

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GOVERNOR'S LAND ASSOC. TO JANTZEN BUILDERS, INC. BY A DEED DATED JAN. 14, 1991 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT #99015156

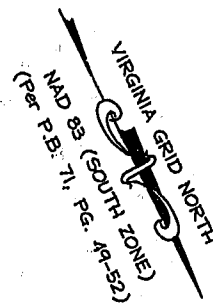
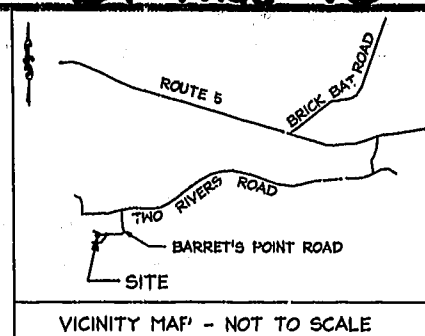
OWNERS CERTIFICATE

THE PROPERTY SHOWN ON THIS PLAT AND KNOWN AS LOT 7, CLUB VILLAS THE GOVERNOR'S LAND AT TWO RIVERS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

12/17/01 DATE By: [Signature] OWNER

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 71, PG. 49-52.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE 'X' & 'AE' ACCORDING TO COMMUNITY PANEL #510201 0030 B DATED FEBRUARY 6, 1991 AND PB. 71 PG. 51
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Richmond, Karen Forester, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 16th DAY OF December, 2001. MY COMMISSION EXPIRES 11/30/03

Karen Forester NOTARY PUBLIC

ENGINEER OR SURVEYORS 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 SUBDIVISIONS WITHIN THE COUNTY.

11-30-01 DATE MATTHEW H. CONNOLLY, L.S. #002053

CERTIFICATE OF APPROVAL

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

DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE VIRGINIA DEPARTMENT OF HEALTH
12/19/01 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

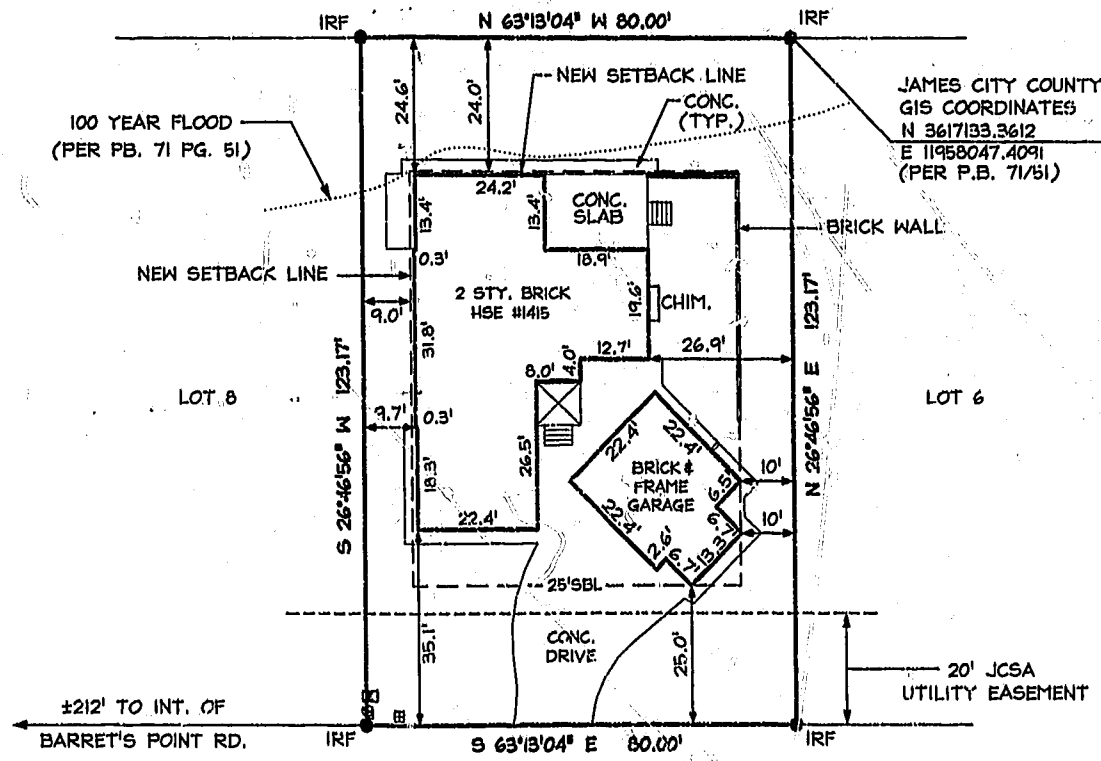
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 27 DAY OF Dec, 2001. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 84, PAGE 48

TESTE BY: Betsy B. Woolridge, CLERK

GOVERNOR'S LAND FOUNDATION APPROVAL

12/18/01 DATE David R. K. GOV. THOR'S LAND FOUNDATION REPRESENTATIVE

MAJOR OPEN SPACE #39 BARRET'S POINT'E PB. 70 PG. 56-58



EXISTING BUILDING SETBACKS

PER PB. 71 PG. 49 FRONT: 25' REAR: 25' SIDE: 10'

PROPOSED BUILDING SETBACKS

REAR: 24' SIDE: 9' EAST SIDE

TOTAL AREA: 9,854 S.F./ 0.226 Ac.

TAX MAP: (43-1)(08-0-0007)

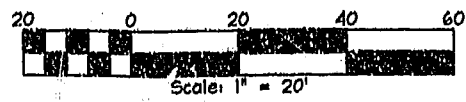
ZONING DISTRICT: R4

BUILDING SETBACK (SBL) FRONT = 25' REAR = 35' SIDE = 10'

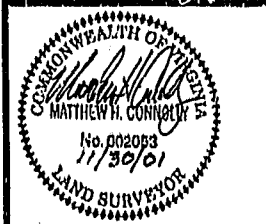
EXISTING ADDRESS: 1415 Katherine Shaye Lane James City County, Virginia

LEGEND

- Symbol for CABLE PEDESTAL, ELECTRIC BOX, TELEPHONE PEDESTAL, WATER METER, COVERED ENTRANCE, DENOTES IRON FOUND, BUILDING SETBACK LINE



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 27 Dec 2001 at 11:57 AM/PM, PB. 84, PG. 48 DOCUMENT # 010024177 BETSY B. WOOLRIDGE, CLERK



DATE: 11/29/2001 PROJECT No. 01-0467 FILE NAME: 01-0467.DWG SCALE: 1" = 20' REFERENCES: P.B. 71, PGS. 49-52 INSTRUMENT #99015156

PLAT SHOWING SETBACK LINE ADJUSTMENTS FOR LOT 7 CLUB VILLAS FOR: JANTZEN BUILDERS, INC. POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA

LandTech Resources, Inc. Surveying • Mapping • Land Design 107 Thomas Nelson Lane, Williamsburg, VA 23105 Phone: (757) 565-4677 Fax: (757) 565-0782 web: landtechresources.com