OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS HARPER'S MILL, IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

Nov. 3, 1993
DATE

FOR GOVERNOR'S LAND ASSOCIATES,
A VIRGINIA GENERAL PARTNERSHIP

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY / COUNTY OF
James City

I, Katherine C. Holden
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.
GIVEN UNDER MY HAND

SIGNATURE

THIS 3rd DAY OF November, 1993

MY COMMISSION EXPIRES July 31, 1996.

CERTIFICATE OF TITLE

THE PROPERTY ON THIS PLAT WAS CONVEYED AS FOLLOWS:

THE AREA TO BE KNOWN AS HARPER'S MILL WAS CONVEYED BY PATRICK J. MILHOE 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, PAGES 498-501;

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.

NOV. 4 1993
DATE

G. T. WILSON, JR., C.L.S.

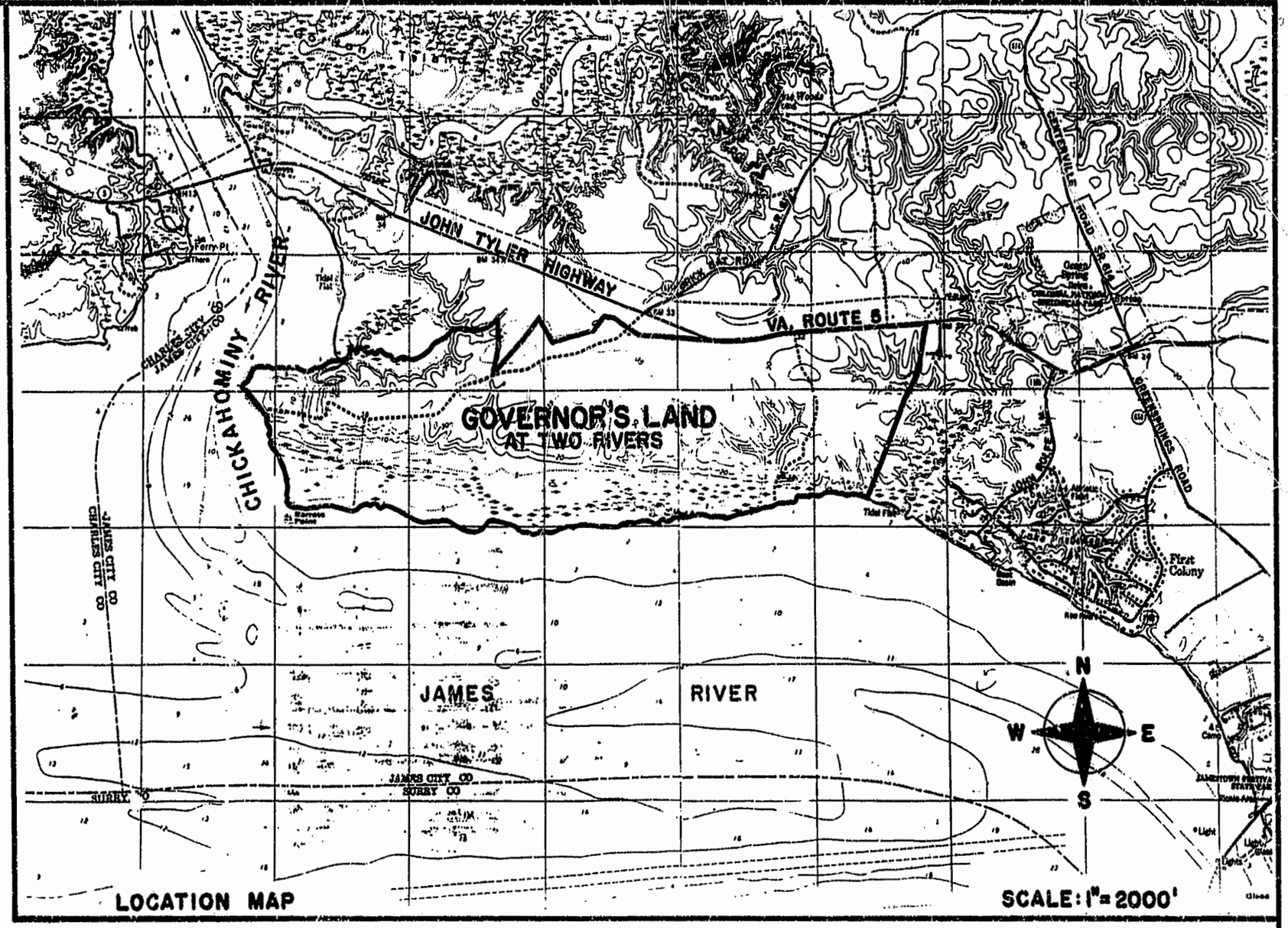
CERTIFICATE OF APPROVALS

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

12/20/93
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

11/5/93
DATE
VIRGINIA DEPARTMENT OF HEALTH

2/2/94
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY



LOCATION MAP

SCALE: 1" = 2000'

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 PRIMARILY BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
4. UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY GRAVITY SEWER SYSTEMS. DUE TO TOPOGRAPHIC CONSTRAINTS, SOME LOTS ARE SERVICEABLE BY GRAVITY SEWER ONLY ABOVE A CERTAIN ELEVATION. LOTS SO AFFECTED ARE DENOTED BY THE TERM (FF=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 SERVICEABLE BY GRAVITY SEWER ARE LABELED GRINDER PUMP.
5. 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).
6. 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.
7. 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.
8. 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
HARPER'S MILL
GOVERNOR'S LAND AT TWO RIVERS

AREA OF RESIDENTIAL LOTS	625,341 S.F.	14.355 AC.
AREA OF RIGHT-OF-WAY	100,780 S.F.	2.314 AC.
AREA OF OPEN SPACE	554,070 S.F.	12.720 AC.
AREA OF MAJOR OPEN SPACE	1,654,873 S.F.	37.991 AC.
TOTAL AREA SUBDIVIDED	2,935,064 S.F.	67.380 AC.
NUMBER OF LOTS	23	
AVERAGE LOT SIZE	27,188 S.F.	0.624 AC.
LARGEST LOT (LOT #7)	37,606 S.F.	0.863 AC.
SMALLEST LOT (LOT #3)	21,363 S.F.	0.490 AC.
GROSS LOTS PER ACRE	0.341 LOTS/ACRE	

MAJOR OPEN SPACE CALCULATION

MAJOR OPEN SPACE #21	540,467 S.F.	12.407 AC.
MAJOR OPEN SPACE #22	1,114,406 S.F.	25.583 AC.
NET ACREAGE PLATTED AS MAJOR OPEN SPACE	1,654,873 S.F.	37.991 AC.

Recorded 3rd day of Feb 1994 at 1:44 pm
DB 669 pages 230
Teste: Helen Stewart Clerk

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

PLAT OF
HARPER'S MILL
THE
GOVERNOR'S LAND
At Two Rivers
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
G. T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

PLAT [illegible]
P.B. NO. [illegible]

Designed AES	Drawn AES
Scale NOTED	Date OCT. 1993
Project No. 7173	
Drawing No 1 of 5	