

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENTS SHOWN ON THIS PLAT AND KNOWN AS HORNE'S LAKE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

10/3/91
 DATE
 10/3/91
 DATE
 By: Robert Smith, Jr. Partner
 FOR GOVERNOR'S LAND ASSOCIATES
 JERRY L. MOORE, Pres.
 FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF WILLIAMSBURG I, A. ELIZABETH CHERRY, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THIS SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 3rd DAY OF OCTOBER, 1991. MY COMMISSION EXPIRES APRIL 30, 1994.

A. Elizabeth Cherry
 SIGNATURE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF WILLIAMSBURG I, Ralph R. DeLoach, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THIS SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 3rd DAY OF OCTOBER, 1991. MY COMMISSION EXPIRES 2-28-95.

Ralph R. DeLoach
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

1. THE HORNE'S LAKE SUBDIVISION WAS CONVEYED BY PATRICK J. MILMOE AND WALTER F. WITT, JR., TRUSTEES 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, PAGES 498-501;
2. THE PROPERTY REFERRED TO HEREIN AS "GOLF COURSE" WAS CONVEYED BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO THE GOVERNOR'S LAND FOUNDATION BY DEED RECORDED ON 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, PAGE 561, WITH ACCOMPANYING PLAT OF RECORD IN PLAT BOOK 54, PAGES 49 AND 50.

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

OCT 3 1991
 DATE
 G. T. WILSON, JR., C.L.S.

