

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "RIVER REACH BLOCKS 'A' AND 'B'" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

8/21/96 Donald E. Pritch
 DATE FOR GOVERNOR'S LAND ASSOCIATES,
 A VIRGINIA GENERAL PARTNERSHIP

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA James City
 CITY/COUNTY OF James City
Patricia D. Callis 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
21 DAY OF August, 1996.
Patricia D. Callis
 SIGNATURE
 MY COMMISSION EXPIRES 8-31-97

CERTIFICATE OF SOURCE OF TITLE

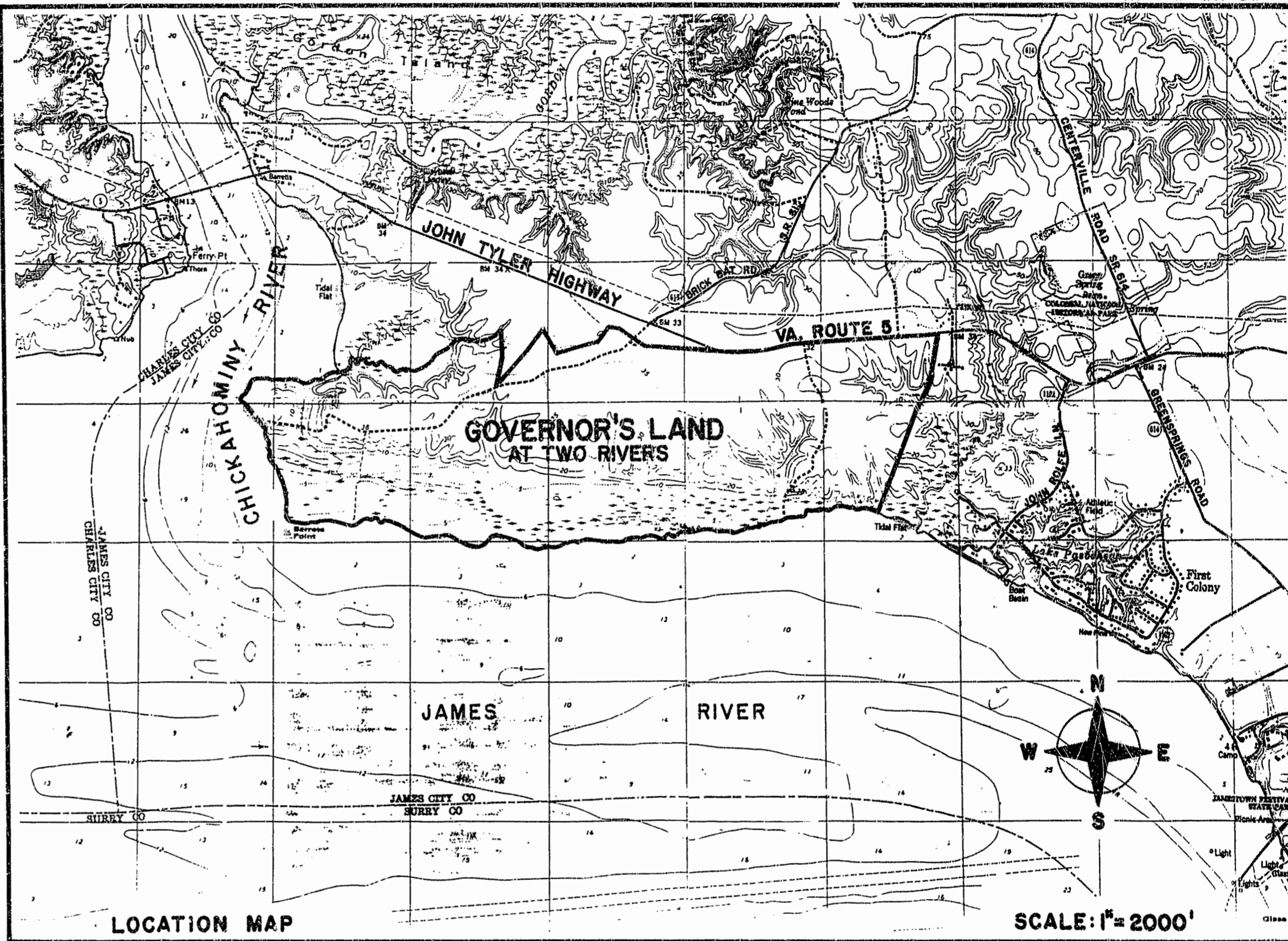
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS
 FOLLOWS:
 THE AREA TO BE KNOWN AS "RIVER REACH BLOCKS 'A' AND 'B'" WAS
 CONVEYED BY PATRICK J. MILMOE AND WALTER F. WITT, JR.,
 TRUSTEE, TO GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL
 PARTNERSHIP, BY DEED DATED JANUARY 23, 1991, AND RECORDED
 IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF
 JAMES CITY IN DEED BOOK 501, PAGES 499 - 501.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND
 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.
7-31-96 G. T. Wilson, Jr.
 DATE G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

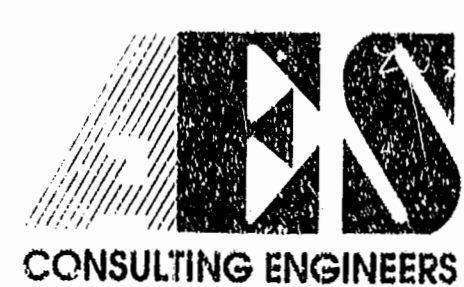
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN
 ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND
 MAY BE ADMITTED TO RECORD.
8/19/96 BE Mann
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
08 AUG 25 1996 R. R. Davis
 DATE VIRGINIA DEPARTMENT OF HEALTH
10/1/96 [Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY



- 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 BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE RW.
 - 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.
 - 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.
 - 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 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: 20' 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.
 - ITEMS DENOTED AS "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.

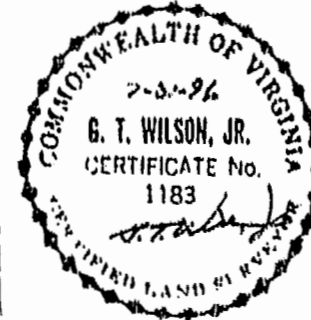
SEE SHEET 2 OF 4 FOR AREA TABULATIONS FOR RIVER REACH - BLOCKS 'A' AND 'B', AND FOR MAJOR OPEN SPACE CALCULATIONS.

PLAT RECORDED IN P.B. NO. 65 PAGE 30-33



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

PLAT OF
 RIVER REACH BLOCKS "A" AND "B"
 THE
 GOVERNOR'S LAND
 At Two Rivers
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale NOTED	Date JULY, 1996
Project No. 7173	
Drawing No. 1 OF 4	