

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WINGFIELD LAKE IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES:

6/7/93 DATE FOR GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP
 6/7/93 DATE FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY / COUNTY OF

James City

I, Katherine C. Hoden, 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

Signature of Katherine C. Hoden

THIS 7 DAY OF June, 1993

MY COMMISSION EXPIRES July 31, 1996

CERTIFICATE OF TITLE

THE PROPERTY ON THIS PLAT WAS CONVEYED AS FOLLOWS:

THE AREA TO BE KNOWN AS WINGFIELD LAKE WAS CONVEYED BY PATRICK J. WILSON AND WALTER F. WITT, JR., TRUSTEES 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;

ENGINEER OF 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.

June 3, 1993 DATE G. T. WILSON, JR., C.L.S.

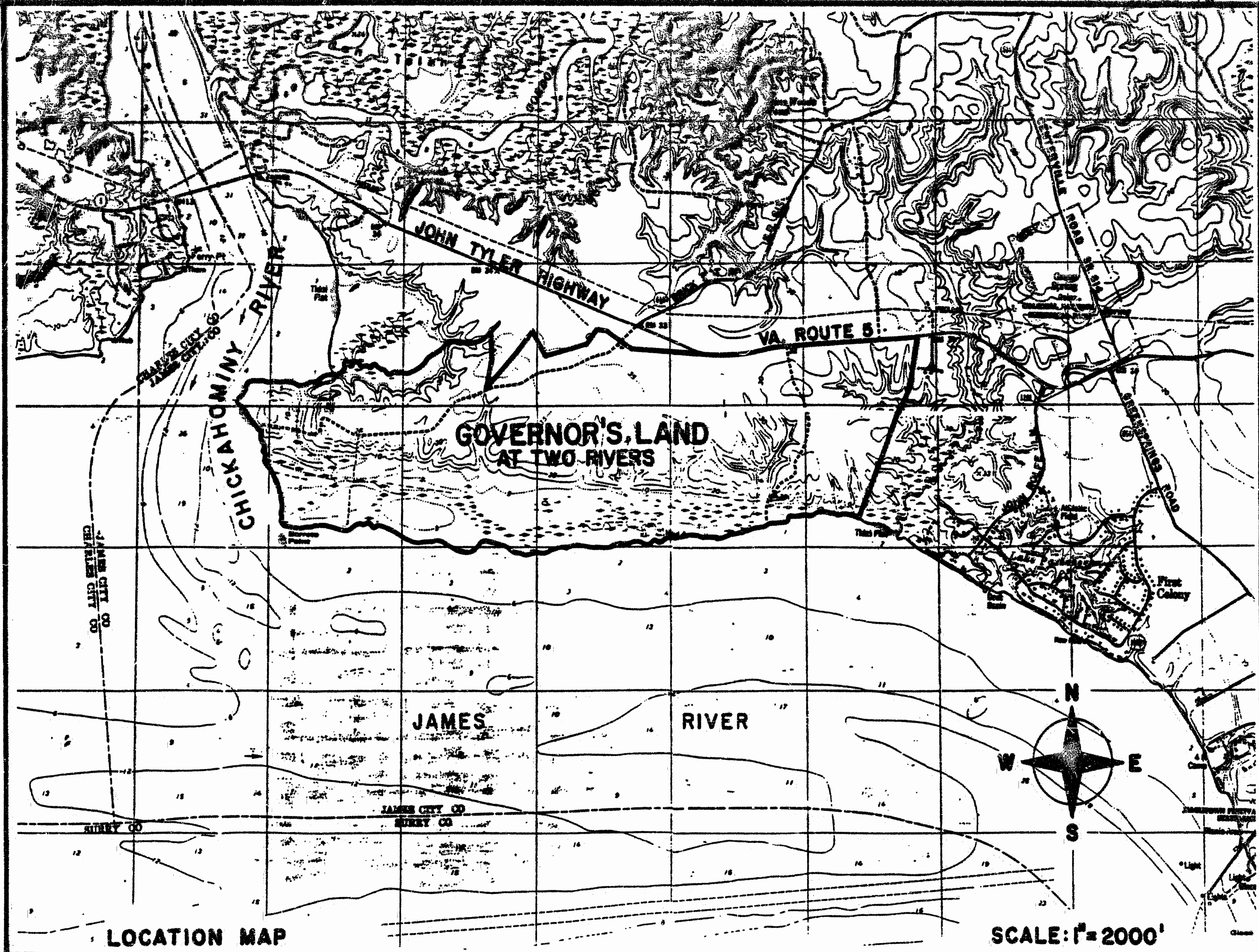
CERTIFICATE OF APPROVALS

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

6/1/93 DATE Michael J. Sola VIRGINIA DEPARTMENT OF TRANSPORTATION

6/3/93 DATE Thomas O'Brien VIRGINIA DEPARTMENT OF HEALTH

6/2/93 DATE Subdivision Agent of JAMES CITY COUNTY



- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND PRIMARILY BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
- UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY GRAVITY SEWER SYSTEMS. DUE TO TOPOGRAPHIC CONSTRAINTS, SOME LOTS ARE SERVICABLE 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 SERVICABLE 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 8.5 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: 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.
- ALL AREAS SHOWN ON THE RECORD PLAT AS "MAJOR OPEN SPACE" ARE SUBJECT TO THE REQUIREMENTS STATED ON THE GOVERNOR'S LAND PROFFER AGREEMENT, CONDITION #17:
 "IN CONJUNCTION WITH THE APPROVAL OF ANY SUBDIVISION PLAN WITHIN ANY LAND BAY, ALL AREAS DESIGNATED ON THE MASTER PLAN WITHIN SAID LAND BAY AS 'MAJOR OPEN SPACE' SHALL BE

