

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS FOWLER'S LAKE IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE 9/24/92 FOR GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP
 DATE _____ FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY / COUNTY OF James City

I, KATHERINE C. HOVEN, 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY / COUNTY AFORESAID.
 GIVEN UNDER MY NAME
Katherine C. Hoven
 SIGNATURE
 THIS 24th DAY OF September, 19 92.
 MY COMMISSION EXPIRES July 31, 1996

CERTIFICATE OF TITLE

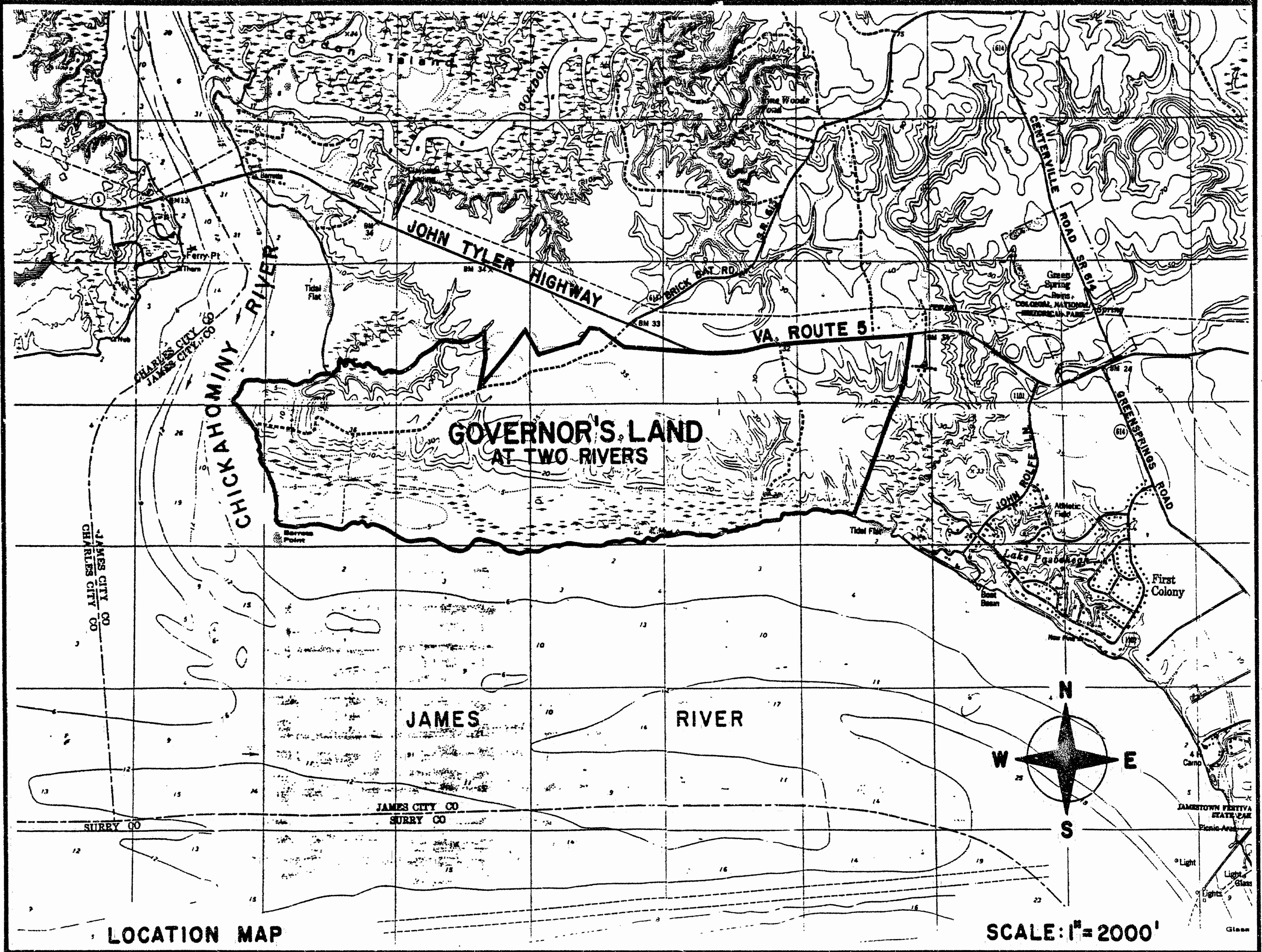
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:
 THE AREA TO BE KNOWN AS FOWLER'S LAKE, WAS CONVEYED BY PATRICK J. HILMOR AND WALTER F. WITT, JR., TRUSTEE, TO GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED JANUARY 23, 1991, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 501, PAGES 498-501;
 THE PROPERTY REFERRED TO HEREIN AS "GOLF COURSE" WAS CONVEYED BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO GOVERNOR'S LAND FOUNDATION, BY DEED RECORDED JUNE 28, 1991, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 519, PAGES 561, WITH ACCOMPANYING PLAT OF RECORD IN PLAT BOOK 54, PAGES 49 AND 50.

