

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVER REACH - BLOCK "C" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

October 21, 1997
DATE

Walter F. Witt, Jr.
FOR GOVERNOR'S LAND ASSOCIATES,
A VIRGINIA GENERAL PARTNERSHIP

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF

I, CARLA V. JONES A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 21 DAY OF October 1997.

Carla V. Jones
SIGNATURE

MY COMMISSION EXPIRES October 31, 2000

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT 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, AT PAGES 498-501.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

8/13/97
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 SUBMISSION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8/10/97
DATE

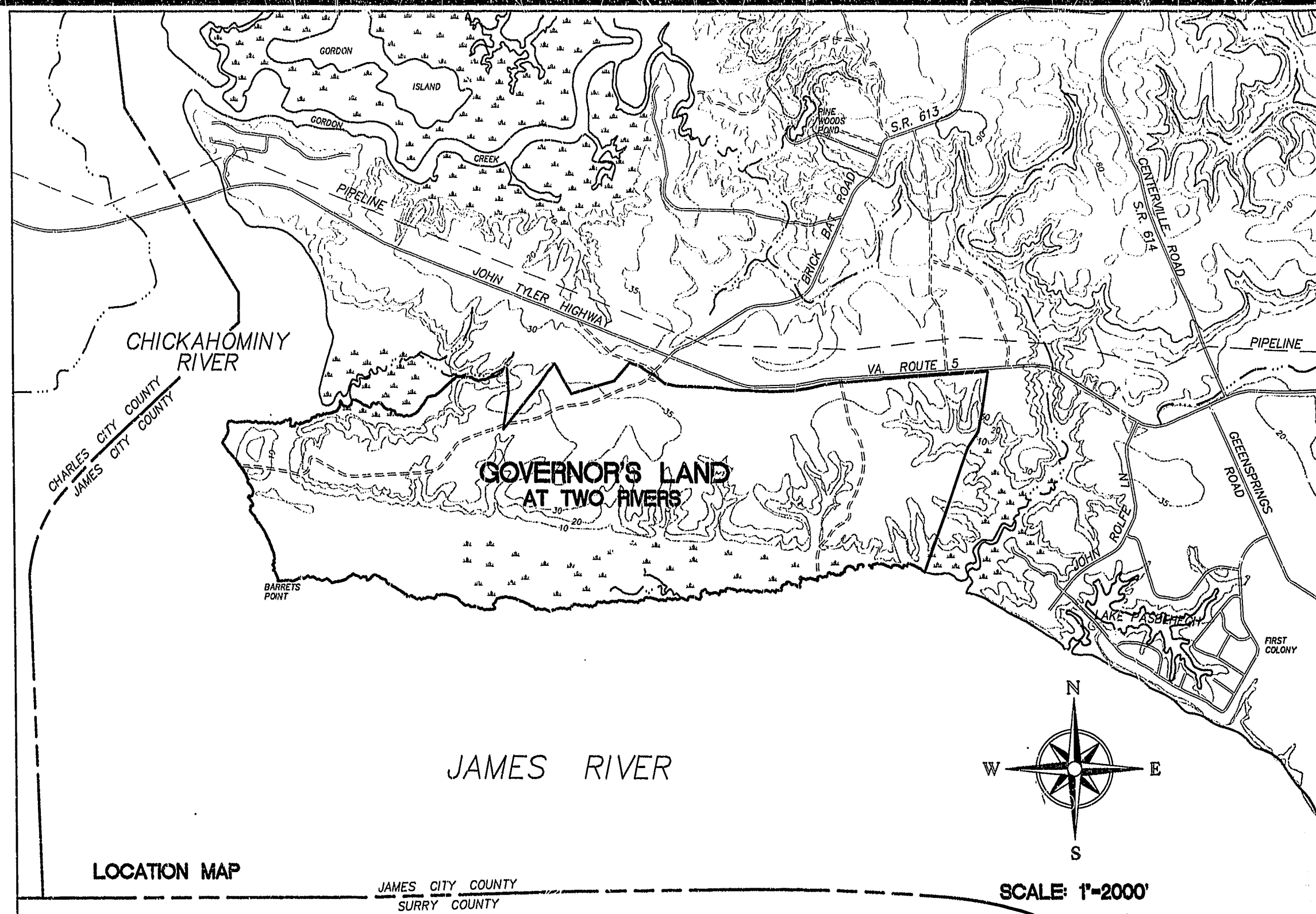
B. M. Anderson
VIRGINIA DEPARTMENT OF TRANSPORTATION

1/7/98
DATE

Walter F. Witt, Jr.
SUBDIVISION AGENCY OF JAMES CITY COUNTY

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 THE 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
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.

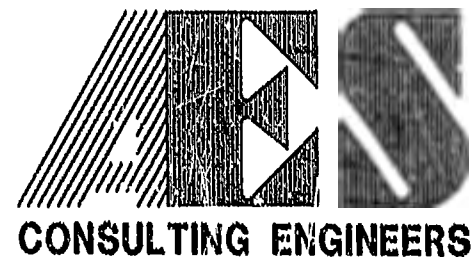


**AREA TABULATION
RIVER REACH BLOCK "C"**

AREA OF RESIDENTIAL LOTS	528,567 S.F.	12.134 AC
AREA OF OPEN SPACE "A"	18,323 S.F.	0.375 AC
AREA OF MAJOR OPEN SPACE (#36 & #37)	484,585 S.F.	11.124 AC
AREA OF PUBLIC RIGHT-OF-WAY (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)	67,637 S.F.	1.553 AC
TOTAL AREA SUBDIVIDED	1,097,112 S.F.±	25.186 AC
NUMBER OF LOTS	27	
AVERAGE LOT SIZE	19,576 S.F.	0.449 AC
LARGEST LOT (#1)	31,103 S.F.	0.714 AC
SMALLEST LOT (#5)	15,356 S.F.	0.353 AC

RECORDED IN
BOOK 68 PAGE 3539

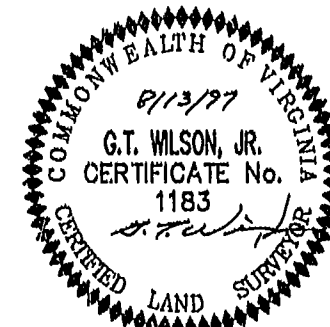
10.15.97-07.29 GLO54P01 REC



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

PLAT OF
RIVER REACH - BLOCK "C"
THE
GOVERNOR'S LAND
At Two Rivers

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn GG
Scale	Date
NOTED	8/97
Project No. 7173-5-4c	
Drawing No. 1 OF 3	