

**OWNER'S CERTIFICATE**

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

DATE 7/15/97 W. W. Ball  
 FOR GOVERNOR'S LAND ASSOCIATES,  
 A VIRGINIA GENERAL PARTNERSHIP

DATE 7/15/97 W. W. Ball  
 FOR GOVERNOR'S LAND FOUNDATION

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City

I, Carla V. Jones, 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 15 DAY OF July, 1997.

SIGNATURE: Carla V. Jones

MY COMMISSION EXPIRES October 31, 2000

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT AND TO BE KNOWN AS "KITCHUM'S POND - BLOCK 'C'" WAS CONVEYED AS FOLLOWS:

BY PATRICK 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, AT PAGES 498-501;

BY ATLANTIC VENTURES TO GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED JUNE 13, 1996, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 741, AT PAGE 525.

**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.

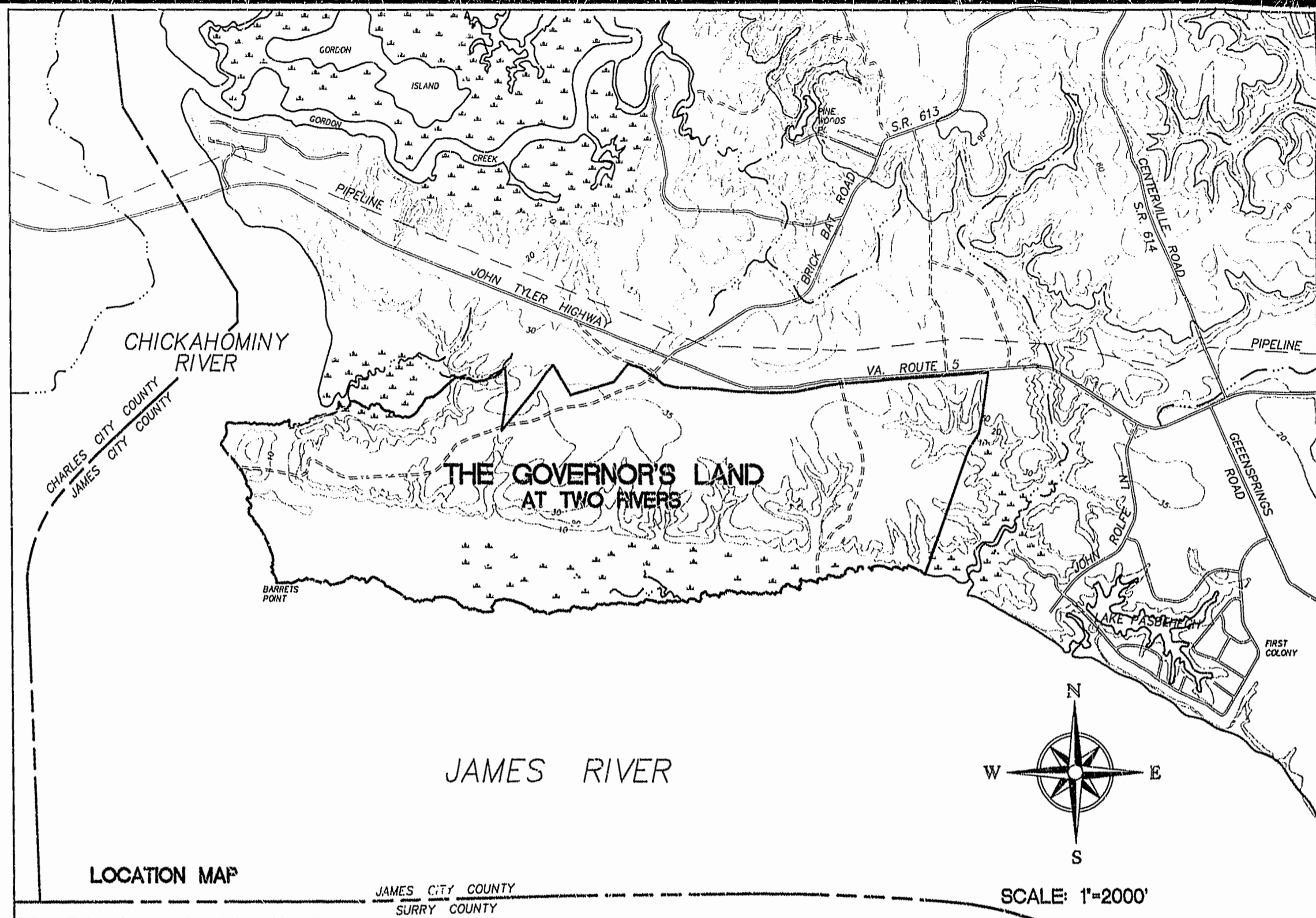
DATE July 19, 1997 G. T. Wilson, Jr.  
 G. T. WILSON, JR., C.L.S.

