

20220657

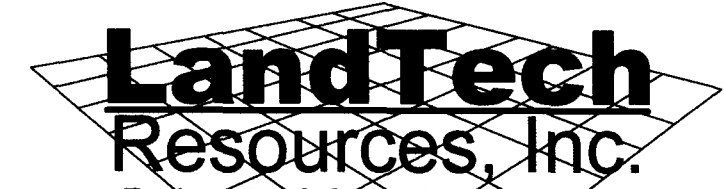
BOUNDARY LINE EXTINGUISHMENT  
BETWEEN

LOT 16 & LOT 17, SECTION NO. 1  
CYPRESS POINT

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 03/24/2022

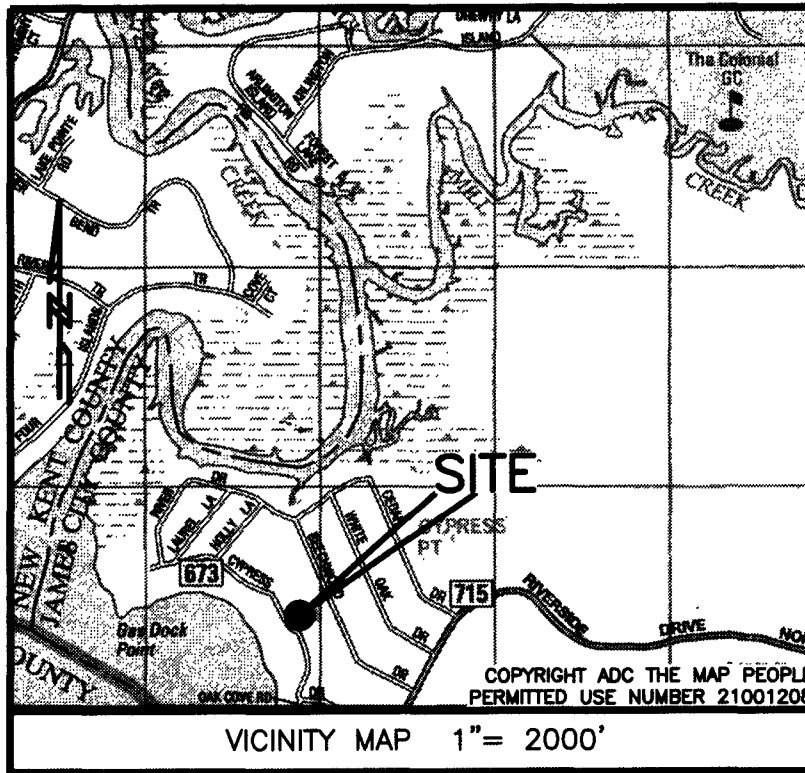
JOB # 21-239



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



PROPERTY INFORMATION

LOT 16  
OWNER:  
JOHN R. BIERS, III & REBECCA D. BIERS  
INST. #210012548  
ADDRESS:  
7628 CYPRESS DRIVE  
LANEXA, VIRGINIA 23089  
PARCEL ID: 0931000016  
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

LOT 17  
OWNER:  
JOHN R. BIERS, III & REBECCA D. BIERS  
INST. #210014728  
ADDRESS:  
7630 CYPRESS DRIVE  
LANEXA, VIRGINIA 23089  
PARCEL ID: 0931000017  
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

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.

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.

John R. Biers III 3/30/22  
JOHN R. BIERS, III DATE  
Rebecca D. Biers 3/30/22  
REBECCA D. BIERS DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City, Linda F. Vergakis, 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 30th DAY OF March, 2022.

Linda F. Vergakis  
NOTARY PUBLIC  
MY COMMISSION EXPIRES August 31, 2022  
NOTARY REGISTRATION NO. 7623437

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

CERTIFICATE OF SOURCE OF TITLE

LOT 16  
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.

LOT 17  
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 UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4-15-2022  
DATE [Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY

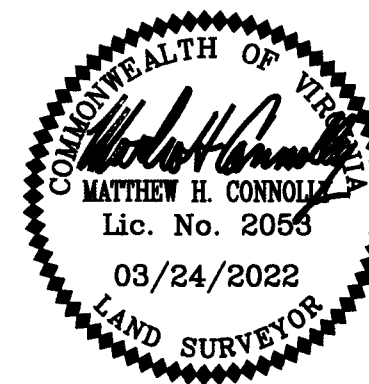
5 Apr 2022  
DATE [Signature]  
VIRGINIA DEPARTMENT OF TRANSPORTATION

4-12-2022  
DATE [Signature]  
VIRGINIA DEPARTMENT OF HEALTH

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.

Matthew H. Connolly  
MATTHEW H. CONNOLLY, L.S. 03/24/2022  
DATE



GENERAL NOTES

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

2 (Large/Small Plat(s)) Recorded  
Herewith as # 202206057

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 16th DAY OF April, 2022. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:12 AM INSTRUMENT # 202206057  
TESTE [Signature] MONA A. FOLEY, CLERK

202206657

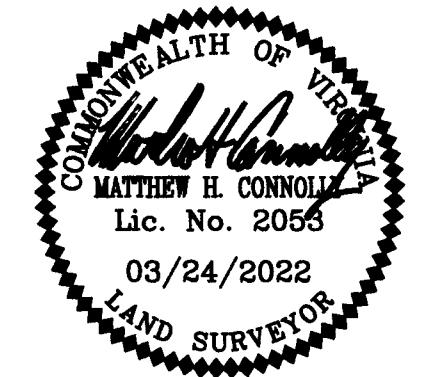
BOUNDARY LINE EXTINGUISHMENT  
 BETWEEN  
**LOT 16 & LOT 17, SECTION NO. 1  
 CYPRESS POINT**

