

DEDICATION OF RIGHT-OF-WAY TO THE COUNTY OF JAMES CITY, VIRGINIA

JAMES CITY COUNTY SHALL DEDICATE ALL OR PART OF THE RIGHT-OF-WAY TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) WHEN IMPROVEMENTS TO ROUTE 5 ARE DETERMINED TO BE NECESSARY. THE SAID DEDICATION OF RIGHT-OF-WAY TO JAMES CITY COUNTY IS SUBJECT TO THE RIGHT OF GOVERNOR'S LAND ASSOCIATES (DEVELOPER), ITS ASSIGNS OR ITS HOMEOWNER'S ASSOCIATION AS A SUCCESSOR IN INTEREST UNDER THIS DEDICATION OF RIGHT-OF-WAY, TO GRANT AND CONVEY EASEMENTS, AS NECESSARY, TO INSTALL OR MAINTAIN ANY UTILITIES, ROADSIDE DRAINAGE IMPROVEMENTS, JOGGING AND/OR NATURE TRAILS, COMMUNITY ENTRANCE ROAD, APPROPRIATE HISTORICAL, ENVIRONMENTAL, DIRECTIONAL OR COMMUNITY IDENTIFICATION SIGNAGE, AND LANDSCAPING AS APPROVED IN ADVANCE BY THE JAMES CITY COUNTY PLANNING COMMISSION.

DEVELOPER, ITS ASSIGNS OR ITS HOMEOWNER'S ASSOCIATION AS A SUCCESSOR IN INTEREST UNDER THIS DEDICATION OF RIGHT-OF-WAY, SHALL REMOVE ALL SUCH IMPROVEMENTS, AS NECESSARY, ON DEMAND OF THE COUNTY IN ORDER TO FACILITATE DEDICATION OF THE RIGHT-OF-WAY TO VDOT. DEVELOPER, ITS ASSIGNS OR ITS HOMEOWNER'S ASSOCIATION AS A SUCCESSOR IN INTEREST UNDER THIS DEDICATION OF RIGHT-OF-WAY, MAY RELOCATE ANY REMOVED IMPROVEMENTS WITH THE APPROVAL OF THE JAMES CITY COUNTY PLANNING COMMISSION UNLESS OTHERWISE PROHIBITED BY THE PROFFERS.

MATCH SHEET # 4

MATCH LINE

JOHN TYLER HIGHWAY

VA. STATE ROUTE 5

TO WILLIAMSBURG

AREA OF R/W DEDICATION TO JAMES CITY COUNTY  
245,045 SF. 5.6255 Ac.

150-FOOT GREENBELT BUFFER ALONG THE PROPERTY'S ROUTE 5 FRONTAGE (EXCLUSIVE OF RIGHT-OF-WAY DEDICATED HEREIN FOR FUTURE IMPROVEMENTS OF ROUTE 5 TO A FOUR-LANE DIVIDED HIGHWAY) AS DEFINED BY THE GREENBELT CORRIDOR POLICY OF JAMES CITY COUNTY. THE "GREENBELT" BUFFERS SHALL BE UNDISTURBED AND EXCLUSIVE OF ANY LOTS, EXCEPT FOR APPROVED UTILITIES, DRAINAGE IMPROVEMENTS, JOGGING/NATURE TRAILS, COMMUNITY ENTRANCE ROADS AS SHOWN GENERALLY ON THE MASTER PLAN AND APPROPRIATE HISTORICAL, ENVIRONMENTAL, DIRECTIONAL, AND COMMUNITY IDENTIFICATION SIGNAGE AS APPROVED BY THE PLANNING COMMISSION.

N/F  
GOVERNOR'S LAND ASSOCIATES

N/F  
ROBERT H. AND GLADYS M. JONES  
DB. 207, PG. 699  
PB. 2, PG. 21

60' NON-EXCLUSIVE EASEMENT AND R/W  
DB. 214, PG. 389  
DB. 210, PG. 165  
DB. 349, PG. 199

APPROXIMATE EDGE OF LAKE

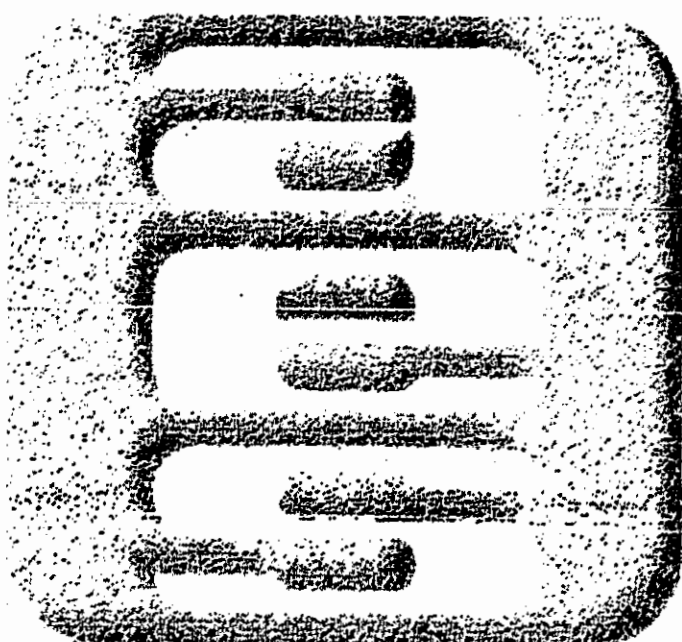
WINGFIELD LAKE  
EL. = 17.5'

N 339,590.5170  
E 2,489,676.8365

N 338,321.7268  
E 2,489,487.0473

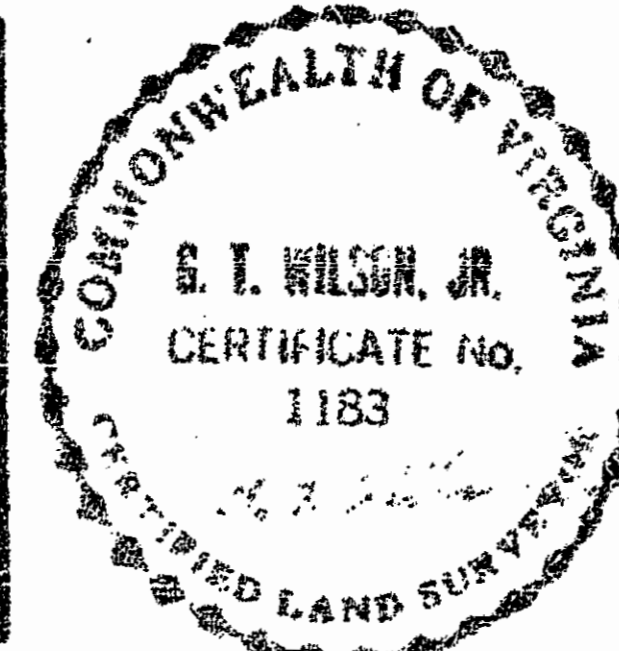
VIRGINIA GRID  
PG. 25,  
DB. 114,  
PG. 293

SCALE IN FEET  
100 0 100



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Engineering, Planning, Surveying

PLAT OF VACATION AND AMENDMENT  
RIGHT-OF-WAY DEDICATION  
AND 150' GREENBELT BUFFER  
THE  
**GOVERNOR'S LAND**  
*At the Rivers*  
JAMES CITY COUNTY  
VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn BB
Scale 1" = 100'	Date 4/8/91
Project No. 7173	
Drawing No. 3 of 5	