

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

RESTRICTIONS IN AREAS OF MAJOR OPEN SPACE THOSE AREAS SHOWN AND DENOTED AS "MAJOR OPEN SPACE" SHALL BE UNDISTURBED AND EXCLUSIVE OF ANY LOTS, EXCEPT FOR GOLF FAIRWAYS, UTILITIES, DRAINAGE IMPROVEMENTS, ROADS, AS SHOWN GENERALLY ON THE MASTER PLAN FOR THE GOVERNOR'S LAND, JOGGING, NATURE, OR GOLF TRAILS OR BRIDGES, AND SIGNAGE APPROVED BY THE PLANNING COMMISSION.

NOTE REGARDING BUILDING SETBACKS  
 UNLESS OTHERWISE NOTED, BUILDING SETBACKS FOR THE LOTS SHOWN ARE AS FOLLOWS:  
 FRONT: 50'  
 SIDE: 10'  
 REAR: 40'  
 THE MINIMUM REAR YARD SETBACK FOR LOTS 37 THROUGH 39 SHALL BE 40' OR THE LINE OF THE 100' RPA WETLANDS BUFFER, WHICHEVER IS GREATER.

LOT CURVE DATA

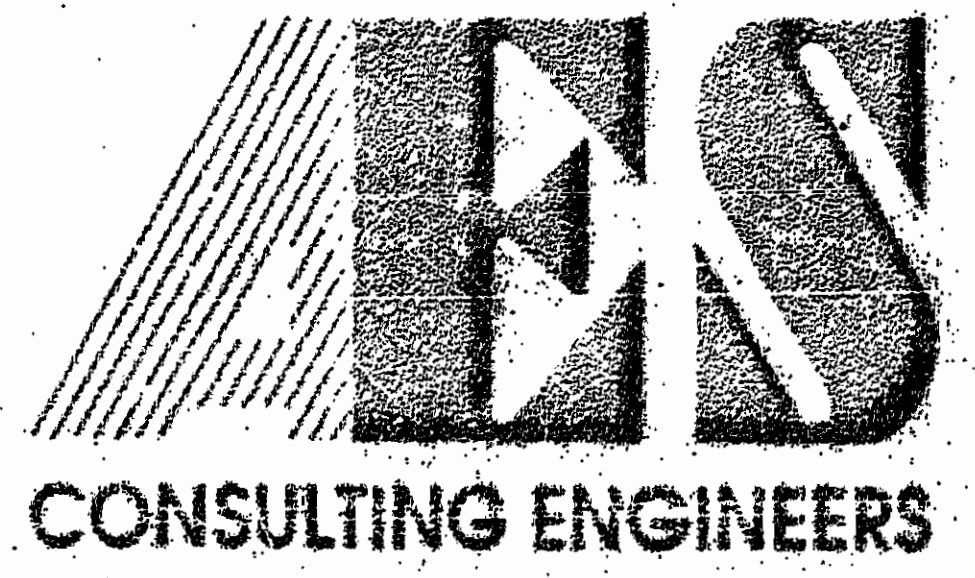
| NO. | LENS      | RADIUS  | LENGTH  | TANGENT | CHORD   | CHORD BEARING |
|-----|-----------|---------|---------|---------|---------|---------------|
| 1   | 25°59'39" | 275.00' | 124.76' | 63.47'  | 123.70' | S38°55'11"W   |
| 2   | 13°21'30" | 354.69' | 82.70'  | 41.54'  | 82.51'  | S44°34'15"W   |
| 3   | 13°27'22" | 354.69' | 83.30'  | 41.84'  | 83.11'  | S31°09'49"W   |
| 4   | 25°26'36" | 354.69' | 157.51' | 80.07'  | 156.22' | S11°02'51"W   |
| 5   | 18°00'33" | 354.69' | 111.49' | 56.21'  | 111.03' | S10°00'44"E   |
| 6   | 08°19'00" | 615.85' | 89.39'  | 44.77'  | 89.31'  | S23°10'30"E   |
| 7   | 11°38'46" | 615.85' | 125.18' | 62.81'  | 124.96' | S33°09'23"E   |
| 8   | 13°14'09" | 615.85' | 142.27' | 71.45'  | 141.95' | S45°51'50"E   |
| 9A  | 07°08'05" | 615.85' | 76.69'  | 38.39'  | 76.64'  | S55°46'57"E   |
| 9B  | 05°03'00" | 399.50' | 35.21'  | 17.62'  | 35.20'  | S61°52'30"E   |
