

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVER OAKS NORTH - BLOCK "B" IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

June 11, 1998 *[Signature]*
 DATE FOR GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, *Sumner McFarland* A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 *22nd* DAY OF *June*, 1998.
Sumner McFarland
 SIGNATURE

MY COMMISSION EXPIRES *September 30th, 2002*

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT 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.

SURVEYOR'S CERTIFICATE

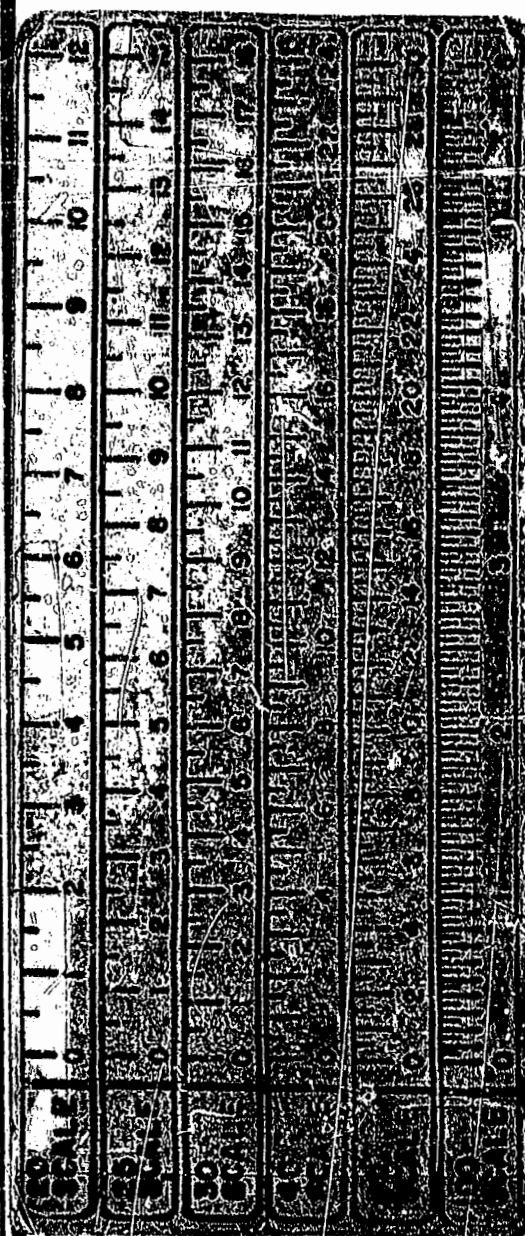
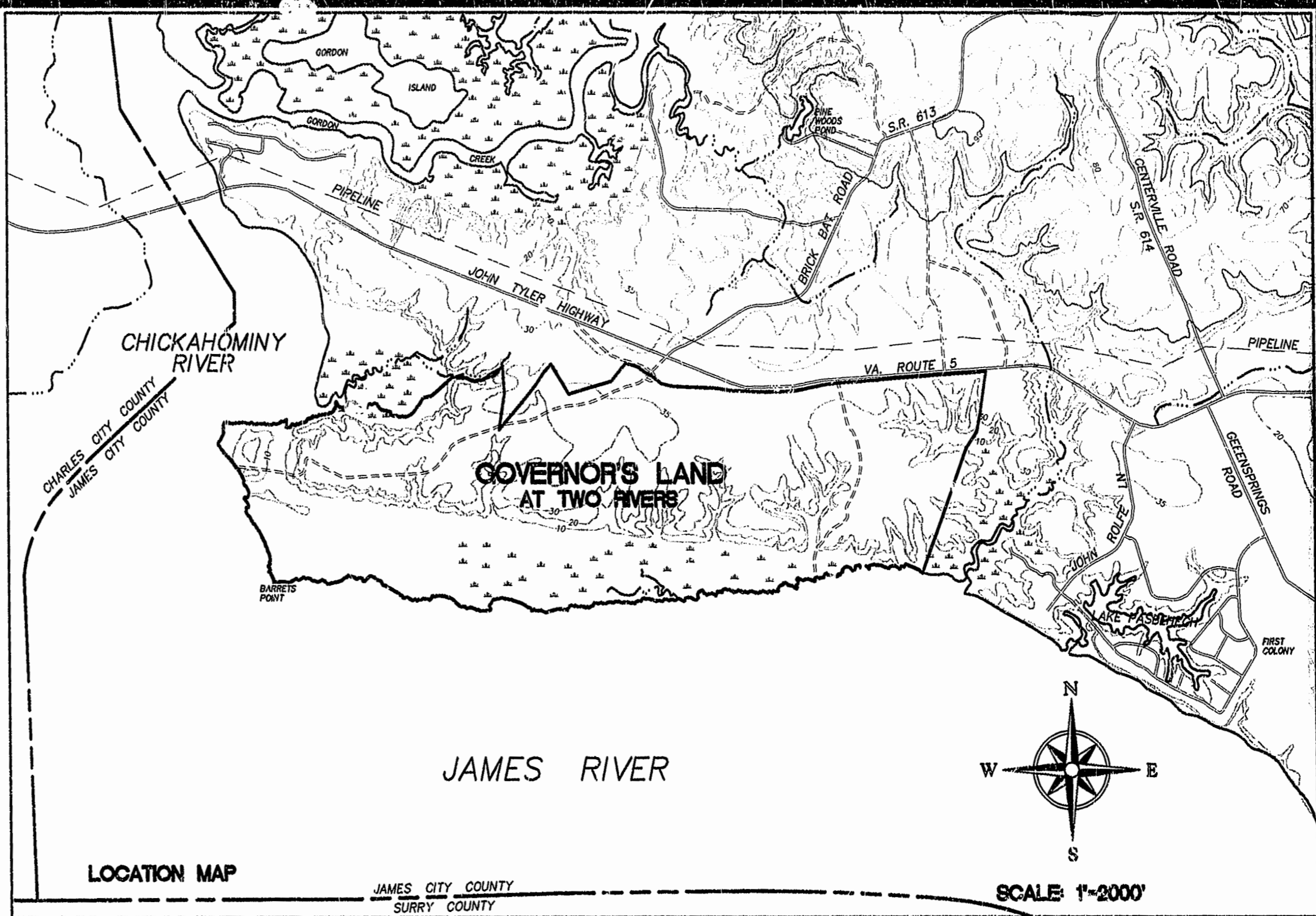
I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

