200000818 LCE UNIT-TYPE 674 0\ 18.00 3'x3' STOOP 2.00 22.00 22.00 22.00' UNIT UNIT Large/Small Plat(s) Recorded TYPE TYPE UNIT herewith as # 200000818 674 674 TYPE 674 22.00 22.00' City of Williamsburg & County of James City 5.00 Circuit Court: This PLAT was recorded on 12.00 you 21 2020 UNIT 2ND FLOOR 3RD FLOOR at 8:42 (M/PM, PB \_\_\_\_ PG \_\_\_ TYPE DETAIL DETAIL DETAIL Document # \_ 200000818 674 MONA A. FOLEY, CLERK UNIT NO. UNIT TYPE STREET ADDRESS PARCEL ID# Mona A. Idey 4622101506 71 1506 PROSPERITY CT 73 674 1504 PROSPERITY CT 4622101504 4622101502 75 674 1502 PROSPERITY CT LCE = LIMITED COMMON ELEMENT VICINITY MAP - NOT TO SCALE N/F SPENCER BROTHERS BUILDERS, INC. PIN: #4620100011 SUBMITTED LAND CURVE TABLE INSTRUMENT #020024985 N/F SPENCER BROTHERS BUILDERS, INC. CHORD BEARING RADIUS ARC NO. DELTA C1 | 10°00'21" | S 58°20'41" W | 1116.00' | 194.89' | 194.64' PIN: #4620100015 N 55'37'23" I 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' INSTRUMENT #010008471 N/F VILLA DEVELOPMENT, L.L.C. PREVIOUSLY SUBMITTED LAND 89.69 P.B. 14, PG. 99 PIN: #4620100010 INSTRUMENT #040012780 EXISTING NATURAL OPEN D.B. 216, PG. 639 LINE TABLE SPACE EASEMENT #2 D.B. 117, PG. 613 NO. DIRECTION DISTANCE AREA TABLE N 10°44'30" W 57.40 S 27°48'08" E 15.00 PARCEL SQ. FT. ACRES N 62°11'52" E 52.25 PHASE 18B 5,544 0.126 L4 N 73°15'18" E 18.75 EXISTING NATURAL OPEN-SUBMITTED LAND SPACE EASEMENT #1 L5 S 53°20'30" W 17.63 INST. #060026718 PREVIOUSLY S 58°14'37" W 37.63 645,203 14.813 PHASE 3A PREVIOUSLY SUBMITTED LAND S 60°24'36" W 11.43 ---PHASE 3B \_-PHASE 3E PREVIOUSLY ADDITIONAL LAND LEXISTING JCSA 2,489 0.057 S 70°12'23" W 12.96' SUBMITTED UTILITY EASEMENT L9 S 58°05'32" W 28.38' L10 N 43°30'04" W 58.08' PREVIOUSLY 653,236 14.996 TOTAL INST. #060026718 EXISTING JAMES CITY EXISTING NATURAL OPEN PHASE 4C PHASE 11A PREVIOUSLY PHASE 10A-PREVIOUSLY SUBMITTED, COUNTY 35' PUBLIC USE EASEMENT -PHASE 9
