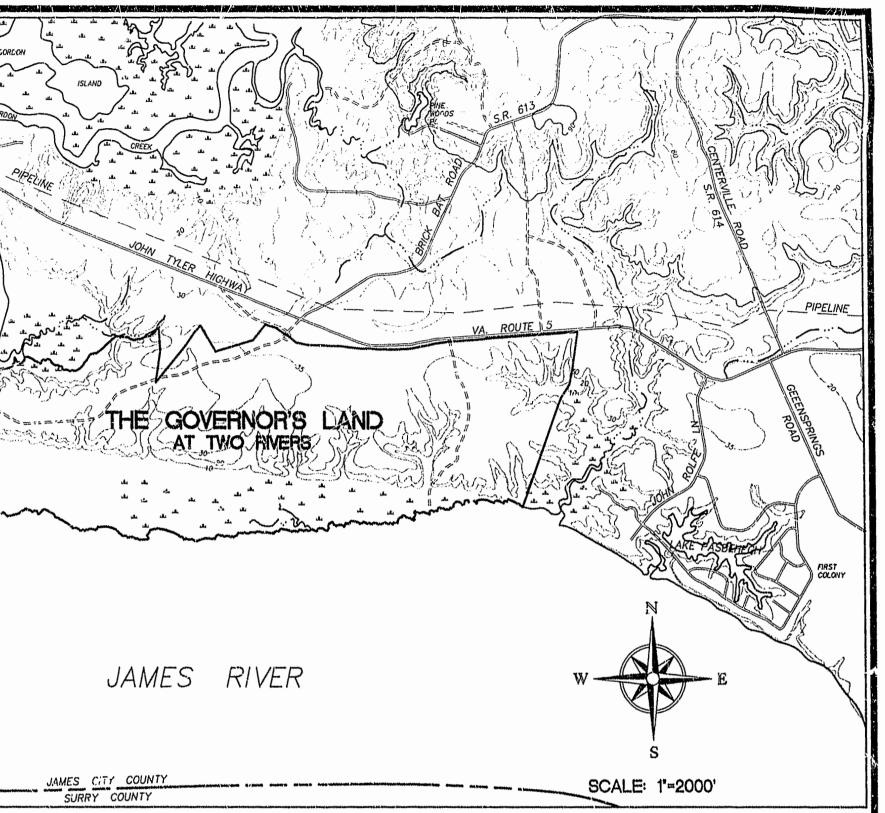
OWNER'S CERTIFICATE THE SUBDIVISION OF LAND AND L KNOWN AS "KITCHUM'S POND-BL	OT LINE ADJUSTMENT SHOWN ON THIS PLAT AND OCK "C" " IS WITH THE FREE CONSENT AND IS IN	E CORLON	N (m
ACCORDANCE WITH THE DESIRES OR TRUSTEES.	OF THE UNDERSIGNED OWNERS, FROPRIETORS AND		<u>۔</u> ۔ ک
DATE	FOR GOVERNOR'S LAND ASSOCIATES, A WREINIA GENERAL PARTNERSHIP	- conder	2
7116197 DATE	FOR GOVERNOR'S LAND FOUNDATION		PELINE
CERTIFICATE OF NOTARIZATION			
CITY/COUNTY OFQMC			`\ `\
SIGNED TO THE FOREGOING WRITI THE CITY/COUNTY AFORESAID. G	NG HAVE ACKNOWLEDGED THE SAME BEFORE ME IN IVEN UNDER MY NAME THISDAY OF	CHICKAHÓMINY	
Coliky lones		RIVER	<u>ل</u> ين بريني
SIGNATURE. MY COMMISSION EXPIRES	ctober 31,2000	COUNTY COUNTY	J.
CERTIFICATE OF SOURCE OF TITL	<u>E.</u>	WRITES OF	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
THE PROPERTY SHOWN ON THIS TO BE KNOWN AS 'KITCHUM'S PO	PLAT AND DND - BLOCK ' C WAS CONVEYED AS FOLLOWS:	on Jun	
BY PATRICK MILMOE AND WALTER A VIRGINIA GENERAL PARTNERSH IN THE OFFICE OF THE CLERK O	R F. WITT, JR., TRUSTEE, TO GOVERNOR'S LAND AS: IP, BY DEED DATED JANUARY 23, 1991, AND RECO F THE CIRCUIT COURT OF THE COUNTY OF JAMES C	SOCIATES, RDED CITY	
IN DEED BOOK 501, AT PAGES 4 BY ATLANTIC VENTURES TO GOV A VIRGINIA GENERAL PARTNERSH		BARRETS	~~~
AND RECORDED IN THE OFFICE C OF THE COUNTY OF JAMES CITY	IN DEED BOOK 741, AT PAGE 525.		
SURVEYOR'S CERTIFICATE			
I, HEREBY CERTIFY THAT TO THE COMPLIES WITH ALL OF THE REC ORDINANCES OF THE COUNTY OF SUBDIVISIONS WITHIN THE COUNT	E BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT DUREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY, VIRGINIA, REGARDING THE PLATTING Y.	OF	
July 10, 1997	The aber		
DATE	G. T. WLSON, JR., C.L.S.		
CERTIFICATE OF APPROVAL THIS SUBDIVISION IS APPROVED	BY THE UNDERSIGNED IN ACCORDANCE WITH THE	LOCATION MAP	J,4
THIS SUBDIVISION IS APPROVED EXISTING SUBMISSION REGULATIO	BY THE UNDERSIGNED IN ACCORDANCE WITH THE NS AND MAY BE ADMITTED TO RECORD. BE Andrica	LOCATION MAP	<u>J.4</u>
	Ac he a	LOCATION MAP	<u></u>
THIS SUBDIVISION IS APPROVED EXISTING SUBMISSION REGULATIO	BE Andrean	<u>GENERAL NOTES:</u> 1. PROPERTY IS ZONED R-4. RESIDENTIAL PLANNED COM	
THIS SUBDIVISION IS APPROVED EXISTING SUBMISSION REGULATIO Left Aug 6 97 DATE 8/12/97	BE Andrea VIRGINIA DEPARTMENT OF TRANSPORTATION	GENERAL NOTES:	
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THIS SUBDIVISION IS APPROVED EXISTING SUBMISSION REGULATIO Left Aug 6 97 DATE 8/12/97	BE Andrea VIRGINIA DEPARTMENT OF TRANSPORTATION	<ul> <li><u>GENERAL NOTES:</u></li> <li>PKJPERTY IS ZONED R-4. RESIDEN'ITAL PLANNED CONDISTRICT.</li> <li>ALL UTILITIES TO BE PLACED UNDERGROUND.</li> <li>PROPERTY IS SERVED BY PUBLIC WATER AND SEWER BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABPRIVATE R/W.</li> <li>UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SBY A GRAVITY SEWER SYSTEM. ACTUAL HOME LOCATI MAY NECESSITATE THAT A GRINDER PUMP BE UTILIZE PROPERLY CONNECT THE HOME TO THE GRAVITY SEW SYSTEM.</li> <li>SOME LOTS INTERFACE WITH THE 100-YEAR FLOOD PARE FLOOD PLAIN IS DELINEATED ON THE WHERE APPLICABLE. THE ELEVATION OF THE 100-YEAR FLOOD PLAIN IS DELINEATED ON THE WHERE APPLICABLE. THE ELEVATION OF THE 100-YEAR FLOOD PLAIN IS 8.5 NGVD (NATIONAL GEODETIC VERT DATUM).</li> <li>GOVERNOR'S LAND ASSOCIATES GRANTS TO THE GOVERNOR'S LAND ASSOCIATES GRANTS TO THE GOVERNOR'S LAND PAINDATION AN EASEMENT OVER EACH LOTE FOR DAMAGE AND LITUTLY MAINTENANCE</li> </ul>	AND ELED ERVED ON D TO ER PLAT R AR TCAL
