

# **OWNERS CERTIFICATE:**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENT BETWEEN LOT 16 & LOT 17, SECTION NO. 1, CYPRESS POINT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Toh R Brill		3	301	22
JOHN R. BIERS, III			DATE	_
Kolera	<b>'</b> ;	3	301	22
REBECCA D. BIERS			DATE	

### CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CHY/COUNTY OF LIEMES CHY I, LINDS F. VERGALIS IN AND FOR THE GHTY/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 CHTY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 30 DAY OF 100 DAY OF 1

MY COMMISSION EXPIRES AUGUST 31. 2072 NOTARY REGISTRATION NO.

Linda Fay Vergakis NOTARY PUBLIC Registration # 7623437 Commonwealth of Virginia My Commission Expires 08/31/22

# CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF THE JOHN R. BIERS, III & REBECCA D. BIERS AND WAS ACQUIRED FROM BARBARA R. HAWKS BY THAT CERTAIN DEED DATED JUNE 17, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #210012548.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHN R. BIERS, III & REBECCA D. BIERS AND WAS ACQUIRED FROM JAMES & MIRIAM GOTTHARDT BY THAT CERTAIN DEED DATED JULY 14, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #210014728.

#### CERTIFICATE OF APPROVAL

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

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4-15-2022	Talle ford
DATE	SUBDIVISION AGENT OF JAMES CITY COUNTY
5 Am LOZZ DATE	Sen Broke
DATE	VIRGINIA DEPARTMENT OF TRANSPORTATION
4-12-2022	ALM)
DATE	VIRGINIA DEPARTMENT OF HEALTH

JOHN R. BIERS, III & REBECCA D. BIERS INST. #210012548

ADDRESS: 7628 CYPRESS DRIVE

LOT 16

**OWNER:** 

PARCEL ID: 0931000016

LANEXA, VIRGINIA 23089

ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

JOHN R. BIERS, III & REBECCA D. BIERS

INST. #210014728

ADDRESS:

LANEXA, VIRGINIA 23089

PARCEL ID: 0931000017

ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

MATTHEW H. CONNOLLA

Lic. No. 2053

03/24/2022

# PROPERTY INFORMATION

LOT 17

OWNER:

7630 CYPRESS DRIVE

**AREA TABULATION** 

LOT	OLD AREA	NEW AREA
LOT 16	18,624 S.F. / 0.428 AC.	
LOT 17	18,984 S.F. / 0.435 AC.	37,608 S.F. / 0.863 AC.

TOTAL AREA = 37,608 S.F. / 0.863 AC.

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS (12 VAC 5-620-20 et seq., THE "REGULATIONS")

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS.

THIS SUBDIMSION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: JOHN RITTER P.E. (ENGINEERING DESIGN & DEVLEOPMENT, INC.) LIC. NO. 24766,

PHONE NO. <u>804-285-2176</u>

ADDRESS: 6411 RIGSBY ROAD, RICHMOND, VA 23226

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN P.B 17, PG. 7.

BOUNDARY LINE EXTINGUISHMENT BETWEEN

LOT 16 & LOT 17, SECTION NO. 1

**CYPRESS POINT** 

Engineering & Surveying Consultants

205 Bulifants Blvd. Suite F, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 2

JCC-S-21-0083

JAMES CITY COUNTY

VIRGINIA

JOB # 21-239

- 2. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 3. LOTS ARE SERVED BY PRIVATE WATER AND SEWER SYSTEMS.

POWHATAN DISTRICT

DATE: 03/24/2022

- 4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 5. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0019D, DATED 12/16/2015.
- 6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE
- 7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
- 9. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 10. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
- 11. BUILDING SETBACKS FOR A-1 ZONING:

FRONT - 75' (FROM STREET CENTERLINE) SIDE - 15' REAR - 35'

# 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.



03/24/2022 DATE

#### STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 26th DAY OF April THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT [0:12 AM

INSTRUMENT, # 202206657

TESTE JULIUS DC MONA A. FOLEY, CLERK