PREVIOUSLY SUBMITTED PHASE 1A-PHASE 1F SPACE EASEMENT #3 PHASE 2A-INST. #060026718 PREVIOUSLY PHASE 2F SUBMITTED LAND COMMON ELEMENT INST. #060026718 PHASE 4B PREVIOUSLY SUBMITTED PREVIOUSLY PHASE 11A SUBMITTED EXISTING JCSA PHASE 4A PREVIOUSLY UTILITY EASEMENT-PHASE 18E INST. #060026718 N/F SPENCER BROTHERS BUILDERS, INC. 4300 JOHN TYLER, L.L.C. -SUBMITTED LAND PHASE 4D PIN: #4620100015 (SEE SHEET 2) PIN: #4710100031D PHASE BA INSTRUMENT #990022813 PREVIOUSLY SUBMITTED D.B. 781, PG. 125 P.B. 47, PG. 92A P.B. 52, PG. 46 PHASE 6C-PREVIOUSLY EXISTING 20' JCSA— UTILITY EASEMENT PHASE 1 SUBMITTED PREVIOUSLY PIN: 4620100014B SUBMITTED INST. #060026718 PHASE 7 PREVIOUSLY EXISTING 20' JCSA' -UTILITY EASEMENT-INST. #150007758 PHASE 6A PHASE 5B PREVIOUSLY SUBMITTED SUBMITTED SUBMITTED SUBMITTED SUBMITTED PREVIOUSLY SUBMITTED PREVIOUSLY SUBMITTED PREVIOUSLY SUBMITTED PREVIOUSLY SUBMITTED PREVIOUSLY SUBMITTED PREVIOUSLY SPACE EASEMENT #5 JINST. #060026718 PARCEL 1 EXISTING POND BUFFER & MAINTENANCE EASEMENT FIVE FORKS, VIRGINIA, INC. PREVIOUSLY PIN: #4620100014 DEED BOOK 400, PAGE 478 INST. #060026718 PLAT BOOK 23, PAGE 4 **PREVIOUSLY** SPACE EASEMENT #4 JOHN TYLER HIGHWAY STATE ROUTE #5 **GENERAL NOTES** (VARIABLE WIDTH PUBLIC R/W) PLAT OF 1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT PHASE 18B ALL MATTERS AFFECTING PROPERTY. SURVEYORS CERTIFICATE GOVERNOR'S GROVE AT FIVE FORKS 2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON FLOOD INSURANCE I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED RATE MAP 51095C0119D, DATED DECEMBER 16, 2015. A CONDOMINIUM FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM 3. ALL UNITS TO BE SERVED BY PUBLIC WATER AND SEWER. LOCATED IN THE BERKELEY DISTRICT AT INSTRUMENT NO. 160009184 ACCURATELY DEPICTS THE 4. ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDINGS AND WITHIN PHASE LIMITS JAMES CITY COUNTY, VIRGINIA UNIT AND RELATED IMPROVEMENTS SHOWN AND THAT THEY SHALL BE KNOWN AS COMMON ELEMENT EXCEPT FOR LIMITED COMMON ELEMENTS COMPLY WITH THE CODE OF VIRGINIA OF 1950, AS DATE: 01/07/2020 SCALE: 1" = 100' JOB# 06-460 DESIGNATED ON PLAT AND BUILDING PLANS. AMENDED §55-79.58(B) AND ARE SUBSTANTIALLY SHEET: 1 OF 2 5. THIS PARCEL OF LAND WAS CONVEYED TO GOVERNOR'S GROVE AT FIVE FORKS, L.L.C. COMPLETE. BY DEED RECORDED IN INSTRUMENT #070006512. 6. THE STREETS WITHIN THIS CONDOMINIUM SHALL BE KNOWN AS COMMON ELEMENT

