

LOT CURVE DATA

LOT CURVE DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	
1A	09°53'21"	787.08'	135.85'	68.09'	135.68'	N74°03'18"E
1B	102°00'36"	25.00'	44.51'	30.88'	38.86'	S49°59'44"W
1C	01°10'39"	3605.76'	74.11'	37.05'	74.10'	S01°35'54"W
2	13°36'41"	658.78'	156.50'	78.62'	156.13'	N75°54'58"E
3A	15°33'12"	385.00'	77.36'	38.92'	77.13'	S00°27'27"W
3B	86°59'57"	25.00'	37.96'	23.78'	34.42'	S36°10'50"W
3C	14°33'12"	579.87'	147.01'	37.90'	146.61'	S86°57'24"W
4	15°03'02"	285.00'	74.70'	47.56'	74.48'	S15°44'34"W
5	17°46'47"	285.00'	88.44'	44.58'	89.09'	S32°08'28"W
6	21°13'08"	285.00'	105.55'	53.38'	104.94'	S51°38'25"W
7A	08°08'12"	25.00'	3.62'	1.81'	3.62'	S84°33'21"W
7B	26°27'28"	285.00'	131.61'	67.00'	130.44'	S75°28'43"W
8A	10°30'04"	520.47'	95.39'	47.83'	95.26'	S04°06'57"W
8B	81°32'20"	25.00'	35.58'	21.56'	32.65'	S39°38'05"W
9	09°43'01"	520.47'	88.27'	44.24'	88.16'	S14°13'30"W
10A	03°19'57"	440.22'	25.60'	12.81'	25.60'	N86°23'36"E
10B	82°00'55"	25.00'	35.79'	21.74'	32.81'	N43°42'36"W
10C	18°59'29"	470.47'	154.58'	77.99'	153.88'	N06°42'36"E
31A	107°01'07"	25.00'	46.70'	33.80'	40.20'	N38°47'45"E
31B	09°21'18"	490.22'	3.04'	1.52'	3.04'	S87°52'21"E
32A	91°00'34"	25.00'	39.71'	25.44'	35.67'	N44°29'43"W
32B	01°56'32"	3435.28'	116.46'	58.23'	116.45'	S89°01'44"W
33	00°32'27"	3435.28'	32.43'	16.22'	32.43'	S87°47'14"W
34	01°11'01"	1525.00'	31.51'	1.75'	31.51'	S88°06'31"W
53	03°53'16"	1475.00'	100.08'	1.06'	100.06'	N89°33'57"W
54	00°06'19"	1475.00'	2.71'	1.36'	2.71'	N87°14'10"E
56	00°57'19"	3485.28'	58.11'	29.06'	58.11'	N87°53'40"E
57A	01°31'41"	3485.28'	92.95'	46.48'	92.94'	N89°14'10"E
57B	04°57'28"	875.96'	75.69'	37.92'	75.77'	N01°00'59"E
57C	01°11'11"	3655.76'	75.69'	37.85'	75.69'	N02°54'07"E
57D	87°41'19"	25.00'	38.26'	24.01'	36.64'	N46°09'20"E

OPEN SPACE CURVE DATA

OPEN SPACE CURVE DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	
1A	10°31'37"	867.08'	159.31'	79.68'	159.08'	S74°22'26"W
1B	94°21'03"	25.00'	41.17'	26.97'	36.67'	S32°27'43"W
1C	01°48'09"	400.00'	12.58'	6.29'	12.58'	N13°48'44"W
1D	75°48'35"	25.00'	33.08'	19.47'	30.72'	S50°48'57"E
1E	94°29'22"	235.00'	387.55'	254.17'	345.10'	N44°02'04"E
1F	107°46'46"	25.33'	34.66'	47.61'	40.90'	N57°02'59"W
2A	79°09'58"	25.00'	34.54'	20.67'	31.86'	S54°17'48"E
2B	01°31'51"	867.08'	23.17'	11.58'	23.17'	N86°53'09"E
2C	09°38'56"	1677.64'	282.52'	141.60'	282.19'	S87°31'28"E

