

LOT CURVE DATA TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C19	13°11'20"	675.00	155.38	78.03	155.03	N82°43'20"W
C20	13°35'41"	675.00	160.16	80.46	159.78	S83°53'10"W
C21	09°47'	725.00	123.98	62.14	123.83	S77°40'56"W
C22	08°59'00"	725.00	113.67	56.95	113.55	S87°04'22"W
C23	09°37'26"	725.00	121.78	61.03	121.64	N83°37'24"W
C25	18°04'55"	48.00	15.15	7.64	15.09	S22°11'46"E
C26	18°23'34"	48.00	15.41	7.77	15.34	S03°57'31"W
C27	21°13'10"	48.00	17.78	8.99	17.68	S15°50'51"W
C28	46°19'34"	48.00	38.81	20.54	37.76	N49°37'13"W
C29	13°59'38"	48.00	11.72	5.89	11.69	N81°08'56"E
C30	58°05'48"	48.00	48.67	26.66	48.61	N45°06'12"E
C31	60°37'02"	48.00	50.78	28.06	48.45	S61°32'44"E

RIGHT-OF-WAY CURVE DATA TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
R16	32°20'41"	675.00	381.05	195.75	376.01	N86°44'20"W
R17	61°02'01"	50.00	53.26	29.47	50.79	S46°34'19"W
R18	236°43'42"	48.00	198.32	---	84.47	N45°34'51"W
R19	36°39'00"	725.00	463.76	240.12	455.89	S88°53'30"E

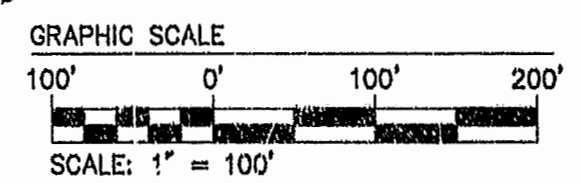
NOTE:
 A REDUCTION OF THE RPA BUFFER IS APPROVED FOR LOTS 1, 2, 3, 4, AND 5 BY THE DIRECTOR OF CODE COMPLIANCE PURSUANT LETTER DATED MAY 20, 1996. AREAS OF THE RPA BUFFER ARE TO REMAIN UNDISTURBED AND ARE PROTECTED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE OF JAMES CITY COUNTY. CONSTRUCTION ACTIVITIES WITHIN THE RPA BUFFER WHETHER TEMPORARY OR PERMANENT ARE NOT PERMITTED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OFFICE OF CODE COMPLIANCE.

NOTE:
 UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED IN THIS PLAT SHALL BE DEDICATED TO THE GOVERNOR'S LAND FOUNDATION.

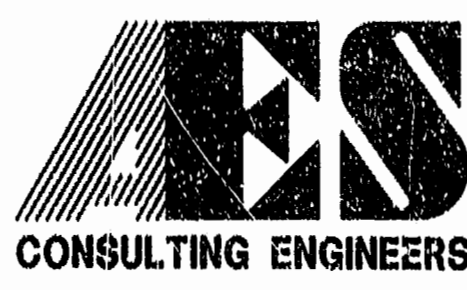
NOTE:
 ALL LOTS WITHIN THIS SUBDIVISION ARE PROVIDED SANITARY SEWER SERVICE BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE AN ENVIRONMENT ONE, MODEL 2010. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH THE JAMES CITY SERVICE AUTHORITY OR AN APPROVED SERVICE ORGANIZATION.

NOTE:
 JAMES CITY COUNTY COORDINATES SUPPLIED ON THIS SHEET ARE FOR GIS PURPOSES ONLY. ALL OTHER INFORMATION ON THIS PLAT IS BASED ON GOVERNOR'S LAND RECORD MERIDIAN.

Recorded 22 day of October 1996
 D.B. No. 812
[Signature]



PLAT RECORDED IN
 P.B. NO. 65 PAGE 34-38



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



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB	Drawn CLJ
Scale 1"=100'	Date JULY, 1996
Project No. 7173-3-4	
Drawing No. 4 OF 5	