

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

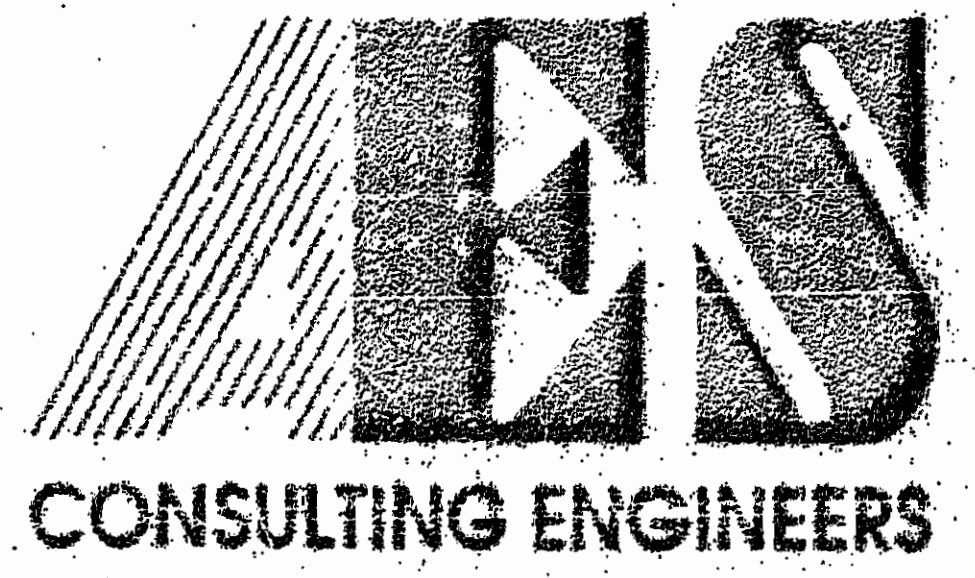
NO.	LENS	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	25°59'39"	275.00'	124.76'	63.47'	123.70'	S38°55'11"W
2	13°21'30"	354.69'	82.70'	41.54'	82.51'	S44°34'15"W
3	13°27'22"	354.69'	83.30'	41.84'	83.11'	S31°09'49"W
4	25°26'36"	354.69'	157.51'	80.07'	156.22'	S11°02'51"W
5	18°00'33"	354.69'	111.49'	56.21'	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

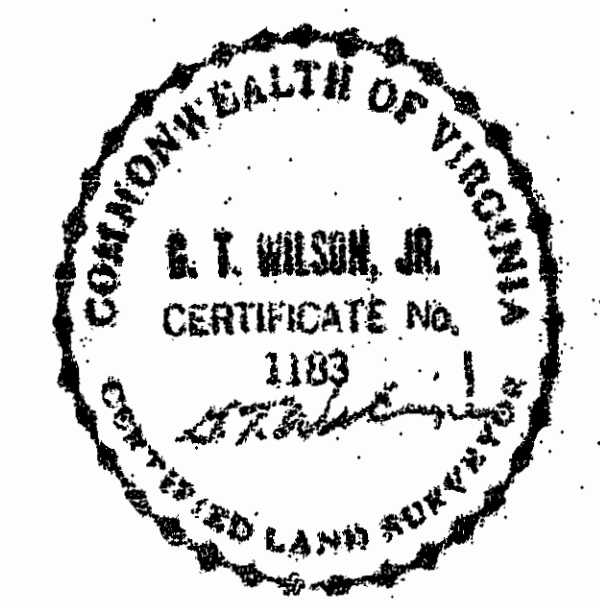
OPEN SPACES CURVE DATA

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°03'26"	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°37'02"	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