

PIN 4321400001

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PATRICK J. MILMOE AND WALTER F. WITT JR., TRUSTEES, TO GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED JANUARY 23, 1991, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 501, AT PAGES 498-501.

OWNER'S CERTIFICATE

THE LOT LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT AND KNOWN AS LOT 1, AND LOT 2 CYPRESS ISLE IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

James O. Meyer Treuxler
FOR GOVERNOR'S LAND ASSOCIATES, A
VIRGINIA GENERAL PARTNERSHIP

6/10/99
DATE

CERTIFICATE OF NOTARIZATION - FOR GOVERNOR'S LAND ASSOCIATES

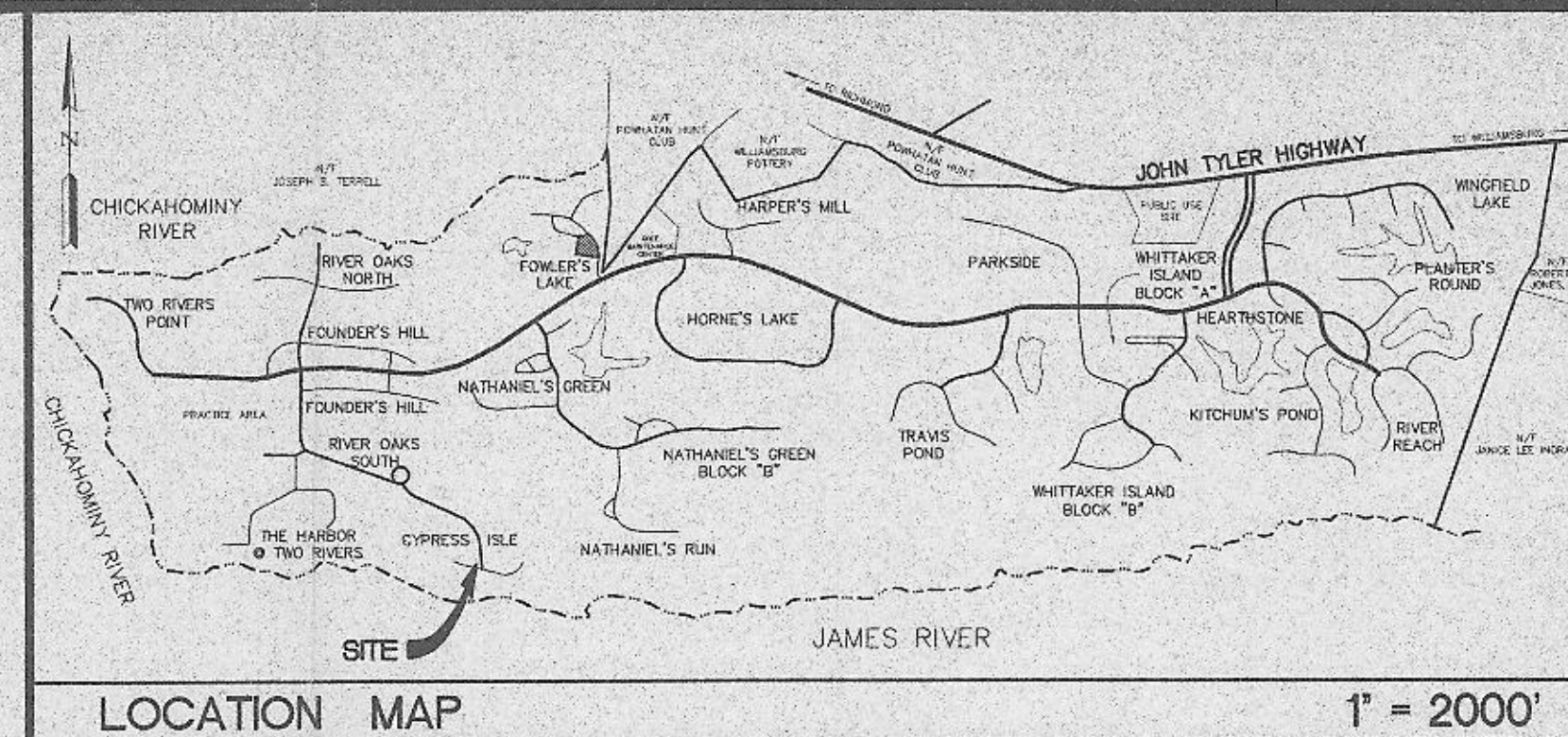
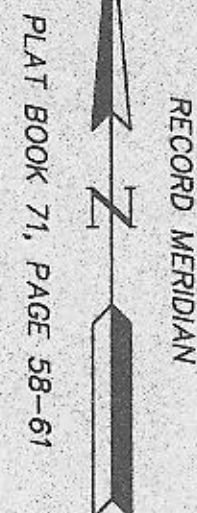
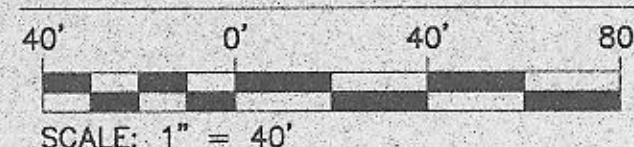
STATE OF VIRGINIA
CITY/COUNTY OF *James City County*

