

202601253

BOUNDARY LINE EXTINGUISHMENT

OF
PARCEL ID #0720100003STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 07/01/2025 JOB:20-425205E Bulifants Blvd., Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

JCC S-25-0003

SHEET 1 OF 2

PROPERTY INFORMATION

PARCEL ID# 0720100003
PARCEL ADDRESS:
9936 SYCAMORE LANDING ROAD
JAMES CITY COUNTY, VA
OWNER: BIELICK, KELANN
INST. #202506236 (DEED)
OWNER ADDRESS:
9936 SYCAMORE LANDING ROAD
JAMES CITY COUNTY, VA 23188
ZONING DISTRICT: A1 - GENERAL AGRICULTURAL
SETBACKS PER A-1 ZONING:
FRONT: 50' (75' FROM CL OF R/W)
(MINIMUM WIDTH AT SETBACK TO BE 150')
SIDE: 15'
REAR: 35'

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS WERE DELINEATED BY ROTH ENVIRONMENTAL AND FIELD LOCATED BY THIS FIRM.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. ALL PARCELS SHALL BE SERVED BY PRIVATE SEWER AND WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER FEMA FLOOD INDEX MAP PANEL #51095C0053D DATED DECEMBER 16, 2015 THE LOTS LIE WITHIN FLOOD ZONE "X" AND FLOOD ZONE "VE" (ELEV 17).
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSEA REQUIREMENTS.
10. ANY WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. 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.

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN:0720100003	±241,429 S.F./ ±5.5424 AC.	± 150,668 S.F. / ± 3.4588 AC.
PARCEL A		± 85,361 S.F. / ± 1.9596 AC.
R/W DEDICATION		5,400 S.F. / 0.1240 AC.

OWNERS CERTIFICATE: (PARCEL ID: 0720100003)

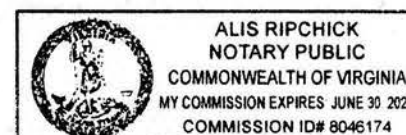
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Kelann Bielick 7/10/25
SIGNATURE: BIELICK, KELANN DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, I, Alis Ripchick, 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 HAS
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 10 DAY OF July, 2025.
MY COMMISSION EXPIRES June 30, 2027.

Alis Ripchick
NOTARY PUBLIC
REGISTRATION NO. 8046174



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF KELANN BIELICK, AND WAS ACQUIRED FROM JOHN C. SIEWERS, II TRUSTEE BY THAT CERTAIN DEED DATED APRIL 8, 2025 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA ON MAY 7, 2025 AS INSTRUMENT NO. 202506236.

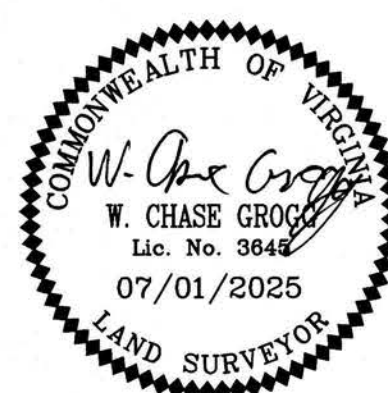
CERTIFICATE OF APPROVAL

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

7/11/2025
DATE VIRGINIA DEPARTMENT OF HEALTH

07/11/25
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

08/06/2025
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY



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.

07/01/2025
DATE
W. Chase Grogg
WALKER CHASE GROGG, L.S. 3645

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 30th DAY OF January, 2026
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS AT 2:56pm
INSTRUMENT # 202601253

TESTE ELIZABETH E. O'CONNOR, CLERK

2 Large/Small Plat(s) Recorded
herewith as # 202601253

BOUNDARY LINE EXTINGUISHMENT
OF
PARCEL ID #0720100003



LRI
LANDTECH
RESOURCES, INC.
ENGINEERING AND SURVEYING
CONSULTANTS

JCC S-25-0003
SHEET 2 OF 2



A KNOWN AS OLD ROAD TO RIVER
SHOWN ON
UNRECORDED SURVEY

GRAVEL
ACCESS
"ROAD TO BEACH"
SHOWN ON
P.B. 15, PG. 51

PIN:0720100004
N/F
LOVERA, GONZALO OLLARVES & HARLI
INST.#210000151 (DEED)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Jan. 30, 2006
at 2:56 AM/PM, PB PG
Document # 20260253
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded
herewith as # 202101253

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	154.34'	550.30'	16°04'11" N	24°36'44" W	153.84'
C2	71.32'	540.30'	7°33'47" N	20°21'33" W	71.27'
C3	80.22'	540.30'	8°30'23" N	28°23'38" W	80.14'
C4	36.71'	370.72'	5°40'23" N	29°20'17" W	36.69'
C5	33.95'	380.72'	5°06'31" N	29°37'36" W	33.94'