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THIS SUBDIVISION IS APPROVED EXISTING SUBMISSION REGULATIO Left Aug 6 97 DATE 8/12/97	VIRGINIA DEPARTMENT OF TRANSPORTATION SUBDIVISION AGENT OF JAMI S CITY COUNTY	<ul> <li><u>GENERAL NOTES:</u></li> <li>PH-JPERTY IS ZONED R-4. RESIDENTIAL PLANNED CONDISTRICT.</li> <li>ALL UTILITIES TO BE PLACED UNDERGROUND.</li> <li>PROPERTY IS SERVED BY PUBLIC WATER AND SEWER BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LAB PRIVATE R/W.</li> <li>UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE S BY A GRAVITY SEWER SYSTEM. ACTUAL HOME LOCATI MAY NECESSITATE THAT A GRINDER PUMP BE UTILIZE PROPERLY CONNECT THE HOME TO THE GRAVITY SEW SYSTEM.</li> <li>SOME LOTS INTERFACE WITH THE 100-YEAR FLOOD P THE 100-YEAR FLOOD PLAIN IS DELINEATED ON THE WHERE APPLICABLE. THE ELEVATION OF THE 100-YEAR FLOOD PLAIN IS 8.5 NGVD (NATIONAL GEODETIC VERT DATUM).</li> <li>GOVERNOR'S LAND ASSOCIATES GRANTS TO THE GOVERNOR'S LAND FOUNDATION AN EASEMENT OVER EACH LOT.</li> </ul>	AND ELED ERVED ON D TO ER PLAT R AR TCAL
THIS SUBDIVISION IS APPROVED EXISTING SUBMISSION REGULATIO Left Aug 6 97 DATE 8/12/97	VIRGINIA DEPARTMENT OF TRANSPORTATION SUBDIVISION AGENT OF JAMI'S CITY COUNTY , , 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188	GENERAL NOTES:         1. Phyperty is zoned R-4. Residential planned condistrict.         2. All utilities to be placed underground.         3. PROPERty is served by public water and sever by public streets. Any private streets are lab private R/W.         4. UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE S BY A GRAVITY SEVER SYSTEM. ACTUAL HOME LOCATI MAY NECESSITATE THAT A GRINDER PUMP BE UTILIZE PROPERLY CONNECT THE HOME TO THE GRAVITY SEW SYSTEM.         5. SOME LOTS INTERFACE WITH THE 100-YEAR FLOOD PARA FLOOD PLAIN IS DELINEATED ON THE WHERE APPLICABLE. THE ELEVATION OF THE 100-YEAF FLOOD PLAIN IS 8.5 NGVD (NATIONAL GEODETIC VERT DATUM).         6. GOVERNOR'S LAND ASSOCIATES GRANTS TO THE GOVERNOR'S LAND FOUNDATION AN EASEMENT OVER EACH LOT FOR DRAINAGE AND UTILITY MAINTENANCE. THE EASEMENT IS TO FRONT, 10' SIDES AND 10' REAEACH LOT.         PLAT OF KITCHUM'S POND-BLOCK 'C'	AND ELED ERVED ON D TO ER PLAT R AR TCAL
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THIS SUBDIVISION IS APPROVED EXISTING SUBMISSION REGULATIO Left Aug 6 97 DATE 8/12/97	VIRGINIA DEPARTMENT OF TRANSPORTATION SUBDIVISION AGENT OF JAMI'S CITY COUNTY 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (804) 253-0040 Fax (804) 220-8994	GENERAL NOTES:         1. Ph.JPERTY IS ZONED R-4. RESIDENTIAL PLANNED CONDISTRICT.         2. ALL UTILITIES TO BE PLACED UNDERGROUND.         3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWERBY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABPRIVATE R/W.         4. UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SBY A GRAVITY SEWER SYSTEM. ACTUAL HOME LOCATIMAY NECESSITATE THAT A GRINDER PUMP BE UTILIZE PROPERLY CONNECT THE HOME TO THE GRAVITY SEW SYSTEM.         5. SOME LOTS INTERFACE WITH THE 100-YEAR FLOOD PARTIE APPLICABLE. THE ELEVATION OF THE 100-YEAR FLOOD PLAIN IS B.5. NGVD (NATIONAL GEODETIC VERT DATUM).         6. GOVERNOR'S LAND ASSOCIATES GRANTS TO THE GUVERNOR'S LAND FOUNDATION AN EASEMENT YO YER EACH LOT FOR DRAINAGE AND UTILITY MAINTENANCE. THE EASEMENT IS 10' FRONT, 10' SIDES AND 10' READAUM.         FLAT OF         KITCHUM'S PONID-BLOCK 'C' THE E         THE	AND ELED ERVED ON D TO ER PLAT R AR TCAL

