

OWNER'S CERTIFICATE
 THE SUBDIVISION OF LAND AND LOT LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS "TWO RIVERS POINT" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

10/16/96 *Rueger R. DeFuria*
 DATE FOR GOVERNOR'S LAND ASSOCIATES,
 A VIRGINIA GENERAL PARTNERSHIP

10/16/96 *Rueger R. DeFuria*
 DATE FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF *Williamsburg, James City County*

I, *Kimberly L. Battenberg*, 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 *16th* DAY OF *October*, 19*96*.

Kimberly L. Battenberg
 SIGNATURE

MY COMMISSION EXPIRES *October 31, 2000*

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:
 THE AREA TO BE KNOWN AS "TWO RIVERS POINT" 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 496 - 501;

THE PROPERTY REFERRED TO HEREIN AS "GOLF COURSE" WAS ORIGINALLY 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 CIRCUIT COURT IN THE COUNTY OF JAMES CITY IN DEED BOOK 519, AT PAGE 561 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.

10-16-96 *G. T. Wilson, Jr.*
 DATE G. T. WILSON, JR., C.L.S.

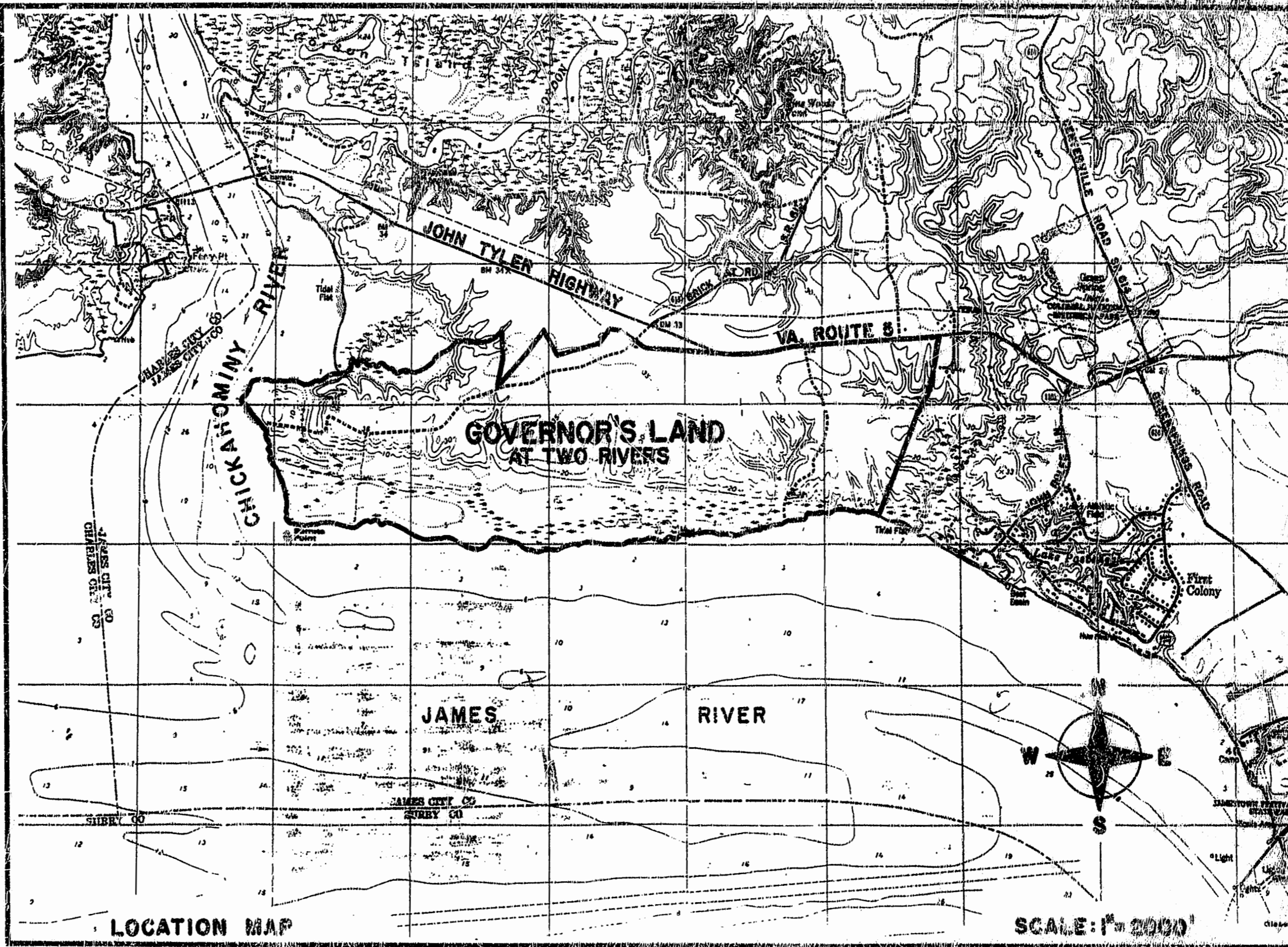
CERTIFICATE OF APPROVAL

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