**CERTIFICATE OF APPROVAL**

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

DATE 1st Aug 97 SE Madonia  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 8/12/97 [Signature]  
 SUBDIVISION AGENT OF JAMES CITY COUNTY



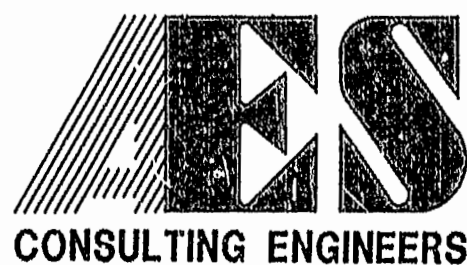
**GENERAL NOTES:**

- 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. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
- UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY A GRAVITY SEWER SYSTEM. ACTUAL HOME LOCATION MAY NECESSITATE THAT A GRINDER PUMP BE UTILIZED TO PROPERLY CONNECT THE HOME TO THE GRAVITY SEWER SYSTEM.
- 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.
- 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  
 KITCHUM'S POND - BLOCK 'C'**

AREA OF RESIDENTIAL LOTS	651,801 S.F.	14,963 AC.
AREA OF OPEN SPACE	9,813 S.F.	0.225 AC.
AREA OF MAJOR OPEN SPACE (#34)	335,767 S.F.	7.708 AC.
AREA OF MAJOR OPEN SPACE (#35)	309,230 S.F.	7.089 AC.
AREA OF PUBLIC RIGHT-OF-WAY (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)	16,686 S.F.	0.383 AC.
<b>TOTAL AREA SUBDIVIDED</b>	<b>1,323,297 S.F.</b>	<b>30.378 AC.</b>
NUMBER OF LOTS	4	
AVERAGE LOT SIZE	162,950 S.F.	3.741 AC.
LARGEST LOT (#2)	449,646 S.F.	10.322 AC.
SMALLEST LOT (#4)	29,931 S.F.	0.687 AC.

PLAT RECORDED IN  
 P.B. NO. 117 PAGE 20-22



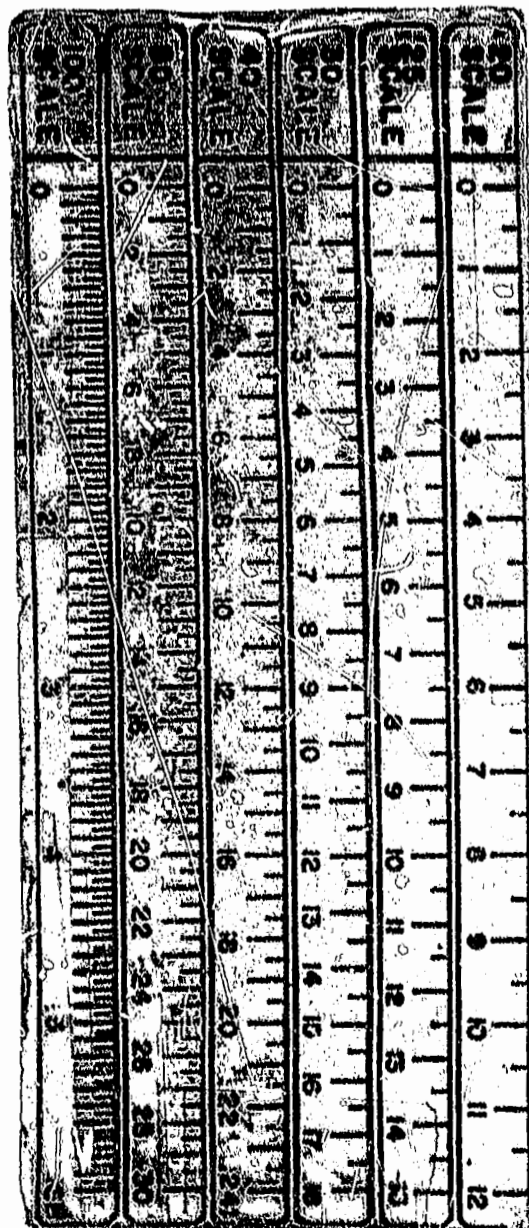
5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (804) 253-0040  
 Fax (804) 220-8994

PLAT OF  
 KITCHUM'S POND-BLOCK 'C'  
 THE  
 GOVERNOR'S LAND  
 At Two Rivers  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE

Designed AES	Drawn GG
Scale NOTED	Date JULY, 1997
Project No. 7173-6-2	
Drawing No. 1 OF 3	



07-09 97-09-27 CL062P01 HSK