

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE GOVERNOR'S LAND AT TWO RIVERS, PARKSIDE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

1-6-92 DATE *(Signature)* NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF *James City* I, *Stephen H. Martin* 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 THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS DAY OF *January*, 1992, MY COMMISSION EXPIRES *10/15/2002*.

*Stephen H. Martin*  
 SIGNATURE

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT 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.

**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.

JAN 9 1992 DATE *(Signature)*  
 G. T. WILSON, JR., C.L.S.

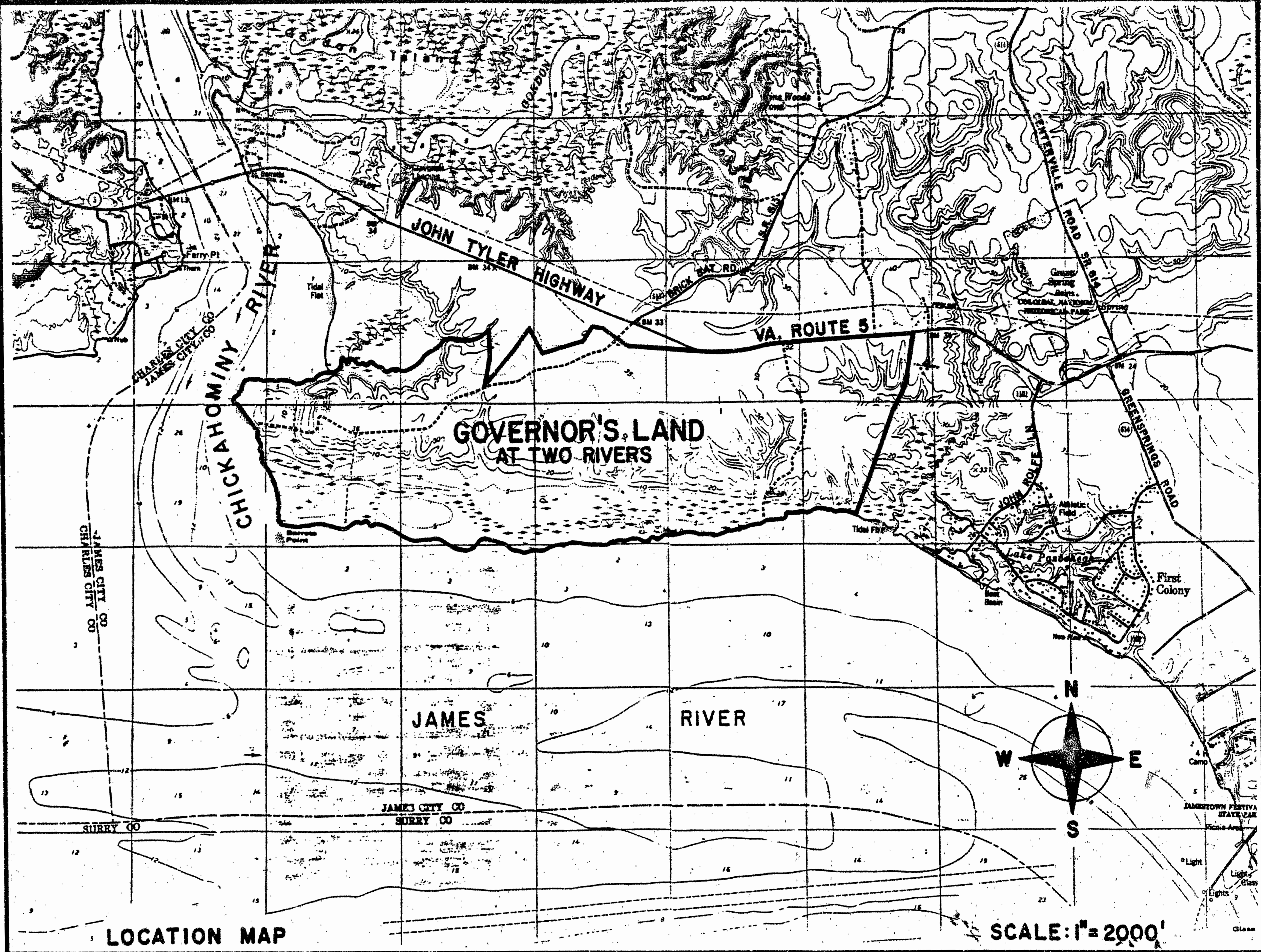
**CERTIFICATE OF APPROVAL**

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

1/22/92 DATE *(Signature)*  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

01-15-92 DATE *(Signature)*  
 VIRGINIA DEPARTMENT OF HEALTH

4/27/92 DATE *(Signature)*  
 SUBDIVISION PLANNING OF JAMES CITY COUNTY



**LOCATION MAP**

SCALE: 1" = 2000'

- GENERAL NOTES**
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.
  - ALL UTILITIES TO BE PLACED UNDERGROUND.
  - PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND PRIMARILY BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
  - UNLESS OTHERWISE NOTED HERON, 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.
  - SOME LOTS INTERFACE WITH THE 100-YEAR FLOOD PLAIN. THE 100-YEAR FLOOD PLAIN IS DELINEATED ON THE PLAT WHERE APPLICABLE. THE ELEVATION OF THE 100-YEAR FLOOD PLAIN IS 8.5 NGVD (NATIONAL GEODETIC VERTICAL DATUM).
  - GOVERNOR'S LAND ASSOCIATES GRANTS TO THE GOVERNOR'S LAND FOUNDATION AN EASEMENT OVER EACH LOT FOR DRAINAGE AND UTILITY MAINTENANCE. THE EASEMENT IS 10' FRONT, 10' 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 FRONTS; 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.

