OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS NATHANIEL'S GREEN, LOTS 11 - 18, IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

9-18-92 — DATE — FOR GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP

9-21-92 — DATE — FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City I, Katherine Hold 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 THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 21st DAY OF September, 1992. MY COMMISSION EXPIRES July 31, 1996.

SIGNATURE

CERTIFICATE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:

THE AREA TO BE KNOWN AS NATHANIEL'S GREEN, LOTS 11 - 18, WAS CONVEYED BY PATRICK J. MILMOE AND WALTER F. WITT, JR., TRUSTEE, 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;

THE PROPERTY REFERRED TO HEREIN AS "GOLF COURSE" WAS CONVEYED BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO GOVERNOR'S LAND FOUNDATION, BY DEED RECORDED 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, PAGES 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.

SEPT. 17, 1992 — DATE — G. T. WILSON, JR., C.L.S.

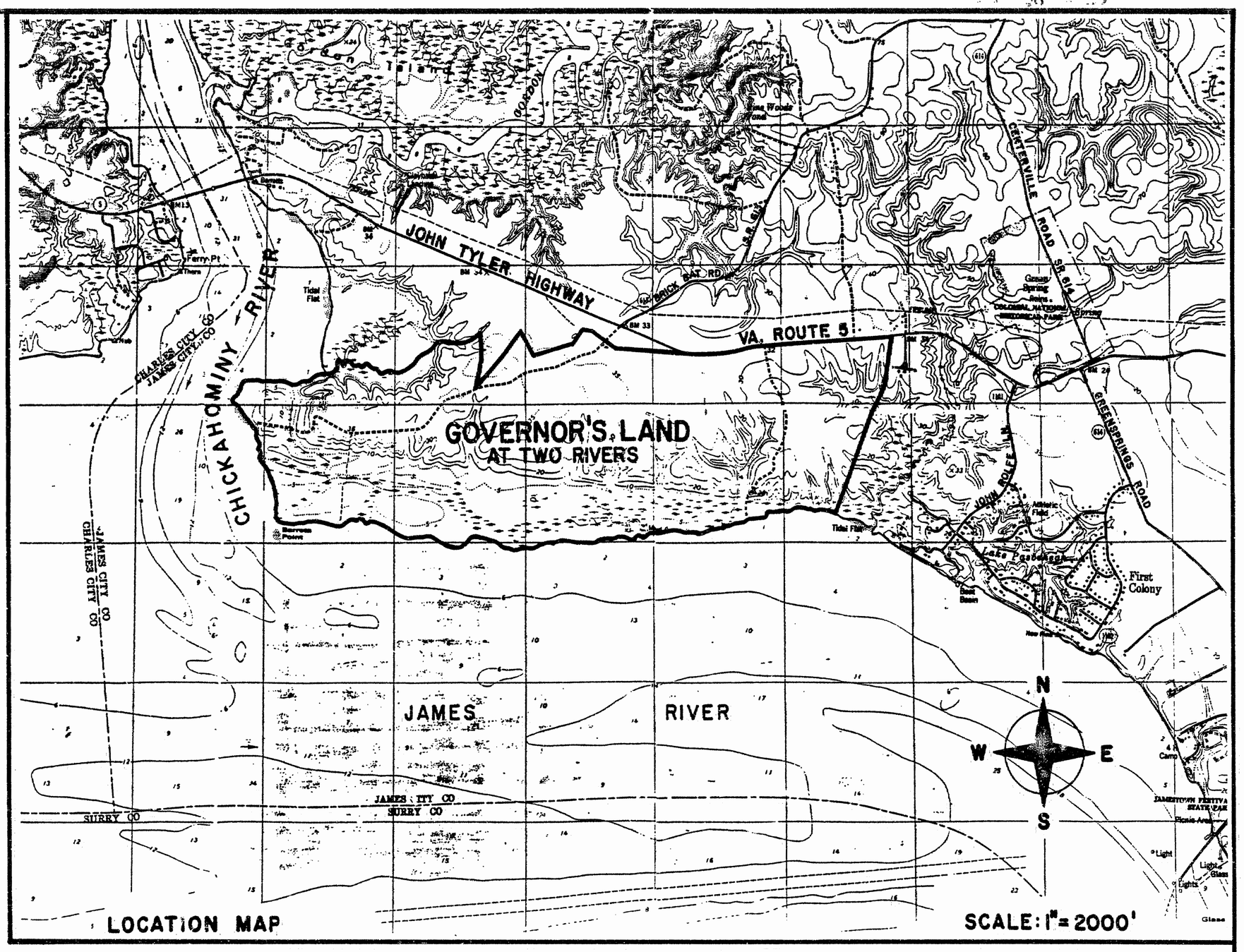
CERTIFICATE OF APPROVAL

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

11/20/92 — DATE — VIRGINIA DEPARTMENT OF TRANSPORTATION

9/18/92 — DATE — VIRGINIA DEPARTMENT OF HEALTH

11/25/92 — DATE — SUBDIVISION AGENT OF JAMES CITY COUNTY



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED 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 SERVICEABLE 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 SERVICEABLE BY GRAVITY SEWER ARE LABELED GRINDER PUMP.
5. 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).
6. 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.
7. 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.
8. 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.
9. 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."
10. 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
"NATHANIEL'S GREEN"
LOTS 11 - 18

AREA OF RESIDENTIAL LOTS	156,123 SF	3.584 AC
AREA OF RIGHT-OF-WAY	49,753 SF	1.142 AC
AREA OF MAJOR OPEN SPACE	63,608 SF	1.460 AC
AREA OF ADJUSTMENT PARCEL "F"	7,048 SF	0.162 AC
TOTAL NATHANIEL'S GREEN, LOTS 11 - 18, AREA	276,532 SF	6.348 AC
MAJOR OPEN SPACE CALCULATION		
ADJUSTMENT PARCEL "F" (AREA OF ADDITION/ACREAGE ADJUSTMENT OF GOLF COURSE)	7,048 SF	0.162 AC
NET ACREAGE PLATTED AS MAJOR OPEN SPACE (INCLUDES MAJOR OPEN SPACE ABOVE AND NET ACREAGE ADJUSTMENT OF GOLF COURSE)	70,656 SF	1.622 AC
NUMBER OF LOTS	8	
AVERAGE LOT SIZE	19,515 SF	0.448 AC
LARGEST LOT (LOT #13)	22,266 SF	0.511 AC
SMALLEST LOT (LOT #17)	16,037 SF	0.382 AC
GROSS LOTS PER ACRE	1.26 LOTS PER GROSS ACRE	

PLAT RECORDED IN P.B. NO. 56 PAGE 55, 56, 57

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PLAT OF
NATHANIEL'S GREEN, LOTS 11-18
THE GOVERNOR'S LAND
At Two Rivers
POWHATAN DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA
G. T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale NOTED	Date AUG.1992
Project No. 7173	
Drawing No. 1 of 3	

164195
BUSINESS RECORDS CORPORATION