

202515617

BOUNDARY LINE ADJUSTMENT  
BETWEEN  
NEW LOT 8 AND LOT 7 - CYPRESS ISLE  
OF THE GOVERNOR'S LANDBERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 10/21/2025 JOB # 25-228**LandTech**  
Resources, Inc.

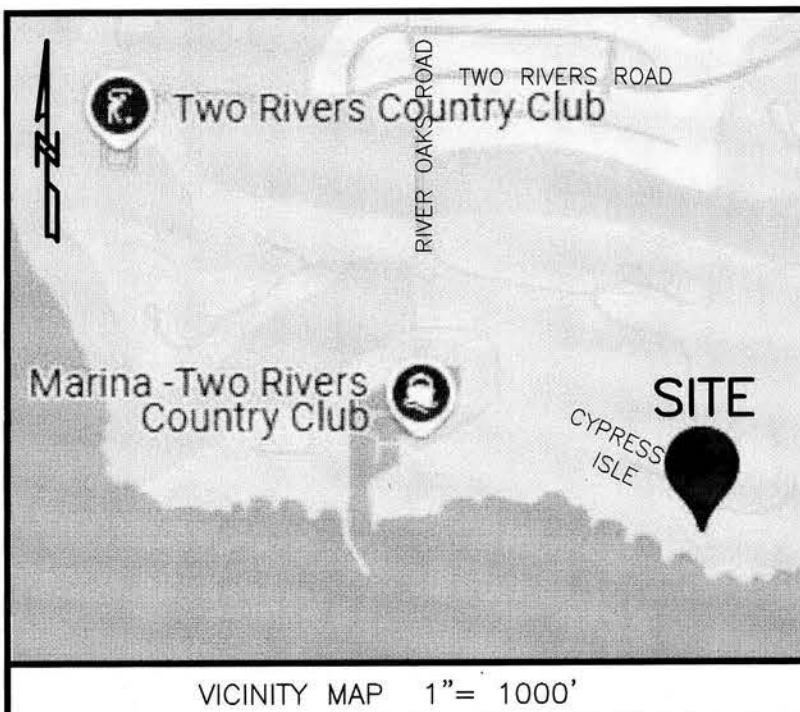
Engineering &amp; Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 1 OF 2

JCC-S-25-0022



## AREA TABULATION

PARCEL	OLD AREA	NEW AREA
NEW LOT 8	±58,845 S.F. / ±1.3509 AC.	±50,045 S.F. / ±1.1489 AC.
LOT 7	±29,585 S.F. / ±0.6792 AC.	±38,353 S.F. / ±0.8804 AC.

## CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF STUART C. JOHNSON, KELLY J. STANLEY AND ROBERT J JOHNSON, TRUSTEES AND WAS ACQUIRED FROM STUART C JOHNSON BY THAT CERTAIN DEED OF GIFT DATED NOVEMBER 8, 2023 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #202311875.

## OWNERS CERTIFICATE PARCEL ID: 4321400008:

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN NEW LOT 8 AND LOT 7 CYPRESS ISLE OF THE GOVERNOR'S LAND IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

STUART C. JOHNSON, TRUSTEE

DATE

## OWNERS CERTIFICATE PARCEL ID: 4321400008:

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN NEW LOT 8 AND LOT 7 CYPRESS ISLE OF THE GOVERNOR'S LAND IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

ROBERT J. JOHNSON, TRUSTEE

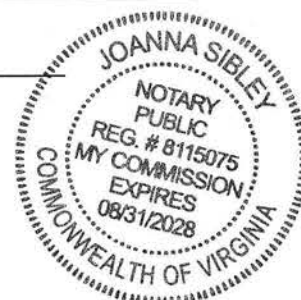
DATE

## CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, I, Joanna L. Sibley, 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 AFORESAID. GIVEN UNDER MY HAND THIS 22 DAY OF October, 2025.

NOTARY PUBLIC

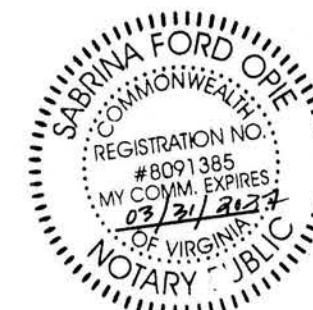
MY COMMISSION EXPIRES 8/31/28NOTARY REGISTRATION NO. 8115075

## CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Albemarle, I, Sabrina Ford Opie, 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 AFORESAID. GIVEN UNDER MY HAND THIS 23 DAY OF October, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/31/2027NOTARY REGISTRATION NO. 8091385

## OWNERS CERTIFICATE PARCEL ID: 4321400007:

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN NEW LOT 8 AND LOT 7 CYPRESS ISLE OF THE GOVERNOR'S LAND IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

1800 CYPRESS ISLE LLC

BY: John A. Franklin  
SIGNATURE10-27-25  
DATE

NAME PRINTED

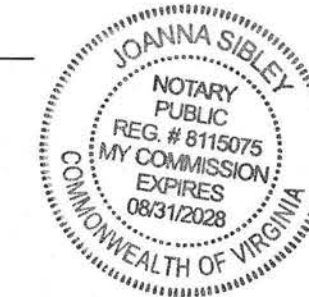
TITLE

## CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, I, Joanna L. Sibley, 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 AFORESAID. GIVEN UNDER MY HAND THIS 27 DAY OF October, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/31/28NOTARY REGISTRATION NO. 8115075

## CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF 1800 CYPRESS ISLE LLC AND WAS ACQUIRED FROM OLIVER PORTMANN, TRUSTEE OF THE BRENDA L SNOW 2017 IRREVOCABLE TRUST FAMILY TRUST BY DEED OF GIFT DATED NOVEMBER 6, 2024 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #202414871.

## PROPERTY INFORMATION

PARCEL ID: 4321400008

OWNERS: JOHNSON, STUART C TRUSTEE

ADDRESS:

1804 CYPRESS ISLE  
WILLIAMSBURG, VIRGINIA 23185

ZONING DISTRICT: R4 - RESIDENTIAL PLANNED COMMUNITY

PARCEL ID: 4321400007

OWNERS: 1800 CYPRESS ISLE LLC

ADDRESS:

1800 CYPRESS ISLE  
WILLIAMSBURG, VIRGINIA 23185

ZONING DISTRICT: R4 - RESIDENTIAL PLANNED COMMUNITY

## STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 7 DAY OF November, 2025. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:28 PM INSTRUMENT # 202515617

TESTE ELIZABETH E. O'CONNOR, CLERK

## CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Loudoun, I, Kelyn Y. Recinos, 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 AFORESAID. GIVEN UNDER MY HAND THIS 23 DAY OF October, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7813585 / MAY 21, 2027NOTARY REGISTRATION NO. 7813585

## ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

MATTHEW CONNOLLY, L.S.

DATE



## CERTIFICATE OF APPROVAL

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

10/31/2025  
DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

2 Large Small Plat(s) Recorded  
herewith as # 202515617



RIVER OAKS RD  
(50' PRIVATE R/W)