

#02.000.9974

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. = 8.5'

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
Carol M. Moore 4/16/02
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 2002.

MY COMMISSION EXPIRES 7-31-05

John F. Sluss
SIGNATURE

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

Deborah B. LaGuerre 4/16/02
FOR THE GOVERNOR'S LAND FOUNDATION DATE

Deborah B. LaGuerre
PRINTED NAME

PER THIS PLAT:
TOTAL CONSERVATION EASEMENT REDUCTION ON LOT 12 = 298.7 S.F.±
TOTAL CONSERVATION EASEMENT INCREASE ON LOT 13 = 298.7 S.F.±

APPROXIMATE LINE OF
100' RPA BUFFER
AND SETBACK LINE PER PB 71 PG 50.

BEGINNING OF
CONSERVATION
EASEMENT
DOC. #980000028

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

GRAPHIC SCALE

30' 0' 30' 60'
SCALE: 1" = 30'

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 ENCUMBRANCES MAY EXIST.

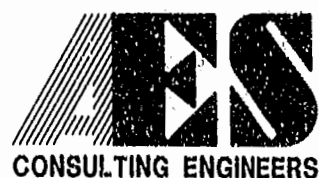
CURVE DATA:
LOT 13
DELTA = 142°23'33"
RADIUS = 275.00'
LENGTH = 69.00'
TANGENT = 34.68'
CHORD = 68.82'
C.B. = N46°53'55"E

CURVE DATA:
LOT 12
DELTA = 231°15'57"
RADIUS = 275.00'
LENGTH = 111.35'
TAN = 56.45'
CHORD = 110.59'
C.B. = N65°41'10"E

LEGEND:
CONC. MONUMENT
N 338010.9536
E 2477869.8416

INDICATES 4"x4" CONCRETE
MONUMENT TO BE PLACED AT
AT FUTURE DATE AT THE
NOTED COORDINATES.

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



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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

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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	