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.

4/6/95 — DATE

FOR DOMINION LAND - WILLIAMSBURG, INC.
A VIRGINIA CORPORATION, GENERAL PARTNER

4/6/95 — DATE

FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City

I, [illegible], 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 [illegible] DAY OF [illegible], 19[illegible].

MY COMMISSION EXPIRES 3/31/96

SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

FORMER LOT 1, HEARTHSTONE

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.

MAJOR OPEN SPACE #15 AND MAJOR OPEN SPACE #12

CONVEYED BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO THE GOVERNOR'S LAND FOUNDATION BY DEED DATED MAY 10, 1993, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 522, PAGE 126.

ENGINEER OR 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.

4-4-95 — DATE

G. T. WILSON, JR., C.L.S.

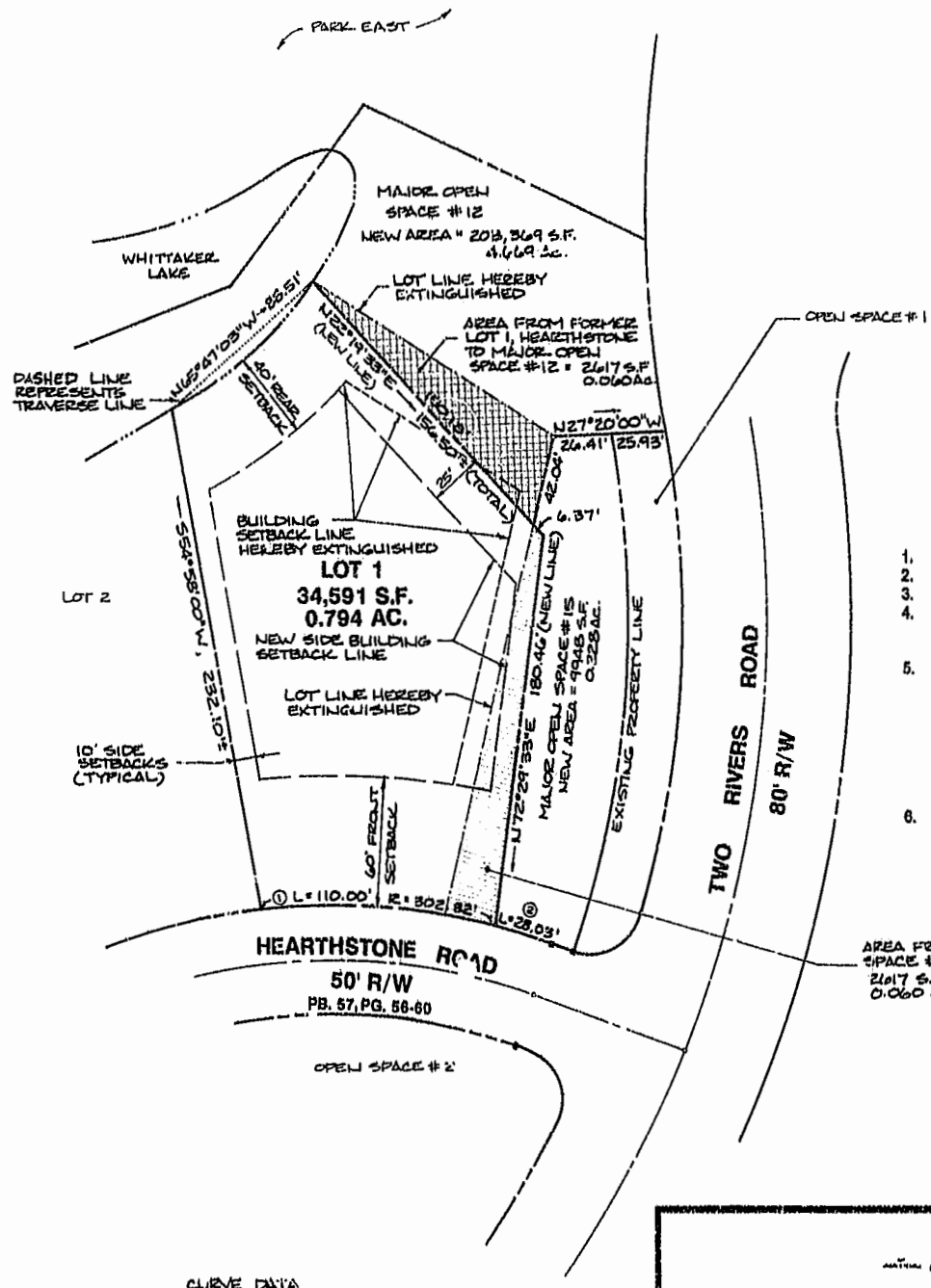
CERTIFICATE OF APPROVAL

THIS PLAT DENOTING A PROPERTY LINE EXTINGUISHMENT AND LOT LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4/13/95 — DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

Recorded 10:18 AM this 2 day of Oct. 1995
D.B. No. 756 page 870
