

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "RIVER OAKS SOUTH" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE: 5/14/96 Donald E. Piant  
 FOR GOVERNOR'S LAND ASSOCIATES,  
 A VIRGINIA GENERAL PARTNERSHIP

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF Richmond

I, Renda J. Baskfield 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

SIGNATURE Renda J. Baskfield

THIS 14 DAY OF May, 1996.

MY COMMISSION EXPIRES 5-31-98

**CERTIFICATE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

THE AREA TO BE KNOWN AS "RIVER OAKS SOUTH" 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;

**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: 5-10-96 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.

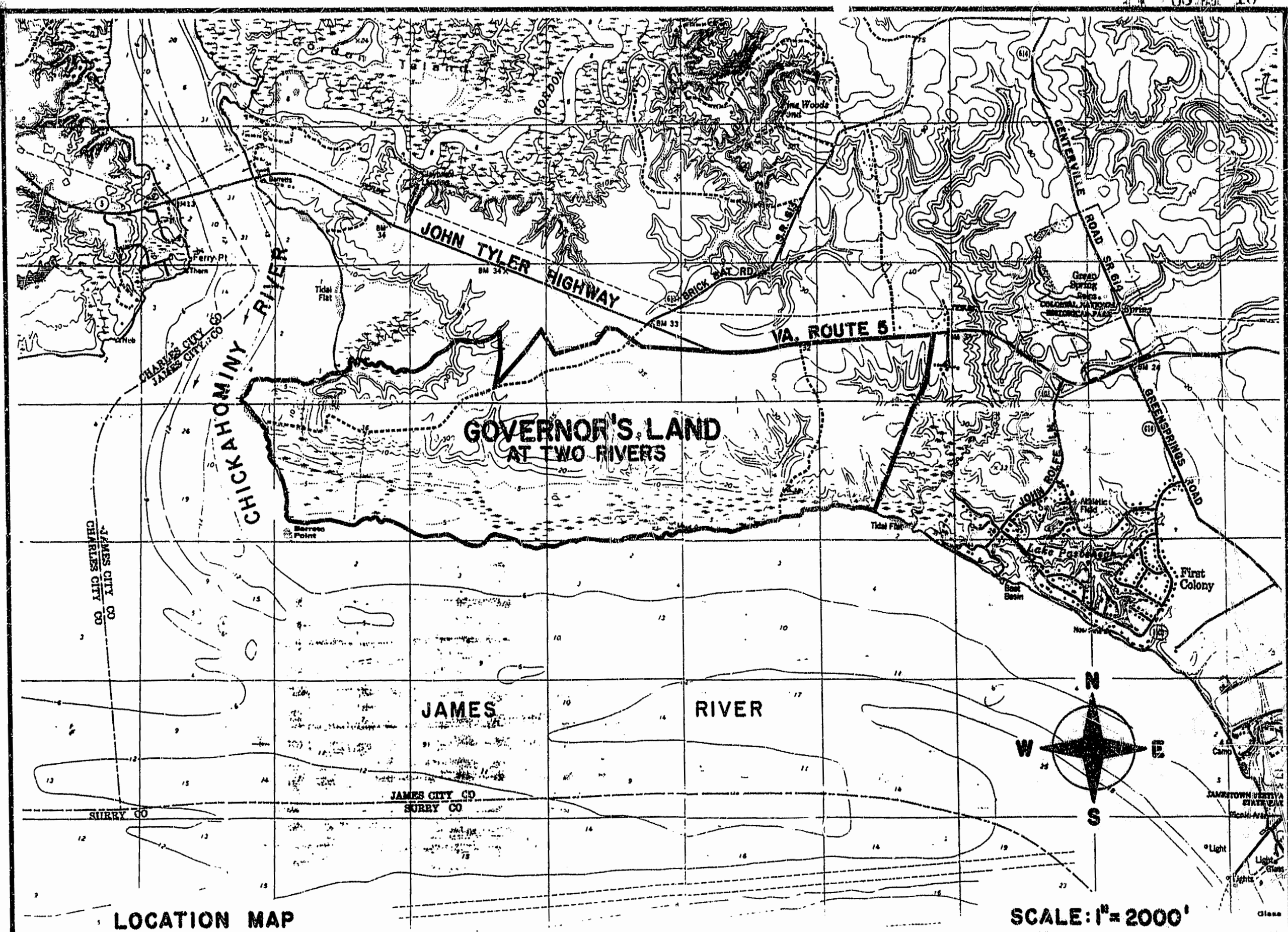
DATE: 6-3-96 Be. Mays  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE: 6/3/96 James H. Bowles  
 VIRGINIA DEPARTMENT OF HEALTH

DATE: 9/6/96 [Signature]  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

PLAT RECORDED IN  
 P.B. NO. 65 PAGE 19, 17

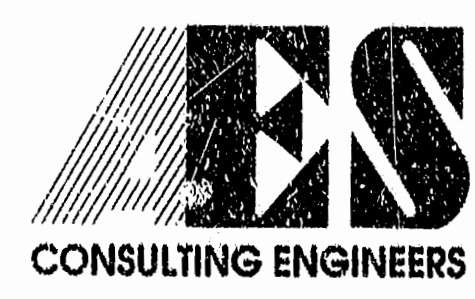
Recorded 244 on September 5, 1996  
 O.B. No. 808 771



- 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. 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
  - 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.
- 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.

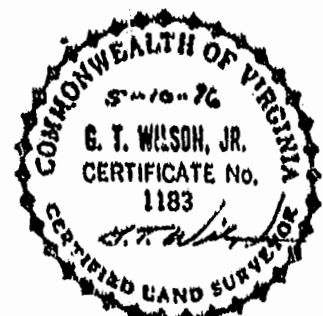
**RIVER OAKS SOUTH AREA TABULATION**

AREA OF RESIDENTIAL LOTS	164,944 S.F.	4.475 AC.
AREA OF MAJOR OPEN SPACE #28	197,352 S.F.	4.531 AC.
AREA OF PUBLIC RIGHT-OF-WAY (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)	49,238 S.F.	1.131 AC.
AREA OF GARDEN CENTER	118,710 S.F.	2.725 AC.
TOTAL AREA SUBDIVIDED	560,272 S.F.	12.862 AC.
NUMBER OF LOTS	8	
AVERAGE LOT SIZE	32,490 S.F.	0.745 AC.
LARGEST LOT (#2)	40,681 S.F.	0.934 AC.
SMALLEST LOT (#5)	24,317 S.F.	0.558 AC.



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PLAT OF  
 RIVER OAKS SOUTH  
 THE  
 GOVERNOR'S LAND  
 At Two Rivers  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale NOTED	Date 6/10/96
Project No. 7173	
Drawing No. 1 OF 3	