

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:
 LOT 4 WAS CONVEYED TO C. BOYD CLARKE AND MARGARET ANNE CLARKE FROM CHESTER J. GEVEDA JR. AND MARIE V. GEVEDA BY DEED DATED SEPTEMBER 20TH, 2000 AND RECORDED SEPTEMBER 30TH, 1999 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT DOCUMENT #980020883.

LOT 6 WAS CONVEYED TO H. RAY COMPTON AND JEAN T. COMPTON FROM THOMAS P. McCLAIN AND DEIDRE McCLAIN BY DEED DATED AUGUST 14TH, 2000 AND RECORDED AUGUST 23RD, 2000 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT DOCUMENT #000016055.

OWNER'S CERTIFICATE

THE LOT LINE ADJUSTMENT AS SHOWN ON THIS PLAT AND KNOWN AS NEW LOT 4 AND NEW LOT 6 CYPRESS ISLE IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

C. Boyd Clarke 5/23/01 DATE
 C. BOYD CLARKE
Margaret Anne Clarke 5/23/01 DATE
 MARGARET ANNE CLARKE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, Shawna Hammerle 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 22nd DAY OF May, 2001.
Shawna Hammerle
 SIGNATURE
 MY COMMISSION EXPIRES 8/31/2003

OWNER'S CERTIFICATE

THE LOT LINE ADJUSTMENT AS SHOWN ON THIS PLAT AND KNOWN AS NEW LOT 4 AND NEW LOT 6 CYPRESS ISLE IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

H. Ray Compton 6/4/01 DATE T.M. (43-2)(14-7)
 H. RAY COMPTON
Jean T. Compton 6/4/01 DATE
 JEAN T. COMPTON

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, Shawna Hammerle 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 4th DAY OF June, 2001.
Shawna Hammerle
 SIGNATURE
 MY COMMISSION EXPIRES 8/31/2003

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., C.L.S. 4/18/01 DATE
 G.T. WILSON, JR., C.L.S.

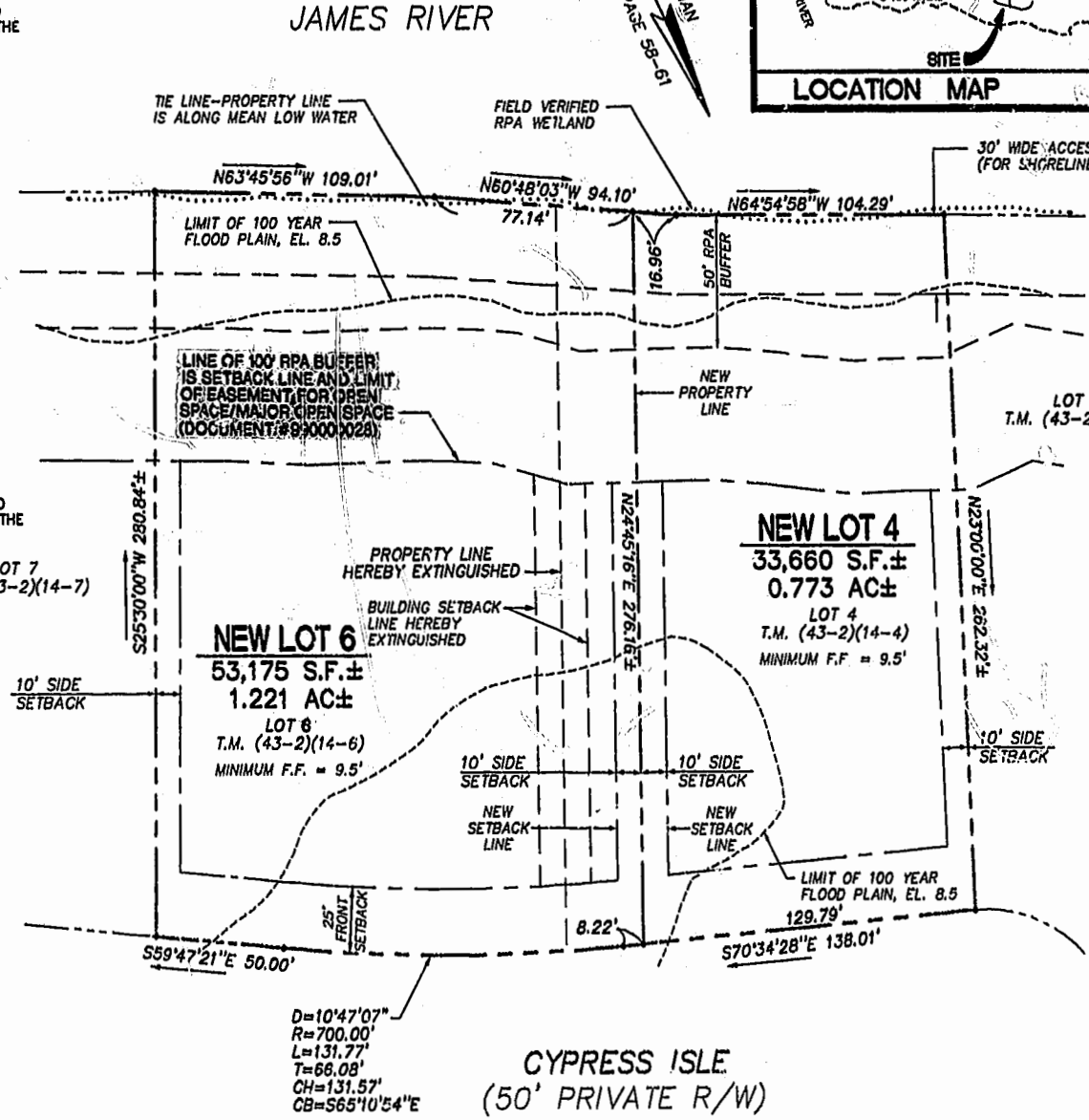
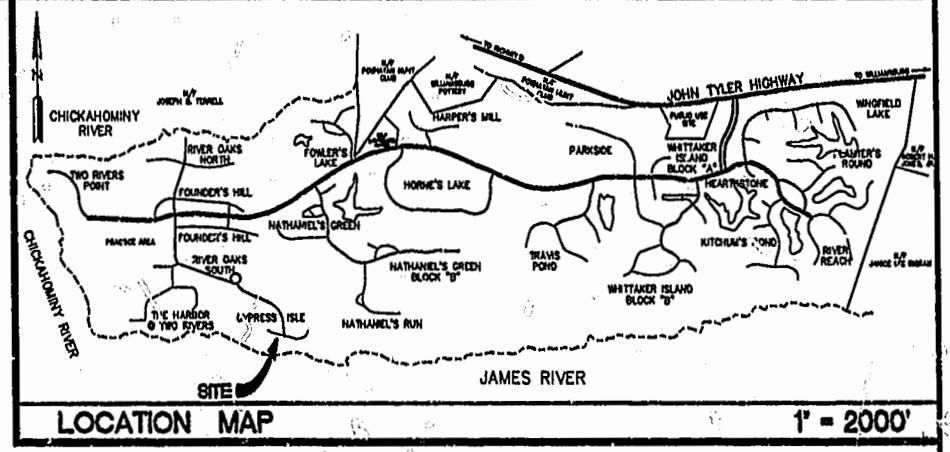
CERTIFICATE OF APPROVAL