I, *Denise A. Kuttell*, A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE 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 *10th* DAY OF *June*, 1999.

James O. Meyer Treuxler
SIGNATURE

MY COMMISSION EXPIRES *9/30/2002*

GRAPHIC SCALE



CURRENT ADDRESSES

FORMER LOT 1: #1797 CYPRESS ISLE
FORMER LOT 2: #1793 CYPRESS ISLE

NOTE:

1. WETLANDS AND LANDS 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.
2. MAJOR OPEN SPACE #41 (7.18 ACRES), AND OPEN SPACE #1 (0.62 ACRES), ARE CONTAINED WITHIN A NATURAL OPEN SPACE EASEMENT. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT. (P.B. 71, PG. 58-61)

AREA TABULATION

FORMER LOT 1	27,017 S.F.±	0.620 AC±
FORMER LOT 2	25,444 S.F.±	0.584 AC±
NEW LOT 1	52,461 S.F.±	1.204 AC±

GENERAL NOTES:

1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
4. GOVERNOR'S LAND FOUNDATION RESERVES AN EASEMENT AROUND ALL LOTS FOR DRAINAGE AND UTILITY MAINTENANCE IF NECESSARY. THE EASEMENT IS 10' FRONT, 10' SIDES AND 10' REAR ON EACH LOT.
5. BUILDING SETBACK LINES FOR THIS LOT ARE SHOWN. VARIANCES TO THE BUILDING SETBACKS SHOWN MAY BE GRANTED ON A CASE-BY-CASE BASIS BY THE COVENANTS COMMITTEE OF THE GOVERNOR'S LAND FOUNDATION FOR THE GOVERNOR'S LAND AT TWO RIVERS, BUT IN NO CASE WILL VARIANCES BE GRANTED FOR BUILDING SETBACK LESS THAN THE MINIMUM LISTED BELOW:
FRONT SETBACK: 25' MINIMUM
SIDE SETBACK: 5' MINIMUM
REAR SETBACK: 25' MINIMUM
6. REFERENCE IS HEREBY EXPRESSLY MADE TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE GOVERNOR'S LAND AT TWO RIVERS FOR ADDITIONAL INFORMATION, RULES, AND REGULATIONS REGARDING THIS SUBDIVISION.
7. ITEMS DENOTED AS "RPA BUFFER" AND "100 YEAR FLOOD PLAIN BOUNDARY" ARE BASED ON AERIAL TOPOGRAPHY AND OR INFORMATION SUPPLIED BY THE OWNER/DEVELOPER. ALL ITEMS NOTED ABOVE SHOULD BE FIELD VERIFIED PRIOR TO DEVELOPMENT ON ANY LOT.
8. LOTS WITHIN THIS SUBDIVISION ARE PROVIDED SANITARY SEWER SERVICE BY A GRINDER PUMP/FORCE MAIN SYSTEM.

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.