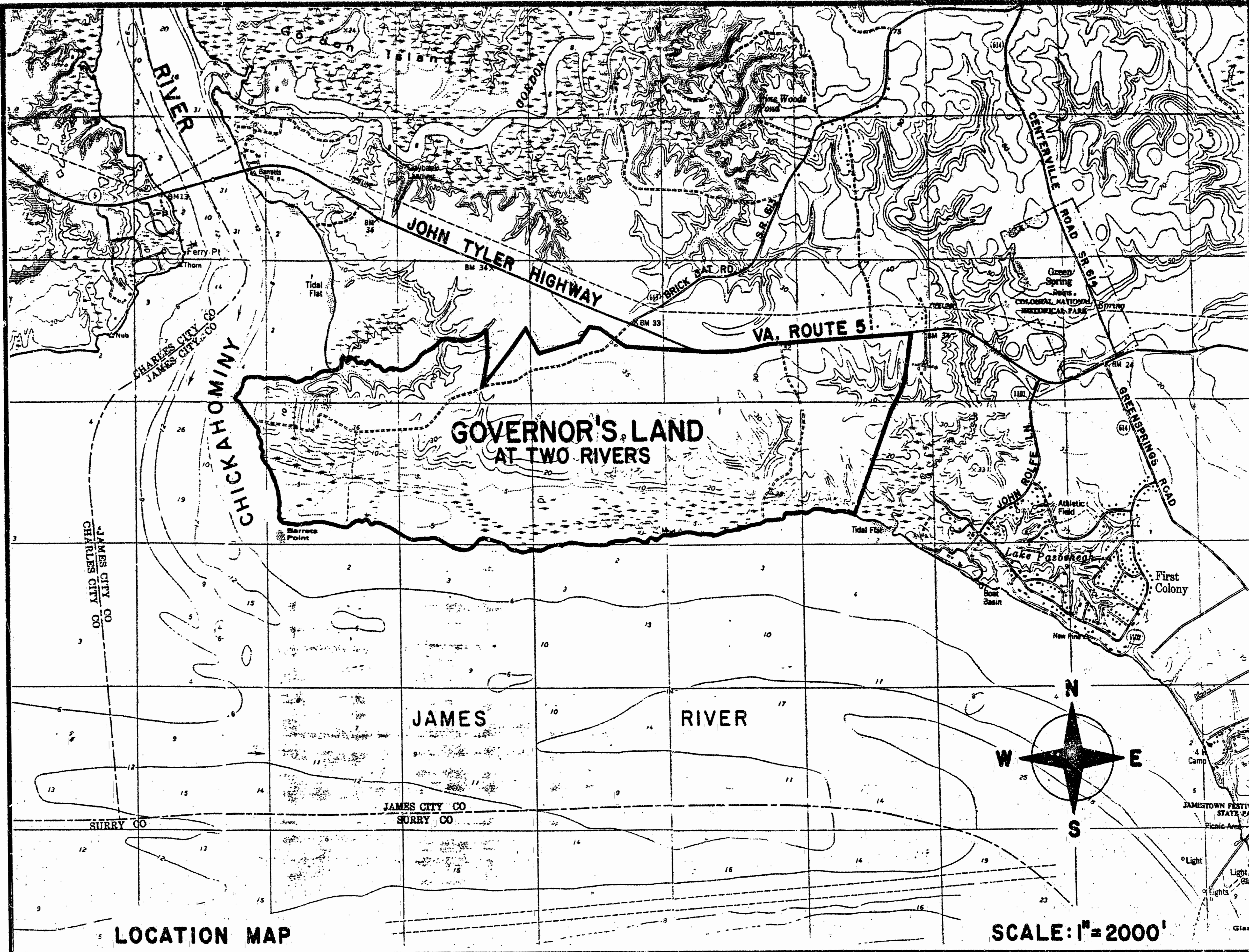
CERTIFICATE OF APPROVAL

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

10/21/91
 DATE
 J. D. ELLIOTT
 VIRGINIA DEPARTMENT OF TRANSPORTATION

10-2-91
 DATE
 J. W. SEATON
 VIRGINIA DEPARTMENT OF HEALTH

10/29/91
 DATE
 SUBDIVISION COMMISSION OF JAMES CITY COUNTY



- GENERAL NOTES**
1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED 6. COMMUNITY DISTRICT.
 2. ALL UTILITIES TO BE PLACED UNDERGROUND.
 3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND PRIMARILY BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
 4. UNLESS OTHERWISE NOTED HEREON, ALL LOTS ARE SERVED BY GRAVITY SEWER SYSTEMS. DUE TO TOPOGRAPHIC CONSTRAINTS, SOME LOTS ARE SERVICABLE 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 MINIMUM ELEVATION ON THAT PARTICULAR LOT THAT A HOUSE CAN BE BUILT TO AND SERVED BY GRAVITY SEWER. ANY LOTS NOT SERVICABLE BY GRAVITY SEWER ARE LABELED GRINDER PUMP.
 5. THE HOMEOWNER'S ASSOCIATION RESERVES AN EASEMENT AROUND ALL LOTS FOR DRAINAGE AND UTILITY MAINTENANCE IF NECESSARY. THE EASEMENT IS 10' FRONT, 5' SIDES, AND 10' REAR ON EACH LOT.

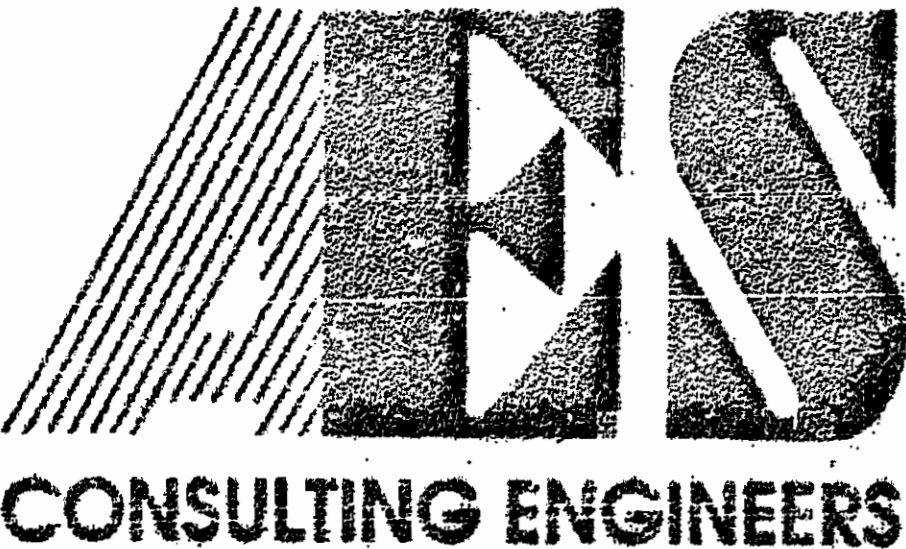
WETLANDS AND THE 100-FOOT WETLANDS BUFFER STRIP SHALL BE MAINTAINED AS IS, E.G., FOREST OR NATURAL VEGETATION WITH NO BUILDINGS, STRUCTURES, IMPERVIOUS SURFACES, PLOWING, APPLICATION OF AGRICULTURAL CHEMICALS OR PESTICIDES, OR DISTURBANCE OF THE SUBSTRATE EXCEPT FOR APPROVED UTILITIES AND DRAINAGE IMPROVEMENTS (AS SHOWN GENERALLY ON THE MASTER WATER, SANITARY SEWER, AND STORMWATER MANAGEMENT PLANS PREPARED BY AES, A PROFESSIONAL CORPORATION, DATED JUNE 6, 1989, AND SUBMITTED WITH THESE PROFFERS), ROADS, JOGGING OR NATURE TRAILS, AND APPROPRIATE HISTORICAL, ENVIRONMENTAL, AND/OR DIRECTIONAL SIGNAGE AS APPROVED BY THE PLANNING COMMISSION. SELECT UNDERSTORY, MAINTENANCE, AND VISUAL PATH CLEARANCE MAY TAKE PLACE ALONG THE JAMES AND CHICKAHOMINY RIVERS FRONTAGES; SELECT, BUT NECESSARY HAND CLEARING MAY BE IMPLEMENTED ALONG THE WETLAND FRONTAGE (I) IN CONJUNCTION WITH THE ESTABLISHMENT OF THE GOLF COURSE FAIRWAYS AND/OR (II) FOR UNDERSTORY, MAINTENANCE, OR VISUAL PATH PURPOSED AS APPROVED BY THE PLANNING COMMISSION.

