#020009974 85 PAGE 90

NOTE:
THIS SITE PLAN SHOWS LOCATION OF PROPOSED RESIDENCE ON LOT 12. PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 12 & 13 IS NOT SHOWN. THIS PLAN IS NOT INTENDED TO BE A COMPLETE SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.

NOTE:
OWNER TO OBTAIN VARIANCE (IF REQUIRED) FROM JAMES CITY COUNTY REGARDING PROVISIONS TO CONSTRUCTION LIMITATIONS WITHIN THE RPA BUFFER. NO LAND DISTURBANCE IS ALLOWED WITHIN THE RPA BUFFER (CONSERVATION EASEMENT).

NOTE:
CONTOUR LINES ARE SHOWN PER AERIAL TOPO AND DO NOT REPRESENT A CURRENT TOPOLOGICAL SURVEY.

NOTE:
LOT OWNER SHALL CONSULT WITH THE ARCHITECTURAL REVIEW BOARD FOR THE GOVERNOR'S LAND PROJECT, AND THE DECLARATION OF PROTECTIVE COVENANTS, AS AMENDED, TO IDENTIFY RESTRICTIONS AND REQUIREMENTS IN THIS AREA.

MINIMUM FINISHED FLOOR EL. =9.5'

OWNERS CERTIFICATE

THE CONSERVATION EASEMENT REVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

William S. Moore 4/16/02
WILLIAM S. MOORE DATE

Carol M. Moore 4/16/02
CAROL M. MOORE DATE

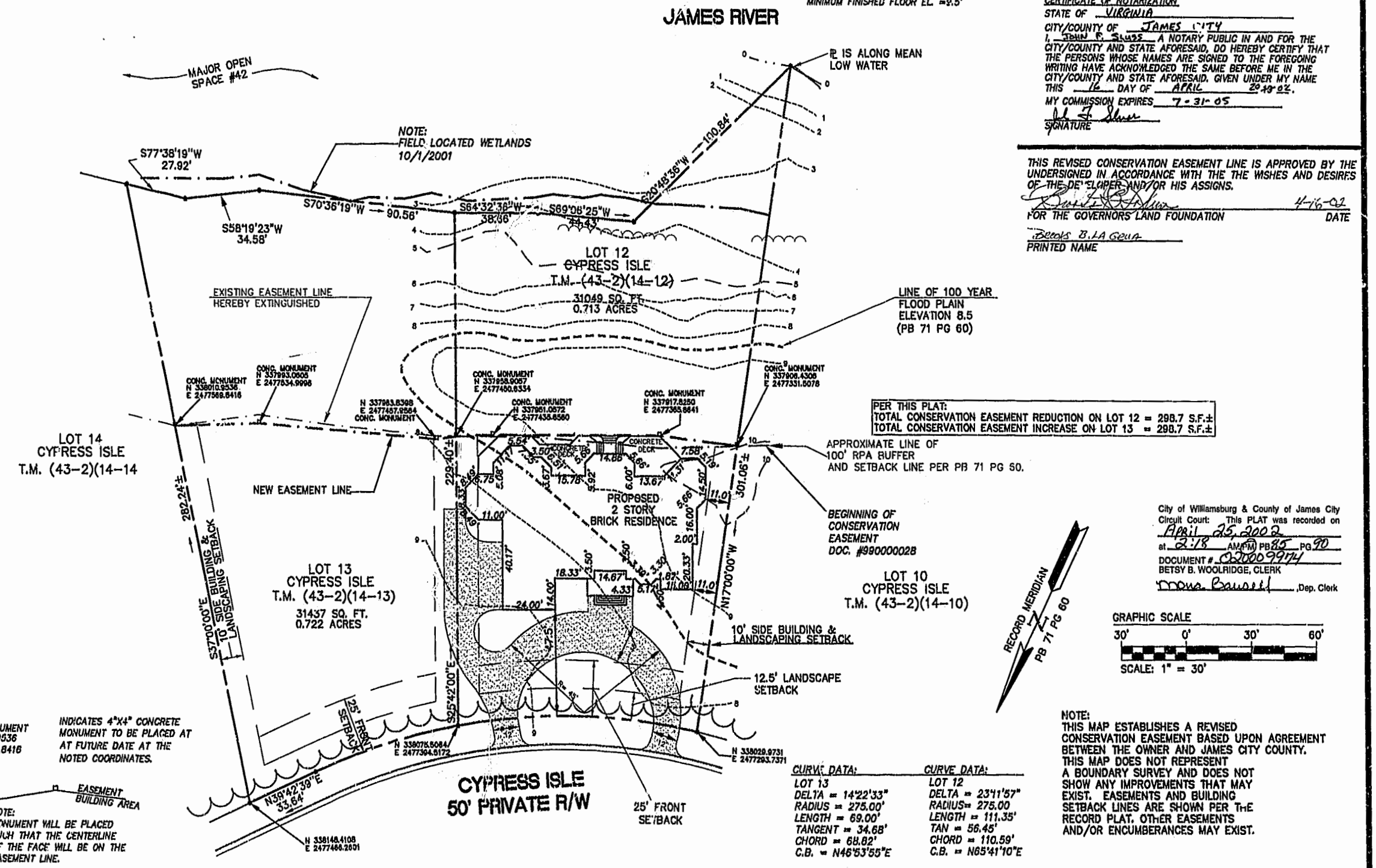
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, JOHN F. SLUSS 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 AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 16 DAY OF APRIL 20 02.
MY COMMISSION EXPIRES 7-31-05
SIGNATURE