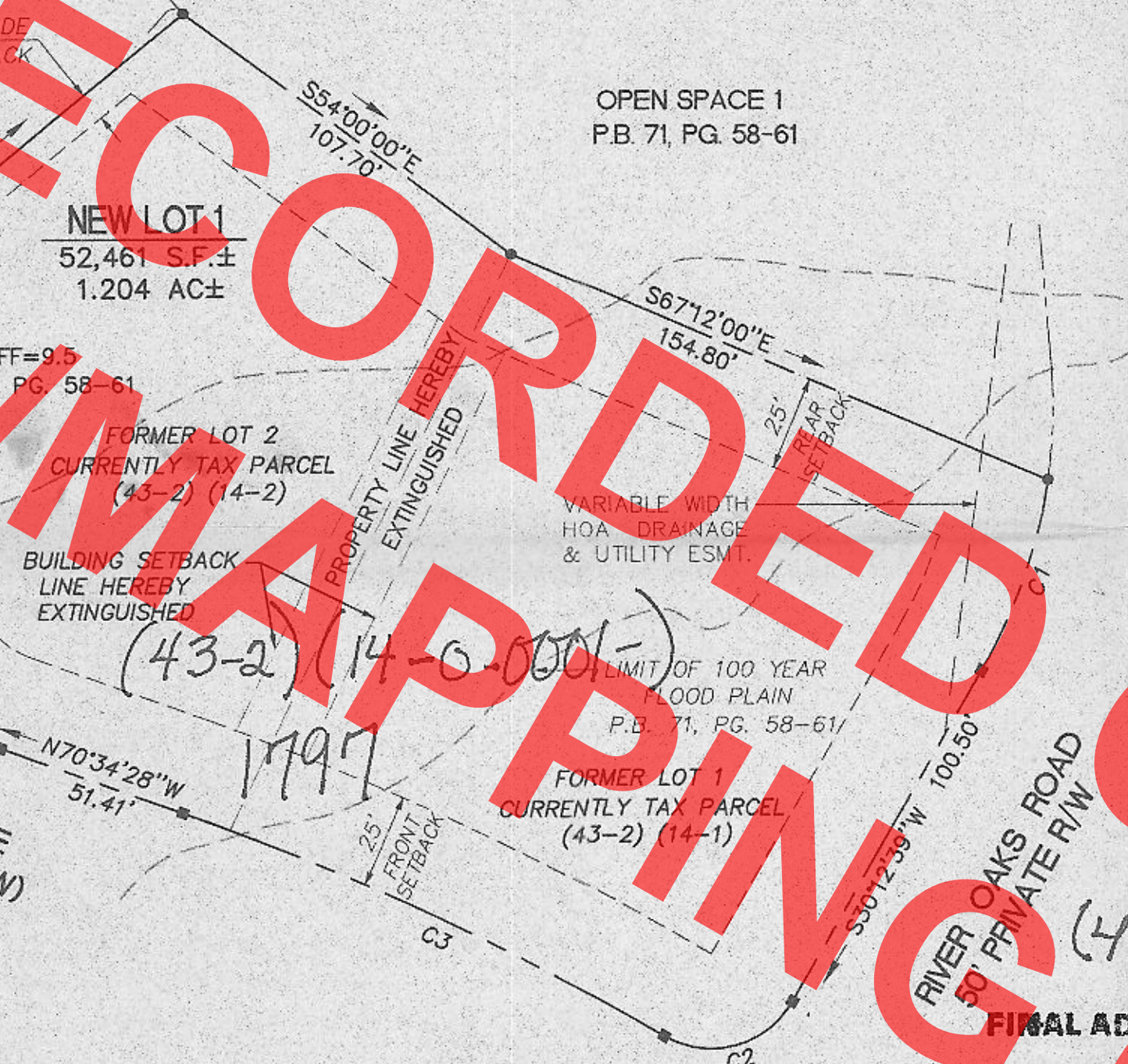
G.T. Wilson, Jr.
G.T. WILSON, JR., C.L.S.

6/9/99
DATE

CERTIFICATE OF APPROVAL

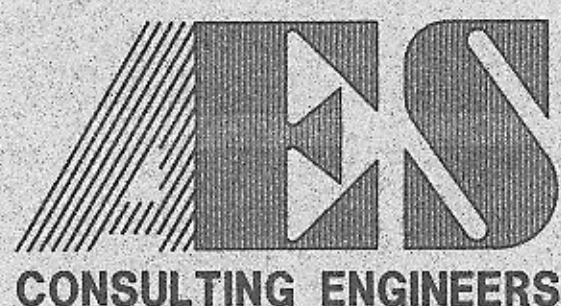
THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS, AND MAY BE ADMITTED TO RECORD.

James O. Meyer Treuxler
SUBDIVISION AGENT OF JAMES CITY COUNTY



NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	22°16'05"	140.00	54.41	27.55	54.07	S19°04'36"W
C2	90°00'00"	25.00	39.27	25.00	35.36	S75°12'39"W
C3	10°47'07"	750.00	141.18	70.80	140.97	N65°10'54"W
C4	60°00'00"	50.00	52.36	28.87	50.00	N40°34'28"W
C5	95°50'54"	50.00	83.64	55.38	74.23	N58°29'55"W

REFERENCE: DOC. #90025269; P.B. 71, PG. 58-61.



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

PLAT OF LOT LINE EXTINGUISHMENT
LOTS 1 & 2 CYPRESS ISLE

THE
GOVERNOR'S LAND

At Two Rivers

POWHATAN DISTRICT

JAMES CITY COUNTY

VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JFS	Drawn JFS
Scale 1" = 40'	Date 6/9/99
Project No. 7173-4-2	Drawing No. 1 OF 1