

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS CYPRESS ISLE IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

DATE November 12, 1998 William D. Reader
FOR GOVERNOR'S LAND ASSOCIATES,
A VIRGINIA GENERAL PARTNERSHIP

DATE Nov 23, 1998 J. B. [Signature]
FOR GOVERNOR'S LAND FOUNDATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City
Rene A. Hill 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 23rd DAY OF November, 1998.

SIGNATURE: Rene A. Hill

MY COMMISSION EXPIRES 9/30/2002

CERTIFICATE OF SOURCE OF TITLE

1) THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PATRICK J. MILMOE AND WALTER F. WITT, JR., TRUSTEE, 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.

2) BY GOVERNOR'S LAND ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, TO THE GOVERNOR'S LAND FOUNDATION, BY DEED RECORDED DECEMBER 30, 1992 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 598, PAGE 556-560.

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.

DATE 11/24/98 G. T. Wilson, Jr.
G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

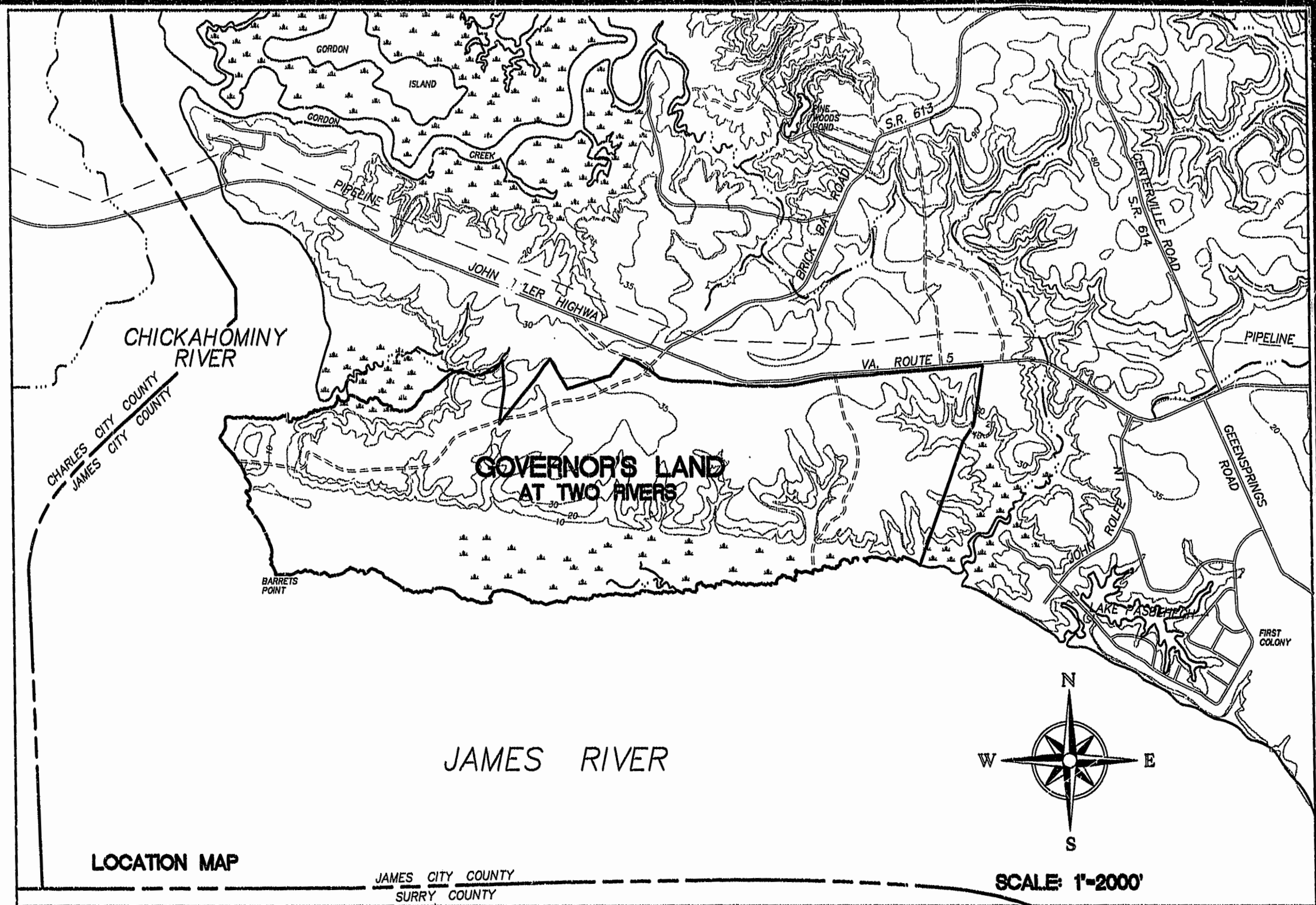
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBMISSION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE 12-4-98 Ronald C. Brubaker
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 12-30-98 [Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES:

