

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS NATHANIEL'S GREEN, BLOCK 'B', IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

DATE: 9/21/93 FOR GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP  
 DATE: 9/21/93 FOR GOVERNOR'S LAND FOUNDATION

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY / COUNTY OF York

I, Jessie A. Bone, 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY / COUNTY AFORESAID.  
 SIGNATURE: Jessie A. Bone  
 THIS 21 DAY OF September, 1993  
 MY COMMISSION EXPIRES 1/31/96

**CERTIFICATE OF TITLE**

THE PROPERTY ON THIS PLAT WAS CONVEYED AS FOLLOWS:  
 THE AREA TO BE KNOWN AS NATHANIEL'S GREEN, BLOCK 'B' WAS CONVEYED BY PATRICK J. MILNEE AND WALTER F. WITT, JR., TRUSTEES, 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.  
 THE PROPERTY REFERRED TO HEREIN AS "GOLF COURSE" WAS CONVEYED BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO 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, PAGE 561, WITH ACCOMPANYING PLAT OF RECORD IN PLAT BOOK 54, PAGES 49 AND 50.

**ENGINEER OR SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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: 9/21/93 G. T. WILSON, JR., C.E.S.

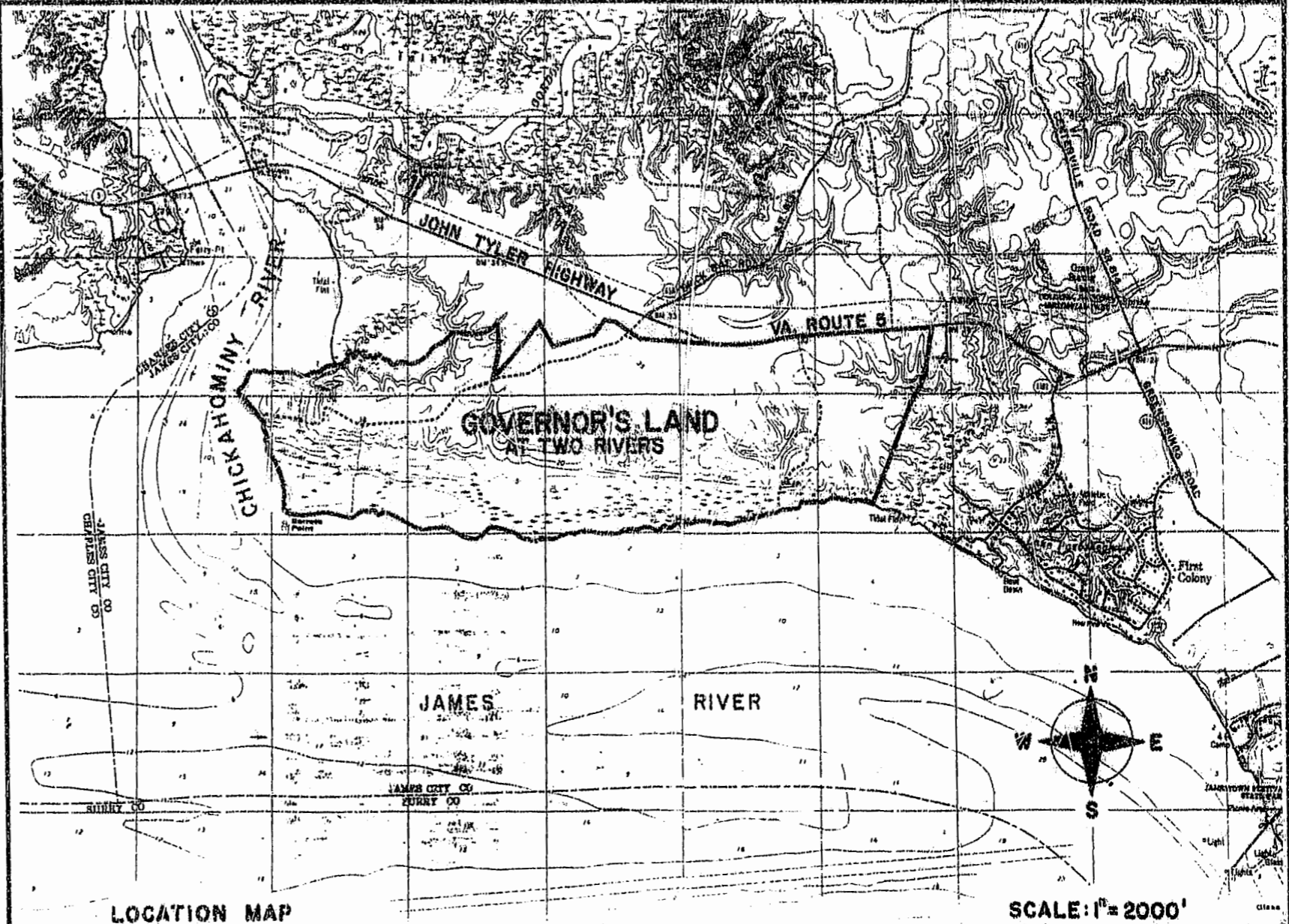
**CERTIFICATE OF APPROVALS**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 DATE: 9/21/93 Michael D. Sabin VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE: 9/21/93 John J. Johnson VIRGINIA DEPARTMENT OF HEALTH  
 DATE: 9/21/93 David M. ... 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 PRIMARILY BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
- UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY GRAVITY SEWER SYSTEMS. DUE TO TOPOGRAPHIC CONSTRAINTS, SOME LOTS ARE SERVICABLE BY GRAVITY SEWER ONLY ABOVE A CERTAIN ELEVATION. LOTS SO AFFECTED ARE DENOTED BY THE TERM (PE-ELEVATION) ON THE LOT. THE ELEVATION GIVEN IS MINIMUM ELEVATION ON THAT PARTICULAR LOT THAT A HOUSE CAN BE BUILT TO AND SERVED BY GRAVITY SEWER. ANY LOTS NOT SERVICABLE BY GRAVITY SEWER ARE LABELED GRINDER PUMP.
- 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.

