

OWNER'S CERTIFICATE

THE RESUBDIVISION, PROPERTY LINE EXTINGUISHMENT AND LOT LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

4/7/92
DATE

Patrick J. Milmo
FOR GOVERNOR'S LAND ASSOCIATES,
A VIRGINIA GENERAL PARTNERSHIP

4/7/92
DATE

Walter F. Witt, Jr.
FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

FORMER LOTS 1-6
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;

SHADED AREA (3,205 S.F.)
CONVEYED BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO GOVERNOR'S LAND FOUNDATION BY DEED RECORDED JUNE 28, 1991, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 519, PAGE 561.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY / COUNTY OF James City County

I, Gayle H. Martin

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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY / COUNTY AFORESAID, GIVEN UNDER MY NAME

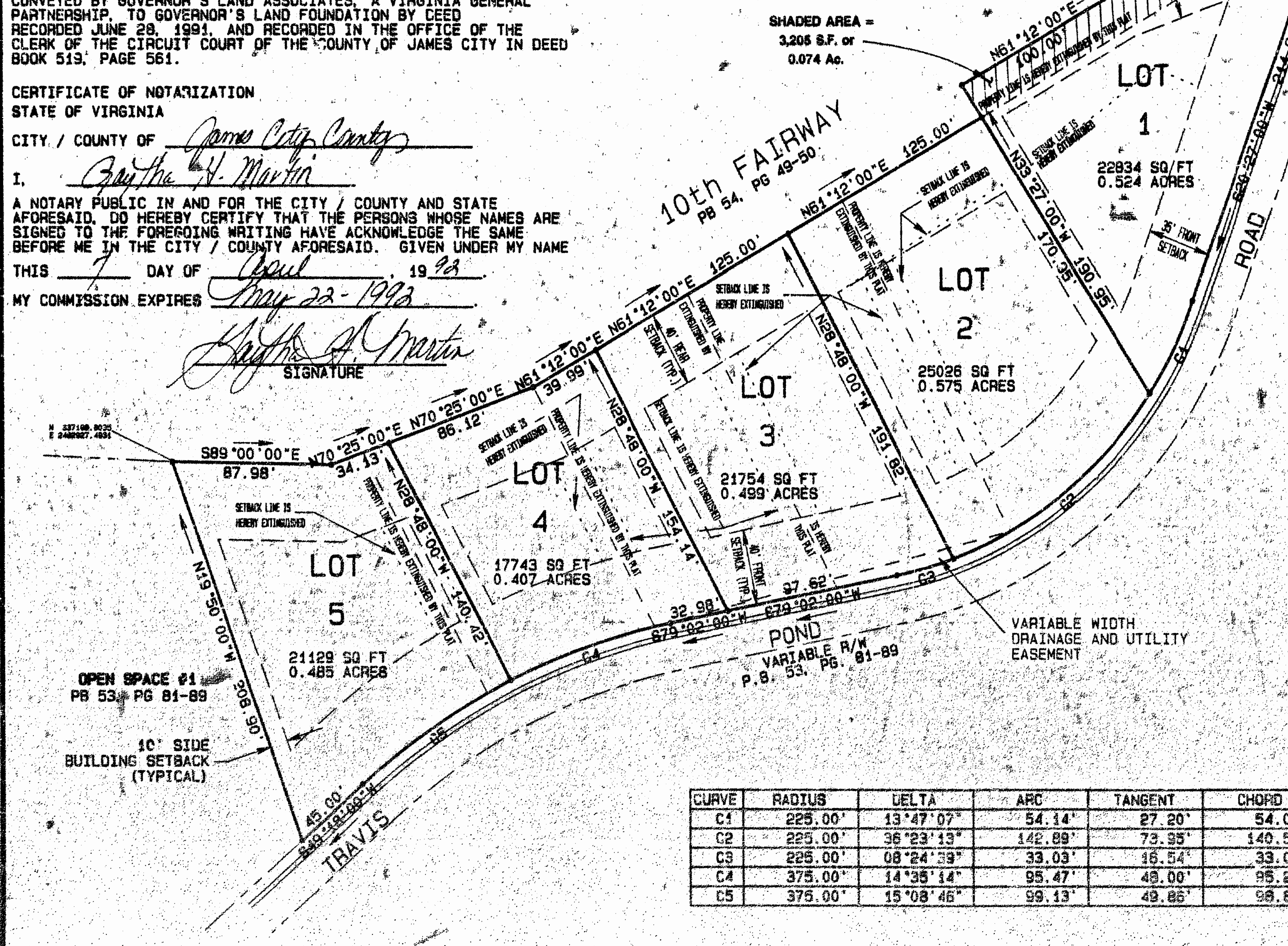
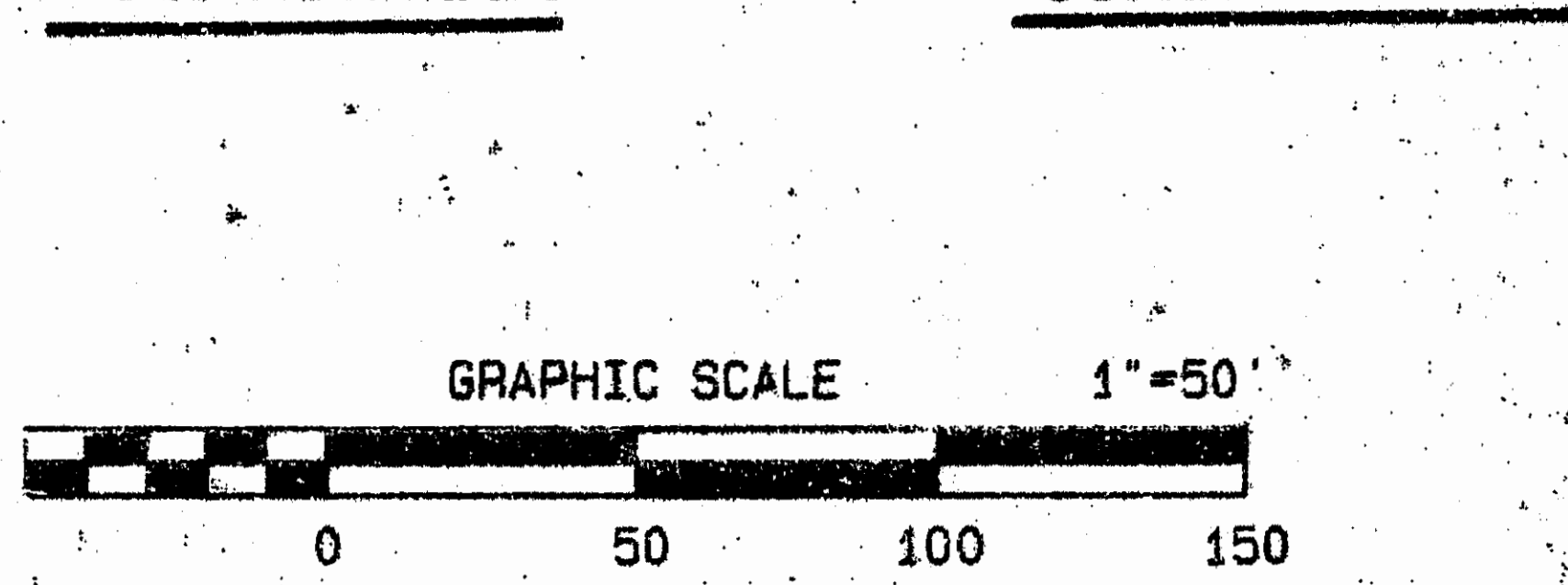
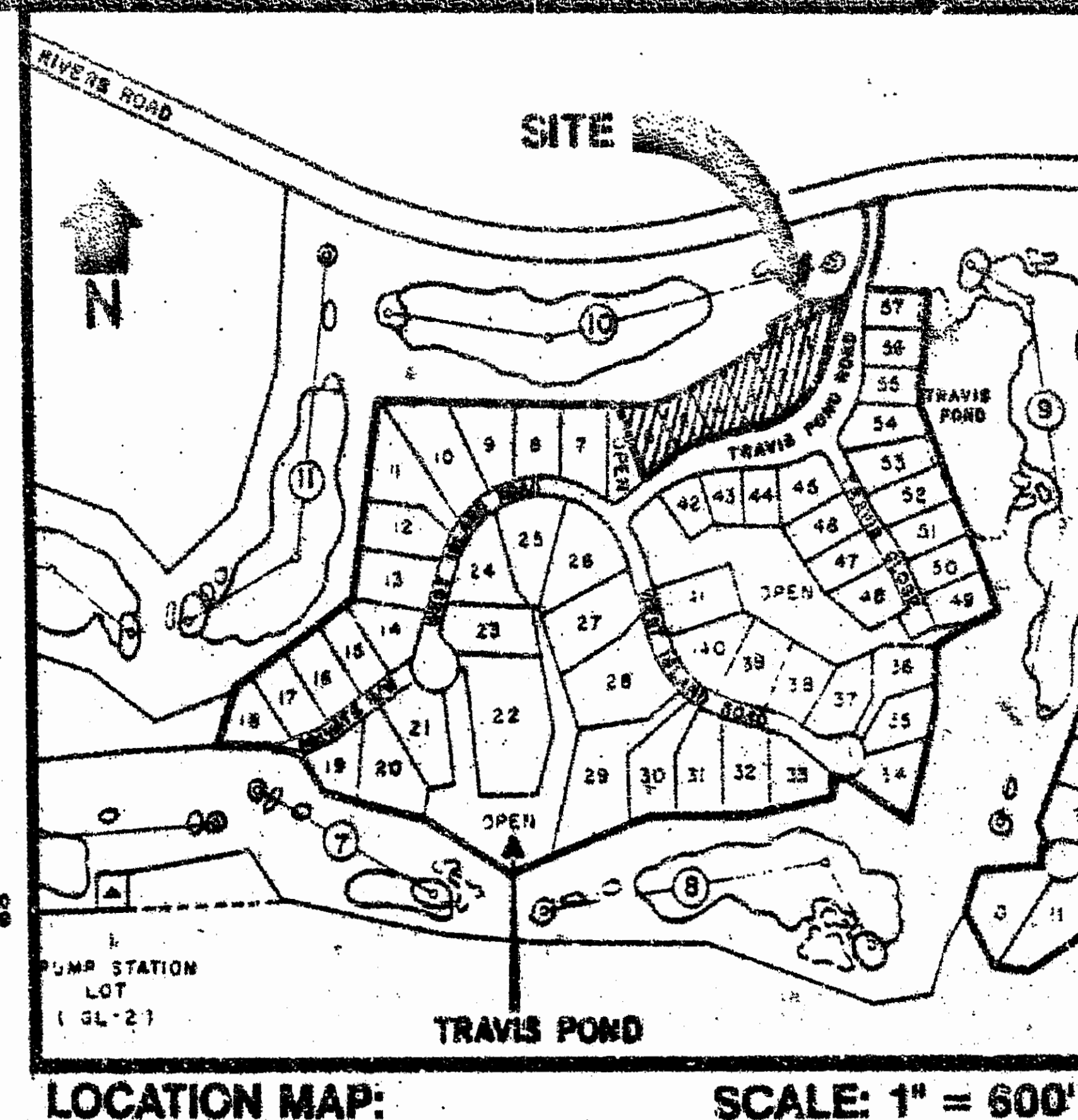
THIS 7 DAY OF April 1992

