

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS JARRET'S POINTE IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

DATE August 18, 1998 FOR GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP
 DATE Aug 18, 1998 FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION - FOR GOVERNOR'S LAND ASSOCIATES

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, Summer McFarland 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 18th DAY OF August, 1998.

SIGNATURE Summer McFarland
 MY COMMISSION EXPIRES September 30, 2002



CERTIFICATE OF NOTARIZATION - FOR GOVERNOR'S LAND FOUNDATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, Roseanna C. Carroll 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 18th DAY OF August, 1998.

SIGNATURE Roseanna C. Carroll
 MY COMMISSION EXPIRES April 30, 2001

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:
 1. PATRICK J. M'LMOE 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.
 2. BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO THE GOVERNOR'S LAND FOUNDATION, BY DEED RECORDED JUNE 28, 1991, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 519, AT PAGE 561.

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.

DATE 7/30/98 G. T. Wilson, Jr.
 G. T. WILSON, JR., C.L.S.

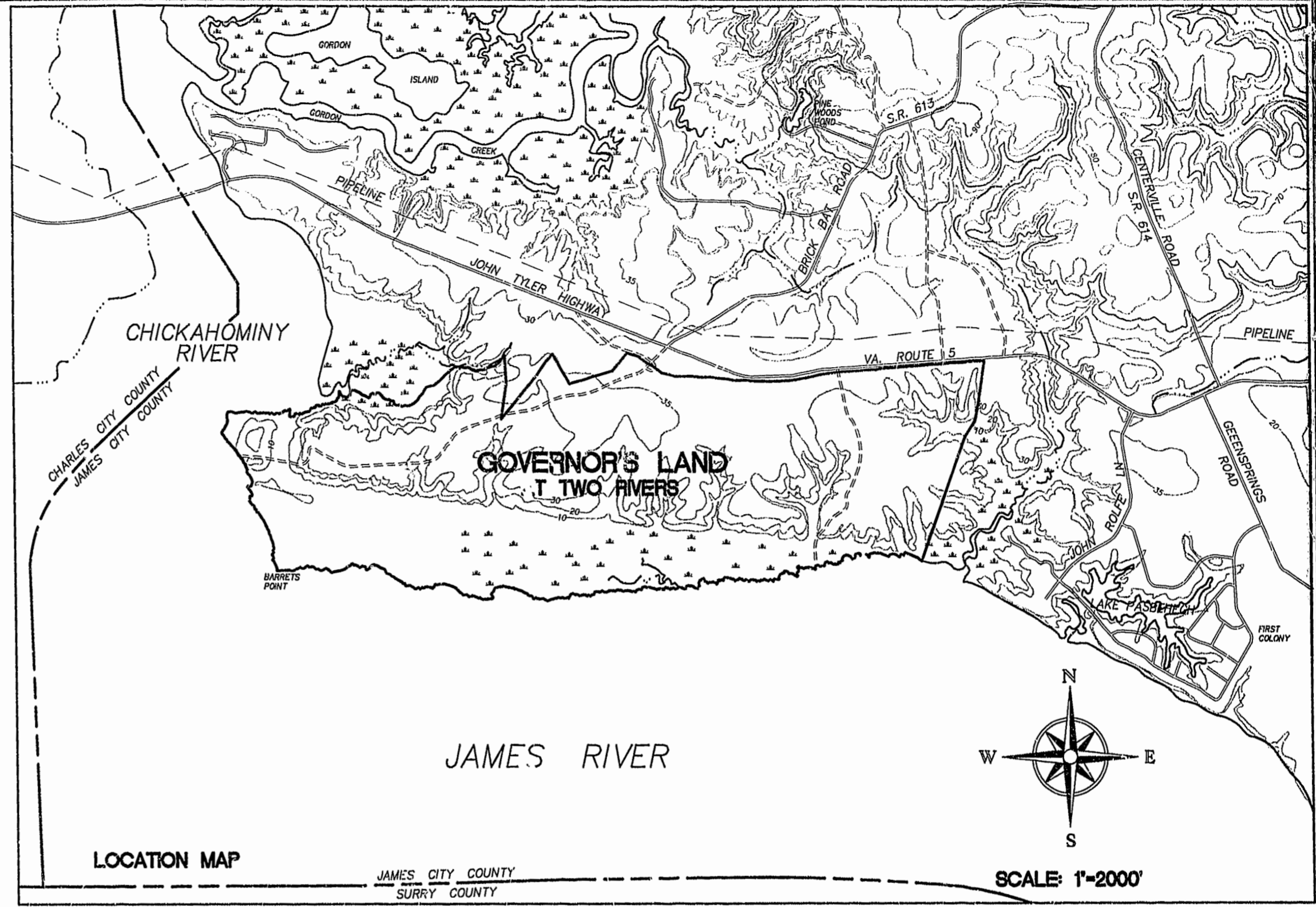
CERTIFICATE OF APPROVAL

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

DATE 9/16/98 [Signature]
 SUBDIVISION AGENT 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 PRIVATE STREETS.
- 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: 10' 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.

