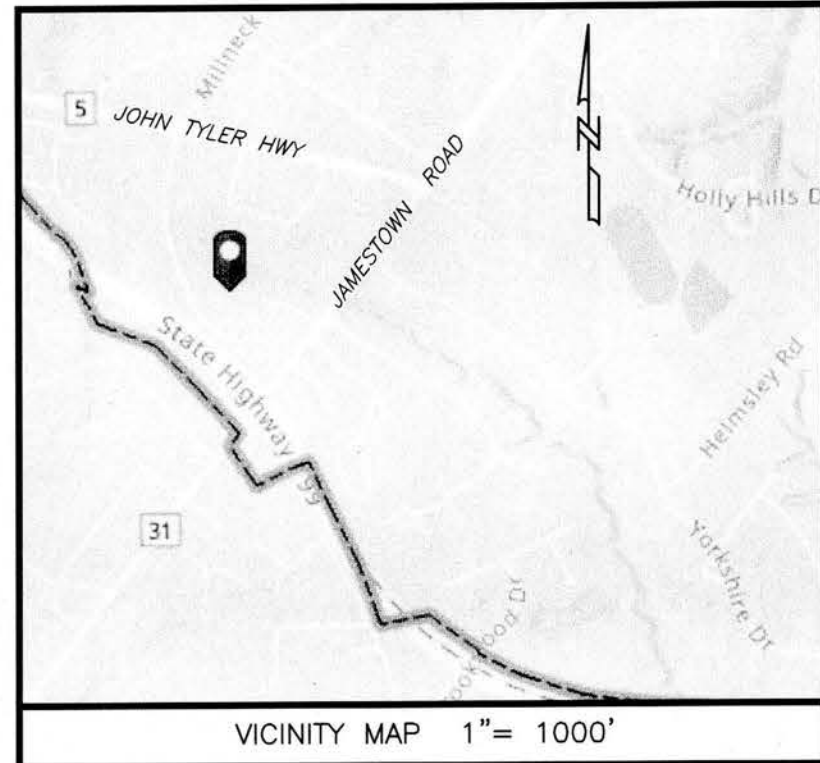


20253097



PROPERTY INFORMATION

PROPERTY ADDRESS: 530 MILL NECK ROAD
TAX MAP ID: 552-12-00-001B
LOT 1B, GEDDY PROPERTY
AREA OF LOT: 132,818 S.F. / 3.049 AC.
ZONING: RS-2/PDR - SINGLE FAMILY DWELLING DISTRICT/
PLANNED DEVELOPMENT RESIDENTIAL DISTRICT
BUILDING SETBACKS: FRONT

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN PER PB.52 PG.57 AND PB.73 PG.60.
2. THIS SUBDIVISION CONTAINS WETLANDS AND/OR WATERS OF THE UNITED STATES.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY TO BE SERVED BY PRIVATE WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0138D DATED 12/16/2015.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND CITY CODE.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH CITY OF WILLIAMSBURG CODE ORDINANCES.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. THIS SUBDIVISION LIES WITHIN CHESAPEAKE BAY PRESERVATION AREAS OF THE CITY OF WILLIAMSBURG.

OWNERS CERTIFICATE: LOT 1B

THIS SUBDIVISION OF LOT 1B IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

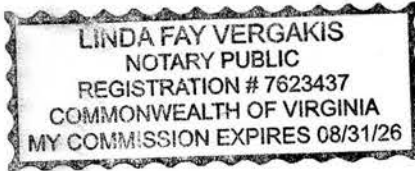
JONBRU, LLC
BRUCE DEREK ROBERTSON - MEMBER

8/20/25
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH 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 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 20th DAY OF August, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 31, 2026
NOTARY REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE (LOT 1B)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MILL NECK LAND, LLC TO JONBRU, LLC BY DEED RECORDED MAY 2, 2025 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AS INSTRUMENT #20251468.

CERTIFICATE OF APPROVAL

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

8/25/2025
DATE

SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

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

8/19/2025
DATE

2 Large/Small Plat(s) Recorded
herewith as # 20253097

BER#
25015

RECEIVED
AUG 22 2025
City of Williamsburg

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THIS 20th DAY OF August, 2025.
THIS PLAT WAS PRESENTED AND ADMITTED TO-RECORD AS THE LAW DIRECTS AT 10:32 am
INSTRUMENT # 20253097
TESTE ELIZABETH E. O'CONNOR, CLERK

SHEET 1 OF 2

DATE: 8/19/2025
DRAWN BY: LFV
PROJECT No. 23-220
FILE NAME: 23-220.DWG
REFERENCES: INST#142680
PB.52, PG.57; PB.73, PG.60

