BK 51 PG 32

OWNER'S CERTIFICATE

THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Governa's Land Associates

By: Governa's Land, Inc., General Partner

4/26/91 — DATE — NAME — Edward Schmidt III, V-P

4/29/91 — DATE — NAME — Arthur C. Moore

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg I, A. Elizabeth Cheney A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT 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 26th DAY OF April, 1991. MY COMMISSION EXPIRES April 30, 1994.

A. Elizabeth Cheney
SIGNATURE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City I, Joan E. Miller A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT 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 29th DAY OF April, 1991. MY COMMISSION EXPIRES 11/22/91.

Joan E. Miller
SIGNATURE

NOTE: LOTS 45 AND 46 ARE HEREBY RELABLED AS LOT 45 DUE TO EXTINGUISHMENT OF COMMON LINE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN AS LOT 40 AND 45 ON THIS PLAT WAS CONVEYED AS DESCRIBED BELOW:

LOT 40 — THE PROPERTY SHOWN AS LOT 40 ON THIS PLAT WAS CONVEYED AS LOT 40 AND 41 BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO JEFFERY D. MOORE AND ANNE C. MOORE BY DEED DATED APRIL 26, 1991 AND RECORDED APRIL 30, 1991 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 511, PAGE 758;

LOT 45 — THE PROPERTY SHOWN AS LOT 45 ON THIS PLAT WAS CONVEYED BY PATRICK J. MILMOE AND WALTER F. WITT, JR., TRUSTEES, TO GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED JANUARY 23, 1991, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 501, PAGE 498-501.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

April 26, 1991 — DATE — G. T. Wilson, Jr. C.L.S.

CERTIFICATE OF APPROVAL

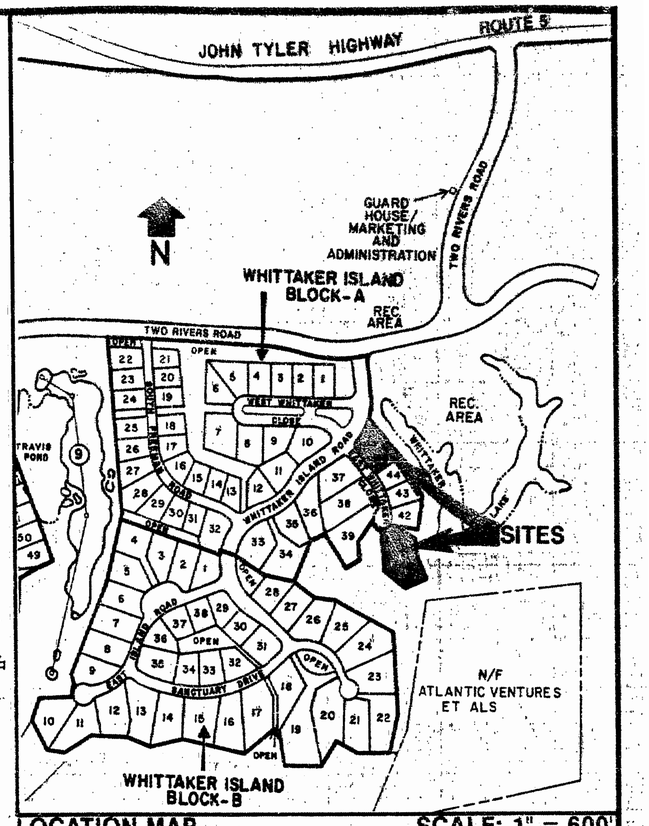
THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