MY COMMISSION EXPIRES May 22 - 1993

Gayle H. Martin
SIGNATURE

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.
- THE GOVERNOR'S LAND FOUNDATION RESERVES AN EASEMENT AROUND ALL LOTS FOR DRAINAGE AND UTILITY MAINTENANCE IF NECESSARY. THE EASEMENT IS 10' FRONT, 5' 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 FOR THE GOVERNOR'S LAND AT TWO RIVERS, BUT IN NO CASE WILL VARIANCES BE GRANTED FOR BUILDING SETBACKS LESS THAN THE MINIMUM LISTED BELOW:
FRONT SETBACK: 25' MINIMUM
SIDE SETBACK: 5' MINIMUM
REAR SETBACK: 25' MINIMUM
- REFERENCE IS HEREBY EXPRESSLY MADE TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE GOVERNOR'S LAND AT TWO RIVERS FOR ADDITIONAL INFORMATION, RULES, AND REGULATIONS REGARDING THIS SUBDIVISION.



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 SUBDIVISIONS WITHIN THE COUNTY.

APRIL 9 1992 DATE *G.T. Wilson, Jr.* G.T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

THIS PLAT DENOTING THE RESUBDIVISION OF LOTS 1 THROUGH 6 OF TRAVIS POND, AND PROPERTY LINE EXTINGUISHMENT AND LOT LINE ADJUSTMENT OF LOT 1, TRAVIS POND, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

