

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.	

**BOUNDARY LINE ADJUSTMENT** BETWEEN NEW LOT 8 AND LOT 7 - CYPRESS ISLE OF THE GOVERNOR'S LAND

BERKELEY DISTRICT JAMES CITY COUNTY

DATE: 10/21/2025

JOB # 25-228

NOTARY PUBLIC REG. #8115075 MY COMMISSION

**VIRGINIA** 



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

# 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.

la Elver	10/22/25
STUART C. JOHNSON, TRUSTIE	DATE

# CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Janus City 1, Joannal 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.
granu Lly	MANNA STATE
NOTARY PUBLIC  MY COMMISSION EXPIRES 8/31/28	REG. #8115075
NOTARY REGISTRATION NO. 8/15075	COMMISSION EXPIRES 08/31/200
	14 My 2028

# 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.

Lalle J. Stanley	10-23-25
KELLY J. STANLEY, TRUSTEE	DATE

### CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Loudown I, Kelyn 1. 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 \_\_\_\_\_\_\_\_\_, DAY OF \_\_\_\_\_\_\_\_\_\_, 2025.

NOTARY PUBLIC WE	-
Y COMMISSION EXPIRES	COMMONITY PUBLIC
OTARY REGISTRATION NO. 7813585	COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES MAY 31, 202: COMMISSION # 7813585

### **ENGINEERS OR SURVEYORS CERTIFICATE**

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.



10/21/2025 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.

	10/23/24
ROBERT J. JOHNSON, TRUSTEE	DATE /

# CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Albemarle 1, Sabrina Ford Opiè, 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

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH

WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY

		/ PUBLIC	
MY COMMISSION	EXPIRES _	03/31/2027	
NOTARY REGISTR	ATION 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: July Q Franklin	10-27-25
SIGNATURE	DATE
John A. Franklin	MANAGING Menber

### CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA	
CITY/COUNTY OF Janus City 1, Joanna L. Sibley, A NOTARY PUBL	LIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY	
THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAV	VΕ
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.	
GIVEN UNDER MY HAND THIS 27 DAY OF OCTOBER, 2025.	

Janua Sell
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/3/28
NOTARY 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

00	
(Large)Sn	nall Plat(s) Recorded
	MAKIFILE
herewith as #	20251561-

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 CLERKS OFFICE OF	THE CIRCUIT CO	OURT FOR THE	COUNTY OF
JAMES CITY THIS			
THIS PLAT WAS PRESENTED DIRECTS AT 1:28 PM	AND ADMITTED	TO RECORD AS	THE LAW
DIRECTS AT 1.26 PM	Baran sas		
INSTRUMENT # 202515	5617		

TESTE \_\_\_\_\_ FLIZABETH E. O'CONNOR, CLERK

202515617

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Engineering & Surveying Consultants

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SHEET 2 OF 2

JCC-S-25-0022



# **GENERAL NOTES**

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 71, PG. 58-61, AS WELL AS P.B.72 PG.88 AND P.B.82 PG.88.
- WETLANDS, AS SHOWN, WERE DELINEATED AND FLAGGED BY OTHERS THEN FIELD LOCATED BY THIS
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- PARCEL LIES IN F.I.R.M. ZONE "X", ZONE "AE" (ELEV 11) AND ZONE "VE" (ELEV 11) ACCORDING TO COMMUNITY PANEL #51095C0176D, DATED DECEMBER 16, 2015.
- LOT SERVED BY PUBLIC WATER AND SEWER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY
- WETLANDS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- CONTOURS SHOWN PER JCC GIS MAPPING.

LEGEND

FIRE HYDRANT CABLE PEDESTAL CURB INLET VAULT BOX GRINDER PUMP WATER VALVE TELEPHONE PEDESTAL HVAC UNIT G GAS METER

TRANSFORMER IRF = IRON ROD FOUND IRS = IRON ROD SET

COWBOY CAULDRON / FIREPIT