ENGINEER OR 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.
9/20/92 DATE G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVALS

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
11/20/92 DATE James S. Elliot VIRGINIA DEPARTMENT OF TRANSPORTATION
10/14/92 DATE James H. Bowles VIRGINIA DEPARTMENT OF HEALTH
10/14/92 DATE [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY



- GENERAL NOTES**
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.
 - ALL UTILITIES TO BE PLACED UNDERGROUND.
 - PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND PRIMARILY BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
 - UNLESS OTHERWISE NOTED HERON, ALL LOTS ARE SERVED BY GRAVITY SEWER SYSTEMS. DUE TO TOPOGRAPHIC CONSTRAINTS, SOME LOTS ARE SERVICABLE 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 SERVICABLE BY GRAVITY SEWER ARE LABELED GRINDER PUMP.
 - SOME LOTS INTERFACE WITH THE 100-YEAR FLOOD PLAIN. THE 100-YEAR FLOOD PLAIN IS DELINEATED ON THE PLAT WHERE APPLICABLE. THE ELEVATION OF THE 100-YEAR FLOOD PLAIN IS 8.5 NGVD (NATIONAL GEODETIC VERTICAL DATUM).
 - GOVERNOR'S LAND ASSOCIATES GRANTS TO THE GOVERNOR'S LAND FOUNDATION AN EASEMENT OVER EACH LOT FOR DRAINAGE AND UTILITY MAINTENANCE. THE EASEMENT IS 10' FRONT, 10' SIDES AND 10' REAR ON EACH LOT.

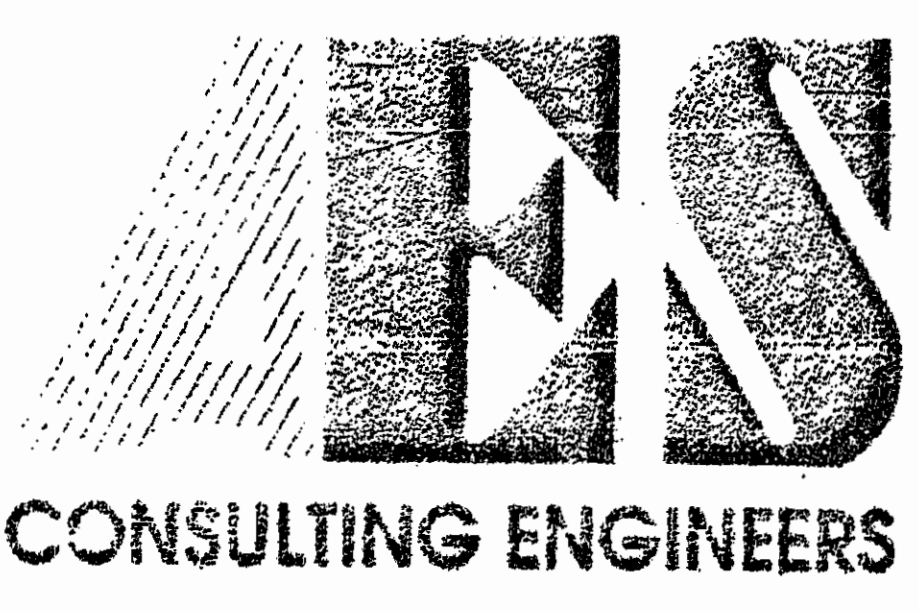
- WETLANDS AND THE 100-FOOT WETLANDS BUFFER STRIP SHALL BE MAINTAINED AS IS, E.G., FOREST OR NATURAL VEGETATION WITH NO BUILDINGS, STRUCTURES, IMPERVIOUS SURFACES, PLOWING, APPLICATION OF AGRICULTURAL CHEMICALS OR PESTICIDES, OR DISTURBANCE OF THE SUBSTRATE EXCEPT FOR APPROVED UTILITIES AND DRAINAGE IMPROVEMENTS (AS SHOWN GENERALLY ON THE MASTER PLAN, 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 PURPOSES AS APPROVED BY THE PLANNING COMMISSION.

