

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS CLUB VILLAS IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

DATE: 11/23/98 FOR GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP

**CERTIFICATE OF NOTARIZATION - FOR GOVERNOR'S LAND ASSOCIATES**

STATE OF VIRGINIA  
CITY/COUNTY OF James City  
I, Sumner McFarland A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 15th DAY OF November, 1998.

SIGNATURE: Sumner McFarland  
MY COMMISSION EXPIRES September 30, 2002

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS: 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.

**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: 11/23/98 G. T. WILSON, JR., C.L.S.

**CERTIFICATE OF APPROVAL**

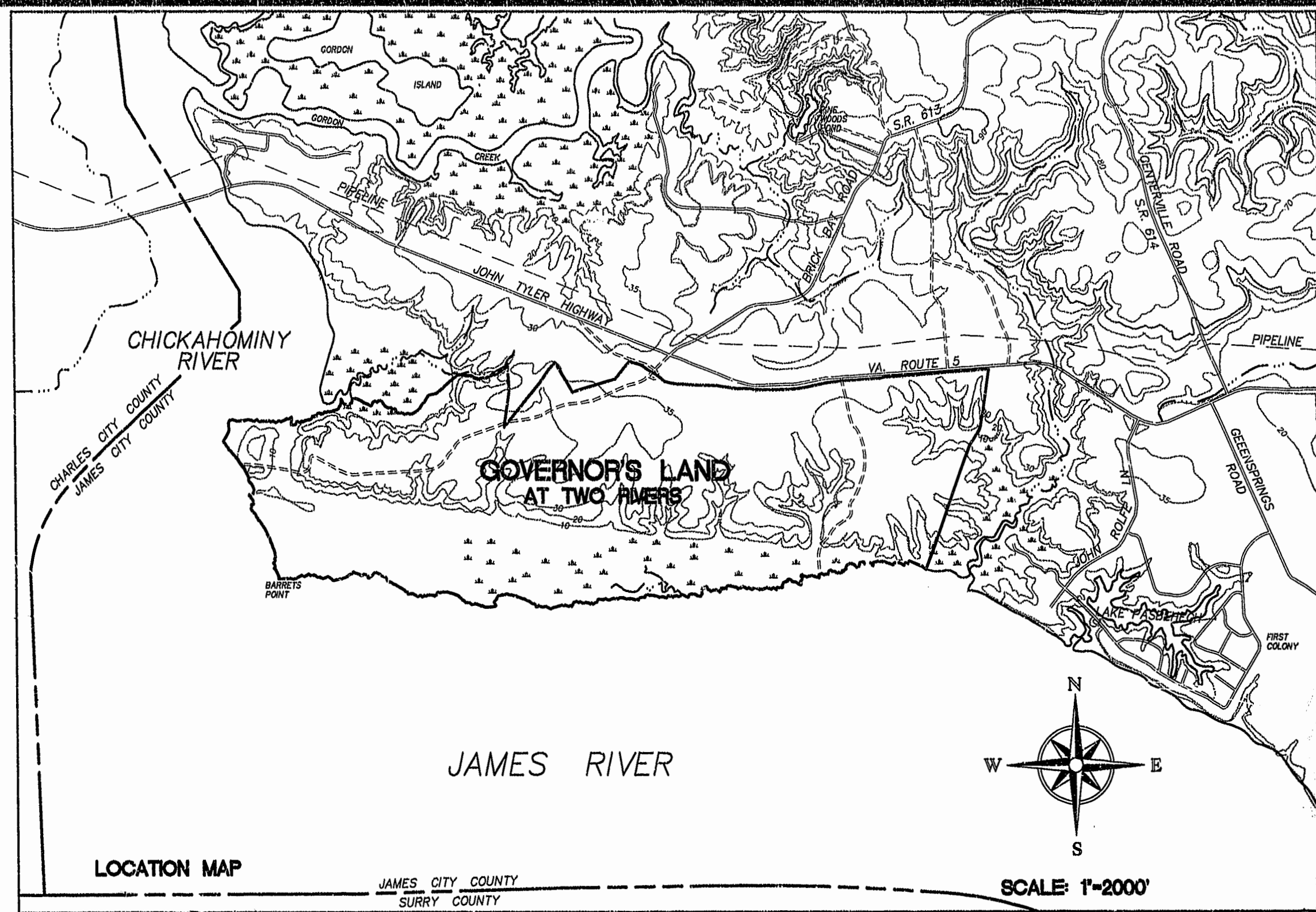
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBMISSION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE: 12/02/98 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 PRIVATE STREETS.
- 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 ON 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: 10' MINIMUM  
REAR SETBACK: 25' MINIMUM