[illegible] Clerk

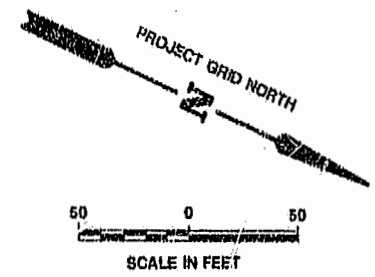


CURVE DATA

CURVE ①	CURVE ②
Δ = 20°48'45"	Δ = 05°18'13"
R = 302.82'	R = 302.82'
L = 110.00'	L = 28.03'
T = 55.61	T = 14.03'
C = 109.39'	C = 28.02'
CB = S21°00'36"E	CB = S71°59'51"E

REFERENCES: PB 57, PG. 56-60

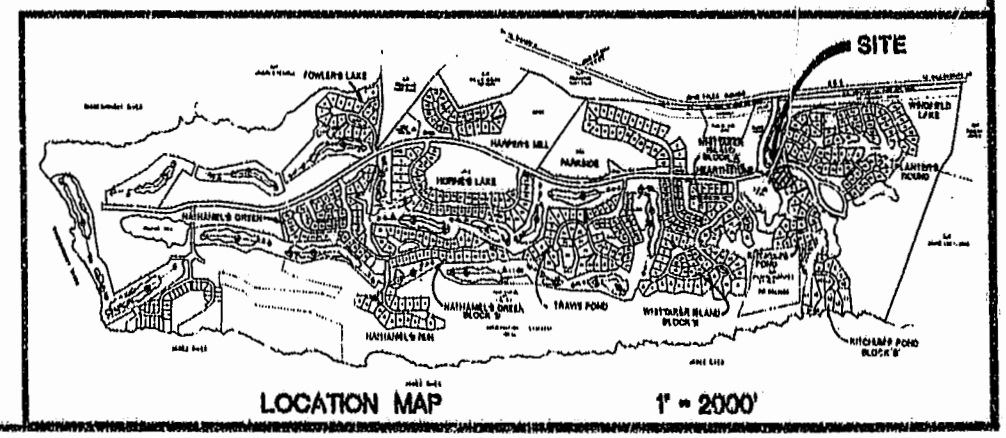
PLAT RECORDED IN P.B. NO. 62 PAGE 85



GENERAL NOTES

1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS.
4. 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.
5. 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 RIVER'S, 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
6. 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.

AREA FROM MAJOR OPEN SPACE # 15 TO LOT 1, HEARTHSTONE
2617 S.F.±
0.060 Ac.



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

PLAT OF PROPERTY LINE EXTINGUISHMENT AND LOT LINE ADJUSTMENT
LOT 1, HEARTHSTONE
THE GOVERNOR'S LAND
TWO RIVERS
POWHATAN DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA
4-4-95
G. T. WILSON, JR.
CERTIFICATE No. 1109
CERTIFIED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB	Drawn RMJ
Scale 1"=50'	Date 4/6/95
Project No. 7173	
Drawing No. 1 of 1	