

**OWNER'S CERTIFICATE**

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

DATE Mar 24, 1999 Lawrence C. Wilson, Trustee  
 FOR GOVERNOR'S LAND ASSOCIATES,  
 A VIRGINIA GENERAL PARTNERSHIP

DATE July 19, 1999 John A. Brown, President  
 FOR GOVERNOR'S LAND FOUNDATION

**CERTIFICATE OF NOTARIZATION - FOR GOVERNOR'S LAND ASSOCIATES**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City County

I, Ronald A. Hill, A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 22 DAY OF July, 1999.

SIGNATURE: Ronald A. Hill  
 MY COMMISSION EXPIRES 9/30/2002

**CERTIFICATE OF NOTARIZATION - FOR GOVERNOR'S LAND FOUNDATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City County

I, Bonnie A. Vasko, A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 19 DAY OF July, 1999.

SIGNATURE: Bonnie A. Vasko  
 MY COMMISSION EXPIRES June 30, 2003

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

1. 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, AT PAGES 498-501.
2. BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO THE GOVERNOR'S LAND FOUNDATION, BY DEED RECORDED JUNE 28, 1991, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 519, AT PAGE 581.
3. BY ATLANTIC VENTURES TO GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP BY DEED RECORDED JUNE 13, 1995, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY IN DEED BOOK 741, AT PAGE 529.

**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 2, 1999 G. T. Wilson, Jr., C.L.S.

**CERTIFICATE OF APPROVAL**

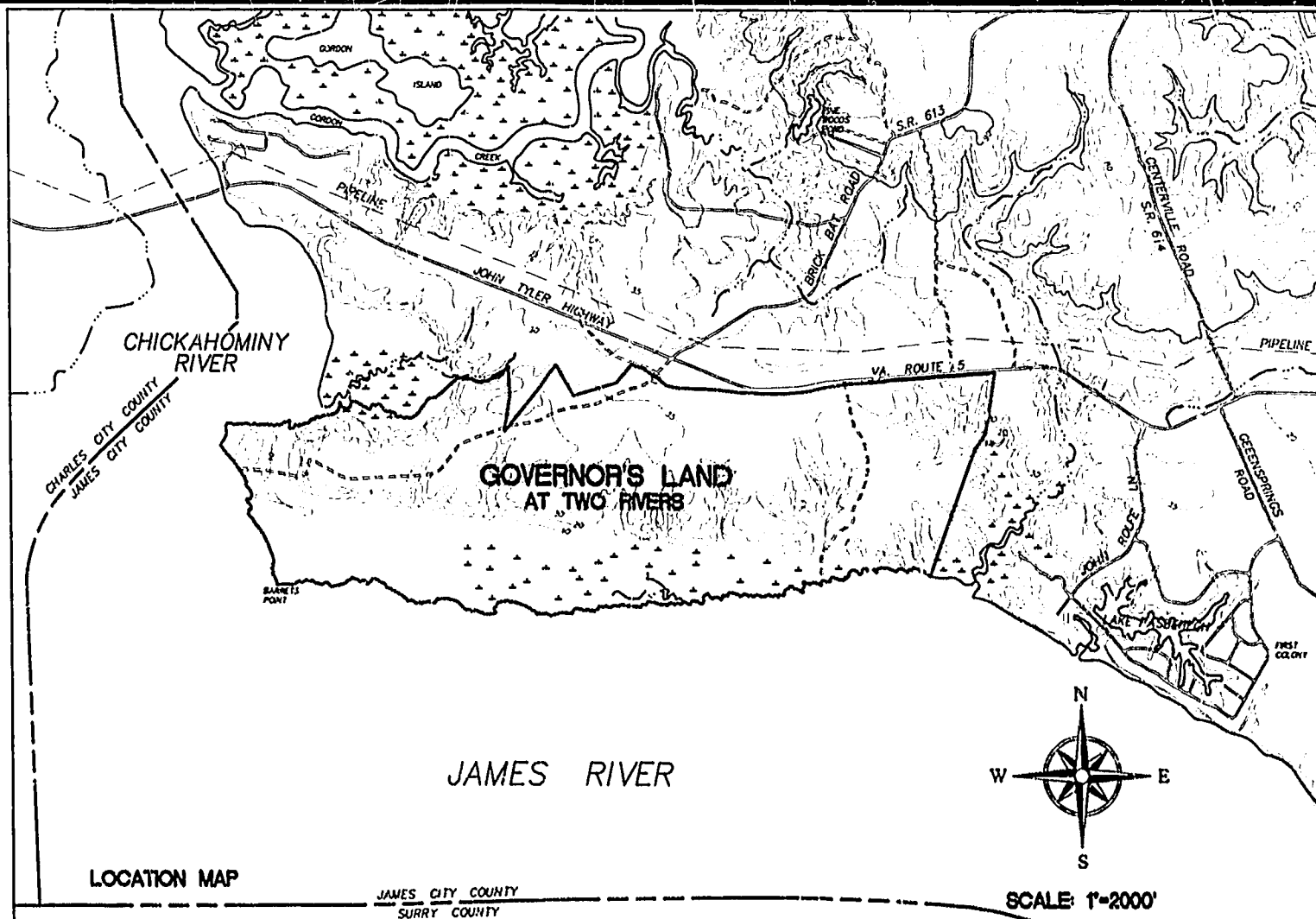
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBMISSION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE 12/29/99 [Signature]  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

