

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "KITCHUM'S POND - BLOCK 'B'" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

7-28-94  
DATE FOR GOVERNOR'S LAND ASSOCIATES.  
A VIRGINIA GENERAL PARTNERSHIP

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City

I, Robert S. Sularowski, 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 28<sup>th</sup> DAY OF July, 1994

[Signature]  
SIGNATURE

MY COMMISSION EXPIRES 3/31/96

**CERTIFICATE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

THE AREA TO BE KNOWN AS "KITCHUM'S POND - BLOCK 'B'" WAS CONVEYED BY PATRICK J. MILMOE 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;

**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 DIVISIONS WITHIN THE COUNTY.

8-10-94  
DATE G. T. WILSON, JR., C.E.S.

**CERTIFICATE OF APPROVAL**

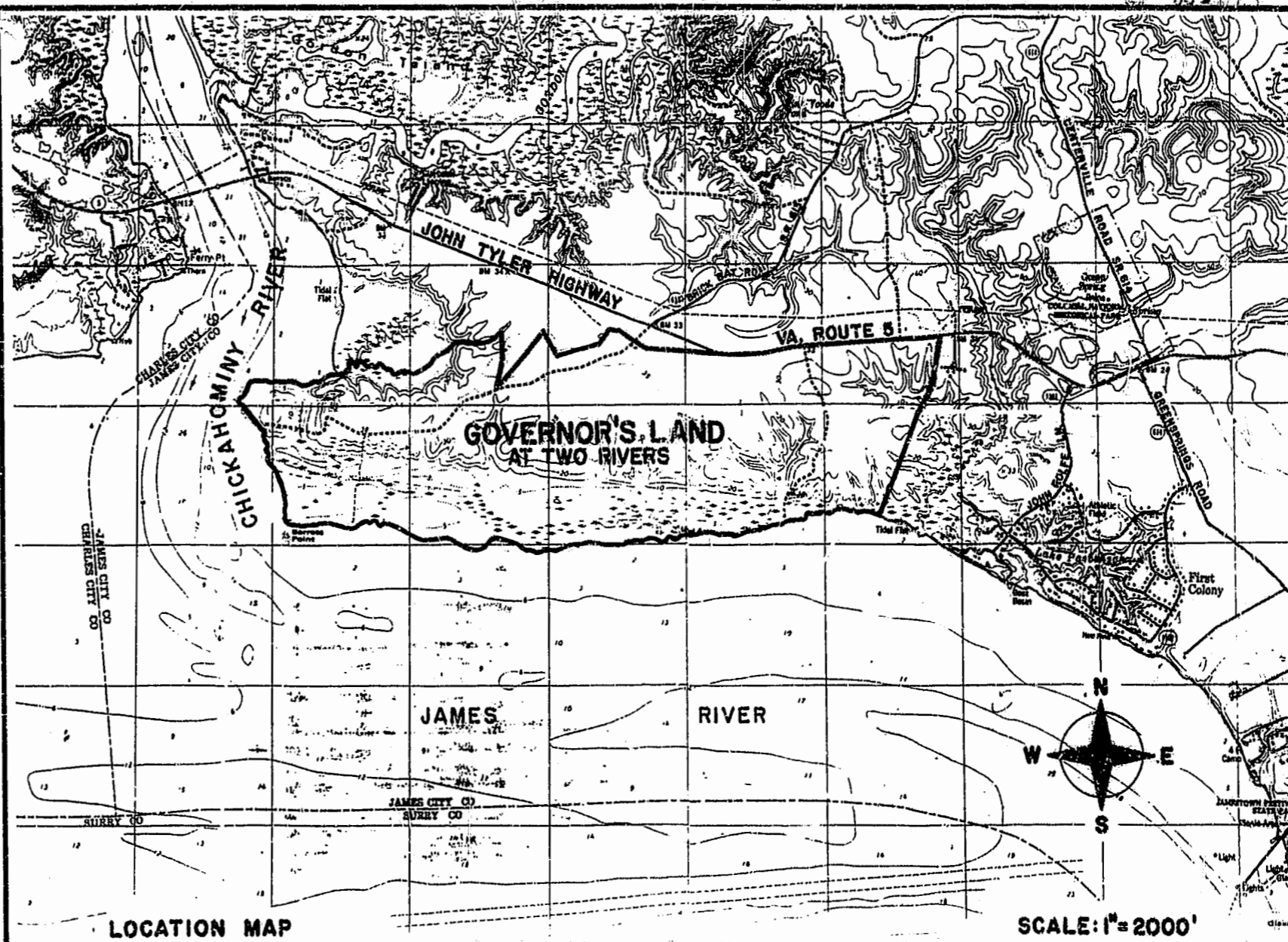
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Aug. 9, 1994  
DATE [Signature]  
VIRGINIA DEPARTMENT OF TRANSPORTATION

July 27, 1994  
DATE [Signature]  
VIRGINIA DEPARTMENT OF HEALTH

10/2/94  
DATE [Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY

PLAT RECORDED IN  
PAGE NO. 59



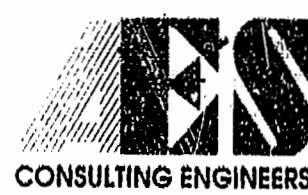
**GENERAL NOTES**

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
- 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.
- 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.
- 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: 15' 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.

ITEMS DENOTED AS "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 KITCHUM'S POND, BLOCK "B"		
AREA OF RESIDENTIAL LOTS	785,689 SF	17.578 Ac
AREA OF OPEN SPACE	28,044 SF	0.644 Ac
AREA OF MAJOR OPEN SPACE #23	84,968 SF	1.951 Ac
AREA OF PRIVATE R/W	6,377 SF	0.146 Ac
AREA OF PUBLIC R/W	79,294 SF	1.820 Ac
<b>TOTAL AREA SUBDIVIDED</b>	<b>964,372 SF</b>	<b>22.139 Ac</b>
NUMBER OF LOTS	20	
AVERAGE LOT SIZE	38,284 SF	0.879 Ac
LARGEST LOT (11)	78,021 SF	1.745 Ac
SMALLEST LOT (6)	24829 SF	0.570 Ac
<b>GROSS LOTS PER ACRE</b>	<b>0.803 LOTS/ACRE</b>	



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PLAT OF  
KITCHUM'S POND - BLOCK 'B'  
THE  
GOVERNOR'S LAND  
At Two Rivers  
POWhatan District JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale NOTED	Date JULY, 1994
Project No. 7173	
Drawing No. 1 OF 4	