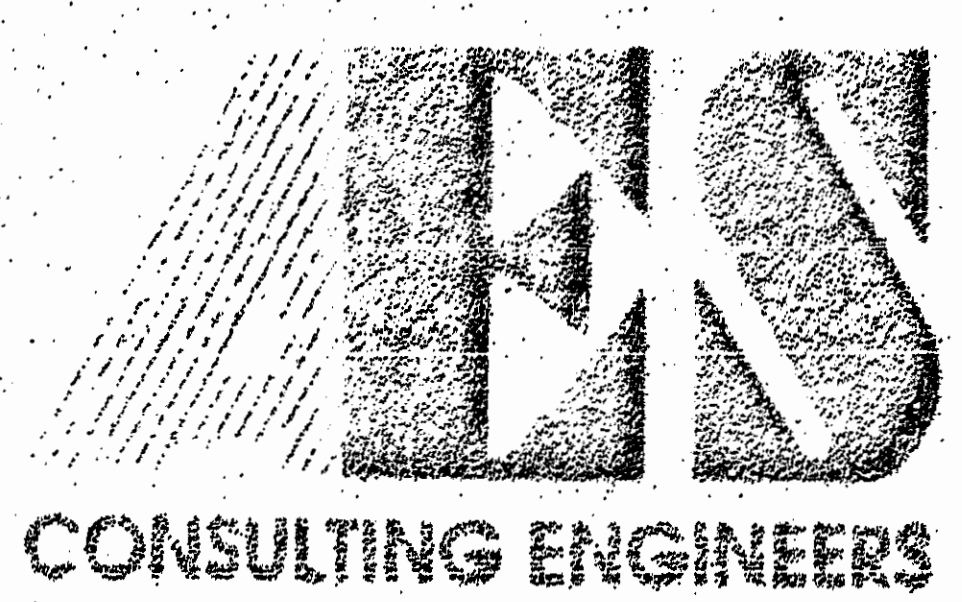
4/14/92 DATE *Subdivisor Agent* SUBDIVISOR AGENT OF JAMES CITY COUNTY

AREA TABULATION

AREA OF FORMER LOTS 1-6	105,281 S.F.	2.417 AC.
SHADED AREA (ADDITION TO LOT 1)	3,205 S.F.	0.074 AC.
TOTAL AREA OF RESUBDIVISION	108,486 S.F.	2.491 AC.
AREA OF NEW LOTS 1-5	108,486 S.F.	2.491 AC.

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	225.00'	13°47'07"	54.14'	27.20'	54.00'	S27°20'34"W
C2	225.00'	36°23'13"	142.89'	73.95'	140.50'	S52°25'44"W
C3	225.00'	08°24'39"	33.03'	16.54'	33.00'	S74°49'40"W
C4	375.00'	14°35'14"	95.47'	48.00'	95.22'	S71°44'23"W
C5	375.00'	15°08'46"	99.13'	49.85'	99.84'	S56°52'23"W

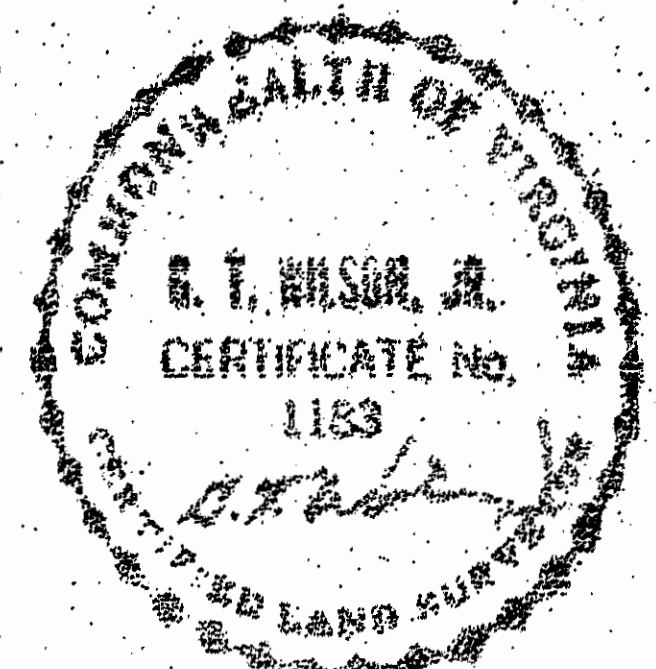
REFERENCES:
PB 53, PG 81-89
DB 504, PG 388
DB 519, PG 561



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RESUBDIVISION, PROPERTY LINE EXTINGUISHMENT AND LOT LINE ADJUSTMENTS SHOWING NEW LOTS 1-5 TRAVIS POND THE GOVERNOR'S LAND

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMS	Drawn AES
Scale 1"=50'	Date APR 1992
Project No. 7173	
Drawing No. 1 of 1	