| 10  | 14°05'00" | 399.50' | 98.20'  | 49.35'  | 97.95'  | S71°26'30"E   |
| 11A | 14°10'00" | 399.50' | 98.78'  | 49.64'  | 98.53'  | S65°34'00"E   |
| 11B | 00°51'33" | 800.00' | 12.00'  | 6.00'   | 12.00'  | N87°46'47"E   |
| 12  | 08°21'07" | 800.00' | 116.62' | 58.41'  | 116.51' | S87°36'53"E   |
| 13  | 01°12'06" | 800.00' | 16.78'  | 8.39'   | 16.78'  | S84°50'18"E   |
| 14  | 05°17'12" | 950.00' | 87.65'  | 43.86'  | 87.62'  | S84°52'49"E   |
| 15  | 05°39'35" | 950.00' | 93.84'  | 46.96'  | 93.80'  | N89°38'48"E   |
| 37  | 09°50'48" | 722.21' | 124.12' | 62.21'  | 123.96' | N89°24'01"W   |
| 38  | 10°03'02" | 722.21' | 126.69' | 63.51'  | 126.52' | N89°20'56"W   |
| 39  | 02°18'55" | 722.21' | 29.18'  | 14.59'  | 29.18'  | S84°28'06"W   |
| 40  | 07°14'03" | 349.50' | 44.13'  | 22.09'  | 44.10'  | S86°55'40"W   |
| 41  | 27°11'01" | 349.50' | 165.82' | 84.50'  | 164.27' | N75°51'49"W   |
| 42A | 02°55'19" | 349.50' | 17.82'  | 8.91'   | 17.82'  | N60°48'39"W   |
| 42B | 15°10'40" | 565.85' | 149.90' | 75.39'  | 149.46' | N51°45'40"W   |
| 43  | 14°56'16" | 565.85' | 147.52' | 74.18'  | 147.11' | N32°38'45"W   |
| 44A | 06°09'37" | 565.85' | 60.84'  | 30.45'  | 60.81'  | N22°05'49"W   |
| 44B | 08°24'01" | 304.69' | 44.67'  | 22.38'  | 44.63'  | N14°48'59"W   |
| 45  | 35°48'13" | 304.69' | 190.40' | 98.42'  | 187.32' | N07°17'08"W   |
| 46  | 26°03'45" | 304.69' | 138.60' | 70.52'  | 137.41' | N08°13'07"W   |
| 47  | 01°20'25" | 300.00' | 7.02'   | 3.51'   | 7.02'   | N50°34'47"E   |
| 48  | 17°38'33" | 300.00' | 92.38'  | 46.56'  | 92.01'  | N41°05'18"E   |
| 49  | 20°05'04" | 300.00' | 105.16' | 53.13'  | 104.62' | N22°13'29"E   |

