

S-062-01

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 24 WAS CONVEYED BY FREDERICK W. SIEGEL, JR. AND BARBARA M. SIEGEL TO KENNETH A. DEC AND KATHRYN A. DEC BY DEED DATED SEPTEMBER 9, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT #990019676.

OWNER'S CERTIFICATE

THE NEW SETBACK LINE AS SHOWN ON THIS PLAT AND KNOWN AS LOT 24, FOUNDER'S HILL IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

KENNETH A. DEC

DATE

6/5/01

KATHRYN A. DEC

DATE

6-5-01

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA / CONNECTICUT
CITY/COUNTY OF FAIRFIELD

I, Catharine H. Longo, A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 5TH DAY OF June, 2001.

SIGNATURE Catharine H. Longo

MY COMMISSION EXPIRES

CATHERINE H. LONGO

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-30-2002

GOVERNOR'S LAND FOUNDATION CONSENT AND DEDICATION

THIS NEW SETBACK LINE IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE DEVELOPER AND/OR HIS ASSIGNS.

FOR THE GOVERNOR'S LAND FOUNDATION

DATE

6/8/01

PRINTED NAME

CERTIFICATE OF APPROVAL

THIS NEW SETBACK LINE IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT
OF JAMES CITY COUNTY

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. WILSON, JR., C.L.S.

DATE

5/10/01

GENERAL NOTES:

1. PROPERTY IS ZONED R-4. RESIDENTIAL PLANNED COMMUNITY DISTRICT.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
4. GOVERNOR'S LAND FOUNDATION RESERVES AN EASEMENT AROUND ALL LOTS FOR DRAINAGE AND UTILITY MAINTENANCE IF NECESSARY. THE EASEMENT IS 10' FRONT, 10' SIDES AND 10' REAR ON EACH LOT.
5. BUILDING SETBACK LINES FOR INDIVIDUAL LOTS ARE SHOWN. VARIANCES TO THE BUILDING SETBACKS SHOWN MAY BE GRANTED ON A CASE-BY-CASE BASIS BY THE COVENANTS COMMITTEE OF THE GOVERNOR'S LAND FOUNDATION FOR THE GOVERNOR'S LAND AT TWO RIVERS, BUT IN NO CASE WILL VARIANCES BE GRANTED FOR BUILDING SETBACK LESS THAN THE MINIMUM LISTED BELOW:

FRONT SETBACK: 25' MINIMUM

SIDE SETBACK: 5' MINIMUM

REAR SETBACK: 20' MINIMUM

6. REFERENCE IS HEREBY EXPRESSLY MADE TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE GOVERNOR'S LAND AT TWO RIVERS FOR ADDITIONAL INFORMATION, RULES, AND REGULATIONS REGARDING THIS SUBDIVISION.

TAX PARCEL: (43-2)(8-24)

STREET ADDRESS: #1657 FOUNDER'S HILL NORTH

NOTE:

FOR ADDITIONAL DEVELOPMENT NOTES REFERENCE IS HEREBY MADE TO THE GENERAL NOTES FOR FOUNDER'S HILL, THE GOVERNOR'S LAND OF TWO RIVERS AS RECORDED AND SHOWN IN PLAT BOOK 62, PAGE 16.

LOT 23, FOUNDER'S HILL

T.M. (43-2)(8-23)

N OR F

JOHN D. & MARSHA S. TICH

L.R. #000006765

AREA OF LOT 24

20,462 S.F.±

0.470 ACRES±

(MINIMUM FINISH FLOOR = 31.50)

