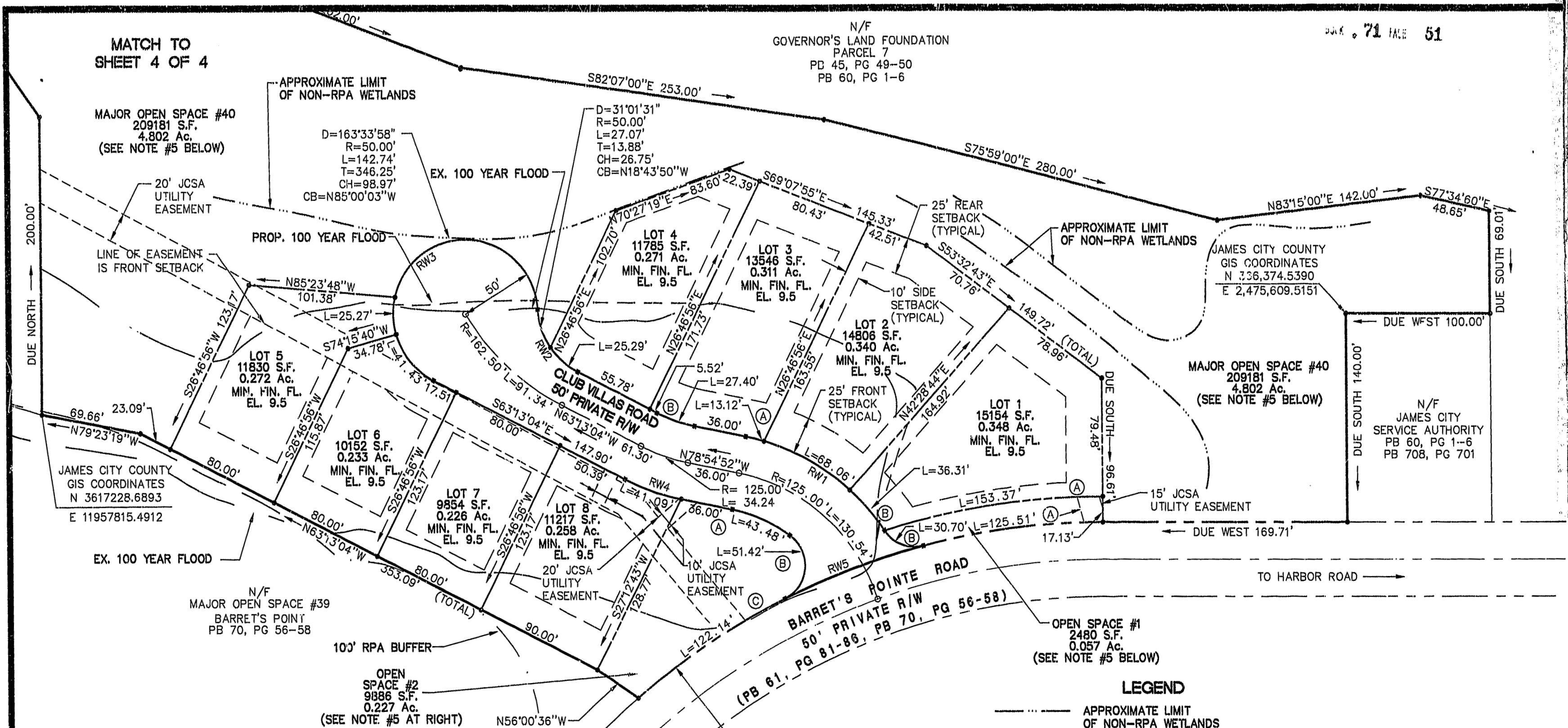


MATCH TO SHEET 4 OF 4

N/F GOVERNOR'S LAND FOUNDATION PARCEL 7 PD 45, PG 49-50 PB 60, PG 1-6

BOOK 71 PAGE 51



JAMES CITY COUNTY GIS COORDINATES N 336,374.5390 E 2,475,609.5151

JAMES CITY COUNTY GIS COORDINATES N 3617228.6893 E 11957815.4912

N/F MAJOR OPEN SPACE #39 BARRET'S POINT PB 70, PG 56-58

N/F JAMES CITY SERVICE AUTHORITY PB 60, PG 1-6 PB 708, PG 701

- LEGEND**
- APPROXIMATE LIMIT OF NON-RPA WETLANDS
  - - - EX. 100 YEAR FLOOD
  - - - PROP. 100 YEAR FLOOD (BASED UPON PLAN OF DEVELOPMENT, NOT FIELD VERIFIED)
  - 100' RPA BUFFER

