

OWNER'S CERTIFICATE
 THE SUBDIVISION OF LAND AND LOT LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS "FOUNDER'S HILL" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE 6/27/95 FOR GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP
 DATE 6/27/95 FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF James City County
 I, Luella L. Moorman, 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 27th DAY OF June 1995.
 SIGNATURE Luella L. Moorman
 MY COMMISSION EXPIRES August 31, 1995

OWNER'S CERTIFICATE
 THE LAND SHOWN AS "LOT 1, FOUNDER'S HILL," AND FORMERLY KNOWN AND RECORDED AS PARCEL 9 ON A PLAT AS MENTIONED BELOW, IS HEREBY MADE PART OF THIS SUBDIVISION, AND IS SUBJECT TO ALL CONVENANTS, RULES AND REGULATIONS REGARDING THE SUBDIVISION SHOWN HEREON. THE RECORDING OF THIS LOT WITH THE SUBDIVISION OF "FOUNDER'S HILL" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE 6-30-95 FRANK S. HANNING
CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, Pamela D. Collins, 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 30 DAY OF June 1995.
 SIGNATURE Pamela Dawn Collins
 MY COMMISSION EXPIRES 6-31-97

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:
 THE AREA TO BE KNOWN AS "FOUNDER'S HILL" 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, AT 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 26, 1991, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY IN DEED BOOK 519, AT PAGE 561, WITH ACCOMPANYING PLAT OF RECORD IN PLAT BOOK 54, AT PAGES 49 AND 50.
 THE PROPERTY REFERRED TO HEREIN AS "LOT 1" WAS CONVEYED BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO FRANK S. HANNING, BY DEED DATED APRIL 10, 1995, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY IN DEED BOOK 734, AT PAGE 738, WITH ACCOMPANYING PLAT OF RECORD IN PLAT BOOK 61, AT PAGE 55.

ENGINEER OR 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.
 DATE 6-27-95 G. T. Wilson, Jr.
 G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 DATE 4/30/95 Bevelyn Meyer
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE June 28, 1995 Thelma Jordan
 VIRGINIA DEPARTMENT OF HEALTH
 DATE 7/19/95 [Signature]
 SUBDIVISION AGENT OF JAMES CITY COUNTY

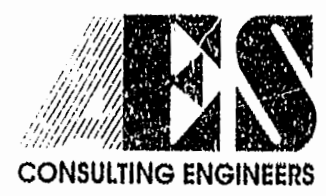
- GENERAL NOTES**
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.
 - ALL UTILITIES TO BE PLACED UNDERGROUND.
 - PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE RW.
 - UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY GRAVITY 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 0.5 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: 20' MINIMUM
 - 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.

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.

AREA TABULATION
FOUNDER'S HILL

AREA OF RESIDENTIAL LOTS (INCLUDES LOT 1, FORMERLY RECORDED AS PARCEL 9)	954,250 S.F.	21,907 AC.
AREA OF OPEN SPACE	144,728 S.F.	3.323 AC.
AREA OF MAJOR OPEN SPACE	55,880 S.F.	1.278 AC.
AREA OF PUBLIC RIGHT-OF-WAY (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)	246,144 S.F.	5.651 AC.
TOTAL AREA SUBDIVIDED	1,400,802 S.F.	32.158 AC.
NUMBER OF LOTS	57	
AVERAGE LOT SIZE	18,741 S.F.	0.384 AC.
LARGEST LOT (A1)	35,903 S.F.	0.824 AC.
SMALLEST LOT (A52)	12,098 S.F.	0.278 AC.

THE SHEET TOTAL FOR MAJOR OPEN SPACE CALCULATIONS



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PLAT OF
 FOUNDER'S HILL
 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 6/95
Project No. 7173	
Drawing No. 1 of 4	