6/10/98 *[Signature]*
 DATE G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

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

6/30/98 *[Signature]*
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 9/3/98 *[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 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.

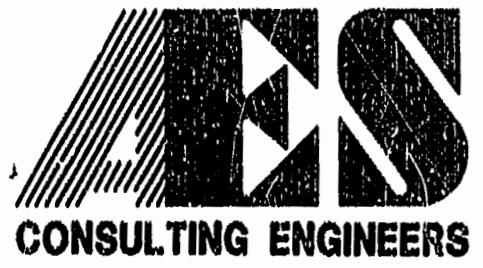
- BUILDING SETBACK LINES FOR INDIVIDUAL LOTS ARE SHOWN. VARIANCES TO THE BUILDING SETBACKS SHOWN MAY BE GRANTED ON A CASE-BY-CASE BASIS BY THE COVENANTS COMMITTEE OF THE GOVERNOR'S LAND FOUNDATION FOR THE GOVERNOR'S LAND AT TWO RIVERS, BUT IN NO CASE WILL VARIANCES BE GRANTED FOR BUILDING SETBACK LESS THAN THE MINIMUM LISTED BELOW:
 FRONT SETBACK: 25' MINIMUM
 SIDE SETBACK: 10' MINIMUM
 REAR SETBACK: 25' 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.
- UPON INDIVIDUAL LOT DEVELOPMENT, THE LOT OWNER SHALL PROVIDE SUFFICIENT OFF-STREET PARKING TO ACCOMMODATE SPACE FOR AT LEAST THREE VEHICLES. SUCH SPACE SHALL BE LOCATED ON THE LOT AND BE EXCLUSIVE OF ANY GARAGES OR SIMILAR VEHICULAR SHELTERS.

AREA TABULATION
 RIVER OAKS NORTH - BLOCK B

AREA OF RESIDENTIAL LOTS	475,320 S.F.	10.91 AC.
AREA OF PUBLIC R/W (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)	64,967 S.F.	1.49 AC.
AREA OF MAJOR OPEN SPACE #38	413,193 S.F.	9.49 AC.
TOTAL AREA SUBDIVIDED	953,480 S.F.	21.89 AC.
NUMBER OF LOTS	21	
AVERAGE LOT SIZE	22,634 S.F.	0.52 AC.
LARGEST LOT (#4)	39,000 S.F.	0.90 AC.
SMALLEST LOT (#20)	14,560 S.F.	0.33 AC.
GROSS LOTS PER ACRE	1.04 LOTS/ACRE	

Recorded *11:38 AM* day of *Sept* 1998
 DOCUMENT # *80017082*
[Signature] Clerk
 By *Christie Hinkley, Dep. Clerk*

06.19.98-08:41 Cl:32AP01.dwg RDS



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

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



No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/19/98	REVISIONS AS PER VDOT REVIEW	GTW

Designed AES	Drawn GG
Scale NOTED	Date 8/10/98
Project No. 7173-3-2-A	
Drawing No. 1 OF 3	