HIGH-OF-WAY CURVE DATA CHART

| NO. | LENS      | RADIUS   | LENGTH   | TANGENT | CHORD    | CHORD BEARING |
|-----|-----------|----------|----------|---------|----------|---------------|
| 1   | 37°00'28" | 2380.69' | 1537.71' | 796.75' | 1511.12' | S84°32'46"E   |
| 7   | 10°56'47" | 950.00'  | 181.49'  | 91.02'  | 181.22'  | N87°42'37"W   |
| 8   | 10°24'47" | 800.00'  | 145.40'  | 72.90'  | 145.19'  | N87°26'37"W   |
| 9   | 39°18'00" | 399.50'  | 232.19'  | 119.48' | 228.93'  | N76°00'00"W   |
| 10  | 40°20'00" | 615.85'  | 433.53'  | 226.18' | 424.63'  | N39°11'00"W   |
| 11  | 70°16'00" | 354.69'  | 434.99'  | 249.59' | 408.24'  | N16°07'00"E   |
| 12  | 59°43'59" | 275.00'  | 257.90'  | 139.31' | 248.55'  | N24°23'00"E   |
| 13  | 50°23'44" | 300.00'  | 263.87'  | 141.16' | 255.45'  | S26°33'08"W   |
| 14  | 70°16'00" | 304.69'  | 373.67'  | 214.41' | 350.69'  | S16°07'00"W   |
| 15  | 40°20'00" | 565.85'  | 398.31'  | 207.82' | 390.16'  | S39°11'00"E   |
| 16  | 37°20'22" | 349.50'  | 227.77'  | 118.09' | 223.76'  | S78°01'11"E   |
| 17  | 22°12'45" | 722.21'  | 279.99'  | 141.77' | 278.24'  | S65°34'59"E   |

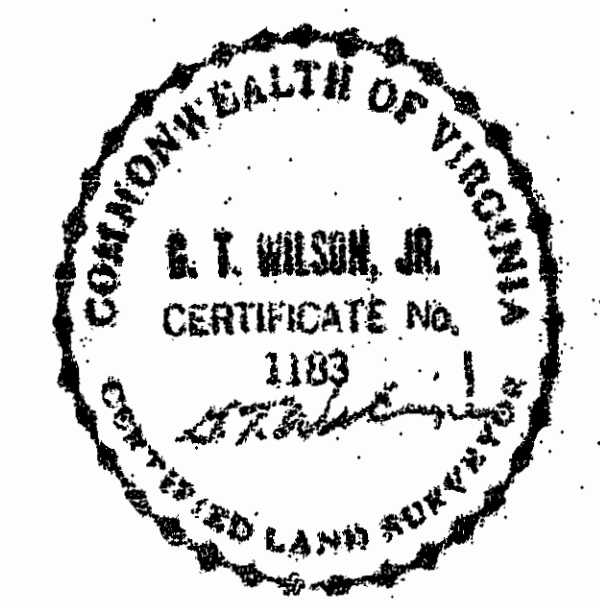
OPEN SPACES CURVE DATA

| NO.           | LENS      | RADIUS   | LENGTH   | TANGENT | CHORD    | CHORD BEARING |
|---------------|-----------|----------|----------|---------|----------|---------------|
| OPEN SPACE 1A | 05°46'37" | 2678.49' | 270.06'  | 135.15' | 269.95'  | N74°03'41"E   |
| OPEN SPACE 1B | 07°42'46" | 2300.69' | 305.71'  | 155.09' | 309.47'  | N80°48'22"E   |
| OPEN SPACE 1C | 02°51'15" | 25.00'   | 40.52'   | 20.26'  | 36.22'   | S48°54'37"E   |
| OPEN SPACE 1D | 27°44'21" | 275.00'  | 133.14'  | 67.90'  | 131.84'  | S11°23'11"W   |
| OPEN SPACE 2C | 21°23'26" | 2220.69' | 825.06'  | 419.41' | 824.26'  | N76°44'15"W   |
| OPEN SPACE 2D | 11°19'42" | 300.00'  | 59.32'   | 29.75'  | 59.22'   | N06°31'07"E   |
| OPEN SPACE 2E | 87°29'10" | 25.00'   | 38.37'   | 23.93'  | 34.57'   | N44°35'51"E   |
| OPEN SPACE 2F | 23°27'02" | 2300.69' | 1028.65' | 523.07' | 1020.11' | S78°51'03"E   |
| OPEN SPACE 4  | 04°03'27" | 565.85'  | 40.07'   | 20.04'  | 40.06'   | N42°08'13"W   |



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PLAT OF SUBDIVISION  
 HORNE'S LAKE  
 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 SEP. 1997  
 Project No. 7173  
 Drawing No. 3 of 5