5/16/91 — DATE — AGENT OF GOVERNING BODY

50 0 50
SCALE IN FEET

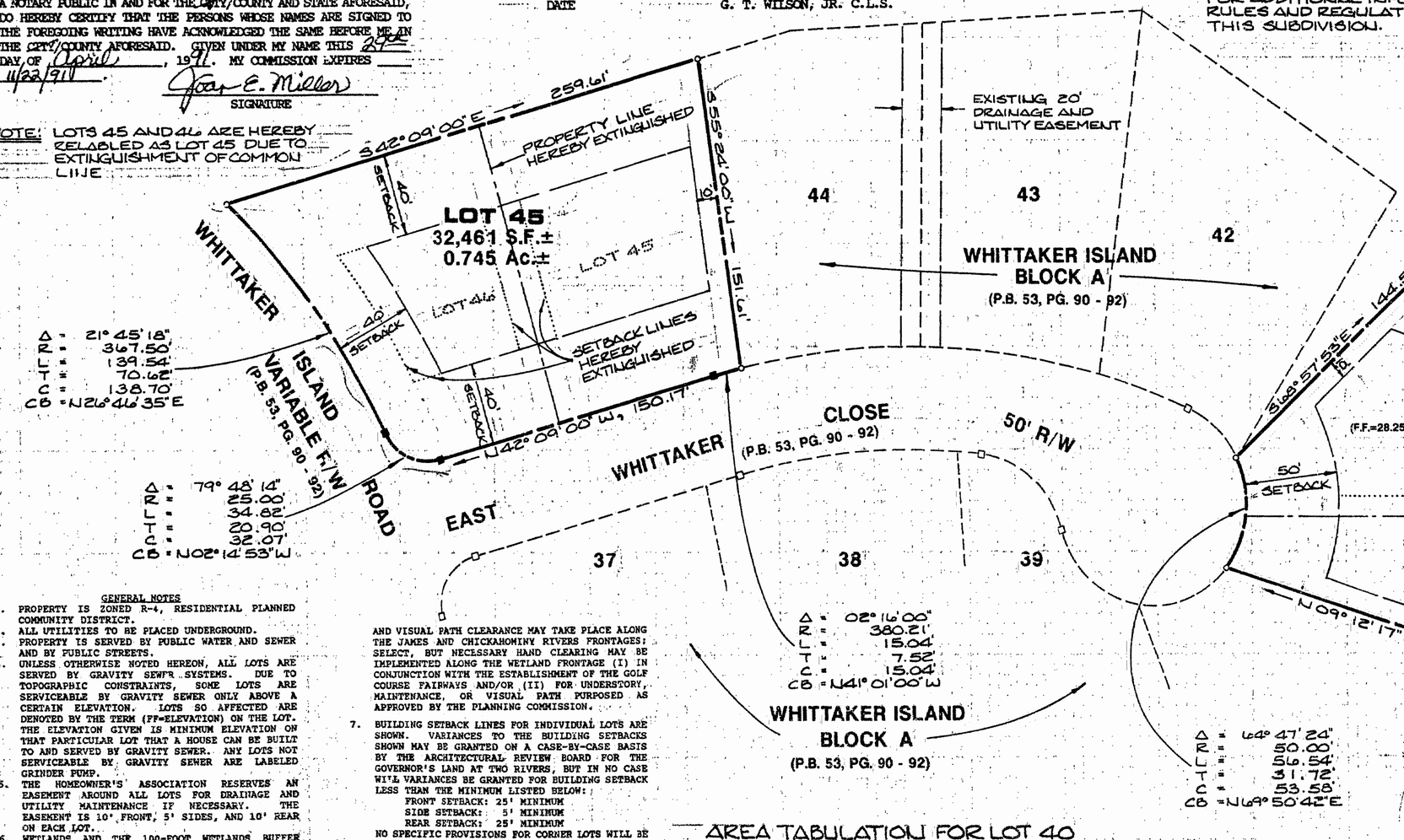
VIRGINIA STATE GRID

NOTE: 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.



LOCATION MAP — SCALE: 1" = 600'