**RIGHT OF WAY CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW1	44°52'34"	150.00	117.49	61.94	114.51	N56°28'35"W
RW2	60°00'00"	50.00	52.36	28.87	50.00	N33°13'04"W
RW3	240°00'00"	50.00	209.44	---	86.60	S56°46'56"W
RW4	15°41'47"	150.00	41.09	20.68	40.96	S71°03'58"E
RW5	11°45'59"	499.86	102.65	51.51	102.47	S69°43'45"W

**LOT CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
OPEN 1A	14°23'15"	499.86	125.51	63.09	125.19	S82°48'22"W
OPEN 1B	70°20'57"	25.00	30.70	17.62	28.80	N69°12'46"W
1A	16°59'52"	516.99	153.37	77.25	152.81	S81°30'04"W
1B	13°52'07"	150.00	36.31	18.24	36.22	N40°58'21"W
2	25°59'45"	150.00	68.06	34.62	67.47	N60°54'17"W
3A	05°00'42"	150.00	13.12	6.56	13.12	N76°24'31"W
3B	15°41'47"	100.00	27.40	13.78	27.31	N71°03'58"W
4	28°58'29"	50.00	25.29	12.92	25.02	N48°43'50"W
5	28°57'18"	50.00	25.27	12.91	25.00	S01°15'41"E
6	47°28'44"	50.00	41.43	21.99	40.26	S39°28'42"E
8	15°41'47"	150.00	41.09	20.68	40.96	S71°03'58"E
OPEN 2A	24°54'47"	100.00	43.48	22.09	43.14	S66°27'28"E
OPEN 2B	117°50'51"	25.00	51.42	41.48	42.82	S04°55'20"W
OPEN 2C	14°00'02"	499.86	122.14	61.38	121.84	S56°50'44"W

**NOTES:**  
 1. CLUB VILLAS ROAD IS HEREBY DEDICATED AS PRIVATE RIGHT-OF-WAY.  
 2. THE 100 YEAR FLOOD PLAIN SHOWN ON THIS PLAT IS APPROXIMATE ONLY, AND IS BASED UPON THE PLANS OF DEVELOPMENT FOR THIS SUBDIVISION. VERIFICATION BY FIELD MEASUREMENT MAY BE WARRANTED.

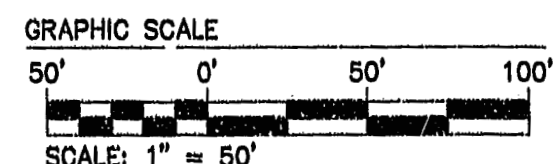
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE DEDICATED TO THE GOVERNOR'S LAND FOUNDATION, THE HOMEOWNER'S ASSOCIATION (HOA) FOR THE GOVERNOR'S LAND AT TWO RIVERS COMMUNITY.  
 4. ALL RESIDENTIAL STRUCTURES IN THIS SUBDIVISION MUST BE BUILT WITH A FINISHED FLOOR 1.0' ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN (OR ELEV. 9.5).

5. MAJOR OPEN SPACE #40 (4.802 ACRES), OPEN SPACE #1 (0.057 ACRES), AND OPEN SPACE #2 (0.227 ACRES) ARE CONTAINED WITHIN A NATURAL OPEN SPACE EASEMENT. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

Recorded *SK* day of December 1998  
 DOCUMENT # 98002483 11:01  
*Debra Ward*

PLAT RECORDED IN P.B. NO. 71 PAGE 51

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



11.10.98-13:59 G:\c\p03.dwg LBA

**CONSULTING ENGINEERS**  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

**PLAT OF CLUB VILLAS THE GOVERNOR'S LAND**  
*At Two Rivers*  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB	Drawn KEG
Scale 1"=50'	Date 11/98
Project No. 7173-4-3	
Drawing No. 3 OF 4	