SUBDIVISION
OF
LOT 1B - GEDDY PROPERTY
being
RICHNECK HEIGHTS

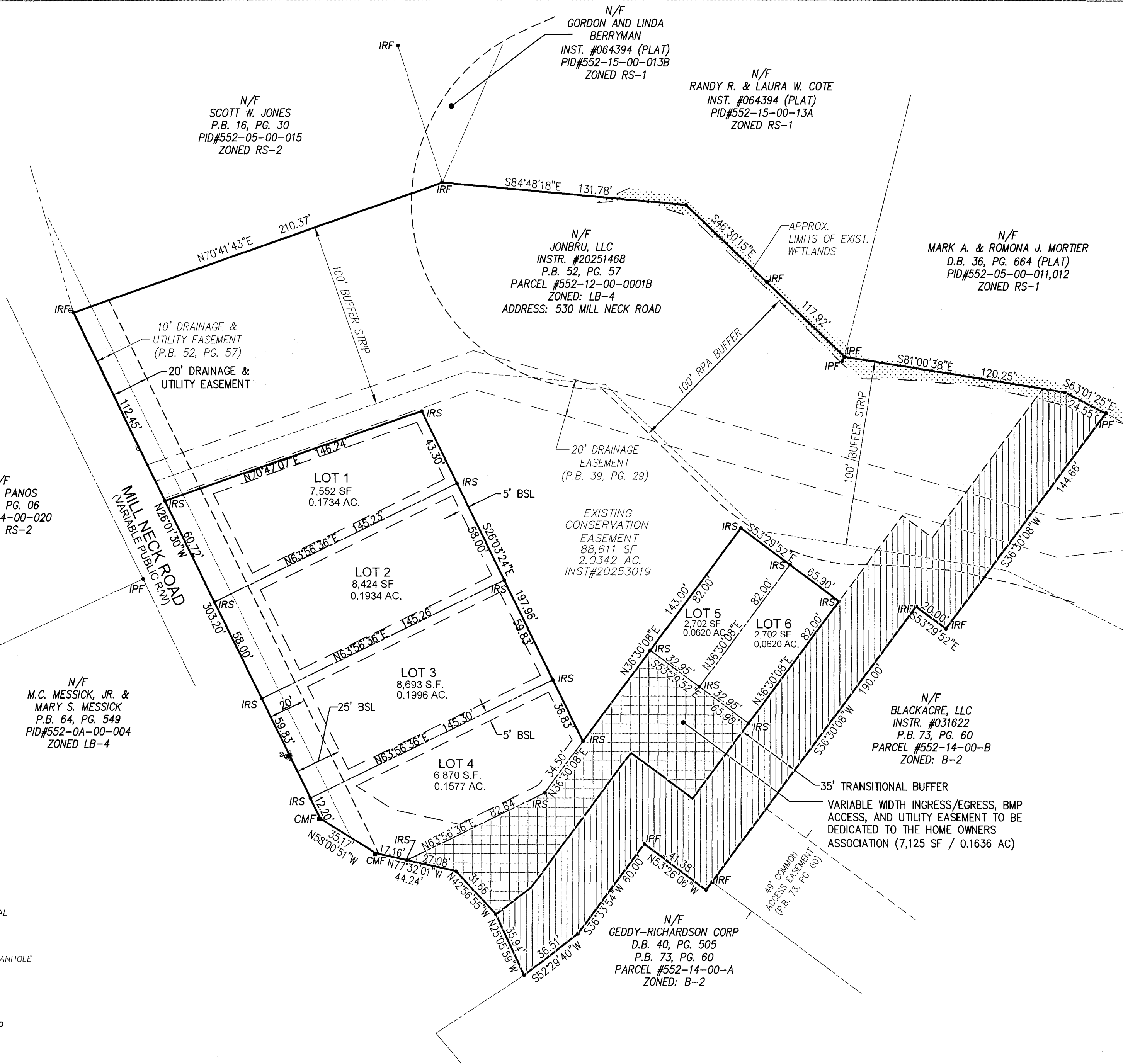
CITY OF WILLIAMSBURG VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1.	08/19/2025	REVISED TO SHOW CONSERVATION ESMT DEDICATION

ENGINEERING & SURVEYING CONSULTANTS
205 Bulifants Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

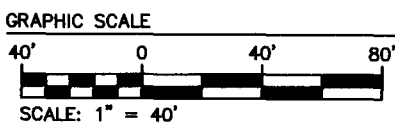
20253097

VIRGINIA STATE PLANE
SOUTH ZONE - NAD83

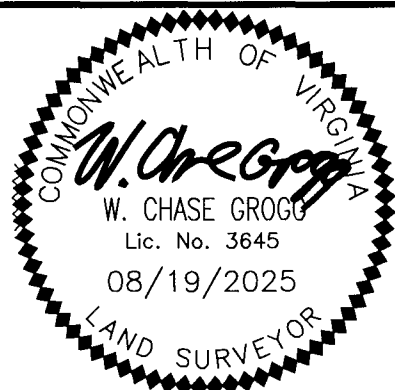


2 Large/Small Plat(s) Recorded
herewith as # 20253097

- LEGEND**
- WATER METER
 - SEWER CLEAN OUT
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - HVAC UNIT
 - UTILITY POLE
 - OVERHEAD UTILITY
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - TRANSFORMER
 - ELECTRIC BOX
 - LIGHT POLE
 - CMF = CONC. MONUMENT FOUND
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FOUND



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 26, 2025
at 10:32 AM/PM, PB PG
Document #
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



SHEET 2 OF 2
DATE: 8/19/2025
DRAWN BY: LfV
PROJECT No. 23-220
FILE NAME: 23-220.DWG
REFERENCES: INST#142680
PB.52, PG.57; PB.73, PG.60

SUBDIVISION
OF
LOT 1B - GEDDY PROPERTY
being
RICHNECK HEIGHTS
CITY OF WILLIAMSBURG VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
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LRI
LANDTECH
RESOURCES, INC.
ENGINEERING & SURVEYING CONSULTANTS
205 Bulfinch Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com