

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "KITCHUM'S POND - BLOCK 'B'" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

7-28-94
DATE 7-28-94 FOR GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City

I, Robert L. Sularowski, 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 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME

THIS 23rd DAY OF July, 1994

[Signature]
SIGNATURE

MY COMMISSION EXPIRES 3/31/96

CERTIFICATE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

THE AREA TO BE KNOWN AS "KITCHUM'S POND - BLOCK 'B'" WAS 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.

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.

8-10-94
DATE 8-10-94 G. T. WILSON, JR., E.L.S.

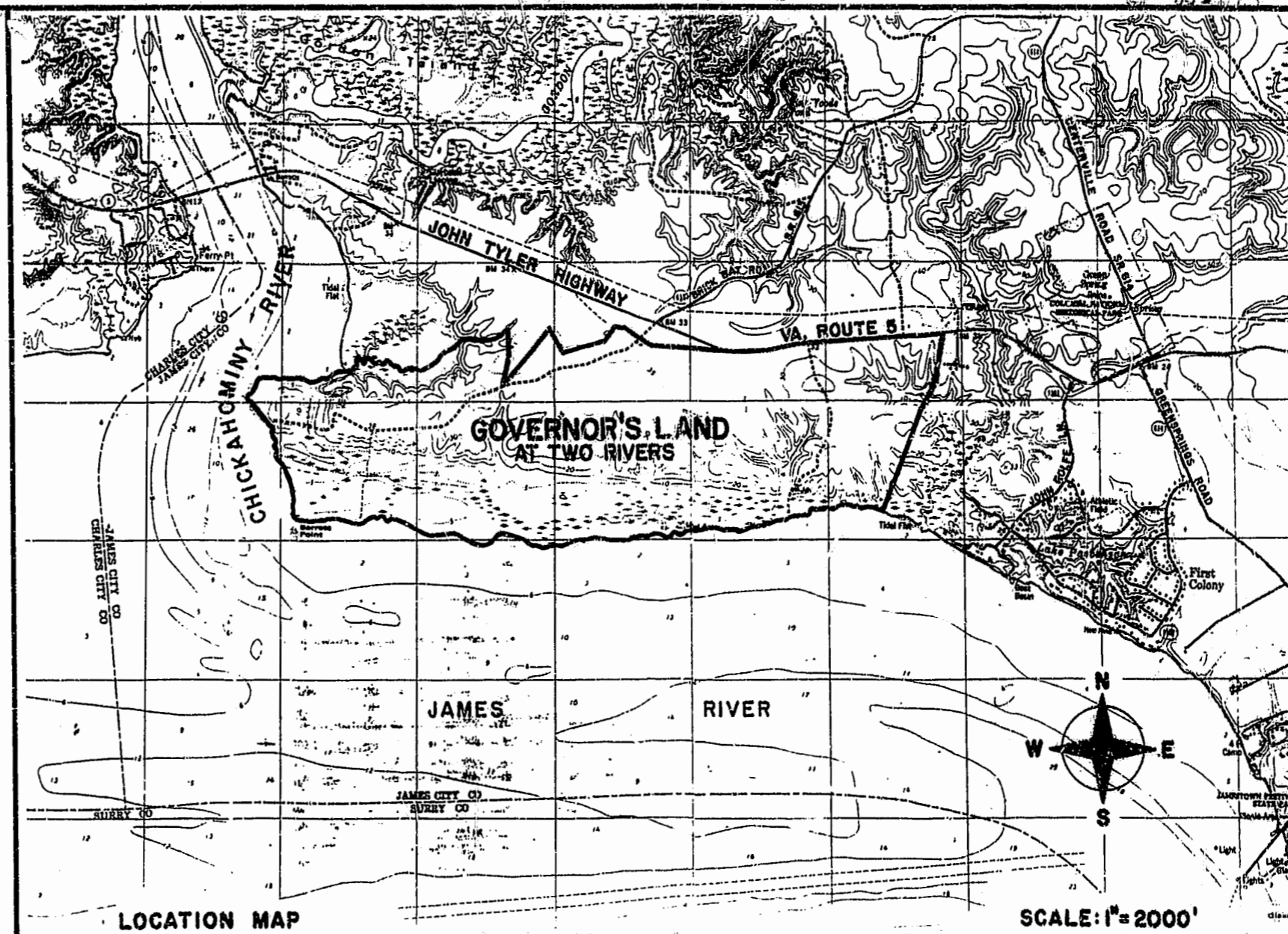
CERTIFICATE OF APPROVAL

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

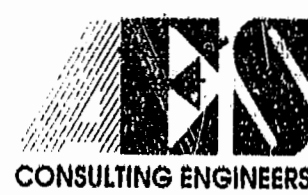
Aug. 9, 1994
DATE Aug. 9, 1994 [Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION

July 27, 1994
DATE July 27, 1994 [Signature]
VIRGINIA DEPARTMENT OF HEALTH

10/4/94
DATE 10/4/94 [Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY



GENERAL NOTES		AREA TABULATION KITCHUM'S POND, BLOCK "B"	
1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.	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 10' FRONT, 10' SIDES AND 10' REAR ON EACH LOT.	AREA OF RESIDENTIAL LOTS	785,689 SF 17.578 Ac
2. ALL UTILITIES TO BE PLACED UNDERGROUND.	7. 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:	AREA OF OPEN SPACE	28,044 SF 0.644 Ac
3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.	FRONT SETBACK: 25' MINIMUM	AREA OF MAJOR OPEN SPACE #23	84,968 SF 1.951 Ac
4. UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY GRAVITY SEWER SYSTEMS. DUE TO TOPOGRAPHIC CONSTRAINTS, SOME LOTS ARE SERVICEABLE 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 SERVICEABLE BY GRAVITY SEWER ARE LABELED GRINDER PUMP.	SIDE SETBACK: 5' MINIMUM	AREA OF PRIVATE R/W	6,377 SF 0.146 Ac
5. 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).	REAR SETBACK: 15' MINIMUM	AREA OF PUBLIC R/W	79,294 SF 1.820 Ac
		TOTAL AREA SUBDIVIDED	964,372 SF 22.139 Ac
		NUMBER OF LOTS	20
		AVERAGE LOT SIZE	38,284 SF 0.879 Ac
		LARGEST LOT (11)	76,021 SF 1.745 Ac
		SMALLEST LOT (6)	24829 SF 0.570 Ac
		GROSS LOTS PER ACRE	0.803 LOTS/ACRE



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

PLAT OF
KITCHUM'S POND - BLOCK 'B'
THE
GOVERNOR'S LAND
At Two Rivers
POWhatan District JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale NOTED	Date JULY, 1994
Project No. 7173	
Drawing No. 1 OF 4	

