

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

AREAS SHOWN THUS ARE APPROXIMATE REDUCTIONS OF THE RPA BUFFER TO INCREASE THE BUILDING ENVELOPE. USE OF THESE AREAS REQUIRES AN EXCEPTION TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE, TO BE GRANTED ON AN INDIVIDUAL LCT BASIS AT THE TIME OF BUILDING PERMIT APPLICATION.

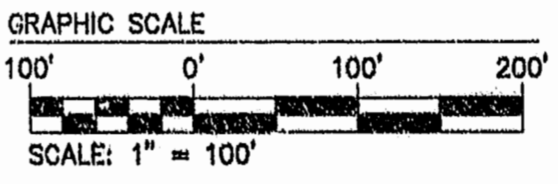
LOT CURVE TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	03°24'04"	400.00	23.74	11.88	23.74	N 01°42'02" W
2	16°43'30"	400.00	116.99	58.92	116.58	N 11°46'48" W
3	15°10'24"	400.00	105.93	53.28	105.62	N 27°44'45" W
4	14°30'39"	400.00	101.30	50.92	101.03	N 42°35'16" W
5	15°11'33"	400.00	106.06	53.34	105.75	N 57°26'22" W
6	16°07'22"	400.00	112.56	59.65	112.19	N 73°05'49" W
7	05°05'29"	400.00	35.55	17.78	35.53	N 83°42'15" W
11	29°45'08"	350.00	181.75	92.97	179.71	S 71°22'26" E
12	31°13'07"	350.00	190.70	97.78	188.35	S 40°53'19" E
13	25°16'45"	350.00	154.42	78.49	153.17	S 12°38'23" E

RIGHT OF WAY CURVE TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
R1	86°15'00"	400.00	602.13	374.64	546.87	S 43°07'30" E
R2	86°15'00"	350.00	526.87	327.81	478.51	N 43°07'30" W

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.

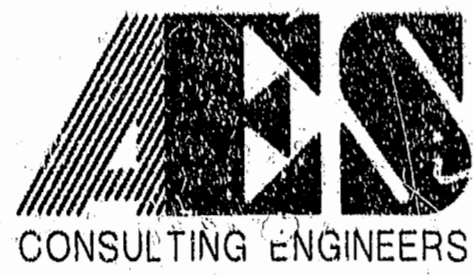
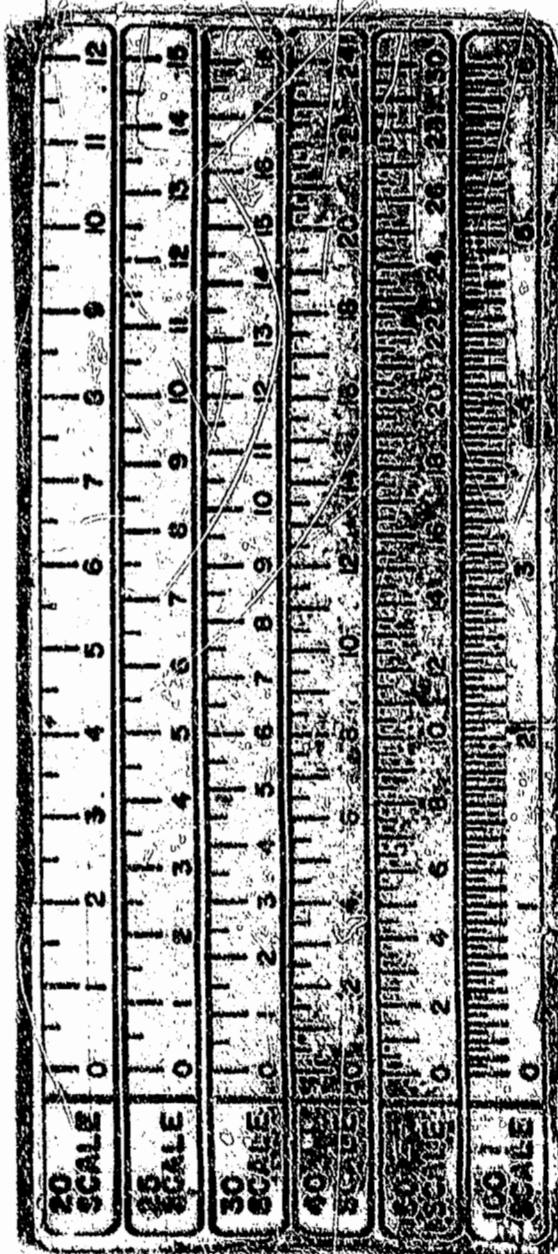
1:49 p.m.  
Recorded 13th day of Nov. 1996  
D.B. No. 815 pages 264  
W. J. ... Clerk



AREA OF OPEN SPACE #32 COMPUTED TO MEAN LOW WATER LINE. THE LINES FOR CLOSURE ONLY

JAMES CITY COUNTY GIS COORDINATE  
N 3618822.7405  
E 11957586.4353

MAJOR OPEN SPACE #33  
37801 S.F.  
0.868 Ac.



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

PLAT OF  
**TWO RIVERS POINT  
THE GOVERNOR'S LAND**  
At Two Rivers  
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NO/E	BY

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

11.11.96-09:49 G.044P01