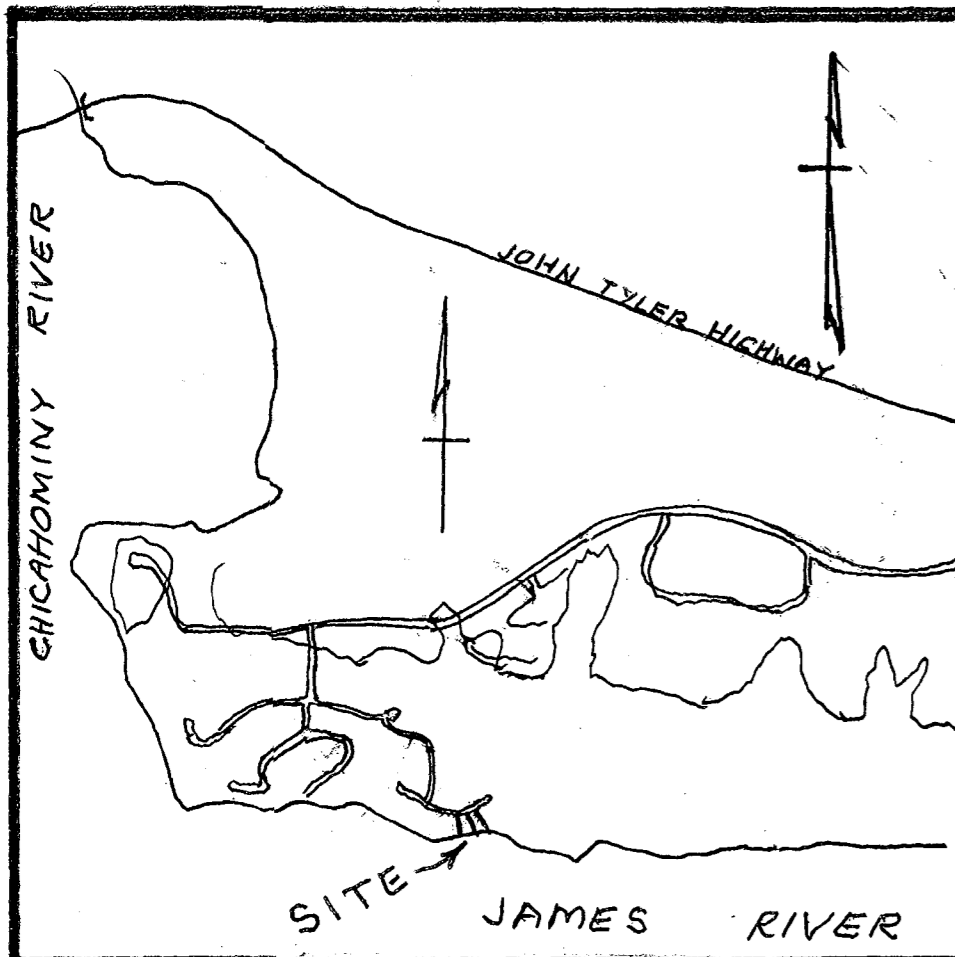


#030027395



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

THE RE-SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION AND BOUNDARY LINE ADJUSTMENT, LOTS 12 AND 13, CYPRESS ISLE, THE GOVERNOR'S LAND, IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

4/21/03 William S. Moore
DATE WILLIAM S. MOORE
4/21/03 Carol M. Moore
DATE CAROL M. MOORE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City

I, Sherry W. Whittaker NOTARY PUBLIC IN AND FOR THE CITY/COUNTY 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