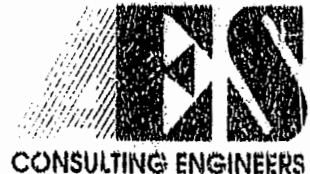
- BUILDING SETBACK LINES FOR INDIVIDUAL LOTS ARE SHOWN. VARIANCES TO THE BUILDING SETBACKS SHOWN MAY BE GRANTED ON A CASE-BY-CASE BASIS BY THE COVENANTS COMMITTEE OF THE GOVERNOR'S LAND FOUNDATION FOR THE GOVERNOR'S LAND AT TWO RIVERS, BUT IN NO CASE WILL VARIANCES BE GRANTED FOR BUILDING SETBACK LESS 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.
- ALL AREAS SHOWN ON THE RECORD PLAT AS "MAJOR OPEN SPACE" ARE SUBJECT TO THE REQUIREMENTS STATED ON THE GOVERNOR'S LAND PROFFER AGREEMENT, CONDITION #17:  
 "IN CONJUNCTION WITH THE APPROVAL OF ANY SUBDIVISION PLAN WITHIN ANY LAND BAY, ALL AREAS DESIGNATED ON THE MASTER PLAN WITHIN SAID LAND BAY AS 'MAJOR OPEN SPACE' SHALL BE IDENTIFIED BY NOTES AND BOUNDS AND SHALL CONFORM GENERALLY TO THE PROPORTIONATE ACREAGE BREAKDOWNS (PLUS OR MINUS 10%) BETWEEN 'MAJOR OPEN SPACE' AND THE BALANCE OF ACREAGE IN EACH LAND BAY AS SHOWN ON THE MASTER PLAN. MAJOR OPEN SPACE AREAS SHALL BE UNDISTURBED AND EXCLUSIVE OF ANY LOTS, EXCEPT FOR GOLF FAIRWAYS, UTILITIES, DRAINAGE IMPROVEMENTS, ROADS AS SHOWN GENERALLY ON THE MASTER PLAN, JOGGING, NATURE, OR GOLF TRAILS OR BRIDGES, AND SIGNAGE APPROVED BY THE PLANNING COMMISSION."  
 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 OF NATHANIEL'S GREEN, BLOCK "B"**

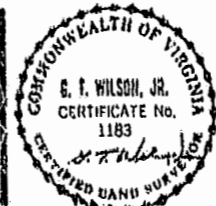
AREA OF RESIDENTIAL LOTS	863,298 S.F. ±	19,819 AC. ±
AREA OF RIGHT-OF-WAY	139,442 S.F. ±	3,201 AC. ±
AREA OF PRIVATE RIGHT-OF-WAY	27,809 S.F. ±	0,638 AC. ±
AREA OF OPEN SPACE	50,067 S.F. ±	1,149 AC. ±
AREA OF MAJOR OPEN SPACE	97,458 S.F. ±	2,237 AC. ±
<b>TOTAL AREA SUBDIVIDED</b>	<b>1,178,074 S.F. ±</b>	<b>27.045 AC. ±</b>
NUMBER OF LOTS	31	
AVERAGE LOT SIZE	27,943 S.F. ±	0.642 AC. ±
LARGEST LOT (LOT #29)	47,014 S.F. ±	1.079 AC. ±
SMALLEST LOT (LOT #20)	19,406 S.F. ±	0.455 AC. ±
GROSS LOTS PER ACRE	1.143 LOTS/ACRE	

**MAJOR OPEN SPACE CALCULATIONS TO BE FOUND ON SHEET 3 OF 4**



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

PLAT OF NATHANIEL'S GREEN, BLOCK "B" THE GOVERNOR'S LAND  
 At Two Rivers - 2  
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AEB	Drawn AEB
Grade CHECKED	Done SEPT 1993
Project No.	7173
Drawing No.	104