RIGHT-OF-WAY CURVE DATA

CURVE DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	
1	21°49'09"	470.47'	178.89'	90.54'	177.81'	S08°11'26"W
2	20°13'05"	520.47'	183.66'	92.79'	182.71'	N99°58'28"E
3	89°50'32"	25.00'	39.20'	24.93'	35.31'	N43°47'11"E
4	96°01'36"	285.00'	477.66'	316.67'	423.68'	N40°41'39"E
5	10°31'21"	578.78'	106.30'	53.30'	106.15'	S74°25'07"W
6	06°28'59"	867.08'	98.11'	49.11'	98.06'	N82°52'44"E
7	02°29'00"	3435.28'	148.89'	74.46'	148.88'	N88°45'30"E
8	14°07'00"	1525.00'	375.74'	188.82'	374.78'	S85°25'30"E
10	14°07'00"	1475.00'	363.41'	182.63'	362.50'	N85°25'30"W
11	02°29'00"	3485.28'	151.06'	75.54'	151.05'	S88°45'30"W
12	01°09'42"	3655.76'	74.12'	37.06'	74.12'	N01°43'41"E
15	10°34'10"	578.78'	106.77'	53.54'	106.62'	N74°23'43"E
16	09°53'21"	867.08'	149.66'	75.61'	149.47'	N74°03'18"E
17	10°34'10"	658.78'	121.53'	60.94'	121.36'	S74°23'43"W

