

OWNER'S CERTIFICATE

THE RECORDING OF THIS PLAT, ENTITLED "AMENDED PLAT OF THE HARBOR AT TWO RIVERS" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED.

5/15/95
DATE Donald E. Pank
FOR GOVERNOR'S LAND ASSOCIATES,
A VIRGINIA GENERAL PARTNERSHIP

5/15/95
DATE James L. Moore
FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City

I, Felecia E. Manley, 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 15 DAY OF May, 1995

Felecia E. Manley
SIGNATURE

MY COMMISSION EXPIRES July 31, 1998

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 488-501.

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 581, WITH ACCOMPANYING PLAT OF RECORD IN PLAT BOOK 54, PAGES 44 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.

5-15-95
DATE G. T. Wilson, Jr.
G. T. WILSON, JR., C.L.S.

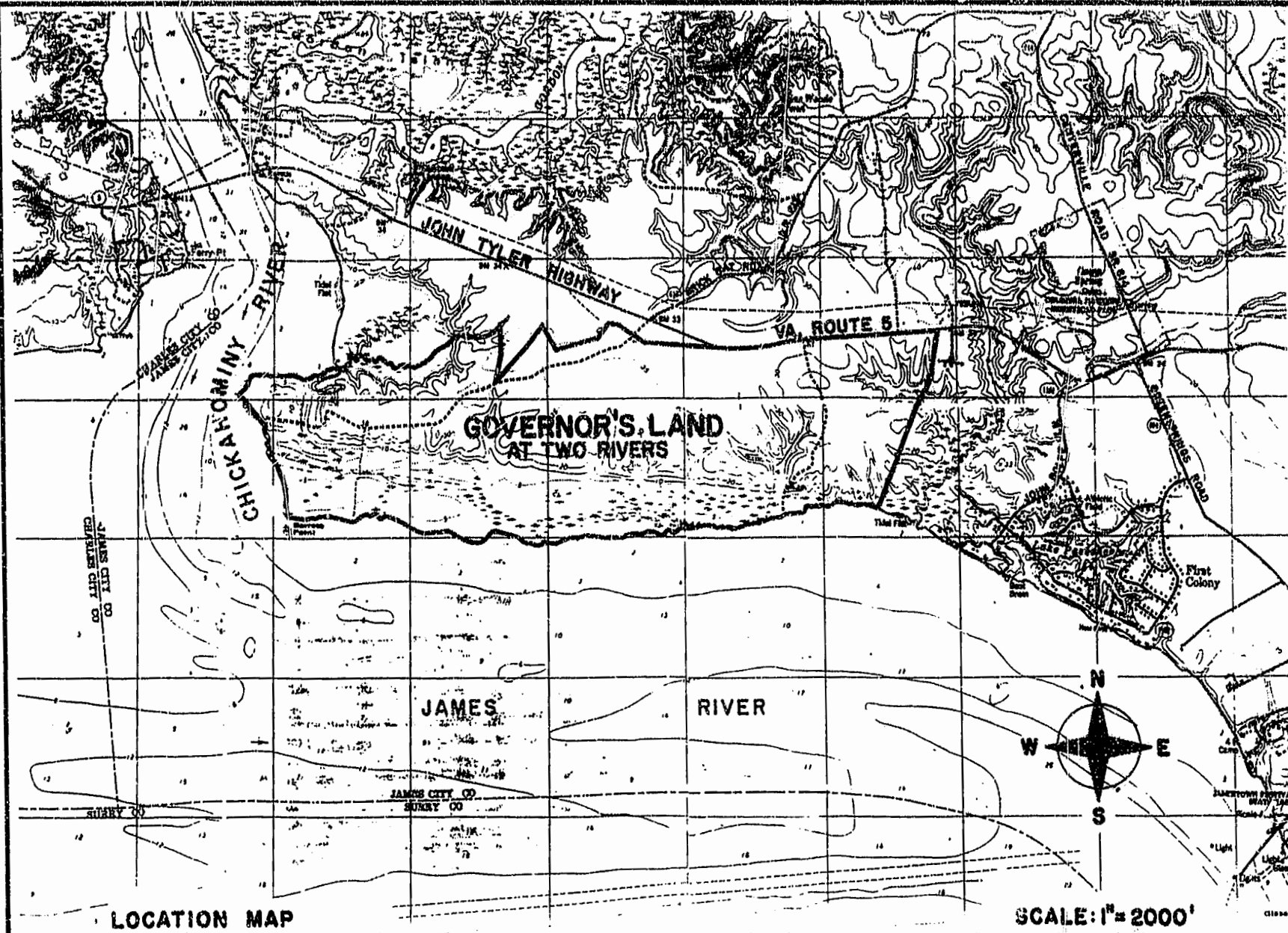
CERTIFICATE OF APPROVAL

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

5/15/95
DATE [Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

THIS PLAT IS PREPARED TO AMEND THE MINIMUM SETBACK FOR THOSE LOTS IN "THE HARBOR AT TWO RIVERS" SUBDIVISION. IN NO CASE HAVE PROPERTY LINES, RIGHT-OF-WAY LINES OR EASEMENTS AS RECORDED IN PLAT BOOK 60, AT PAGE 1-6, BEEN ALTERED OR MODIFIED BY THIS PLAT.

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.



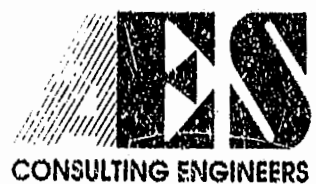
- GENERAL NOTES**
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.
 - ALL UTILITIES TO BE PLACED UNDERGROUND.
 - PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
 - UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY GRAVITY 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 6. 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. IN NO CASE WILL VARIANCES BE GRANTED FOR BUILDING SETBACK LESS THAN THE MINIMUMS AS DEFINED BY THE ORDINANCES OF JAMES CITY COUNTY. 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 SUPPLEMENTAL AGREEMENT FOR THE HARBOR AT TWO RIVERS, AND THE DECLARATION OF PROTECTIVE COVENANTS FOR THE GOVERNOR'S LAND FOR ADDITIONAL INFORMATION RULES, AND REGULATIONS REGARDING THIS SUBDIVISION.

**AREA TABULATION
THE HARBOR AT TWO RIVERS**

AREA OF RESIDENTIAL LOTS	489,075 S.F.	11.457 AC.
AREA OF OPEN SPACE (MARINA, MARINA BASIN, OPEN SPACE #1)	299,200 S.F.	6.809 AC.
AREA OF MAJOR OPEN SPACES	454,435 S.F.	10.432 AC.
AREA OF PRIVATE R/W	161,877 S.F.	3.712 AC.
AREA OF PUBLIC R/W	260,644 S.F.	0.190 AC.
AREA OF PUMP STATION LOT	14,000 S.F.	0.321 AC.
TOTAL AREA SUBDIVIDED	1,688,031 S.F.	38.861 AC.
NUMBER OF LOTS	32	
AVERAGE LOT SIZE	16,598 S.F.	0.356 AC.
LARGEST LOT (BY SMALLER LOT (4))	40,743 S.F.	0.935 AC.
	10,794 S.F.	0.248 AC.
GROSS LOTS PER ACRE	0.821 LOTS/ACRE	

SEE SHEET 3 OF 6 FOR MAJOR OPEN SPACE CALCULATIONS

PLAT RECORDED IN
P.B. NO. 61 PAGE 81-86



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



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale NOTED	Date MAY 1995
Project No. 7173	
Drawing No. 1 of 6	