THIS REVISED CONSERVATION EASEMENT LINE IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE THE WISHES AND DESIRES OF THE DEVELOPER AND/OR HIS ASSIGNS.

FOR THE GOVERNORS LAND FOUNDATION 4-16-02
DATE

BROOKS B. LA GRUA
PRINTED NAME



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on April 25, 2002
at 2:18 AM/PM PB 85 PG 90
DOCUMENT # 020009974
BETSY B. WOOLRIDGE, CLERK
Mona Bassett ,Dep. Clerk

CURVE DATA:	CURVE DATA:
LOT 13	LOT 12
DELTA = 14°22'33"	DELTA = 23°11'57"
RADIUS = 275.00'	RADIUS= 275.00
LENGTH = 69.00'	LENGTH = 111.35'
TANGENT = 34.68'	TAN = 56.45'
CHORD = 68.82'	CHORD = 110.59'
C.B. = N46°53'55"E	C.B. = N65°41'10"E

LEGEND:
CONC. MONUMENT
N 338010.9536
E 2477569.8416

INDICATES 4"X4" CONCRETE MONUMENT TO BE PLACED AT AT FUTURE DATE AT THE NOTED COORDINATES.

EASEMENT / BUILDING AREA

NOTE:
MONUMENT WILL BE PLACED SUCH THAT THE CENTERLINE OF THE FACE WILL BE ON THE EASEMENT LINE.

NOTE:
THIS MAP ESTABLISHES A REVISED CONSERVATION EASEMENT BASED UPON AGREEMENT BETWEEN THE OWNER AND JAMES CITY COUNTY. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY AND DOES NOT SHOW ANY IMPROVEMENTS THAT MAY EXIST. EASEMENTS AND BUILDING SETBACK LINES ARE SHOWN PER THE RECORD PLAT. OTHER EASEMENTS AND/OR ENCUMBERANCES MAY EXIST.

04.08.02-13:15 24080.DWG

ES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT SHOWING REVISED CONSERVATION EASEMENT + PROPOSED HOUSE SITE LOTS 12 + 13 CYPRESS ISLE THE GOVERNOR'S LAND AT TWO RIVERS OWNED BY WILLIAM S. + CAROL M. MOORE

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
10/9/2001
A.D. SEBERT
NO. 002221
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY
3	4/8/02	REMOVED SIGNATURE BLOCK FOR COUNTY	ADS
2	4/3/02	REVISED TITLE & NOTES/ ADDED SIGNATURE BLOCKS	ADS
1	2/27/02	MOVED HOUSE 4' FORWARD & REVISED RPA BUFFER	ADS

Designed	Drawn
ADS	ADS
Scale	Date
1"=30'	10/9/2001
Project No.	
24080	
Drawing No.	
1 OF 1	