

THE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT  
SHOWN ON THIS PLAT AND KNOWN AS JARRET'S POINTE  
IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE  
DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

DATE Aug 18, 1998 John Smith  
FOR GOVERNOR'S LAND FOUNDATION

STATE OF VIRGINIA  
CITY/COUNTY OF James City  
I, Summer 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 10th DAY OF  
August 1998

SIGNATURE Sm. Farland  
MY COMMISSION EXPIRES September 30, 2002

STATE OF VIRGINIA  
CITY/COUNTY OF James City  
I, Rebecca M. Carr, 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 10th DAY OF  
Nov, 1998

SIGNATURE: Brenda C. Carroll

MY COMMISSION EXPIRES April 30, 2001

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:  
1. PATRICK J. M'LMOE 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.

2. BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO THE GOVERNOR'S LAND FOUNDATION, BY DEED RECORDED JUNE 28, 1991, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 519, AT PAGE 561.

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.

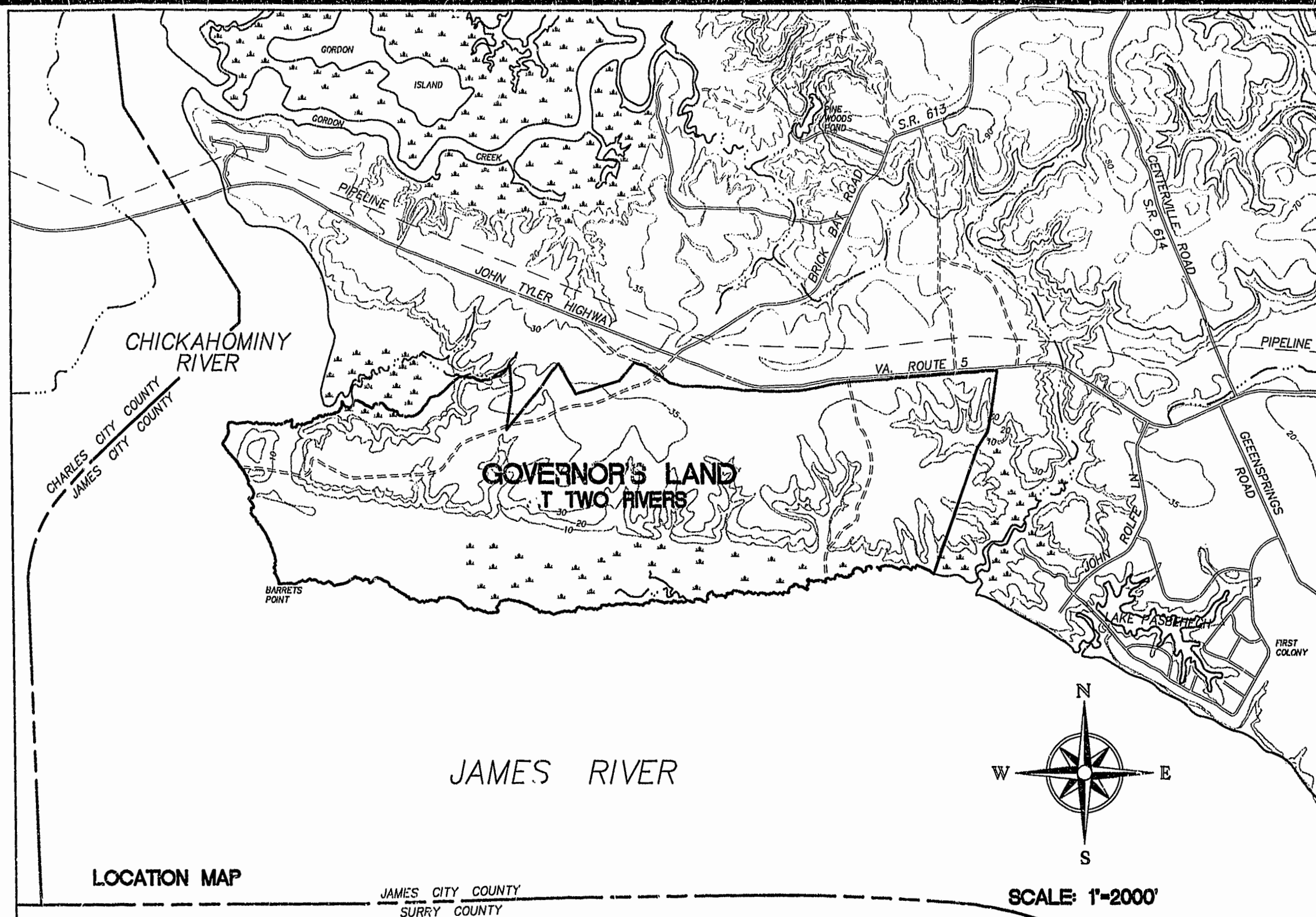
DATE 7/30/91 G. T. Wilson  
G. T. WILSON, JR., C.L.S.

