

DEDICATION OF RIGHT-OF-WAY TO THE COUNTY OF JAMES CITY, VIRGINIA

JAMES CITY COUNTY SHALL DEDICATE ALL OR PART OF THE RIGHT-OF-WAY TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) WHEN IMPROVEMENTS TO ROUTE 5 ARE DETERMINED TO BE NECESSARY. PRIOR TO SUCH DEDICATION, THE DEVELOPER OF GOVERNOR'S LAND MAY INSTALL OR MAINTAIN ANY UTILITIES, ROADSIDE DRAINAGE IMPROVEMENTS, JOGGING AND/OR NATURE TRAILS, COMMUNITY ENTRANCE ROAD, APPROPRIATE HISTORICAL, ENVIRONMENTAL, DIRECTIONAL OR COMMUNITY IDENTIFICATION SIGNAGE, LANDSCAPING FENCING OR OTHER IMPROVEMENT ONLY IF APPROVED IN ADVANCE BY THE JAMES CITY COUNTY PLANNING COMMISSION.

DEVELOPER SHALL REMOVE ALL SUCH IMPROVEMENTS ON DEMAND OF THE COUNTY IN ORDER TO FACILITATE DEDICATION OF THE RIGHT-OF-WAY TO VDOT. DEVELOPER MAY RELOCATE ANY REMOVED IMPROVEMENTS WITH THE APPROVAL OF THE JAMES CITY COUNTY PLANNING COMMISSION.

NOTE: REFERENCE IS HEREBY EXPRESSLY MADE TO THE GENERAL NOTES, AS THEY APPEAR ON SHEET #1 OF THIS PLAT, AND THE DECLARATION OF PROTECTIVE COVENANTS FOR THE GOVERNOR'S LAND AT TWO RIVERS FOR ADDITIONAL INFORMATION, RULES AND REGULATIONS REGARDING THIS SUBDIVISION.

MATCH SHEET # 4

MATCH LINE

JOHN TYLER HIGHWAY

VA. STATE ROUTE 5

TO WILLIAMSBURG

AREA OF R/W DEDICATION TO JAMES CITY COUNTY
245,045 SF. 5.5755 Ac.

150' GREENBELT BUFFER (FULL LENGTH OF PROJECT FRONTAGE ON ROUTE 5) UNDISTURBED AND EXCLUSIVE OF LOTS, APPROVED UTILITIES, DRAINAGE IMPROVEMENTS, JOGGING/NATURE TRAILS, COMMUNITY ENTRANCE ROADS, APPROPRIATE HISTORICAL, ENVIRONMENTAL, DIRECTIONAL, COMMUNITY IDENTIFICATION SIGNAGE, LANDSCAPING, FENCING OR OTHER DETAILS AS APPROVED BY THE PLANNING COMMISSION, MAY BE PERMITTED IN GREENBELT BUFFER.

60' NON-EXCLUSIVE EASEMENT AND R/W
DB. 214, PG. 399
DB. 210, PG. 165
DB. 349, PG. 199

N/F
ROBERT H. AND GLADYS N. JONES
DB. 207, PG. 699
PB. 2, PG. 21

N/F
GOVERNOR'S LAND ASSOCIATES

APPROXIMATE EDGE OF LAKE

WINGFIELD LAKE
EL. = 17.5'

N 332000
E 2488000

N 339000
E 2489000

N 338500
E 2488000

N 338500
E 2489000

N 338,321.7268
E 2,489,487.0473

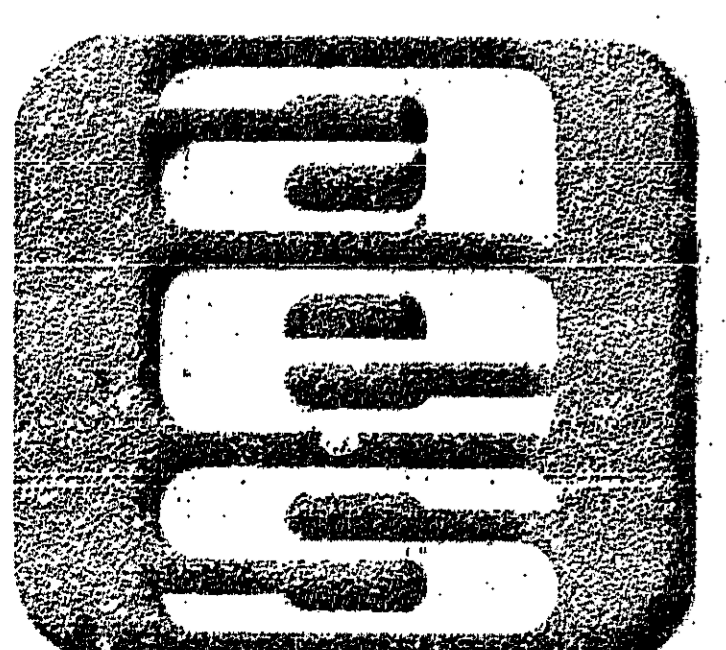
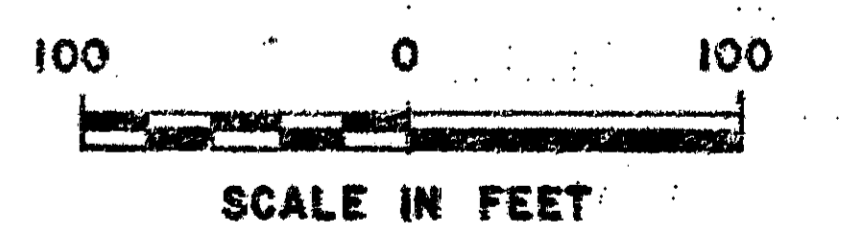
N 339,590.5170
E 2,489,676.8355

805.94
S 07° 57' 12" W, 886.09 (TOTAL)

S 09° 45' 12" W, 394.56'

C/L RT. 5
N 84° 49' 05" E - 2272.89'

S 84° 49' 04" W, 3202.98'



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Engineering, Planning, Surveying



PLAT OF
FUTURE RIGHT-OF-WAY WIDENING
AND 150' GREENBELT BUFFER
THE
GOVERNOR'S LAND
At Two Rivers
POWhatan District JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn BB
Scale 1" = 100'	Date JAN. 1991
Project No. 7173	
Drawing No. 3 of 9	