THIS LOT LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 4/18/01
 SUBDIVISION AGENT OF JAMES CITY COUNTY

OWNER'S CERTIFICATE

THE LOT LINE ADJUSTMENT AS SHOWN ON THIS PLAT AND KNOWN AS NEW LOT 4 AND NEW LOT 6 CYPRESS ISLE IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

Dawn R. Maltz 6/1/01 DATE
 FOR GOVERNOR'S LAND FOUNDATION,
 A VIRGINIA CORPORATION



CURRENT ADDRESSES

FORMER LOT 4: #1788 CYPRESS ISLE
 FORMER LOT 6: #1796 CYPRESS ISLE

GRAPHIC SCALE

40' 0' 40' 80'

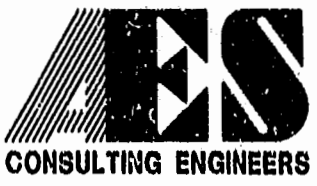
SCALE: 1" = 40'

AREA TABULATION

Lot	S.F.	AC
FORMER LOT 4	42,020 S.F.	0.995 AC
FORMER LOT 6	44,815 S.F.	1.029 AC
NEW LOT 4	33,660 S.F. ±	0.773 AC
NEW LOT 6	53,175 S.F. ±	1.221 AC

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

REFERENCE: P.B. 72, PG. 87



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

PLAT OF LOT LINE ADJUSTMENT
 NEW LOTS 4 & 6 CYPRESS ISLE
 THE
 GOVERNOR'S LAND
 At Two Rivers
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
 Circuit Court This PLAT was recorded on
4/18/01
 at 12:05 PM on 4/18/01
 DOCUMENT # 010016346
 BETSY B. WOOLRIDGE, CLERK
Dawn R. Maltz, Dep. Clerk

Designed	Drawn
AES	AWT
Scale	Date
1" = 40'	4/18/01
Project No.	7173-4-2
Drawing No.	10F1

04.18.01-13.54 7173116.dwg AWT