

**OWNER'S CERTIFICATE**  
 THE SUBDIVISION OF LAND AND LOT LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS "RIVER OAKS NORTH" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

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

DATE 8/21/96 Donald E. Point  
 FOR GOVERNOR'S LAND FOUNDATION

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY

I, Pamela 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.

SIGNATURE Pamela D. Callis

MY COMMISSION EXPIRES 8-31-99

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:  
 THE AREA TO BE KNOWN AS "RIVER OAKS NORTH" 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, AT 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 IN THE COUNTY OF JAMES CITY IN DEED BOOK 519, AT PAGE 551, WITH ACCOMPANYING PLAT OF RECORD IN PLAT BOOK 54, AT PAGES 49 AND 50.

**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.

DATE 7-31-96 G. T. WILSON, JR., C.E.S.

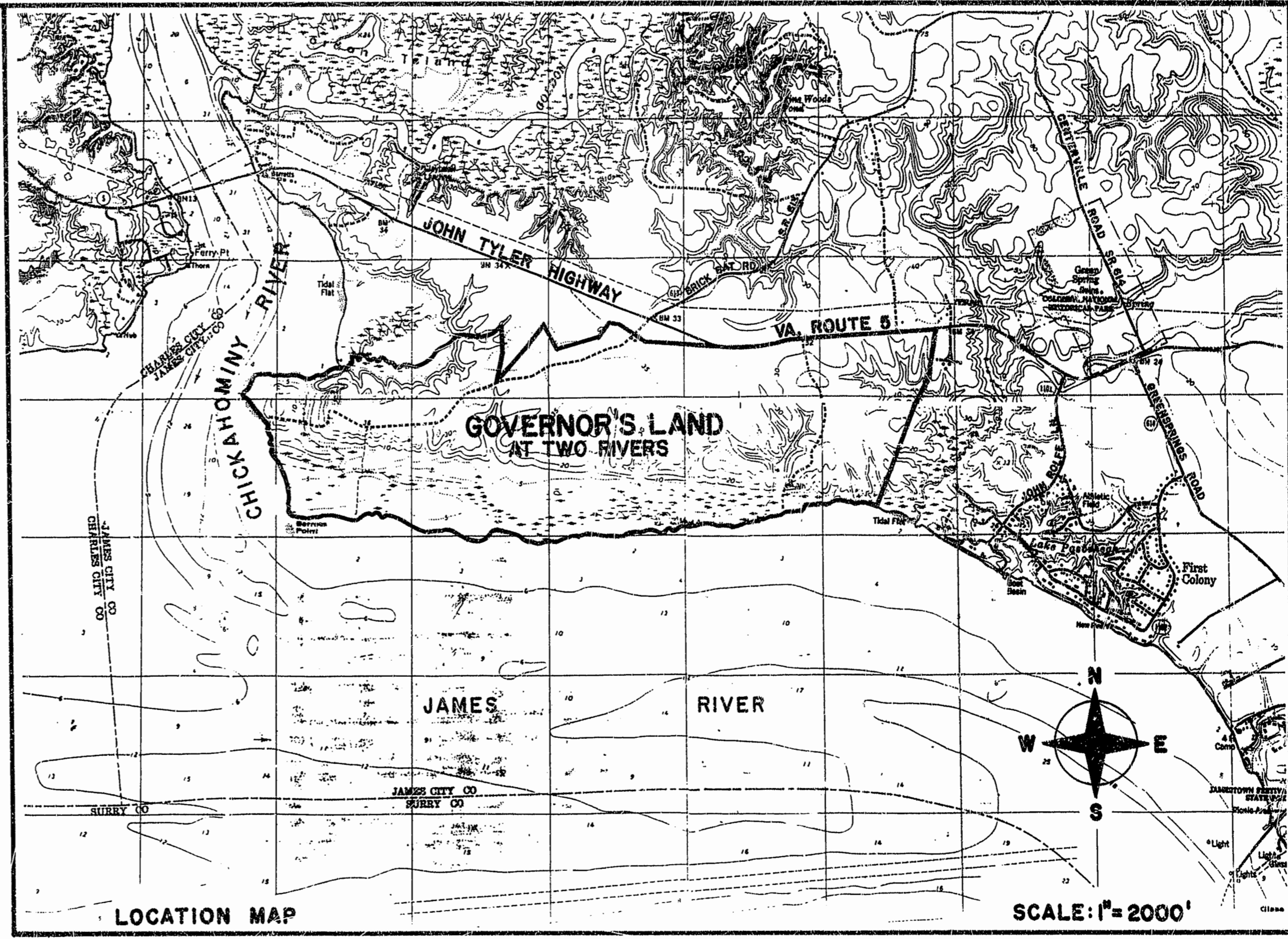
**CERTIFICATE OF APPROVAL**

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

DATE 8/9/96 Be...  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE CS 8/25/96 S. R. ...  
 VIRGINIA DEPARTMENT OF HEALTH

DATE 10/18/96 ...  
 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 R/W.
  - ALL LOTS WITHIN THIS SUBDIVISION ARE PROVIDED SANITARY SEWER SERVICE BY A GRINDER PUMP/FORCE MAIN SYSTEM.
