

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS "THE HARBOR AT TWO RIVERS" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE 7-28-94 FOR: Governor's Land Associates
 A VIRGINIA GENERAL PARTNERSHIP
 DATE 7-28-94 FOR: Governor's Land Foundation

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City

I, Robert S. Salavos, 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 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME

THIS 27th DAY OF July, 1994

SIGNATURE [Signature]
 MY COMMISSION EXPIRES 12/31/96

CERTIFICATE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

THE AREA TO BE KNOWN AS "THE HARBOR AT TWO RIVERS" WAS CONVEYED BY 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, 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 IN THE COUNTY OF JAMES CITY IN DEED BOOK 519, PAGES 561, WITH ACCOMPANYING PLAT OF RECORD IN PLAT BOOK 54, PAGES 48 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.

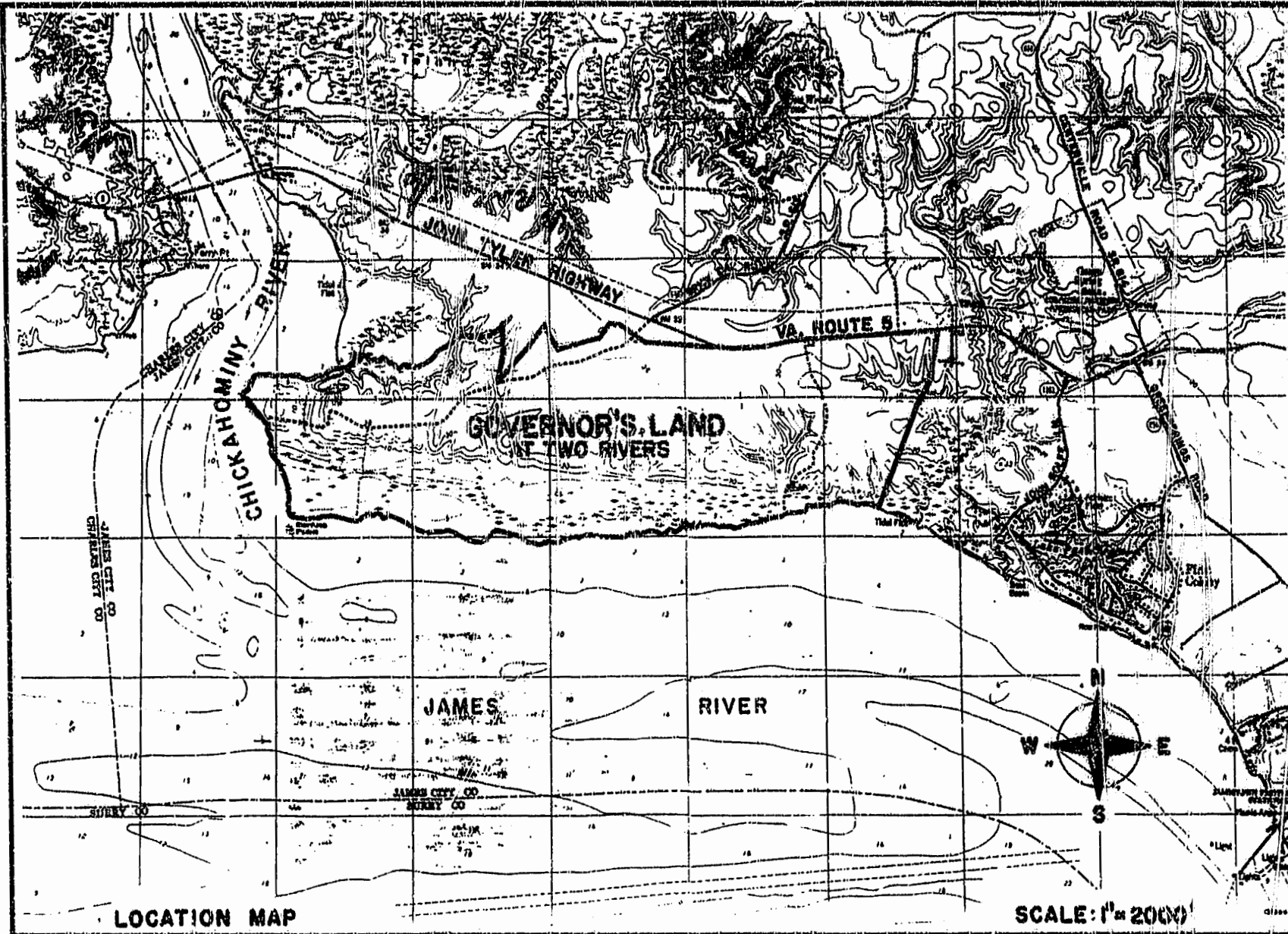
DATE SEPT 14 1994
 G. T. WILSON, JR., C.E.S.

CERTIFICATE OF APPROVAL

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

DATE 9-21-94 [Signature]
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE July 27, 1994 [Signature]
 VIRGINIA DEPARTMENT OF HEALTH
 DATE 10/6/94 [Signature]
 SUBDIVISION AGENT OF JAMES CITY COUNTY

UNLESS OTHERWISE NOTED AS A PRIVATE RIGHT-OF-WAY, ALL STREETS ARE OF THE WIDTH AND EXTENT SHOWN, AND ARE HEREBY DEDICATED TO JAMES CITY COUNTY FOR PUBLIC USE.



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.
- 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. 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 ON SHEET 5 OF 8. 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.

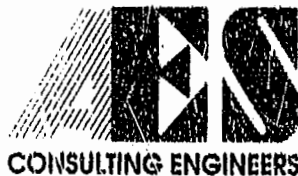
FRONT SETBACK: 25' MINIMUM
 SIDE SETBACK: 5' MINIMUM
 REAR SETBACK: 25' MINIMUM (EXCEPT FOR LOTS 8 - 29)

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.

- 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
 THE HARBOR AT TWO RIVERS**

AREA OF RESIDENTIAL LOTS	499,075 S.F.	11,457 AC.
AREA OF OPEN SPACE		
MARINA MARINA BASIN, OPEN SPACE #1)	199,200 S.F.	6,869 AC.
AREA OF MAJOR OPEN SPACES	454,438 S.F.	10,432 AC.
AREA OF PRIVATE R/W	161,871 S.F.	3,712 AC.
AREA OF PUBLIC R/W	209,844 S.F.	4,790 AC.
AREA OF PUMP STATION LOT	14,000 S.F.	0.321 AC.
TOTAL AREA SUBDIVIDED	1,698,031 S.F.	38,981 AC.
NUMBER (1) LOTS	32	
AVERAGE LOT SIZE	15,396 S.F.	0.358 AC.
LARGEST LOT (8)	40,743 S.F.	0.935 AC.
SMALLEST LOT (4)	10,794 S.F.	0.248 AC.
GROSS LOTS PER ACRE	0.821 LOTS/ACRE	
SEE SHEET 3 OF 4 FOR MAJOR OPEN SPACE CALCULATIONS		



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PLAT OF
 THE HARBOR AT TWO RIVERS
 THE
 GOVERNOR'S LAND
 At Two Rivers
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AEB	Drawn AEB
Scale NOTED	Date MAY 1994
Project No. 7173	
Sheeting No. 1 of 6	