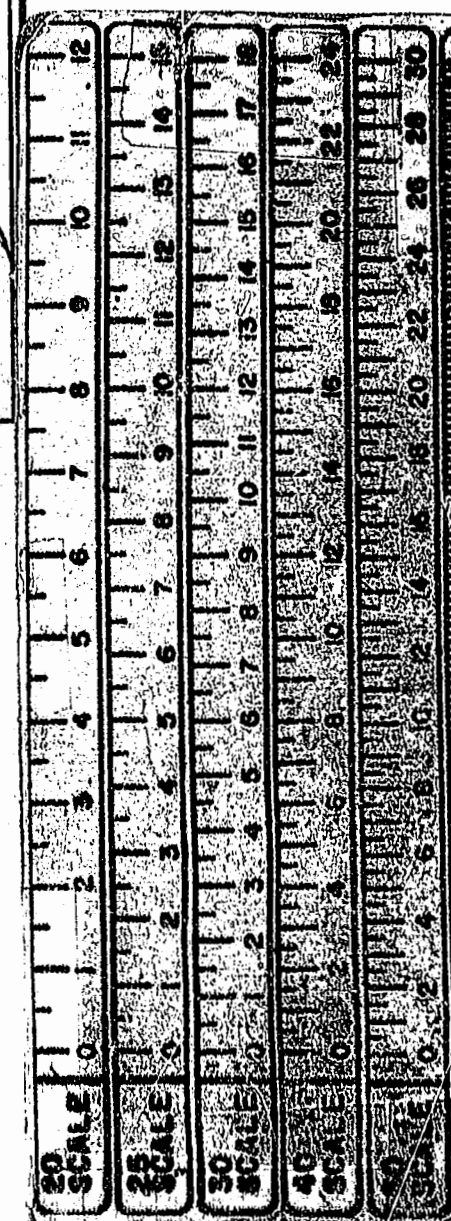
NO SPECIFIC PROVISIONS FOR CORNER LOTS WILL BE IMPOSED, I.E., SETBACKS FOR CORNER LOTS WILL BE THE SAME AS THOSE FOR OTHER LOTS. REFERENCE IS HEREBY EXPRESSLY MADE TO THE DECLARATION FOR GOVERNOR'S LAND FOR ADDITIONAL INFORMATION, RULES, AND REGULATIONS REGARDING THIS SUBDIVISION.



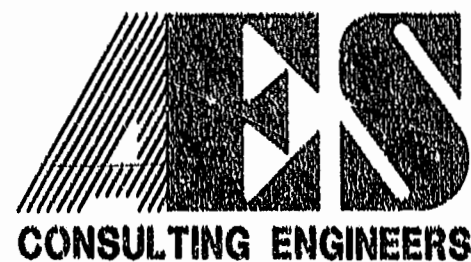
- ITEMS DENOTED AS "RPA WETLANDS BUFFER", "100-YEAR FLOOD PLAIN BOUNDARY", AND "SLOPES IN EXCESS OF 25% AND OUTSIDE RPA BUFFER" ARE BASED ON AERIAL TOPOGRAPHY AND/OR INFORMATION SUPPLIED BY THE OWNER/DEVELOPER. ALL ITEMS NOTED ABOVE SHOULD BE FIELD VERIFIED PRIOR TO DEVELOPMENT ON ANY LOT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE AND UTILITY EASEMENTS SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE GOVERNOR'S LAND.
- UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY GRAVITY SEWER SYSTEMS.

AREA TABULATION CLUB VILLAS		
AREA OF RESIDENTIAL LOTS	98,343 S.F.	2.258 AC.
AREA OF PRIVATE RIGHT-OF-WAY	22,802 S.F.	0.523 AC.
AREA OF OPEN SPACE	12,366 S.F.	0.284 AC.
AREA OF MAJOR OPEN SPACE	209,181 S.F.	4.802 AC.
<b>TOTAL AREA SUBDIVIDED</b>	<b>342,692 S.F.</b>	<b>7.867 AC.</b>
NUMBER OF LOTS	8	
AVERAGE LOT SIZE	12,293 S.F.	0.282 AC.
LARGEST LOT (#1)	15,154 S.F.	0.348 AC.
SMALLEST LOT (#7)	9,854 S.F.	0.226 AC.
GROSS LOTS PER ACRE	1.017 LOTS/ACRE	

PLAT RECORDED IN  
REC. NO. 21 PAGE 49-52  
RECORDED 28 DAY OF December 1998  
DOCUMENT # 28027983 11:01  
G.T. Wilson, Jr. Clerk  
980067983



11.10.98-13:50 G:\civ\Op01.dwg



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

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



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale	Date
NOTED	11/98
Project No. 7173-4-3	
Drawing No. 1 OF 4	