

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAN WAS CONVEYED BY PATRICK J. HILMER AND WALTER P. 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, PAGES 498-501.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAN AND KNOWN AS THE CONSERVATION EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

12-8-92 DATE
 General Partner TITLE

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN 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.

DEC 8, 1992 DATE
 G. T. WILSON, JR. C.L.S. SIGNATURE

CERTIFICATE OF APPROVAL

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

12/8/92 DATE
 SUBDIVISION AGENT OF JAMES CITY COUNTY SIGNATURE

CERTIFICATE OF NOTARIZATION

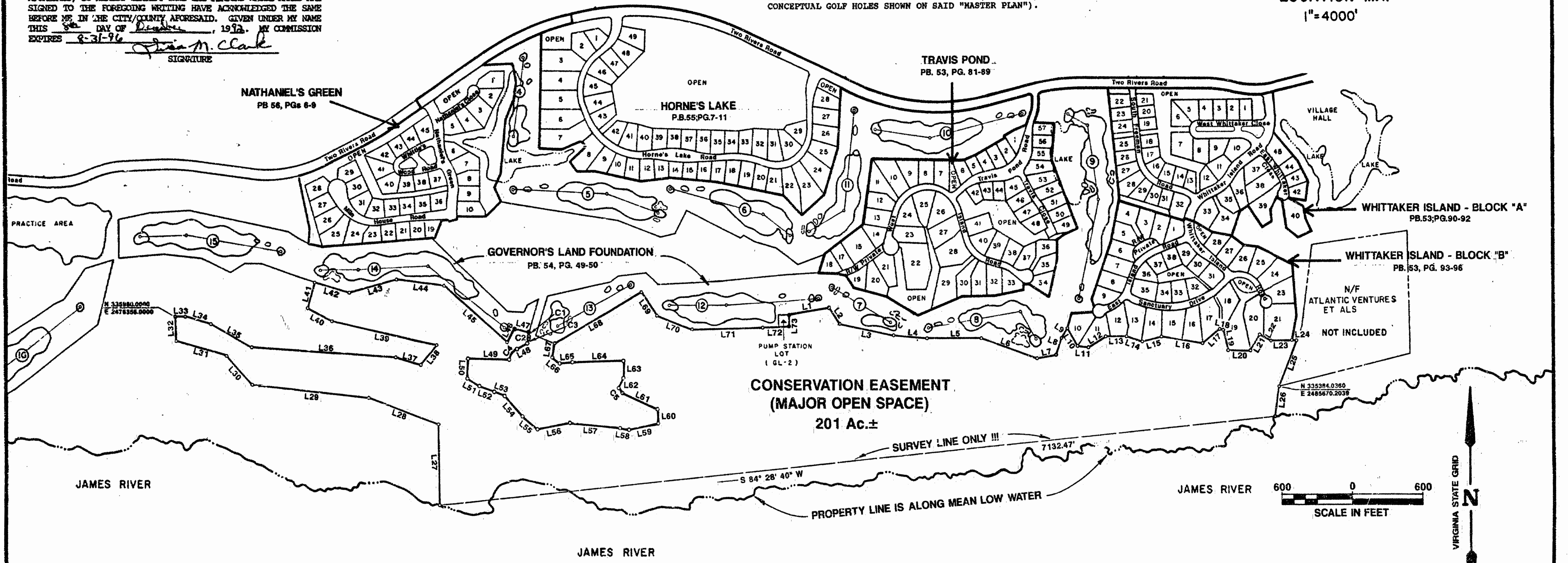
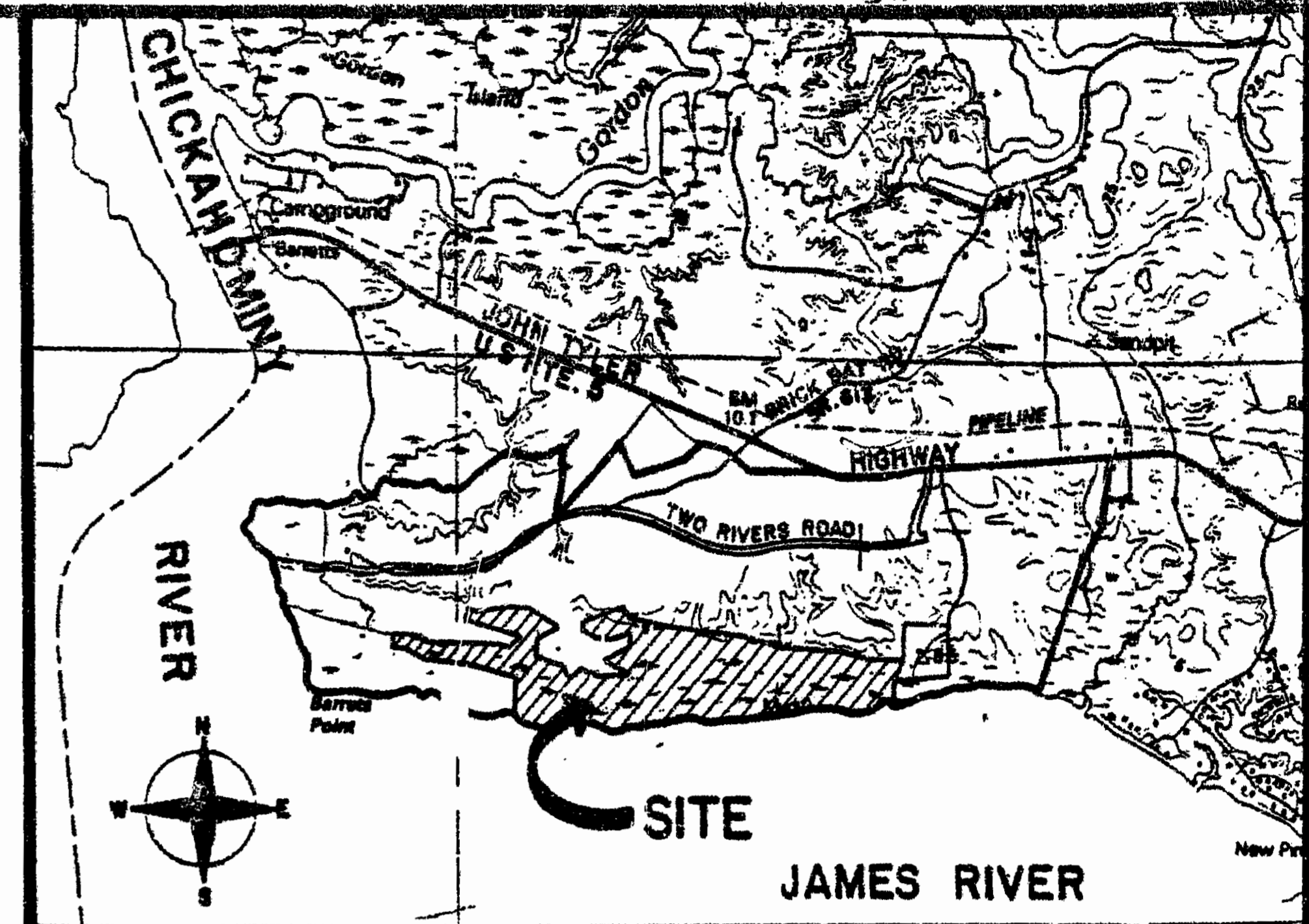
STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, I, John M. Clark 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 8 DAY OF December, 1992. MY COMMISSION EXPIRES 8-31-96
John M. Clark SIGNATURE