REFERENCES P.B. 53, PG. 90-92; D.B. 504, PG. 388



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.
4. UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY GRAVITY SEWER SYSTEMS. DUE TO TOPOGRAPHIC CONSTRAINTS, SOME LOTS ARE SERVICEABLE BY GRAVITY SEWER ONLY ABOVE A CERTAIN ELEVATION. LOTS SO AFFECTED ARE DENOTED BY THE TERM (FF=ELEVATION) ON THE LOT. THE ELEVATION GIVEN IS MINIMUM ELEVATION ON THAT PARTICULAR LOT THAT A HOUSE CAN BE BUILT TO AND SERVED BY GRAVITY SEWER. ANY LOTS NOT SERVICEABLE BY GRAVITY SEWER ARE LABELED GRINDER PUMP.
5. THE HOMEOWNER'S ASSOCIATION RESERVES AN EASEMENT AROUND ALL LOTS FOR DRAINAGE AND UTILITY MAINTENANCE IF NECESSARY. THE EASEMENT IS 10' FRONT, 5' SIDES, AND 10' REAR ON EACH LOT.
6. WETLANDS AND THE 100-FOOT WETLANDS BUFFER STRIP SHALL BE MAINTAINED AS IS, E.G., FOREST OR NATURAL VEGETATION WITH NO BUILDINGS, STRUCTURES, IMPERVIOUS SURFACES, PLOWING, APPLICATION OF AGRICULTURAL CHEMICALS OR PESTICIDES; OR DISTURBANCE OF THE SUBSTRATE EXCEPT FOR APPROVED UTILITIES AND DRAINAGE IMPROVEMENTS (AS SHOWN GENERALLY ON THE MASTER WATER, SANITARY SEWER, AND STORMWATER MANAGEMENT PLANS PREPARED BY AES, A PROFESSIONAL CORPORATION, DATED JUNE 6, 1989, AND SUBMITTED WITH THESE PROFFERS), ROADS, JOGGING OR NATURE TRAILS, AND APPROPRIATE HISTORICAL, ENVIRONMENTAL, AND/OR DIRECTIONAL SIGNAGE AS APPROVED BY THE PLANNING COMMISSION. SELECT UNDERSTORY, MAINTENANCE, AND VISUAL PATH CLEARANCE MAY TAKE PLACE ALONG THE JAMES AND CHICKAHOMINY RIVERS FRONTAGES; SELECT, BUT NECESSARY HAND CLEARING MAY BE IMPLEMENTED ALONG THE WETLAND FRONTAGE (I) IN CONJUNCTION WITH THE ESTABLISHMENT OF THE GOLF COURSE FAIRWAYS AND/OR (II) FOR UNDERSTORY, MAINTENANCE, OR VISUAL PATH PURPOSED AS APPROVED BY THE PLANNING COMMISSION.
7. 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 ARCHITECTURAL REVIEW BOARD 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: 25' MINIMUM
   NO SPECIFIC PROVISIONS FOR CORNER LOTS WILL BE IMPOSED; I.E., SETBACKS FOR CORNER LOTS WILL BE THE SAME AS THOSE FOR OTHER LOTS. 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.
8. ITEMS DENOTED AS "WETLANDS BUFFER," "RPA WETLANDS BUFFER," "100-YEAR FLOOD PLAIN BOUNDARY," AND "SLOPES IN EXCESS OF 25% AND OUTSIDE RPA BUFFER" ARE BASED ON AERIAL TOPOGRAPHY AND/OR INFORMATION SUPPLIED BY THE OWNER/DEVELOPER. ALL ITEMS NOTED ABOVE SHOULD BE FIELD VERIFIED PRIOR TO DEVELOPMENT ON ANY LOT.

AREA TABULATION FOR LOT 40

OLD LOT 40	30,372 S.F.	0.6973 Ac.
OLD LOT 41	15,462 S.F.	0.3550 Ac.
NEW LOT 40	45,834 S.F.	1.052 Ac.

AREA TABULATION FOR LOT 45

OLD LOT 45	16,504 S.F.	0.3789 Ac.
OLD LOT 46	15,957 S.F.	0.3663 Ac.
NEW LOT 45	32,461 S.F.	0.7452 Ac.

NOTE: LOTS 40 AND 41 ARE HEREBY RELABLED AS LOT 40 DUE TO EXTINGUISHMENT OF COMMON LINE.

NOTE: FUTHER SUBDIVISION OF LOTS 40 AND 45 AS CREATED BY THIS PLAT SHALL NOT BE PERMITTED IN ACCORDANCE WITH SECTION 7.5 (ADDITIONS, ALTERATIONS OR IMPROVEMENTS BY THE OWNER), SUBSECTION (a) (APPROVAL), PARAGRAPH (2), AS RECORDED IN DEED BOOK 504, AT PAGE 388.

N48318

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

LOGAN SYSTEMS 1 2 3

PLAT OF PROPERTY LINE EXTINGUISHMENT
LOTS 40 & 41 AND LOTS 45 & 46
WHITTAKERS ISLAND, BLOCK A
THE GOVERNOR'S LAND AT TWO RIVERS
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
G. T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

10:03 AM
Recorded 30 day of May 1991
D.B. No. 515 page 32
Teste: B. Rivers, Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn C.A.N.
Scale 1" = 50'	Date APR. 1991
Project No. 7173	
Drawing No. 1 of 1	