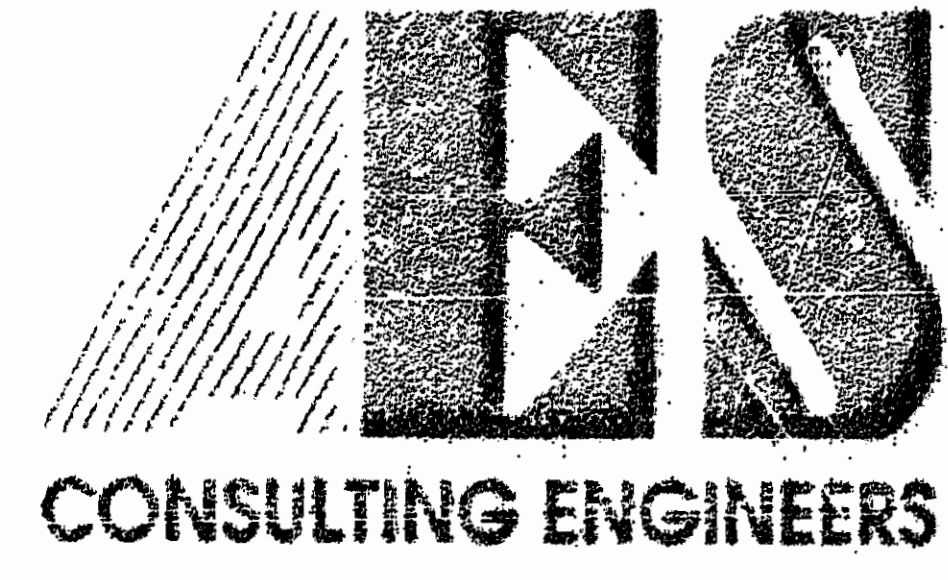
- BUILDING SETBACK LINES FOR INDIVIDUAL LOTS ARE SHOWN. VARIANCES TO THE BUILDING SETBACKS SHOWN MAY BE GRANTED ON A CASE-BY-CASE BASIS BY THE COVENANTS COMMITTEE OF THE GOVERNOR'S LAND FOUNDATION FOR THE GOVERNOR'S LAND AT TWO RIVERS, BUT IN NO CASE WILL VARIANCES BE GRANTED FOR BUILDING SETBACK LESS 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 FOR GOVERNOR'S LAND FOR ADDITIONAL INFORMATION, RULES, AND REGULATIONS REGARDING THIS SUBDIVISION.

- ALL AREAS SHOWN ON THE RECORD PLAT AS "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."  
 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**

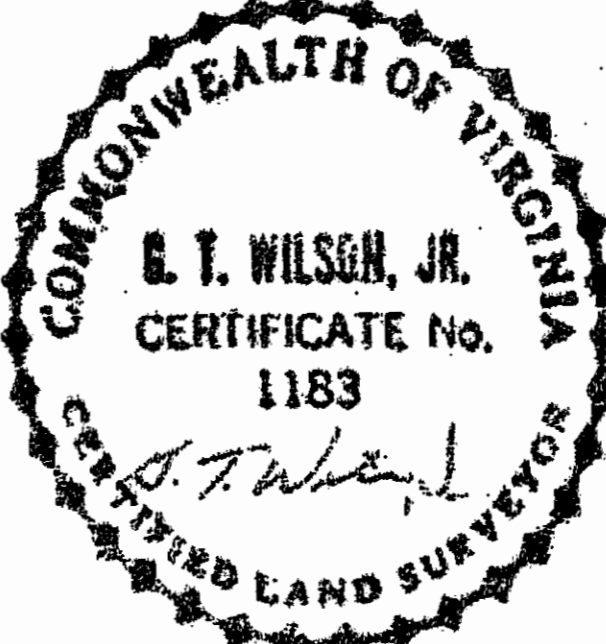
PARKSIDE		
AREA OF RESIDENTIAL LOTS	849,804 S.F.±	19.509 AC.±
AREA OF RIGHT-OF-WAY	165,355 S.F.±	3.796 AC.±
AREA OF MAJOR OPEN SPACE	1,279,665 S.F.±	29.377 AC.±
AREA OF OPEN SPACE	245,528 S.F.±	5.637 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>2,540,352 S.F.±</b>	<b>58.319 AC.±</b>
NUMBER OF LOTS	26	
AVERAGE LOT SIZE	32,684 S.F.	0.750 AC.±
LARGEST LOT (NO. 13)	41,513 S.F.	0.953 AC.±
SMALLEST LOT (NO. 22)	29,906 S.F.	0.687 AC.±
GROSS LOTS PER ACRE	0.446 LOTS/GROSS ACRE	

Recorded 304 8:58 AM  
 Day of April, 1992  
 D.B. No. 559 page 814  
 Clerk



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (804) 253-0040  
 Fax (804) 220-8994

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



DESIGNED	AES	DRAWN	AES
SCALE	NOTED	DATE	DEC. 1991
Project No. 7173			
Drawing No. 1 of 4			
No.	DATE	REVISION / COMMENT / NOTE	BY

DESIGNED	AES	DRAWN	AES
SCALE	NOTED	DATE	DEC. 1991
Project No. 7173			
Drawing No. 1 of 4			