DATE 9/9/99 [Signature]  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

**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. 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).



5. 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.
6. 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: 10' MINIMUM  
 REAR SETBACK: 5' 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.

7. 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.
8. UPON INDIVIDUAL LOT DEVELOPMENT, THE LOT OWNER SHALL PROVIDE SUFFICIENT OFF-STREET PARKING TO ACCOMMODATE SPACE FOR AT LEAST THREE VEHICLES. SUCH SPACE SHALL BE LOCATED ON THE LOT AND BE EXCLUSIVE OF ANY GARAGES OR SIMILAR VEHICULAR SHELTERS.

9. UNLESS OTHERWISE NOTED HEREON, ALL LOTS WITHIN THIS SUBDIVISION ARE PROVIDED SANITARY SEWER SERVICE BY A GRINDER PUMP/FORCE MAIN SYSTEM.

Recorded 7:25 AM 2 day of Jan 1999  
 DOCUMENT # 99022245  
Robert S. White Clerk  
By Claudia H. Binkley, Dep. Clerk

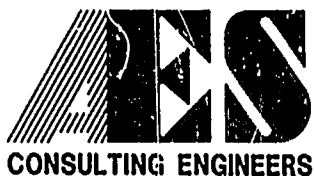
**AREA TABULATION  
 FOWLER'S LAKE - BLOCK 'B'**

AREA OF RESIDENTIAL LOTS	401,629 S.F.	9.220 AC.
AREA OF RIGHT-OF-WAY *	51,388 S.F.*	1.180 AC.*
AREA OF OPEN SPACE	105,423 S.F.	2.420 AC.
AREA OF MAJOR OPEN SPACE	244,857 S.F.	5.621 AC.
<b>TOTAL AREA SUBDIVIDED</b>	<b>803,295 S.F.</b>	<b>18.441 AC.</b>
NUMBER OF LOTS	7	
AVERAGE LOT SIZE	57,376 S.F.	1.317 AC.
LARGEST LOT (#4)	87,957 S.F.	2.019 AC.
SMALLEST LOT (#1)	42,265 S.F.	0.970 AC.
GROSS LOTS PER ACRE		0.38 LOTS/ACRE

\* INCLUDES 26,447 S.F. (0.607 AC.) PREVIOUSLY RECORDED AS PRIVATE RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 56, PAGES 52-54.

070799-10.33 0-610001

RMS



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 Williamsburg, Virginia 23188  
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PLAT OF  
 FOWLER'S LAKE - BLOCK 'B'  
 THE  
 GOVERNOR'S LAND  
 At Two Rivers  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



PLAT RECORDED IN		
PLG NO. <u>75</u> PAGE <u>24-26</u>		
No.	DATE	REVISION / COMMENT / NOTE
1	9/19	REVISE SETBACKS, LOT 3 AND 4, FOR DEVELOPER. VMB

Designed AES	Drawn AES
Scale NOTED	Date 7/99
Project No. 7173-6-1	
Drawing No. 1 OF 3	