THE OWNER SHALL DEDICATE AS OPEN SPACE TO AN APPROPRIATE, NON-PROFIT LAND STewardSHIP ENTITY APPROVED BY THE BOARD OF SUPERVISORS AS THE "CONSERVATION EASEMENT" OF APPROXIMATELY 200± ACRES AS SHOWN GENERALLY ON THE MASTER PLAN, SUBJECT ONLY TO ANY DRAINAGE IMPROVEMENT AND/OR UTILITY EASEMENT (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 THE PROFFERS) AND/OR NATURE, PEDESTRIAN, AND/OR GOLF TRAILS AND BRIDGES AS APPROVED BY THE JAMES CITY COUNTY PLANNING COMMISSION. A 20-FOOT WIDE BUFFER STRIP OF NATURAL VEGETATION SHALL BE MAINTAINED ALONG BOTH SIDES OF ANY DRAINAGE DITCHES WITHIN THIS AREA. WHERE THE DRAINAGE IMPROVEMENTS OR UTILITY EASEMENTS PASS THROUGH FORESTED AREAS OF THIS OPEN SPACE, THERE SHALL BE NO CLEAR CUTTING OR COMMERCIAL HARVESTING OF TIMBER WITHIN THE EASEMENTS. SELECT UNDERSTORY, MAINTENANCE, AND VISUAL PATH CLEARANCE MAY TAKE PLACE ALONG THE JAMES RIVER FRONTOAGES; 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. THERE SHALL BE NO USE OF PESTICIDES, HERBICIDES, FERTILIZERS, OR OTHER AGRICULTURAL CHEMICALS WITHIN THE CONSERVATION EASEMENT EXCEPT AS APPROVED BY THE COUNTY ADMINISTRATOR.