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

9/8/98  
DATE

  
SUBDIVISION AGENT OF JAMES CITY COUNTY

1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PRIVATE STREETS.
4. 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).



5. 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.

6. BUILDING SETBACK LINES FOR INDIVIDUAL LOTS ARE SHOWN. VARIANCES TO THE BUILDING SETBACKS SHOWN MAY BE GRANTED ON A CASE BY CASE BASIS IF THE PERMANENT COMMITTEE OF THE GOVERNOR'S LAND FOUNDATION 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: 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.

7. 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.
8. 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  
BARRET'S POINTE

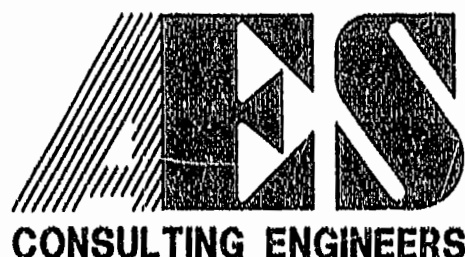
AREA OF RESIDENTIAL LOTS	197,723 S.F.	4.539 AC.
AREA OF PRIVATE RIGHT-OF-WAY	60,143 S.F.	1.381 AC.
AREA OF OPEN SPACE #1	50,427 S.F.	1.158 AC.
AREA OF MAJOR OPEN SPACE #39	301,333 S.F.	6.917 AC.
TOTAL AREA SUBDIVIDED	609,626 S.F.	13.995 AC.
NUMBER OF LOTS	13	
AVERAGE LOT SIZE	15,209 S.F.	0.349 AC.
LARGEST LOT (#6)	24,371 S.F.	0.559 AC.
SMALLEST LOT (#13)	9,897 S.F.	0.227 AC.
GROSS LOTS PER ACRE	0.886 LOTS/ACRE	

12:05 AM  
Recorded 8 day of Sept 1998

DOCUMENT # 980-17083

Helen S. Ward Clark

By Claudia H. Binkholz Dep Clerk



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## BARRET'S POINTE

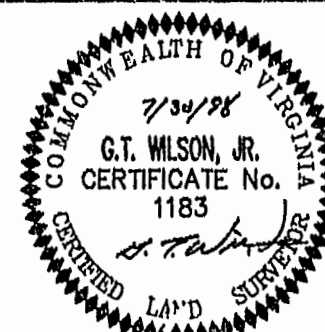
THE  
GOVERNOR'S LAND

## *At Two Rivers*

POWHATAN DISTRICT

JAMES CITY COUNTY

VIRGINIA

[illegible]

Designed <b>AES</b>	Drawn <b>AES</b>
Scale <b>NOTED</b>	Date <b>7/30/9</b>
Project No. <b>7173-4-3</b>	
Drawing No. <b>1 OF 3</b>	