10/16/96 *James H. Bowles*
 DATE VIRGINIA DEPARTMENT OF HEALTH

11/13/96 *[Signature]*
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

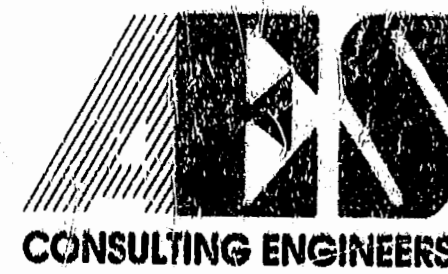
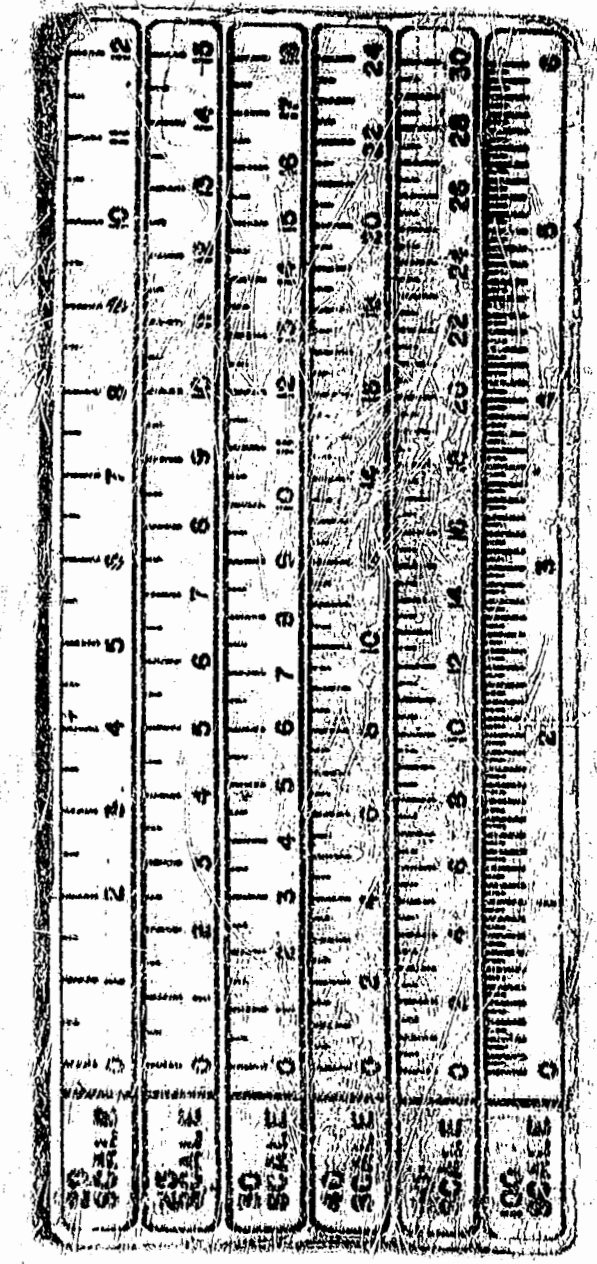
114989
 Record 13 Nov 1996
 R.E. No. 815
[Signatures]



- 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 PRIVATE STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE RAW.
 - 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.

**AREA TABULATION
TWO RIVERS POINT**

AREA OF RESIDENTIAL LOTS	412,765 S.F.	9.476 AC.
AREA OF MAJOR OPEN SPACES	175,892 S.F.	4.038 AC.
AREA OF PRIVATE RIGHT-OF-WAY	52,475 S.F.	1.205 AC.
TOTAL AREA SUBDIVIDED	641,132 S.F.	14.719 AC.
NUMBER OF LOTS	14	
AVERAGE LOT SIZE	29,495 S.F.	0.677 AC.
LARGEST LOT (#4)	40,978 S.F.	0.941 AC.
SMALLEST LOT (#10)	22,918 S.F.	0.526 AC.



5248 Old Towne Road, Suite 1
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PLAT OF
 TWO RIVERS POINT
 THE
 GOVERNOR'S LAND
 AT TWO RIVERS
 POWHATAN DISTRICT
 JAMES CITY COUNTY
 VIRGINIA



DATE	REVISION / COMMENT / NOTE

DESIGNED BY
 A.E.S.
 DRAWN BY
 A.E.S.
 CHECKED BY
 A.E.S.
 DATE
 10/17/96
 PROJECT NO.
 7-173
 DRAWING NO.
 101-3