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 ARCHITECTURAL REVIEW BOARD 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 OF PROTECTIVE COVENANTS FOR THE GOVERNOR'S LAND AT TWO RIVERS FOR ADDITIONAL INFORMATION, RULES, AND REGULATIONS REGARDING THIS SUBDIVISION.

8. ALL AREAS SHOWN ON THE RECORD PLAT AS "MAJOR OPEN SPACE" ARE SUBJECT TO THE REQUIREMENTS STATED ON THE GOVERNOR'S LAND PROFFER AGREEMENT, CONDITION #17:
 "IN CONJUNCTION WITH THE APPROVAL OF ANY SUBDIVISION PLAN WITHIN ANY LAND BAY, ALL AREAS DESIGNATED ON THE MASTER PLAN WITHIN SAID LAND BAY AS 'MAJOR OPEN SPACE' SHALL BE IDENTIFIED BY METES AND BOUNDS AND SHALL CONFORM GENERALLY TO THE PROPORTIONATE ACREAGE BREAKDOWNS BETWEEN 'MAJOR OPEN SPACE' AND THE BALANCE OF ACREAGE IN EACH LAND BAY AS SHOWN ON THE MASTER PLAN. MAJOR OPEN SPACE AREAS SHALL BE UNDISTURBED AND EXCLUSIVE OF ANY LOTS, EXCEPT FOR GOLF FAIRWAYS, UTILITIES, DRAINAGE IMPROVEMENTS, ROADS AS SHOWN GENERALLY ON THE MASTER PLAN, JOGGING, NATURE, OR GOLF TRAILS OR BRIDGES, AND SIGNAGE APPROVED BY THE PLANNING COMMISSION."
 9. ITEMS DENOTED AS "WETLANDS BUFFER," "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 "HORNE'S LAKE"		
AREA OF RESIDENTIAL LOTS	1,434,966 S.F.	32.9423 AC
AREA OF RIGHT-OF-WAYS	506,636 S.F.	11.6308 AC
AREA OF MAJOR OPEN SPACE	1,012,672 S.F.	23.2477 AC
AREA OF OPEN SPACE	212,472 S.F.	4.8777 AC
TOTAL HORNE'S LAKE AREA	3,166,746 S.F.	72.6985 AC
MAJOR OPEN SPACE CALCULATION		
ADJUSTMENT PARCEL A (AREA OF ADDITION)	72,502 S.F.	1.6644 AC
ADJUSTMENT PARCEL B (AREA OF DEDUCTION)	9,908 S.F.	0.2280 AC
ADJUSTMENT PARCEL C (AREA OF DEDUCTION)	9,346 S.F.	0.2146 AC
NET ACREAGE ADJUSTMENT OF GOLF COURSE	53,248 S.F.	1.2224 AC
NET ACREAGE PLATTED AS MAJOR OPEN SPACE (INCLUDES MAJOR OPEN SPACE ABOVE AND NET ACREAGE ADJUSTMENT OF GOLF COURSE)	1,065,920 S.F.	24.470 AC
NUMBER OF LOTS	49	
AVERAGE LOT SIZE	29,285 S.F.	0.6723 AC
LARGEST LOT (7)	63,013 S.F.	1.4466 AC
SMALLEST LOT (14)	15,604 S.F.	0.3582 AC
GRASS LOTS PER ACRE		0.675 LOT/ACRE

259 p.m.
 13th day of October 1991
 536 page 59
 Release 1/1/92



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 Williamsburg, Virginia 23188
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 Fax (804) 220-8994

PLAT OF
 HORNE'S LAKE
 THE
 GOVERNOR'S LAND
 At Two Rivers
 JAMES CITY COUNTY
 VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn BB
Scale NOTED	Date SEP. 1991
Project No. 7173	
Drawing No. 1 of 5	