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
 DATE: 03/24/2022 SCALE: 1"=20' JOB # 21-239

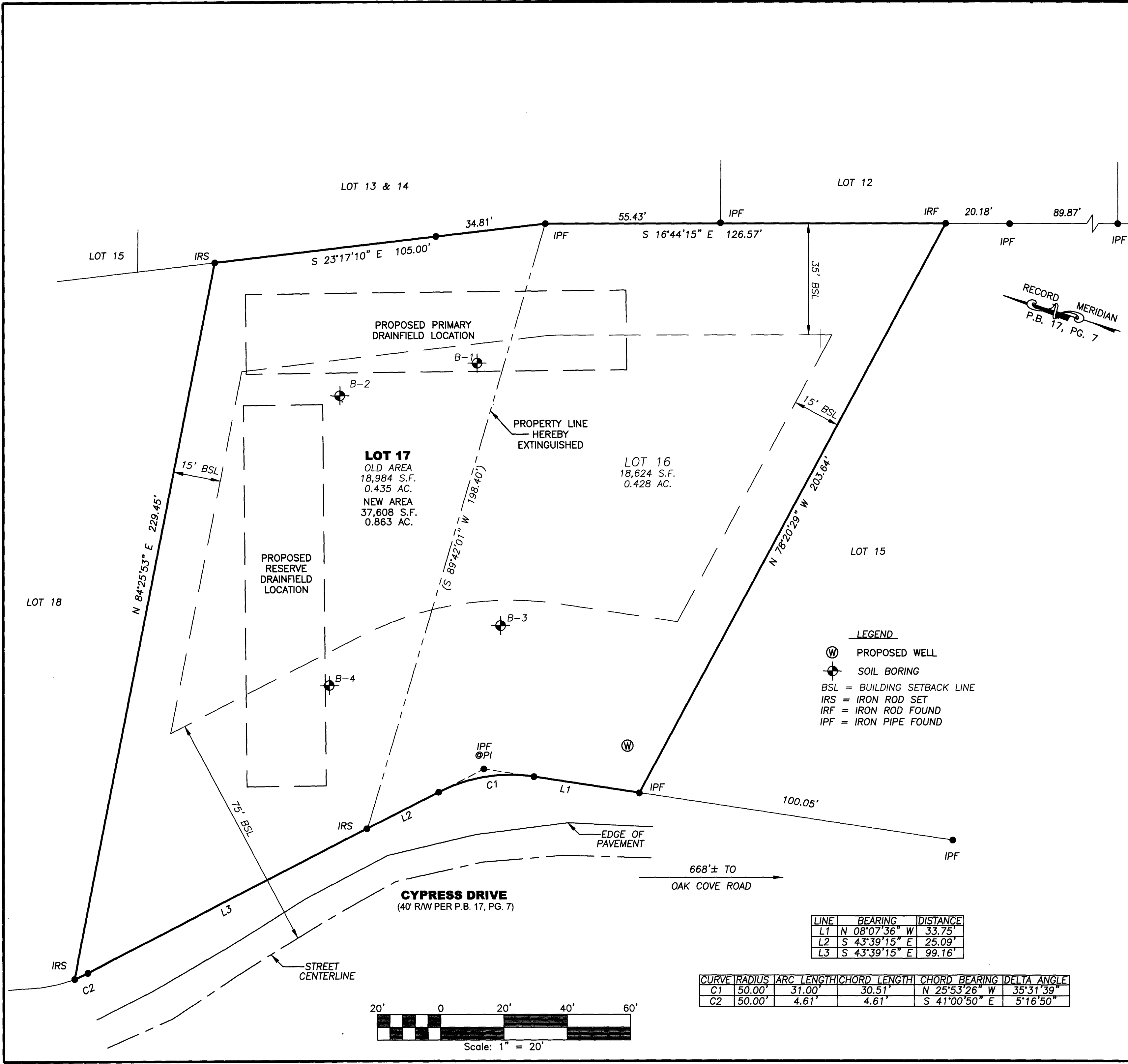


Engineering & Surveying Consultants  
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SHEET 2 OF 2  
**JCC-S-21-0083**



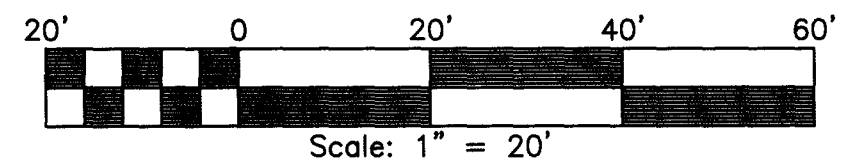
RECORD  
 MERIDIAN  
 P.B. 17, PG. 7



- LEGEND**
- (W) PROPOSED WELL
  - (B) SOIL BORING
  - BSL = BUILDING SETBACK LINE
  - IRS = IRON ROD SET
  - IRF = IRON ROD FOUND
  - IPF = IRON PIPE FOUND

LINE	BEARING	DISTANCE
L1	N 08°07'36" W	33.75'
L2	S 43°39'15" E	25.09'
L3	S 43°39'15" E	99.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	31.00'	30.51'	N 25°53'26" W	35°31'39"
C2	50.00'	4.61'	4.61'	S 41°00'50" E	5°16'50"



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 April 26, 2022  
 at 10:12 AM PM, PG. \_\_\_\_\_  
 Document # 202206657  
 MONA A. FOLEY, CLERK  
 Clerk

2 Large/Small Plat(s) Recorded  
 herewith as # 202206657