THE ABILITY TO ACCESS THE NATURE/PEDESTRIAN TRAILS WITHIN THE "CONSERVATION EASEMENTS" SHALL APPLY EQUALLY TO OWNERS OF GOVERNOR'S LAND UNITS AND ALL OTHER CITIZENS OF JAMES CITY COUNTY.

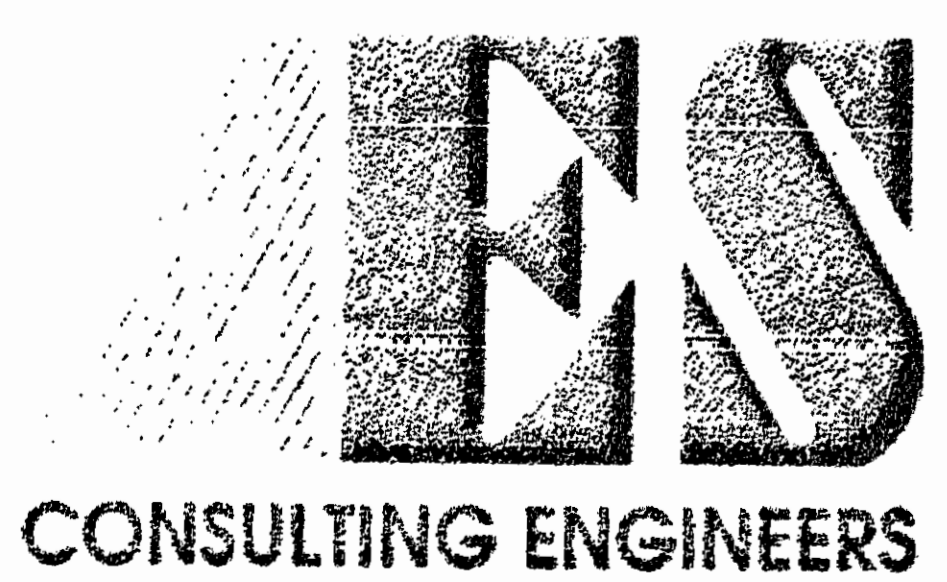
THE BOUNDARIES OF THE "CONSERVATION EASEMENT" SHALL BE IDENTIFIED BY METES AND BOUNDS UPON SUBMITTAL OF THE SUBDIVISION OR SITE PLAN FOR EACH PROPERTY ABUTTING THE SAID "CONSERVATION EASEMENT" AND SAID BOUNDARIES SHALL CONFORM GENERALLY TO THE AREAS ON THE MASTER PLAN SHOWN AS "CONSERVATION EASEMENT" (GENERALLY, SOUTH OF THE CONCEPTUAL GOLF HOLES SHOWN ON SAID "MASTER PLAN").



