

20242689



SITE INFORMATION

LOT 17
PROPERTY OWNER: HEATH, LARRY AND ANN W
ADDRESS: 514 MILL NECK ROAD
WILLIAMSBURG, VA
GPIN:2108.192.916

LOT 16
PROPERTY OWNER: BEVELACQUA, PAMELA M
ADDRESS: 518 MILL NECK ROAD
WILLIAMSBURG, VA
GPIN:2108.202.821

ZONING DISTRICT: RS-1
FRONT SETBACK: 35'
SIDE SETBACK: 15'
REAR SETBACK: 25'

REFERENCES:
P.B. 16, PG. 30
P.B. 39, PG. 29
P.B. 75, PG. 30

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 16, PG. 30.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0138D, DATED DECEMBER 16, 2015.
5. LOT 16 AND 17 FALL WITHIN RMA.
6. NOT ALL PHYSICAL IMPROVEMENTS HAVE BEEN SHOWN.
7. RECORD SUBDIVISION PLAT DOES NOT MATHEMATICALLY CLOSE. PROPERTY LINES SHOWN HEREON ARE BASED ON MONUMENTS FOUND AND RECORD INFORMATION.

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 17	17,130 S.F. / 0.3932 AC.	17,909 S.F. / 0.41 AC.
LOT 16	18,326 S.F. / 0.4207 AC.	17,546 S.F. / 0.40 AC.

**BOUNDARY LINE ADJUSTMENT PLAT
LOT 16 & LOT 17 SECTION TWO
RICHNECK HEIGHTS SUBDIVISION
CITY OF WILLIAMSBURG**

DATE: 06/27/2024 SCALE: 1"=20' JOB #: 24-118

LANDTECH RESOURCES, INC.
ENGINEERING AND SURVEYING CONSULTANTS
205E BULIFANTS BLVD., WILLIAMSBURG, VA
757-565-1677 • LANDTECHRESOURCES.COM

SHEET 1 OF 2



CERTIFICATE OF SOURCE TITLE - LOT 17

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF LARRY E. HEATH AND ANN W. HEATH AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. ON JANUARY 17, 2018 AS INSTRUMENT #180399.

OWNERS CERTIFICATE:

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

Larry E. Heath 7/01/24
LARRY E. HEATH DATE

LARRY E. HEATH
(PRINT NAME)

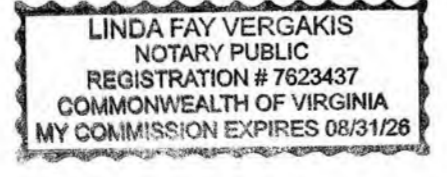
Ann W. Heath 7/1/24
ANN W. HEATH DATE

ANN W. HEATH
(PRINT NAME)

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Linda Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 1st DAY OF July, 2024. MY COMMISSION EXPIRES AUGUST 31, 2026.

Linda F. Vergakis
NOTARY PUBLIC
7623437
REGISTRATION NO.



CERTIFICATE OF SOURCE TITLE - LOT 16

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF PAMELA M. BEVELACQUA AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. ON OCTOBER 23, 2019 AS INSTRUMENT #195170.

OWNERS CERTIFICATE:

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

Pamela M. Bevelacqua 7/13/24
PAMELA M. BEVELACQUA DATE

Pamela M. Bevelacqua, Owner
(PRINT NAME & TITLE)

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, I, Rachael Piper, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 3rd DAY OF July, 2024. MY COMMISSION EXPIRES 12-31-2027.

Rachael Piper
NOTARY PUBLIC
8056266
REGISTRATION NO.



MY COMMISSION EXPIRES: 12-31-2027

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 FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

7/1/2024 W. Chase Grogg
DATE WALKER CHASE GROGG, ES. LIC. NO. 3645

2 Large/Small Plat(s) Recorded
herewith as # 20242689

CERTIFICATE OF APPROVAL

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

7/26/2024 Jayna Williams Griffin
DATE AGENT OF CITY OF WILLIAMSBURG

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 19 DAY OF August, 2024. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 20242689
TESTE C. Hammott D.C.
BY ELIZABETH E. O'CONNOR, CLERK, CLERK