21st DAY OF April, 2003

Sherry W. Whittaker

MY COMMISSION EXPIRES 2-29-04

CERTIFICATE OF SOURCE OF TITLE

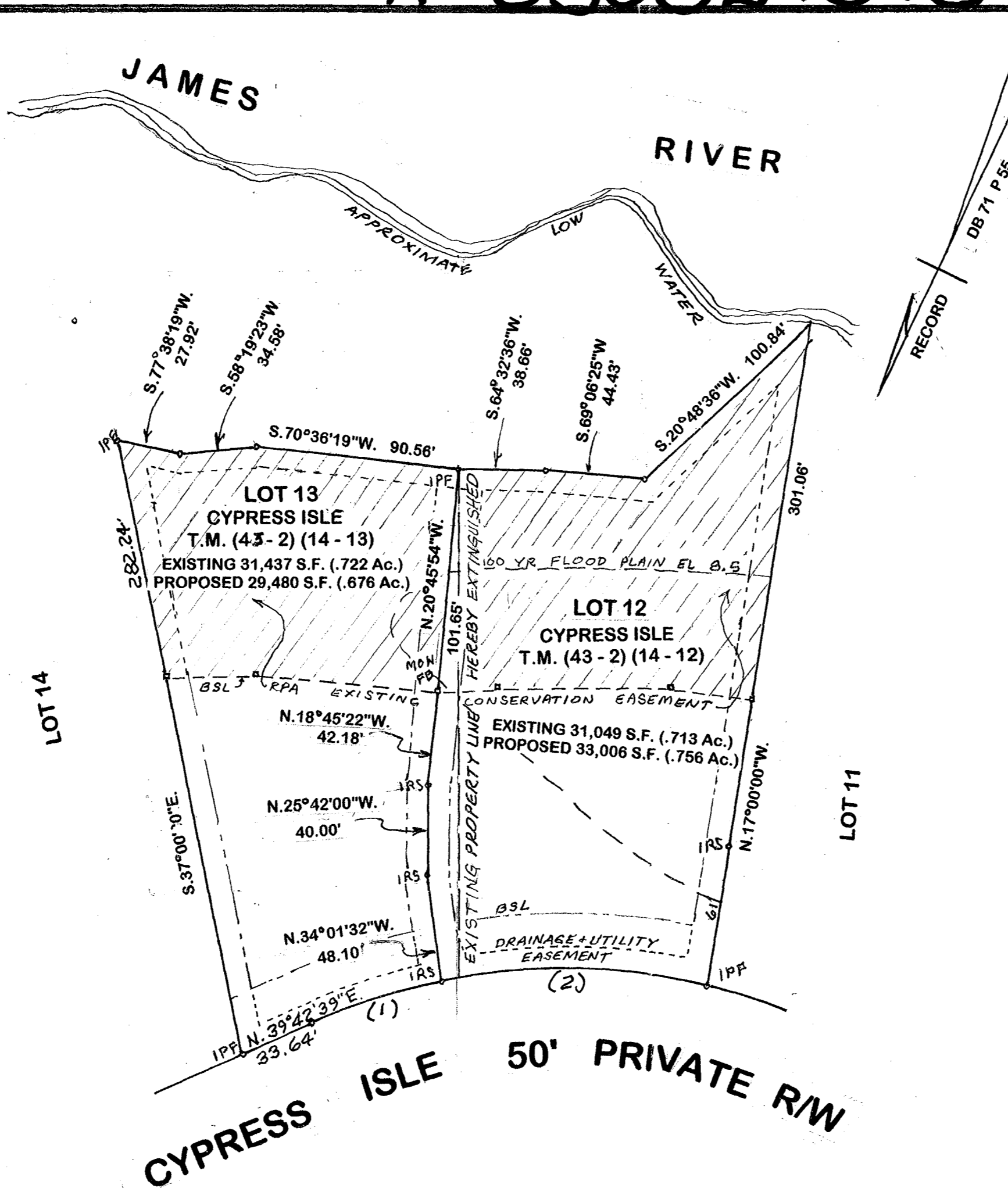
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO WILLIAM S. MOORE AND CAROL M. MOORE BY DEEDS RECORDED AS FOLLOWS:

LOT 13 DOCUMENT NO. 990026230 DEC. 16, 1999
LOT 12 DOCUMENT NO. 99006877 MAR. 31, 1999
AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INDICATED ABOVE.

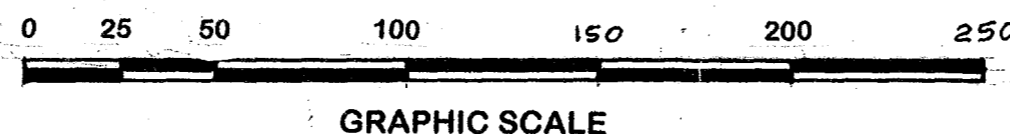
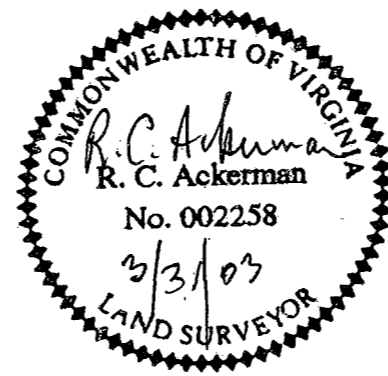
SURVEYOR'S CERTIFICATE

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.

2/27/03 Robert C. Ackerman, L.S.



	(1)	(2)
R	275.00'	275.00'
Δ	12°55'03"	24°39'30"
L	62.00'	118.35'
C	61.87'	117.44'
T	31.13'	60.11'
CB	N. 46°10'28"E	N. 64°57'14"E



GENERAL NOTES

- PROPERTY IS ZONED R - 4 RESIDENTIAL PLANNED COMMUNITY
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- PROPERTY IS SERVED BY PUBLIC WATER, PUBLIC SEWER, AND PRIVATE STREETS.
- THESE LOTS ARE PARTLY IN THE 100 YEAR FLOOD PLAIN. THE 8.5 ELEVATION FLOOD PLAIN IS SHOWN ON THE PLAT.
- THERE IS AN EASEMENT OVER BOTH LOTS GRANTED TO THE GOVERNOR'S LAND FOUNDATION FOR THE PURPOSE OF DRAINAGE AND UTILITY MAINTENANCE. THE EASEMENTS ARE 10' FRONT, SIDES, AND REAR OF EACH LOT.
- BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 25'
SIDE: 10'
REAR: 25'
- AREA OF LOTS: 62,486 S.F. OR 1.434 ACRES
AREA IN STREETS: 0
- TOTAL AREA SUBDIVIDED: 62,486 S.F.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23 - 9 (c)(1) OF THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- CONSERVATION EASEMENT HAS BEEN DEDICATED PREVIOUSLY TO JAMES CITY COUNTY.

CERTIFICATE OF APPROVAL

THIS RE-SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

5/2/03 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA,
JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 11th DAY OF September, 2003
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____, PAGE Document # 030027395

TESTE: Betsy B. Woolridge, CLERK

BY: [Signature]

PLAT OF
RE-SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
LOTS 12 AND 13
CYPRESS ISLE
THE
GOVERNOR'S LAND
AT TWO RIVERS
POWHATAN DISTRICT JAMES CITY COUNTY
VIRGINIA

Scale: 1" = 50' Date: Dec. 9 2002
REVISED: Mar. 31, 2003