

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 9 WAS CONVEYED BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO GUS GIBSON, JR. BY DEED DATED APRIL 30, 1998, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT #980008114.

OWNER'S CERTIFICATE

THE BUILDING SETBACK LINE EXTINGUISHMENT AND ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS LOT 9 FOUNDER'S HILL IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Gus Gibson, Jr. 2-9-99
GUS GIBSON, JR. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF *James City*, TO-WIT:

I, *Jennifer L. Crist* A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS *9th* DAY OF *February*, 1999.

MY COMMISSION EXPIRES *7-31-02*

Jennifer L. Crist
NOTARY PUBLIC

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.

G.T. Wilson, Jr. 2/8/99
G.T. WILSON, JR., C.L.S. DATE

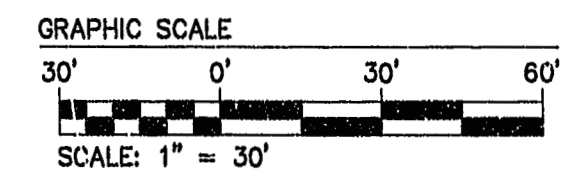
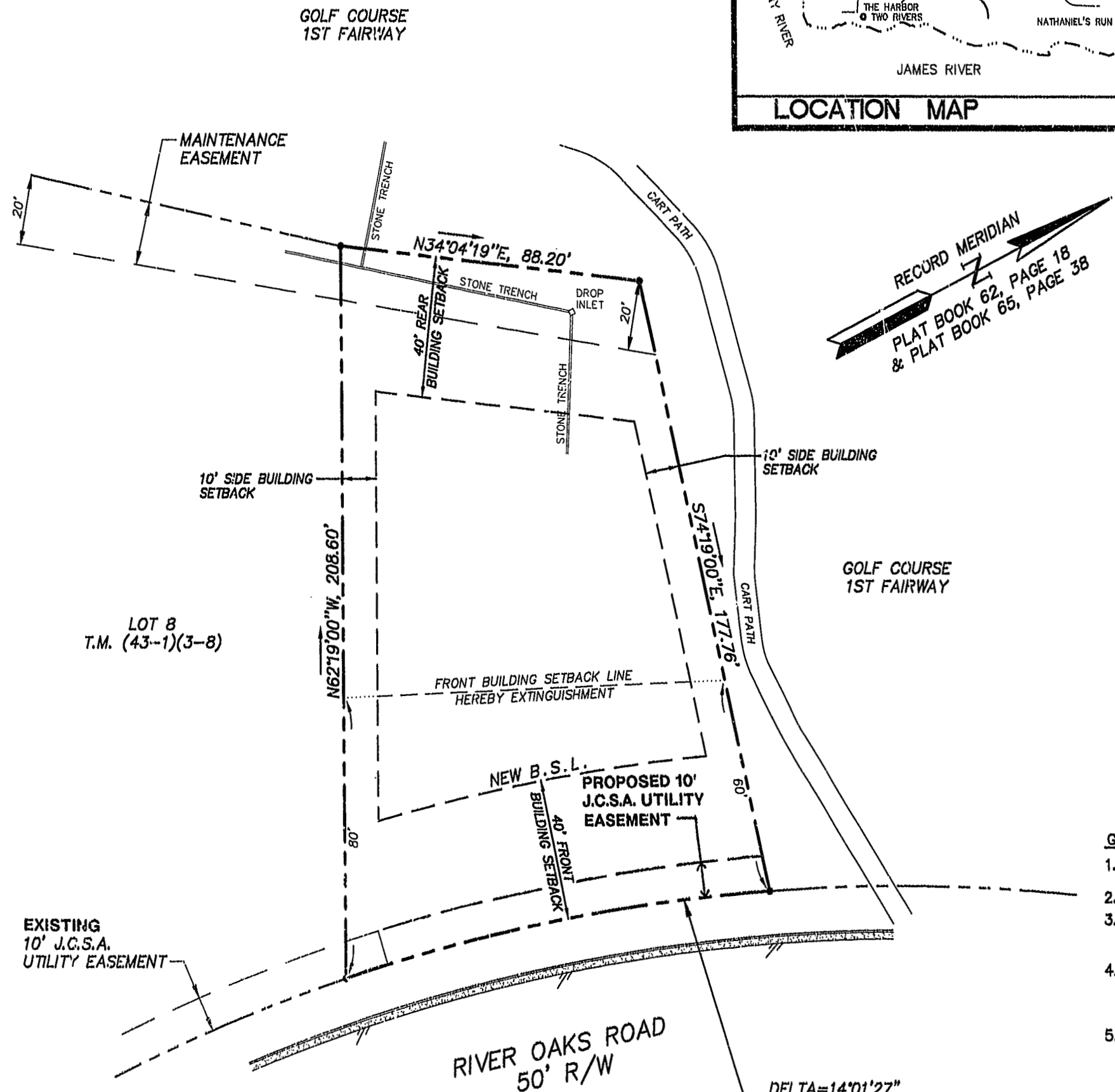
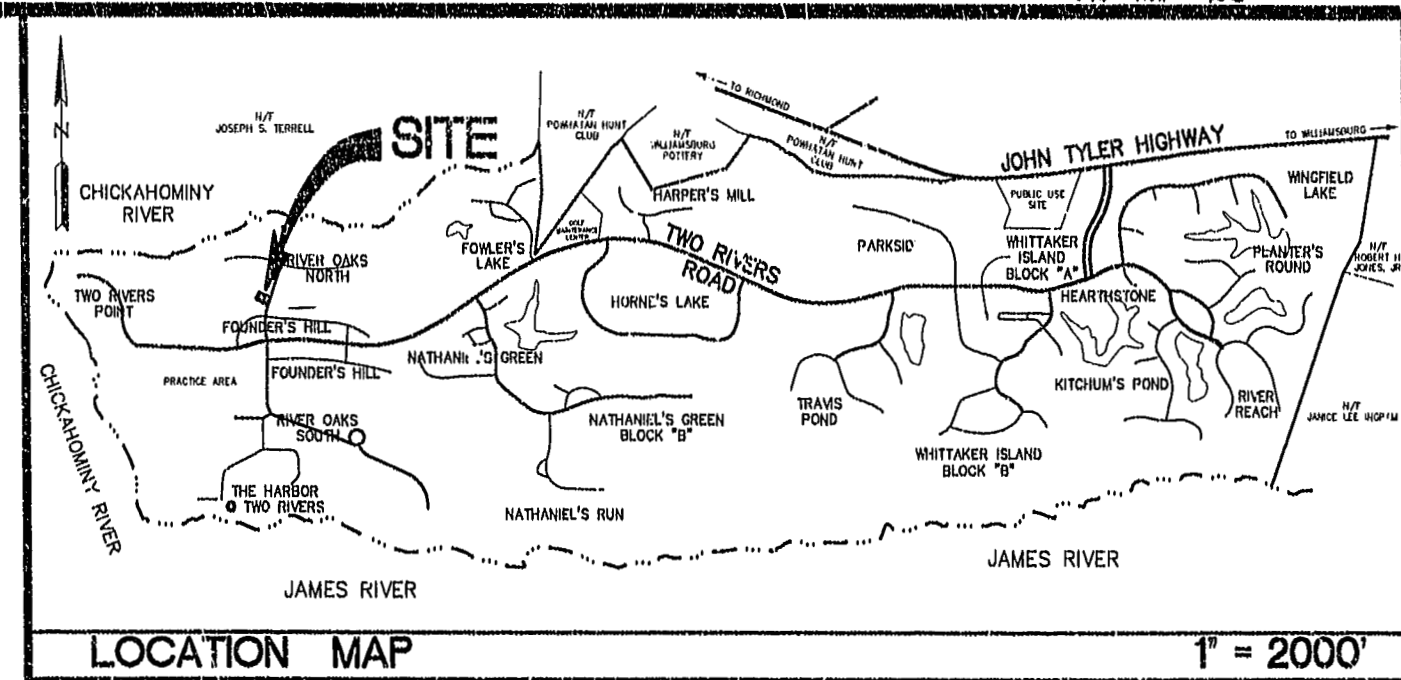
CERTIFICATE OF APPROVAL

THIS BUILDING SETBACK LINE EXTINGUISHMENT AND ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 3/10/99
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

NOTE:
THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0030 B, DATED 2/8/91.

