

RIGHT-OF-WAY CURVE DATA TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
R1	87°00'00"	25.00	37.96	23.72	34.42	N65°56'00"E
R2	60°00'00"	50.00	52.36	28.87	50.00	N07°34'00"W
R3	240°00'00"	50.00	209.44	-	86.80	N82°26'00"E
R4	96°42'58"	25.00	42.20	28.12	37.37	S25°55'29"E
R5	27°33'02"	525.00	252.45	128.71	250.02	S88°03'29"E
R6	20°16'54"	1171.35	414.64	209.31	412.47	N88°18'27"E
R7	20°16'54"	1171.35	386.94	209.57	394.87	S88°18'27"W
R8	28°51'03"	575.00	289.54	151.91	286.49	N87°24'28"W
R9	80°05'25"	25.00	34.95	21.01	32.17	S66°58'21"W
R10	03°26'12"	575.00	34.49	17.25	34.48	S28°38'44"W
R11	11°16'50"	470.00	92.63	46.46	92.48	S24°43'25"W
R12	11°16'50"	520.47	102.47	51.40	102.31	N24°43'25"E
R13	01°51'53"	525.00	17.09	8.54	17.09	N29°25'54"E
R14	99°03'57"	25.00	43.23	29.31	38.04	N21°02'01"W
R15	06°03'57"	525.00	55.58	27.82	55.56	N25°27'59"E

LOT CURVE DATA TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	59°45'00"	50.00	52.14	28.72	49.81	S07°41'30"E
C2	78°42'15"	50.00	68.68	-1.00	63.41	S61°32'08"W
C3	66°53'27"	50.00	58.37	33.03	55.11	N42°40'01"W
C4	34°39'18"	50.00	30.24	15.60	29.78	N05°06'21"E
C5	16°23'41"	525.00	150.22	75.63	149.71	N82°26'48"W
C6	11°09'21"	525.00	102.22	51.27	102.06	S83°44'41"W
C7	05°16'35"	1171.35	107.87	53.97	107.83	S82°05'16"W
C8	05°26'54"	1171.35	111.38	55.73	111.34	S87°27'02"W
C9	07°19'59"	1171.35	149.92	75.06	149.82	N86°09'31"W
C10	00°56'26"	171.35	19.23	9.61	19.23	S82°01'19"E
C11	06°57'12"	1121.35	136.09	68.13	136.00	S85°01'42"E
C12	06°55'47"	1121.35	135.62	67.99	135.54	N88°01'49"E
C13	05°23'55"	1121.35	125.23	62.66	125.16	N81°21'58"E
C14	09°41'28"	575.00	97.26	48.74	97.14	N83°00'44"E
C15	10°44'54"	575.00	109.54	54.94	109.37	S86°41'55"E
C16	08°14'41"	575.00	82.74	41.44	82.67	S77°06'17"E
C17	01°17'01"	1171.35	26.24	13.12	26.24	S78°48'30"W
C18	05°13'40"	875.00	65.52	32.78	65.49	S73°20'30"E
C23	09°37'26"	725.00	121.78	61.03	121.64	N83°37'24"W
C24	08°14'41"	725.00	104.33	52.25	104.24	N74°41'21"W

RIGHT-OF-WAY LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE
T1	N22°26'00"E	43.89'
T2	S22°26'00"W	124.20'
T3	S08°26'54"W	50.00'
T4	N70°55'00"W	50.00'

LOT LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N28°14'00"E	19.10'
L2	N28°14'00"E	71.75'
L3	N16°45'00"W	101.81'
L4	N00°55'00"E	74.00'
L5	N20°00'00"W	38.00'
L6	S83°03'15"W	18.25'
L7	S01°38'00"E	134.74'
L8	S78°10'00"W	11.87'
L9	S87°58'00"W	13.29'
L10	S78°10'00"W	10.38'

NOTE:
A REDUCTION OF THE RPA BUFFER IS APPROVED FOR LOTS 16, 17, AND 18 BY THE DIRECTOR OF CODE COMPLIANCE PURSUANT LETTER DATED MAY 20, 1996. AREAS OF THE RPA BUFFER ARE TO REMAIN UNDISTURBED AND ARE PROTECTED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE OF JAMES CITY COUNTY. CONSTRUCTION ACTIVITIES WITHIN THE RPA BUFFER WHETHER TEMPORARY OR PERMANENT ARE NOT PERMITTED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OFFICE OF CODE COMPLIANCE.