WILLIAM S. FELTS Lic. No. 3149 01/07/2020

Engineering & Surveying Consultants

JCC Subdivision Agent E64

Approval Not Required

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

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, §55.1-1920(A), ARE SUBSTANTIALLY COMPLETE.

WILLIAM S. FELTS LIC. #3149

01/07/2020

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.

8. PROFFERED COVENANTS, RESTRICTIONS, AND CONDITIONS AFFECTING THIS PROPERTY

7. PHASE 18B IS SUBMITTED LAND. THE REMAINING PROPERTY HAS BEEN PREVIOUSLY

SUBMITTED OR IS ADDITIONAL LAND. ALL ADDITIONAL LAND AND ALL COMMON ELEMENTS

AND NOT A PUBLIC DEDICATED RIGHT-OF-WAY.

ARE WITHDRAWABLE LAND.

DATE

200000818 SURVEYORS CERTIFICATE PLAT OF INGRAM ROAD JCC Subdivision Agent PHASE 18B I HEREBY CERTIFY THAT THE PLAN PREVIOUSLY RECORDED S.R #638 (VAR. WIDTH R/W) Approval Not Required FOR GOVERNOR'S GROVE AT FIVE FORKS, A CONDOMINIUM GOVERNOR'S GROVE AT FIVE FORKS AT INSTRUMENT NO. 160009184 ACCURATELY DEPICTS THE UNIT AND RELATED IMPROVEMENTS SHOWN AND THAT THEY A CONDOMINIUM COMPLY WITH THE CODE OF VIRGINIA OF 1950, AS EXISTING NATURAL OPEN SPACE EASEMENT #3 / /INST. #060026718 LOCATED IN THE BERKELEY DISTRICT AMENDED \$55-79.58(B) AND ARE SUBSTANTIALLY JAMES CITY COUNTY, VIRGINIA COMPLETE. SCALE: 1" = 40'I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED, DATE: 01/07/2020 SHEET: 2 OF 2 JOB# 06-460 \$55-79.58, AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS OR PORTIONS THEREOF DEPICTED HEREON, PURSUANT TO THE Villi I telto WILLIAM S. FELTS CODE OF VIRGINIA, \$55-79.58(A), ARE SUBSTANTIALLY COMPLETE. Lic. No. 3149 01/07/2020 01/07/2020 DATE PHASE 16A WILLIAM S. FELTS LIC. #3149 **PREVIOUSLY** Engineering & Surveying Consultants SUBMITTED 14B INDICATES ADDITIONAL LAND PHASE 16B PREVIOUSLY 3925 Midlands Road, Williamsburg, VA 23188 Phone: (757) 565-1677 Fax: (757) 565-0782 SUBMITTED web: landtechresources.com INDICATES PREVIOUSLY SUBMITTED LAND EXISTING JCSA UTILITY EASEMENT PHASE 16B PREVIOUSLY INST. #060026718 SUBMITTED LAND SUBMITTED PHASE 16A LIMITED COMMON ELEMENT (LCE) PROSPERITY COURT (PRIVATE) COMMON ELEMENT PREVIOUSLY SUBMITTED PHASE 3A PREVIOUSLY SUBMITTED PHASE 9 PREVIOUSLY PROSPERITY COURT
(PRIVATE)
COMMON ELEMENT PHASE 3B EXISTING JCSA SUBMITTED UTILITY EASEMENT PREVIOUSLY COMMON ELEMENT SUBMITTED INST. #060026718 PHASE 4C PREVIOUSLY SUBMITTED PHASE 3C PHASE 3E PHASE 1A-PHASE 2A-PHASE 1F PREVIOUSLY PREVIOUSLY PHASE 4B PHASE 2F PREVIOUSLY SUBMITTED - SUBMITTED PREVIOUSLY **PREVIOUSLY** SUBMITTED SUBMITTED SUBMITTED PHASE 4A PREVIOUSLY PHASE 11A SUBMITTED PHASE 3D PREVIOUSLY SUBMITTED PREVIOUSLY SUBMITTED EXISTING JCSA UTILITY EASEMENT INST. #060026718 PHASE 4D **PREVIOUSLY** SUBMITTED PHASE 5A PROSPERITY COURT PREVIOUSLY PROSPERITY COURT (PRIVATE) PROSPERITY COURT PHASE 6C SUBMITTED (PRIVATE) COMMON ELEMENT N 53°20'30" E 153.01' **PREVIOUSLY** (PRIVATE) COMMON ELEMENT COMMON ELEMENT SUBMITTED 22.00' 22.00' 22.00' 22.00' 22.00 PHASE 6A VIOUSLY SUBMITTED PHASE 17A PREVIOUSLY PHASE 7 PREVIOUSLY SUBMITTED SUBMITTED -PHASE 18B SUBMITTED LAND BUILDING SETBACK LINE 30.12 S 53 20 30" W 173.01' BUILDING SETBACK LINE PHASE 18A PREVIOUSLY SUBMITTED PRIVATE MULCH TRAIL PHASE 6D/ PREVIOUSLY SUBMITTED EXISTING NATURAL OPEN SPACE EASEMENT #4/ N 53°20'30" E MULTI-PURPOSE ASPHALT TRAIL MULTI-PURPOSE ASPHALT/TRAIL 2 Large/Small Plat(s) Recorded herewith as #200000818 EXISTING NATURAL OPEN SPACE EASEMENT #5/ 113.11 S 53°20'30" 906.42 JOHN TYLER HIGHWAY STATE ROUTE #5
(VARIABLE WIDTH PUBLIC R/W) Scale: 1" = 40'

