept. 20, 2019
at 3:19 AM/PM PB PG
Document # 190013633
MONA A. FOLEY, CLERK
Mon A. Foley, Clerk

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

JCC Subdivision Agent E6640
Approval Not Required
Scale: 1" = 40'

2 Large/Small-Plat(s) Recorded
herewith as # 190013633