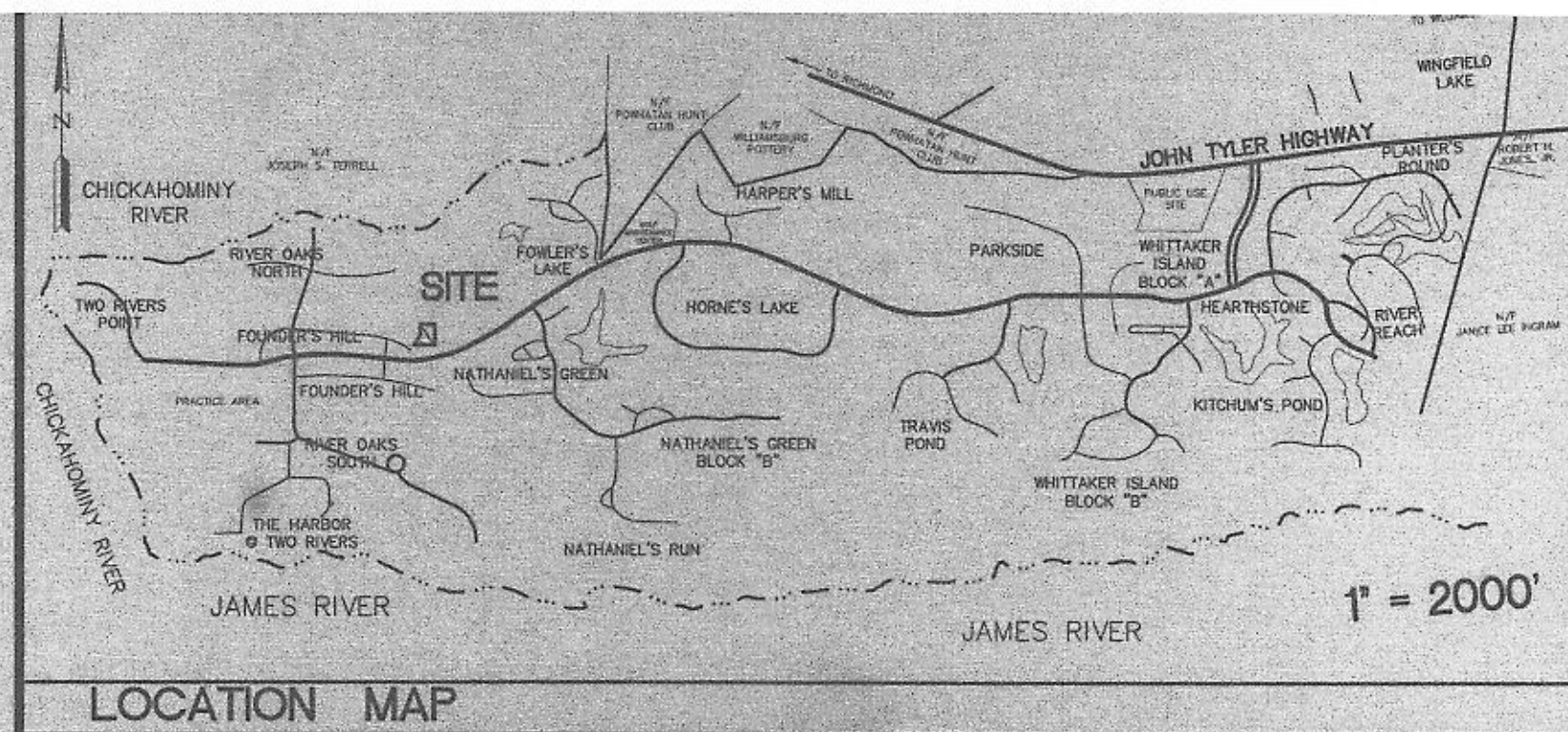
VARIABLE WIDTH J.C.S.A.
UTILITY EASEMENT
(PB 62/19)FOUNDER'S HILL
NORTH
50' R/W

DELTA=48°15'32"
RADIUS=50.00'
LENGTH=42.11'
TANGENT=22.40'
CHORD=40.88'
C.B.=N10°45'32"E

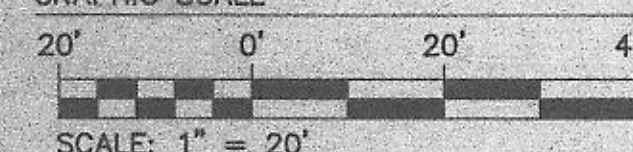
500'± TO C/L OF
FOUNDER'S WAY

20' DRAINAGE
EASEMENT
(PB 62/19)

OPEN SPACE #3, FOUNDER'S HILL
T.M. (43-2)(8-1A)
GOVERNOR'S LAND FOUNDATION
D.B. 746, PG. 367



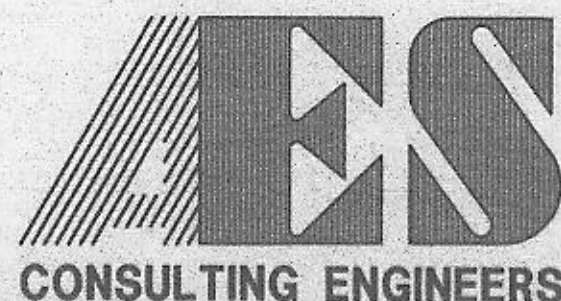
GRAPHIC SCALE



RECORD MERIDIAN

PLAT BOOK 62, PAGES 16-19

OPEN AREA 1, WYTHE HAMLET
T.M. (43-2)(13-1A)
GOVERNOR'S LAND FOUNDATION
L.R. #980017440



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT SHOWING NEW SETBACK LINE
FOR LOT 24, FOUNDER'S HILL
THE
GOVERNOR'S LAND

At Two Rivers

POWHATAN DISTRICT

JAMES CITY COUNTY

VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CMA	Drawn CMA
Scale 1" = 20'	Date 5/10/01
Project No. 22861	Drawing No. 1 OF 1