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	N80 33'00"E	330.45 ft	L16	S80 32'00"E	353.00 ft	L31	N71 10'00"W	449.01 ft	L46	N27 48'00"E	125.00 ft	L61	N66 59'00"W	327.39 ft
L 2	S35 26'00"E	171.00 ft	L17	N51 05'00"E	191.23 ft	L32	DUE NORTH	170.00 ft	L47	S76 11'00"E	125.30 ft	L62	N28 35'00"E	90.34 ft
L 3	S78 52'00"E	466.00 ft	L18	S60 00'00"E	30.25 ft	L33	DUE EAST	79.00 ft	L48	S62 26'25"W	102.20 ft	L63	N0 13'00"W	139.45 ft
L 4	S85 53'00"E	278.00 ft	L19	S10 59'00"E	168.00 ft	L34	S75 58'00"E	214.16 ft	L49	N88 29'00"W	357.05 ft	L64	S88 17'00"W	420.00 ft
L 5	N89 59'00"E	458.00 ft	L20	S89 59'00"E	195.00 ft	L35	S61 34'00"E	407.37 ft	L50	S1 40'00"W	163.50 ft	L65	S85 01'00"W	108.00 ft
L 6	S71 05'00"E	494.00 ft	L21	N29 19'00"E	149.09 ft	L36	S88 11'00"E	1191.00 ft	L51	S61 40'00"E	122.04 ft	L66	N51 12'49"W	79.19 ft
L 7	N81 28'00"E	167.00 ft	L22	S59 58'00"E	117.86 ft	L37	S75 21'00"E	249.00 ft	L52	S70 36'00"E	133.21 ft	L67	N11 51'56"E	109.71 ft
L 8	N15 46'00"E	120.20 ft	L23	N88 28'00"E	181.00 ft	L38	N38 19'00"E	209.00 ft	L53	S71 31'00"E	92.25 ft	L68	N61 01'00"E	846.00 ft
L 9	N26 35'00"E	116.83 ft	L24	N88 28'00"E	35.19 ft	L39	N78 26'00"W	893.00 ft	L54	S42 03'14"E	214.81 ft	L69	S34 21'00"E	230.00 ft
L10	S28 22'00"E	178.00 ft	L25	S22 09'57"W	413.32 ft	L40	N65 38'00"W	243.00 ft	L55	S50 37'00"E	167.29 ft	L70	S69 50'00"E	319.00 ft
L11	S83 15'00"E	85.00 ft	L26	DUE SOUTH	225.71 ft	L41	N18 16'00"E	223.75 ft	L56	N79 59'00"E	277.96 ft	L71	N88 37'00"E	600.00 ft
L12	N59 16'00"E	176.00 ft	L27	DUE NORTH	653.00 ft	L42	S73 35'00"E	310.02 ft	L57	S84 11'00"E	399.50 ft	L72	N87 47'49"E	236.03 ft
L13	S88 07'00"E	185.00 ft	L28	N70 19'00"W	618.00 ft	L43	N74 56'00"E	404.00 ft	L58	S81 58'36"E	83.27 ft	L73	DUE NORTH	101.42 ft
L14	S69 29'00"E	125.00 ft	L29	N84 17'00"W	993.89 ft	L44	S82 56'00"E	408.00 ft	L59	N79 12'00"E	281.70 ft			
L15	N74 33'00"E	180.00 ft	L30	N43 22'00"W	320.43 ft	L45	S49 53'00"E	699.00 ft	L60	N2 47'00"W	115.00 ft			

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	05 51'44"	235.00'	24.04'	12.03'	24.03'	S 4 53'00"W
C2	00 28'08"	1646.67'	13.47'	6.74'	13.47'	S 8 02'57"W
C3	10 49'24"	235.00'	44.39'	22.26'	44.33'	S13 41'42"W
C4	50 30'11"	122.50'	107.98'	57.78'	104.52'	S37 11'18"W
C5	35 21'10"	79.50'	49.05'	25.34'	48.28'	N43 44'25"W

4:13 p.m.
 recorded 30th day of December 1992
 D.B. No. 598
 556
 [Signature] Clerk



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

PLAT OF
201 ACRE± CONSERVATION EASEMENT
THE
GOVERNOR'S LAND
At Two Rivers
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES
 Drawn AES
 Scale 1" = 600'
 Date 1/16/92
 Project No. 7173
 Drawing No. 1 OF 1