TAX PARCEL: (43-1)(7-9)
STREET ADDRESS: #109 RIVER OAKS ROAD

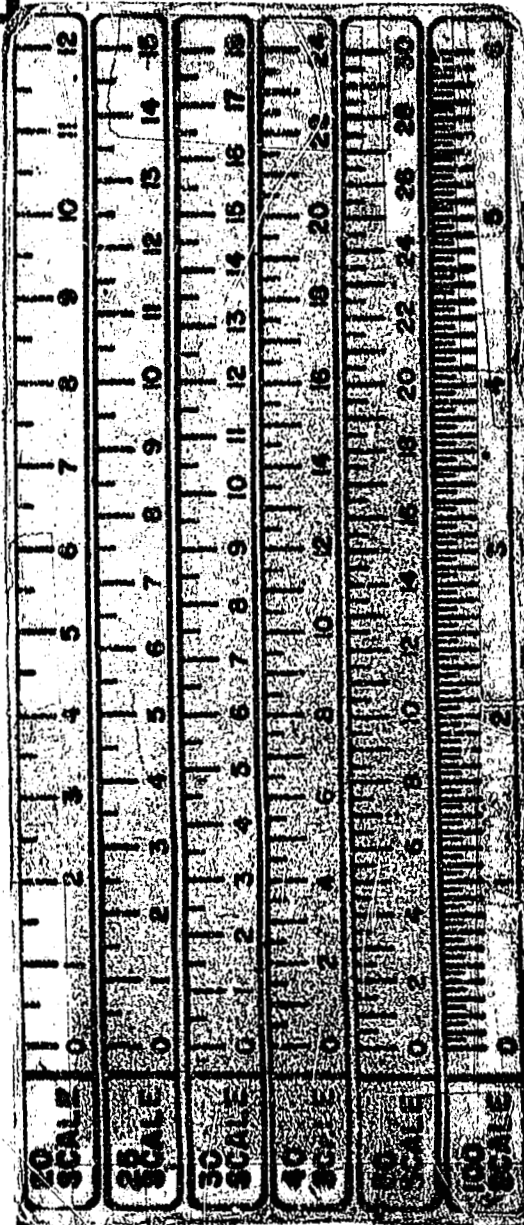


AREA OF LOT 9
20,106 S.F.±
0.426 ACRES±

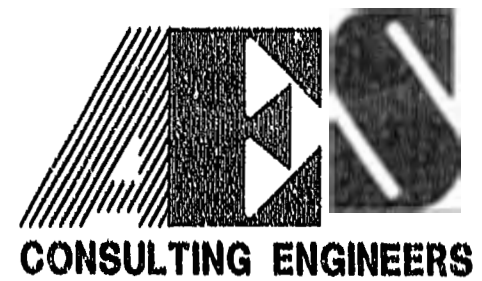
GENERAL NOTES:

- 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.
- GOVERNOR'S LAND FOUNDATION RESERVES AN EASEMENT AROUND ALL LOTS FOR DRAINAGE AND UTILITY MAINTENANCE IF NECESSARY. 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: 30' MINIMUM
SIDE SETBACK: 10' 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.

DELTA=14°01'27"
RADIUS=520.47'
LENGTH=127.39'
TANGENT=64.02'
CHORD=127.07'
C.B.=516°22'26"W
Recorded 11:21 AM 10 day of March 1999
DOCUMENT # 99-025153
William S. Wilcox Clerk
By Claudia A. Binkley 3 Dep Clerk



02_08_99-09-13 22846P02.dwg



5248 Olde Towne Road, Suite 1
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PLAT OF BUILDING SETBACK LINE EXTINGUISHMENT AND ADJUSTMENT OF LOT 9, FOUNDER'S HILL
THE GOVERNOR'S LAND
At Two Rivers
OWNED BY GUS GIBSON, JR.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/99	REVISED PER JCC COMMENT LETTER DATED 3/9/99.	CMA

Designed CMA	Drawn CMA
Scale 1" = 30'	Date 2/8/1999
Project No. 22846	
Drawing No. 1 OF 1	