

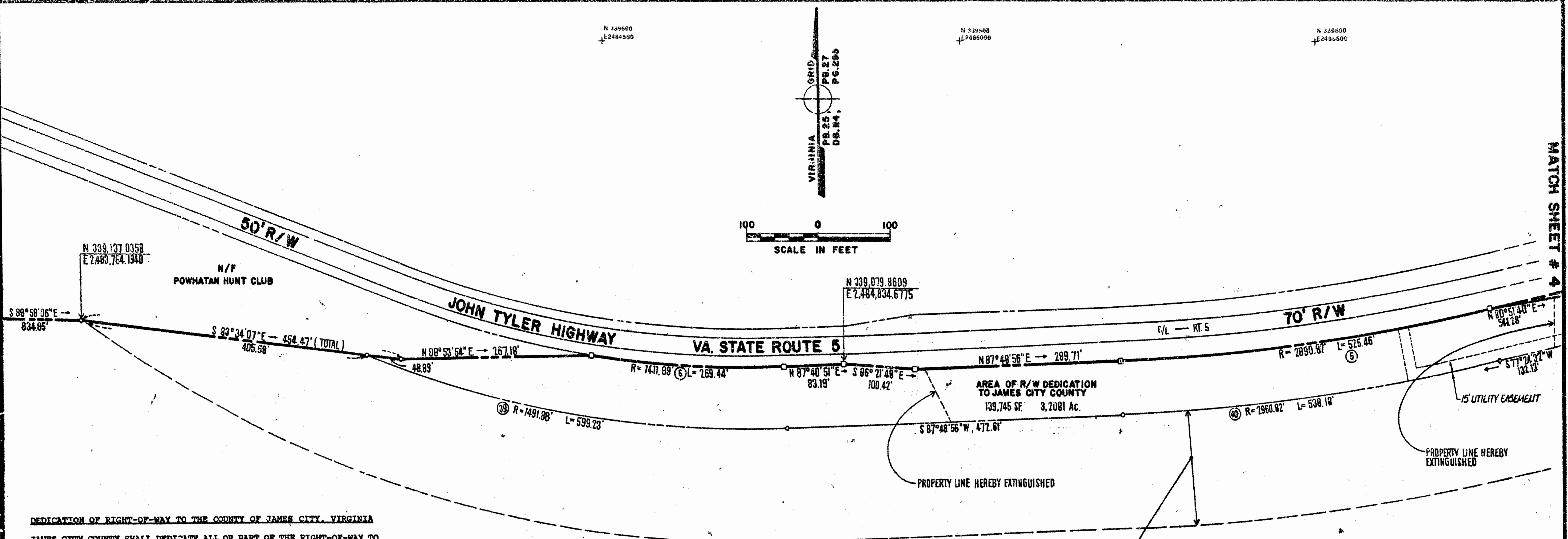
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MATCH SHEET # 4



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. THE SAID DEDICATION OF RIGHT-OF-WAY TO JAMES CITY COUNTY IS SUBJECT TO THE RIGHT OF GOVERNOR'S LAND ASSOCIATES (DEVELOPER), ITS ASSIGNS OR ITS HOMEOWNER'S ASSOCIATION AS A SUCCESSOR IN INTEREST UNDER THIS DEDICATION OF RIGHT-OF-WAY, TO GRANT AND CONVEY EASEMENTS, AS NECESSARY, TO INSTALL OR MAINTAIN ANY UTILITIES, ROADSIDE DRAINAGE IMPROVEMENTS, JOGGING AND/OR NATURE TRAILS, COMMUNITY ENTRANCE ROAD, APPROPRIATE HISTORICAL, ENVIRONMENTAL, DIRECTIONAL OR COMMUNITY IDENTIFICATION SIGNAGE, AND LANDSCAPING AS APPROVED IN ADVANCE BY THE JAMES CITY COUNTY PLANNING COMMISSION.

DEVELOPER, ITS ASSIGNS OR ITS HOMEOWNER'S ASSOCIATION AS A SUCCESSOR IN INTEREST UNDER THIS DEDICATION OF RIGHT-OF-WAY, SHALL REMOVE ALL SUCH IMPROVEMENTS, AS NECESSARY, ON DEMAND OF THE COUNTY IN ORDER TO FACILITATE DEDICATION OF THE RIGHT-OF-WAY TO VDOT. DEVELOPER, ITS ASSIGNS OR ITS HOMEOWNER'S ASSOCIATION AS A SUCCESSOR IN INTEREST UNDER THIS DEDICATION OF RIGHT-OF-WAY, MAY RELOCATE ANY REMOVED IMPROVEMENTS WITH THE APPROVAL OF THE JAMES CITY COUNTY PLANNING COMMISSION UNLESS OTHERWISE PROHIBITED BY THE PROFFERS.