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ZONED R-4. RESIDENTIAL PLANNED COMMUNITY TO BE PLACED UNDERGROUND. SERVED BY PUBLIC WATER AND SEWER AND TREETS. ANY PRIVATE STREETS ARE LABELED	7.	BUILDING SETBACK LINES FOR INDIVIDUAL LOTS ARE SHOWN. VARIANCES TO THE BUILDING SETBACKS SHOWN MAY BE CRANTED 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:
RWISE NOTED HEREON, ALL LOTS ARE SERVED Y SEWER SYSTEM. ACTUAL HOME LOCATION TATE THAT A GRINDER PUMP BE UTILIZED TO DNNECT THE HOME TO THE GRAVITY SEWER		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
NTERFACE WITH THE 100-YEAR FLOOD PLAN. AR FLOOD PLAIN IS DELINEATED ON THE PLAT CABLE. THE ELEVATION OF THE 100-YEAR IS 8.5 NGVD (NATIONAL GEODETIC VERTICAL		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.
IS ON NOVE (IN TOWAL GEODETIC VERTICAL	8	ITEMS DENOTED AS "RPA WETLANDS BUFFER", "100-YEAR

## 8. 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 'C'

AREA OF RESIDENTIAL LCTS AREA OF OPEN SPACE AREA OF MAJOR OPEN SPACE (#34) AREA OF MAJOR OPEN SPACE (#35) AREA OF PUBLIC RIGHT-OF-WAY (HEREBY DEDICATED FOR PUBLIC	651,801 S.F. 9,813 S.F. 335,767 S.F. 309,230 S.F.	14.963 AC. 0.225 AC. 7.708 AC. 7.099 AC.		
STREET PURPOSES)	16,686 S.F.	0.383 AC.		
TOTAL AREA SUBDIVIDED	1,323,297 S.F.	30.378 AC.		
NUMBER OF LOTS	4			
AVERAGE LOT SIZE	162,950 S.F.	3.741 AC.		
LARGEST LOT (#2)	449,646 S.F.	10.322 AC.		
SMALLEST LOT (#4)	29,931 S.F.	0.687 AC.		

PLAT RECORDED IN P.B. NO., <u>소기 PAGE 오</u>요 - 국 文

	WEALTH OF LAND			1:31 PM C 1091		Designed AES	Drown GG	
	G.T. WILSON, JR. Z CERTIFICATE NO. A			DOCUMENT # 97 00		Gcole NOTED	Date JULY,1997	
				A. Claudie HEreketerto Res Ch			ct No. 5-6-2	
	ALL SUR						ing No.	
VIRGINIA		No.	DATE	REMISION / COMMENT / NOTE	β×.	10	DF 3	ì

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