- 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: 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 FOR GOVERNOR'S LAND FOR ADDITIONAL INFORMATION, RULES, AND REGULATIONS REGARDING THIS SUBDIVISION.

- ALL AREAS SHOWN ON THE RECORD PLAT AS "OPEN SPACE" ARE SUBJECT TO THE REQUIREMENTS STATED ON THE GOVERNOR'S LAND PROFFER AGREEMENT, CONDITION #17:
 "IN CONJUNCTION WITH THE APPROVAL OF ANY SUBDIVISION PLAN WITHIN ANY LAND BAY, ALL AREAS DESIGNATED ON THE MASTER PLAN WITHIN SAID LAND BAY AS 'MAJOR OPEN SPACE' SHALL BE IDENTIFIED BY METES AND BOUNDS AND SHALL CONFORM GENERALLY TO THE PROPORTIONATE ACREAGE BREAKDOWNS BETWEEN 'MAJOR OPEN SPACE' AND THE BALANCE OF ACREAGE IN EACH LAND BAY AS SHOWN ON THE MASTER PLAN. MAJOR OPEN SPACE AREAS SHALL BE UNDISTURBED AND EXCLUSIVE OF ANY LOTS, EXCEPT FOR GOLF FAIRWAYS, UTILITIES, DRAINAGE IMPROVEMENTS, ROADS AS SHOWN GENERALLY ON THE MASTER PLAN, JOGGING, NATURE, OR GOLF TRAILS OR BRIDGES, AND SIGNAGE APPROVED BY THE PLANNING COMMISSION."
 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 FOWLER'S LAKE | | |
|---|-----------------|------------|
| AREA OF RESIDENTIAL LOTS | 550,708 SQ. FT. | 12.642 Ac. |
| AREA OF RIGHT-OF-WAY | 77,805 SQ. FT. | 1.786 Ac. |
| AREA OF PRIVATE RIGHT-OF-WAY | 49,078 SQ. FT. | 1.127 Ac. |
| AREA OF OPEN SPACE | 52,597 SQ. FT. | 1.210 Ac. |
| AREA OF MAJOR OPEN SPACE | 250,027 SQ. FT. | 5.740 Ac. |
| TOTAL AREA SUBDIVIDED | 980,310 SQ. FT. | 22.505 Ac. |
| NUMBER OF LOTS | 18 | |
| AVERAGE LOT SIZE | 30,555 SQ. FT. | 0.702 Ac. |
| LARGEST LOT (LOT #15) | 37,869 SQ. FT. | 0.869 Ac. |
| SMALLEST LOT (LOT #16) | 20,946 SQ. FT. | 0.481 Ac. |
| GROSS LOTS PER ACRE | 0.800 LOTS/ACRE | |
| MAJOR OPEN SPACE CALCULATION | | |
| ADJUSTMENT PARCEL "J" (AREA OF ADDITION) | 73,767 SQ. FT. | 1.695 Ac. |
| ADJUSTMENT PARCEL "I" (AREA OF ADDITION) | 5,566 SQ. FT. | 0.128 Ac. |
| ADJUSTMENT PARCEL "L" (AREA OF DEDUCTION) | 40,235 SQ. FT. | 0.924 Ac. |
| NET ACREAGE ADJUSTMENT OF GOLF COURSE (NET AREA OF DEDUCTION) | 39,098 SQ. FT. | 0.898 Ac. |
| NET ACREAGE PLATTED AS MAJOR OPEN SPACE (INCLUDES MAJOR OPEN SPACE ABOVE AND NET ACREAGE ADJUSTMENT OF GOLF COURSE) | 289,125 SQ. FT. | 6.637 Ac. |

1156 Am
 3045
 593 525
 [Signature]
 PLAT RECORDED IN
 P.B. NO. 54, PAGE 53, 54



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

PLAT OF
FOWLERS LAKE
 THE
GOVERNOR'S LAND
 At Two Rivers
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



| No. | DATE | REVISION / COMMENT / NOTE | BY |
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| Designed AES | Drawn AES |
| Scale NOTED | Date |
| Project No. 7173 | |
| Drawing No. 1 of 3 | |