- PROPERTY IS ZONED R-4. RESIDENTIAL PLANNED COMMUNITY DISTRICT.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS. ANY PRIVATE STREETS ARE LABELED PRIVATE R/W.
- SOME LOTS INTERFACE WITH THE 100-YEAR FLOOD PLAIN. THE 100-YEAR FLOOD PLAIN IS DELINEATED ON THE PLAT WHERE APPLICABLE. THE ELEVATION OF THE 100-YEAR FLOOD PLAIN IS 8.5 NGVD (NATIONAL GEODETIC VERTICAL DATUM).
- GOVERNOR'S LAND ASSOCIATES GRANTS TO THE GOVERNOR'S LAND FOUNDATION AN EASEMENT OVER EACH LOT FOR DRAINAGE AND UTILITY MAINTENANCE. THE EASEMENT IS 10' FRONT, 10' SIDES AND 10' REAR ON EACH LOT.



6. BUILDING SETBACK LINES FOR INDIVIDUAL LOTS 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: 10' MINIMUM
REAR SETBACK: 25' MINIMUM

NO SPECIFIC PROVISIONS FOR CORNER LOTS WILL BE IMPOSED, I.E., SETBACKS FOR CORNER LOTS WILL BE THE SAME AS THOSE FOR OTHER LOTS. REFERENCE IS HEREBY EXPRESSLY MADE TO THE DECLARATION FOR GOVERNOR'S LAND FOR ADDITIONAL INFORMATION, RULES, AND REGULATIONS REGARDING THIS SUBDIVISION.

7. ITEMS DENOTED AS "RPA WETLANDS BUFFER", "100-YEAR FLOOD PLAIN BOUNDARY", AND "SLOPES IN EXCESS OF 25% AND OUTSIDE RPA BUFFER" 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. UNLESS OTHERWISE NOTED, ALL DRAINAGE AND UTILITY EASEMENTS SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE GOVERNOR'S LAND.

9. ALL LOTS WITHIN THIS SUBDIVISION ARE PROVIDED SANITARY SEWER SERVICE BY A GRINDER PUMP/FORCE MAIN SYSTEM.

**AREA TABULATION
CYPRESS ISLE**

AREA OF RESIDENTIAL LOTS	608,222 S.F.	13.92 AC.
AREA OF PRIVATE RIGHT OF WAY	129,777 S.F.	2.98 AC.
AREA OF OPEN SPACES	150,135 S.F.	3.45 AC.
AREA OF MAJOR OPEN SPACES	732,877 S.F.	16.82 AC.

TOTAL AREA SUBDIVIDED 1,619,011 S.F. 37.17 AC.

NUMBER OF LOTS	20
AVERAGE LOT SIZE	30,311 S.F. 0.70 AC.
LARGEST LOT (#15)	45,816 S.F. 1.05 AC.
SMALLEST LOT (#19)	22,085 S.F. 0.51 AC.

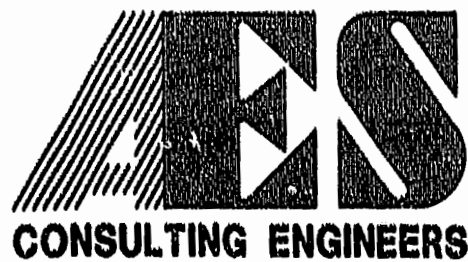
GROSS LOTS PER ACRE 0.538 LOTS/ACRE

PLAY RECORDED IN P.B. NO. 21 PAGE 55-61

Recorded 30 day of December 1998
DOCUMENT # 9800 22693 09
Walter Miller Clerk

PLAT ATTACHED

11.06.98-13:07 G142p01.dwg LBA



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PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
CYPRESS ISLE
THE GOVERNOR'S LAND
At Two Rivers
POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale	Date
NOTED	11/98
Project No. 7173-4-2	
Drawing No. 1 OF 4	