  - 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 FOUNDATION FOR THE GOVERNOR'S LAND AT TWO RIVERS, BUT IN NO CASE SHALL VARIANCES BE GRANTED FOR BUILDING SETBACK LESS THAN THE MINIMUM LISTED BELOW:  
 FRONT SETBACK: 25' MINIMUM  
 SIDE SETBACK: 5' MINIMUM  
 REAR SETBACK: 25' MINIMUM
  - 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.

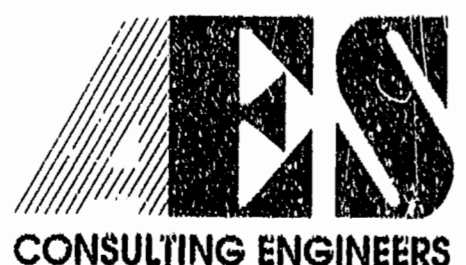
**AREA TABULATION  
RIVER OAKS NORTH**

AREA OF RESIDENTIAL LOTS	710,870 S.F.	16,319 AC.
AREA OF OPEN SPACE	19,273 S.F.	0.442 AC.
AREA OF MAJOR OPEN SPACE (#30)	777,312 S.F.	17,845 AC.
AREA OF PUBLIC RIGHT-OF-WAY (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)	78,267 S.F.	1.797 AC.
AREA OF PRIVATE RIGHT-OF-WAY	41,684 S.F.	0.957 AC.
TOTAL AREA SUBDIVIDED	1,627,386 S.F.	37,380 AC.
NUMBER OF LOTS	28	
AVERAGE LOT SIZE	25,388 S.F.	0.583 AC.
LARGEST LOT (#1)	48,489 S.F.	1.113 AC.
SMALLEST LOT (#20)	17,408 S.F.	0.400 AC.

SEE SHEET 3 OF 5 FOR MAJOR OPEN SPACE CALCULATIONS.

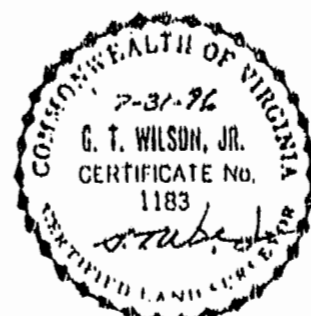
Recorded 22 day of October 1996  
 D.B. No. 812 REC'D 217  
W. S. ...

PLAT RECORD IN  
 P.B. NO. 602 V.A. 34-38



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

PLAT OF  
 RIVER OAKS NORTH  
 THE  
 GOVERNOR'S LAND  
 At Two Rivers  
 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 5	