IDENTIFIED BY METES AND BOUNDS AND SHALL CONFORM GENERALLY TO THE PROPORTIONATE ACREAGE BREAKDOWNS (PLUS OR MINUS 10%) BETWEEN 'MAJOR OPEN SPACE' AND THE BALANCE OF ACREAGE IN EACH LAND BAY AS SHOWN ON THE MASTER PLAN. . . MAJOR OPEN SPACE AREAS SHALL BE UNDISTURBED AND EXCLUSIVE OF ANY LOTS, EXCEPT FOR GOLF FAIRWAYS, UTILITIES, DRAINAGE IMPROVEMENTS, ROADS AS SHOWN GENERALLY ON THE MASTER PLAN, JOGGING, NATURE, OR GOLF TRAILS OR BRIDGES, AND SIGNAGE APPROVED BY THE PLANNING COMMISSION."

9. 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.

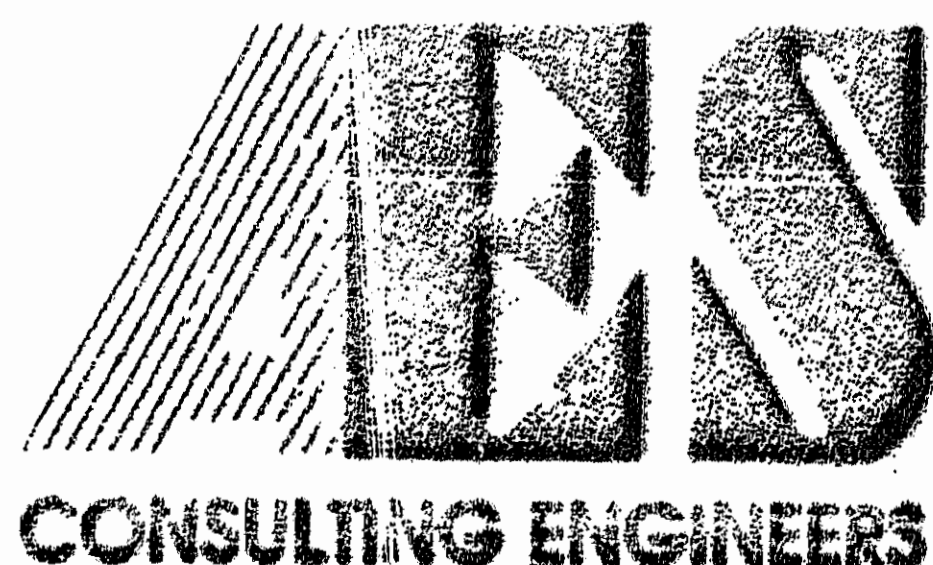
AREA TABULATION OF WINGFIELD LAKE

AREA OF RESIDENTIAL LOTS	1,221,838 SQ. FT.	28.045 Ac.
AREA OF RIGHT-OF-WAY	270,884 SQ. FT.	6.219 Ac.
AREA OF OPEN SPACE	233,569 SQ. FT.	5.362 Ac.
AREA OF MAJOR OPEN SPACE	924,909 SQ. FT.	21.233 Ac.
TOTAL AREA SUBDIVIDED	2,651,000 SQ. FT.	60.856 Ac.
NUMBER OF LOTS	44	
AVERAGE LOT SIZE	27,765 SQ. FT.	0.637 Ac.
LARGEST LOT (LOT #20)	49,208 SQ. FT.	1.130 Ac.
SMALLEST LOT (LOT #30)	19,685 SQ. FT.	0.452 Ac.
GROSS LOTS PER ACRE		0.723 LOTS/ACRE

MAJOR OPEN SPACE CALCULATION

MAJOR OPEN SPACE #17	441,508 SQ. FT.	10.136 Ac.
MAJOR OPEN SPACE #18	483,401 SQ. FT.	11.097 Ac.
NET ACREAGE PLATTED AS MAJOR OPEN SPACE	924,909 SQ. FT.	21.233 Ac.

PLAT RECORDED IN P.E. NO. 21 PAGE 20-74



5248 Old Towne Road, Suite 1
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PLAT OF WINGFIELD LAKE THE GOVERNOR'S LAND at Two Rivers
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale NOTED	Date 5/21/93
Project No. 7173	
Drawing No. 1 of 5	