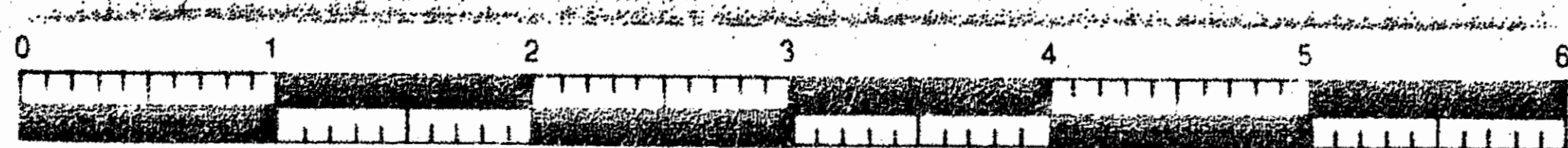
150-FOOT GREENBELT BUFFER ALONG THE PROPERTY'S ROUTE 5 FRONTAGE (EXCLUSIVE OF RIGHT-OF-WAY DEDICATED HEREIN FOR FUTURE IMPROVEMENTS OF ROUTE 5 TO A FOUR-LANE DIVIDED HIGHWAY) AS DEFINED BY THE GREENBELT CORRIDOR POLICY OF JAMES CITY COUNTY. THE "GREENBELT" BUFFERS SHALL BE UNDISTURBED AND EXCLUSIVE OF ANY LOTS, EXCEPT FOR APPROVED UTILITIES, DRAINAGE IMPROVEMENTS, JOGGING/NATURE TRAILS, COMMUNITY ENTRANCE ROADS AS SHOWN GENERALLY ON THE MASTER PLAN AND APPROPRIATE HISTORICAL, ENVIRONMENTAL, DIRECTIONAL, AND COMMUNITY IDENTIFICATION SIGNAGE AS APPROVED BY THE PLANNING COMMISSION.

N/F
GOVERNOR'S LAND
ASSOCIATES

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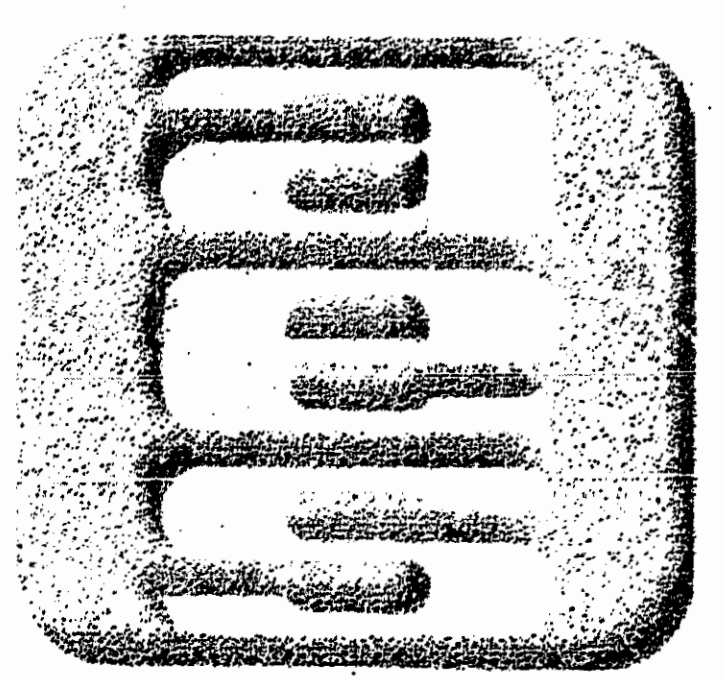
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BUSINESS RECORDS CORPORATION

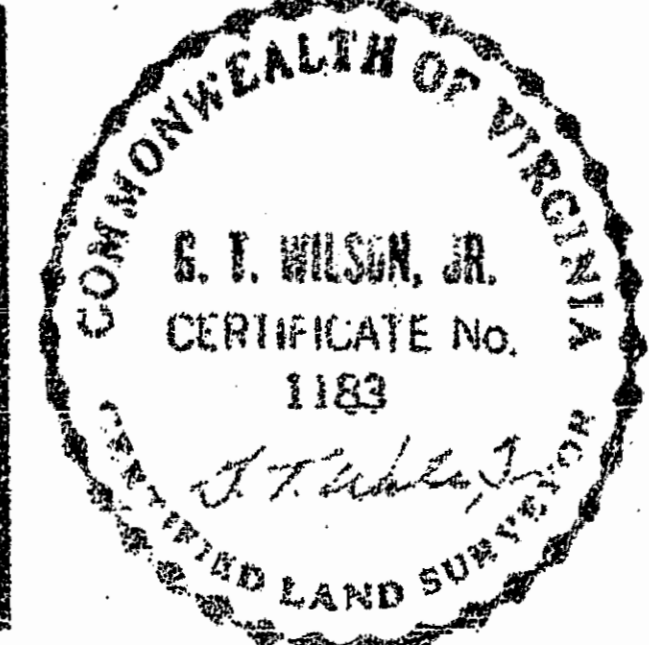
RIGHT-OF-WAY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
5	10°24'52"	2890.82'	525.46'	263.46'	524.74'	S82°36'30"W
6	10°56'02"	1411.89'	269.44'	135.23'	269.03'	S86°53'08"E
39	23°00'49"	1491.89'	599.23'	303.73'	595.23'	N80°48'45"W
40	10°24'52"	2960.82'	538.18'	269.84'	537.44'	S82°36'30"W



AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23185
(804) 253-0040
Engineering, Planning, Surveying

• PLAT OF VACATION AND AMENDMENT •
RIGHT-OF-WAY DEDICATION
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 4/8/91
Project No. 7173	
Drawing No. 5 of 5	