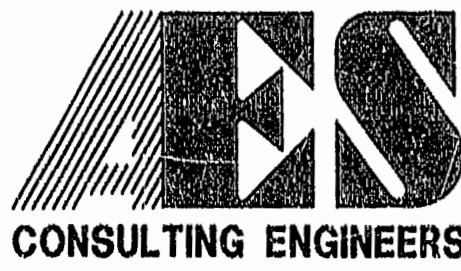
- ITEMS DENOTED AS "RPA WETLANDS BUFFER", "100-YEAR FLOOD PLAIN BOUNDARY", AND "SLOPES IN EXCESS OF 25% AND OUTSIDE RPA BUFFER" ARE BASED ON AERIAL TOPOGRAPHY AND/OR INFORMATION SUPPLIED BY THE OWNER/DEVELOPER. ALL ITEMS NOTED ABOVE SHOULD BE FIELD VERIFIED PRIOR TO DEVELOPMENT ON ANY LOT.
- UPON INDIVIDUAL LOT DEVELOPMENT, THE LOT OWNER SHALL PROVIDE SUFFICIENT OFF-STREET PARKING TO ACCOMMODATE SPACE FOR AT LEAST THREE VEHICLES. SUCH SPACE SHALL BE LOCATED ON THE LOT AND BE EXCLUSIVE OF ANY GARAGES OR SIMILAR VEHICULAR SHELTERS.

**AREA TABULATION
 BARRET'S POINTE**

AREA OF RESIDENTIAL LOTS	197,723 S.F.	4.539 AC.
AREA OF PRIVATE RIGHT-OF-WAY	80,143 S.F.	1.381 AC.
AREA OF OPEN SPACE #1	50,427 S.F.	1.158 AC.
AREA OF MAJOR OPEN SPACE #39	301,333 S.F.	6.917 AC.
TOTAL AREA SUBDIVIDED	609,626 S.F.	13.995 AC.
NUMBER OF LOTS	13	
AVERAGE LOT SIZE	15,209 S.F.	0.349 AC.
LARGEST LOT (#6)	24,371 S.F.	0.559 AC.
SMALLEST LOT (#13)	9,897 S.F.	0.227 AC.
GROSS LOTS PER ACRE	0.886 LOTS/ACRE	

12:05 PM
 Recorded 8 day of Sept 1998
 DOCUMENT # 980717083
[Signature] Clerk
 By Claudia H. Berkley, Dgs. Clerk

07.30.98-09.24 CL-43RP1.dwg RDS



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PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
 BARRET'S POINTE
THE GOVERNOR'S LAND
 At Two Rivers
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



PLAT RECORDED IN		
P.B. NO. <u>70</u> PAGE <u>56-58</u>		
No.	DATE	REVISION / COMMENT / NOTE

Designed AES	Drawn AES
Scale NOTED	Date 7/30/98
Project No. 7173-4-3	
Drawing No. 1 OF 3	