ADJUSTMENTS IN MAJOR OPEN SPACE

- NEW AREAS OF MAJOR OPEN SPACE (AREAS OF ADDITION)**
- ADJUSTMENT PARCEL "H-H" (ADDITION TO GOLF COURSE) 2,279 S.F. 0.052 AC.
 - ADJUSTMENT PARCEL "K-K" (ADDITION TO GOLF COURSE) 2,097 S.F. 0.048 AC.
 - MAJOR OPEN SPACE #30 777,312 S.F. 17.845 AC.

- AREAS REMOVED FROM MAJOR OPEN SPACE (AREAS OF DEDUCTION)**
- ADJUSTMENT PARCEL "P-P" (DEDUCTION FROM GOLF COURSE) 1,845 S.F. 0.042 AC.
 - ADJUSTMENT PARCEL "L-L" (DEDUCTION FROM GOLF COURSE) 8,134 S.F. 0.187 AC.

NET ADDITIONAL ACRES PLATTED AS MAJOR OPEN SPACE AFTER ADJUSTMENTS 771,709 S.F. 17.716 AC.

NOTE:
PARCEL 1 IS CURRENTLY REGARDED AS A MAJOR OPEN SPACE. BY THIS PLAT, PARCEL 1 IS SUBDIVIDED TO CREATE MAJOR OPEN SPACE #29. THERE IS NO NET INCREASE OF ACRES PLATTED AS MAJOR OPEN SPACE AS A RESULT OF THE SUBDIVISION OF PARCEL 1. (SEE SHEET 4)

NOTE:
JAMES CITY COUNTY COORDINATES SUPPLIED ON THIS SHEET ARE FOR GIS PURPOSES ONLY. ALL OTHER INFORMATION ON THIS PLAT IS BASED ON GOVERNOR'S LAND RECORD MERIDIAN.

NOTE:
UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED IN THIS PLAT SHALL BE DEDICATED TO THE GOVERNOR'S LAND FOUNDATION.

NOTE:

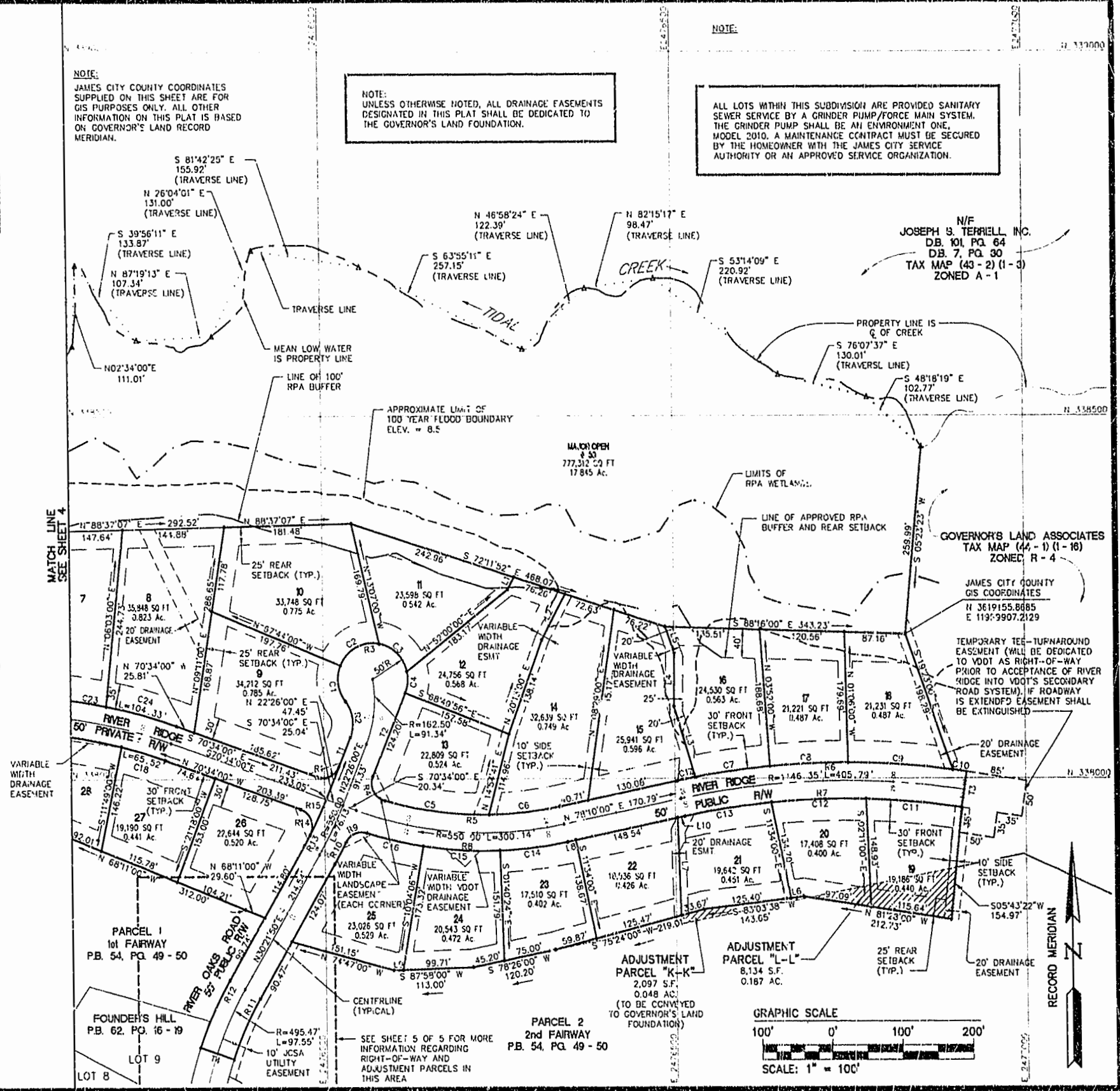
ALL LOTS WITHIN THIS SUBDIVISION ARE PROVIDED SANITARY SEWER SERVICE BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE AN ENVIRONMENTAL MODEL 2010. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH THE JAMES CITY SERVICE AUTHORITY OR AN APPROVED SERVICE ORGANIZATION.

N/F
JOSEPH S. TERRELL, INC.
D.B. 101, PG. 64
D.B. 7, PG. 30
TAX MAP (43-2) (1-3)
ZONED A-1

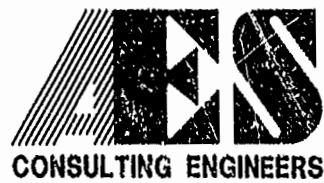
GOVERNOR'S LAND ASSOCIATES
TAX MAP (44-1) (1-16)
ZONED R-4

JAMES CITY COUNTY
GIS COORDINATES
N 3619155.8885
E 11979907.2129

TEMPORARY TEE-TURNAROUND EASEMENT (WILL BE DEDICATED TO VDOT AS RIGHT-OF-WAY PRIOR TO ACCEPTANCE OF RIVER RIDGE INTO VDOT'S SECONDARY ROAD SYSTEM). IF ROADWAY IS EXTENDED EASEMENT SHALL BE EXTINGUISHED.



08.21.96-08.26-01034P01



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PLAT OF
RIVER OAKS NORTH
THE
GOVERNOR'S LAND
At Two Rivers
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
VMB	CLJ
Scale	Date
1"=100'	JULY, 1996
Project No.	7173-3-4
Drawing No.	3 OF 5