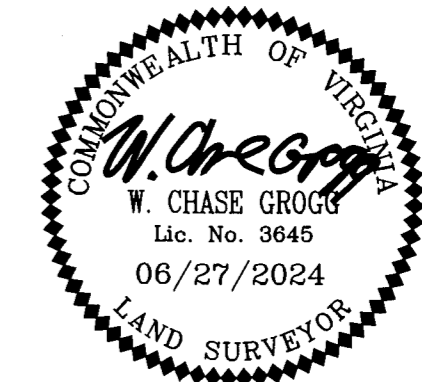
20242689

BOUNDARY LINE ADJUSTMENT PLAT
 LOT 16 & LOT 17 SECTION TWO
 RICHNECK HEIGHTS SUBDIVISION
 CITY OF WILLIAMSBURG

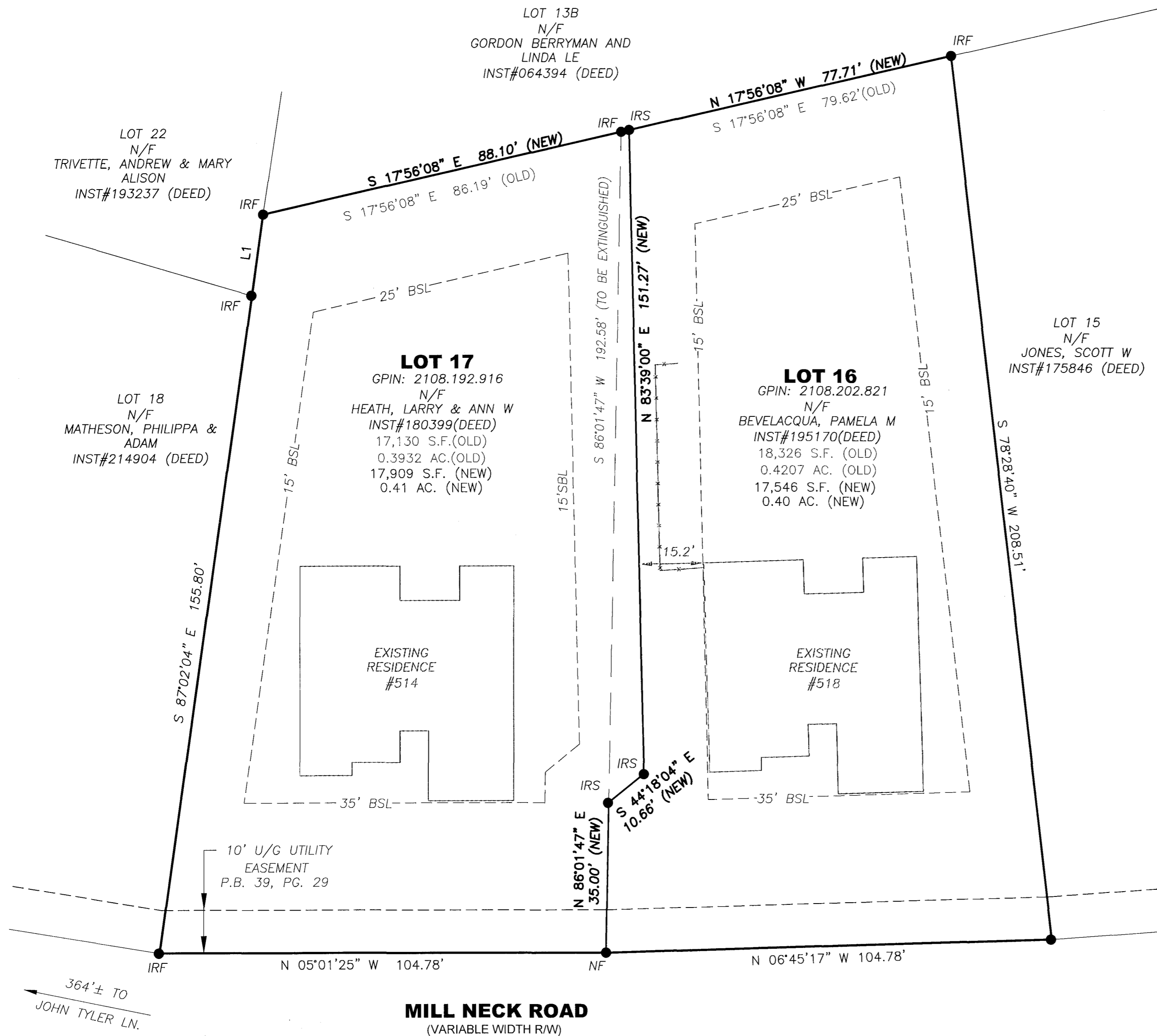
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SHEET 2 OF 2



RECORD MERIDIAN
 P.B. 16, PG. 30



SITE INFORMATION

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 ADDRESS: 514 MILL NECK ROAD
 WILLIAMSBURG, VA

LOT 16
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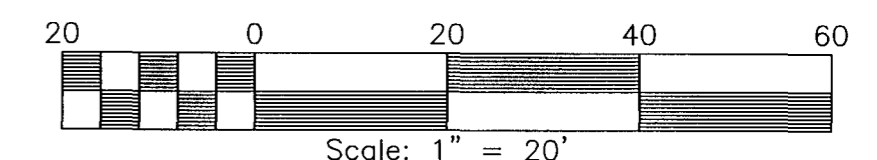
REFERENCES:
 P.B. 16, PG. 30
 P.B. 39, PG. 29
 P.B. 75, PG. 30

LEGEND

IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 NF = NAIL FOUND

AREA TABULATION

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City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 August 19, 2024
 at 10:41 AM, PG. 29
 Document # 20242689
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded
 herewith as # 20242689