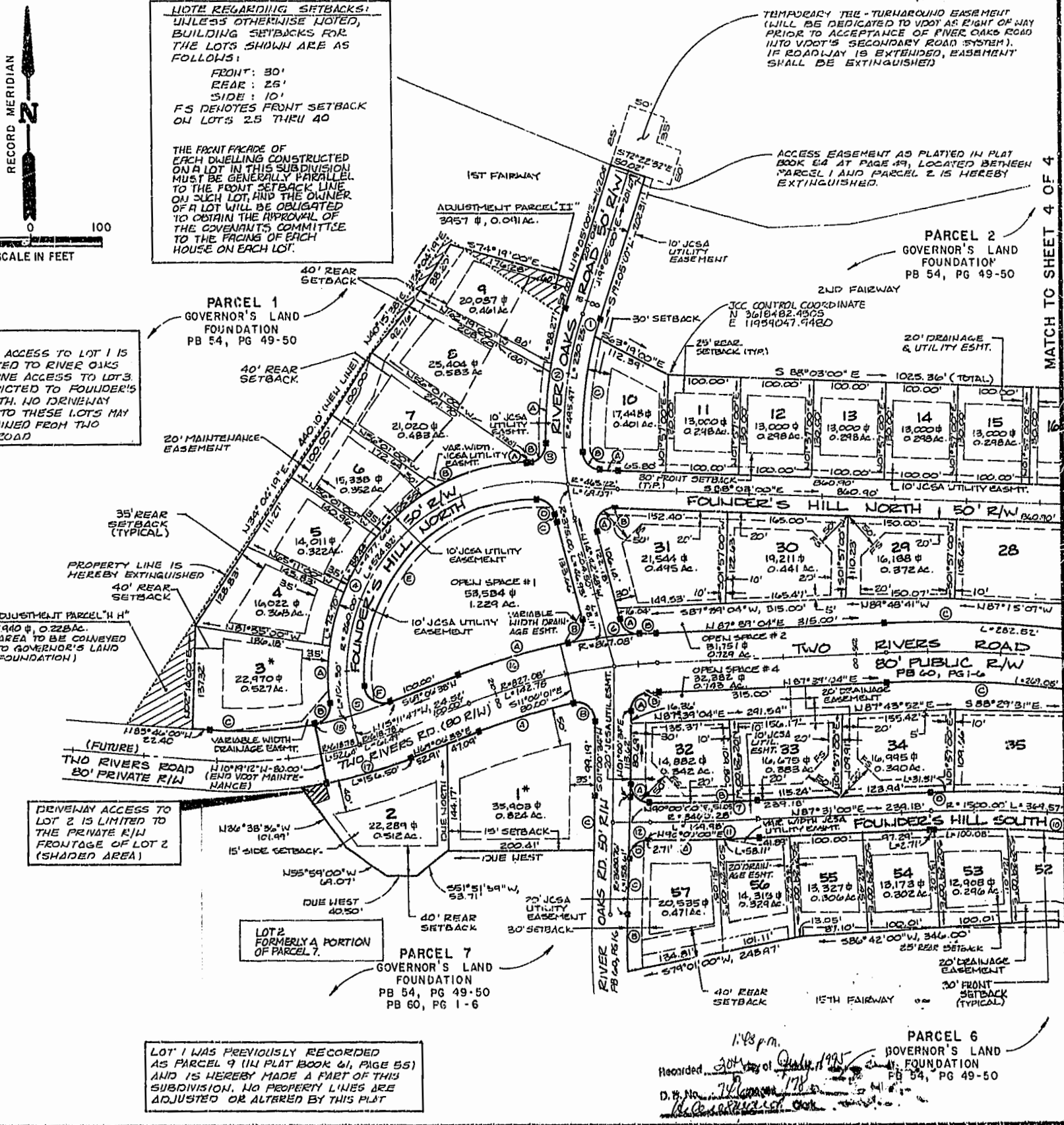
ADJUSTMENTS IN MAJOR OPEN SPACE

- NEW AREA 3 OF MAJOR OPEN SPACE (AREAS OF ADDITION)
 - ADJUSTMENT PARCEL "HH" (ADDITION TO GOLF COURSE) 9,940 S.F. 0.228 AC.
 - MAJOR OPEN SPACE #27 55,880 S.F. 1.273 AC.
- AREAS REMOVED FROM MAJOR OPEN SPACE (AREAS OF DEDUCTION)
 - ADJUSTMENT PARCEL "GG" (DEDUCTION FROM GOLF COURSE) 11,932 S.F. 0.274 AC.
 - ADJUSTMENT PARCEL "II" (DEDUCTION FROM GOLF COURSE) 3,857 S.F. 0.089 AC.
 - ADJUSTMENT PARCEL "JJ" (DEDUCTION FROM GOLF COURSE) 23,107 S.F. 0.532 AC.
 - LOT 2 (DEDUCTION FROM GOLF COURSE) 22,289 S.F. 0.512 AC.
- NET ADDITIONAL ACREAGE PLATTED AS MAJOR OPEN SPACE AFTER ADJUSTMENTS 4,261 S.F. 0.098 AC.

NOTE REGARDING SETBACKS: UNLESS OTHERWISE NOTED, BUILDING SETBACKS FOR THE LOTS SHOWN ARE AS FOLLOWS:
 FRONT: 30'
 REAR: 2.5'
 SIDE: 10'
 FS DENOTES FRONT SETBACK ON LOTS 2.5 THRU 40

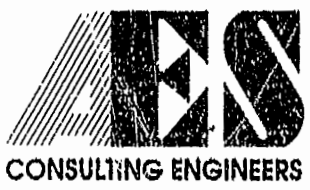
THE FRONT FACADE OF EACH DWELLING CONSTRUCTED ON A LOT IN THIS SUBDIVISION MUST BE GENERALLY PARALLEL TO THE FRONT SETBACK LINE ON SUCH LOT, AND THE OWNER OF A LOT WILL BE OBLIGATED TO OBTAIN THE APPROVAL OF THE COVENANTS COMMITTEE TO THE FACING OF EACH HOUSE ON EACH LOT.

*NOTE: DRIVEWAY ACCESS TO LOT 1 IS RESTRICTED TO RIVER OAKS ROAD. DRIVE ACCESS TO LOT 3 IS RESTRICTED TO FOUNDER'S HILL NORTH. NO DRIVEWAY ACCESS TO THESE LOTS MAY BE OBTAINED FROM TWO RIVERS ROAD



LOT 1 WAS PREVIOUSLY RECORDED AS PARCEL 9 (IN PLAT BOOK 61, PAGE 55) AND IS HEREBY MADE A PART OF THIS SUBDIVISION. NO PROPERTY LINES ARE ADJUSTED OR ALTERED BY THIS PLAT

1:48 p.m.
 Recorded 30th day of July 1995
 D. B. No. [Signature]
 PARCEL 6 GOVERNOR'S LAND FOUNDATION PB 54, PG 49-50



5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
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PLAT OF FOUNDER'S HILL
 THE GOVERNOR'S LAND
 At Two Rivers Rd
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB	Drawn AES
Scale 1"=100'	Date 6/95
Project No. 7173	Drawing No. 3 of 4

MATCH TO SHEET 4 OF 4