

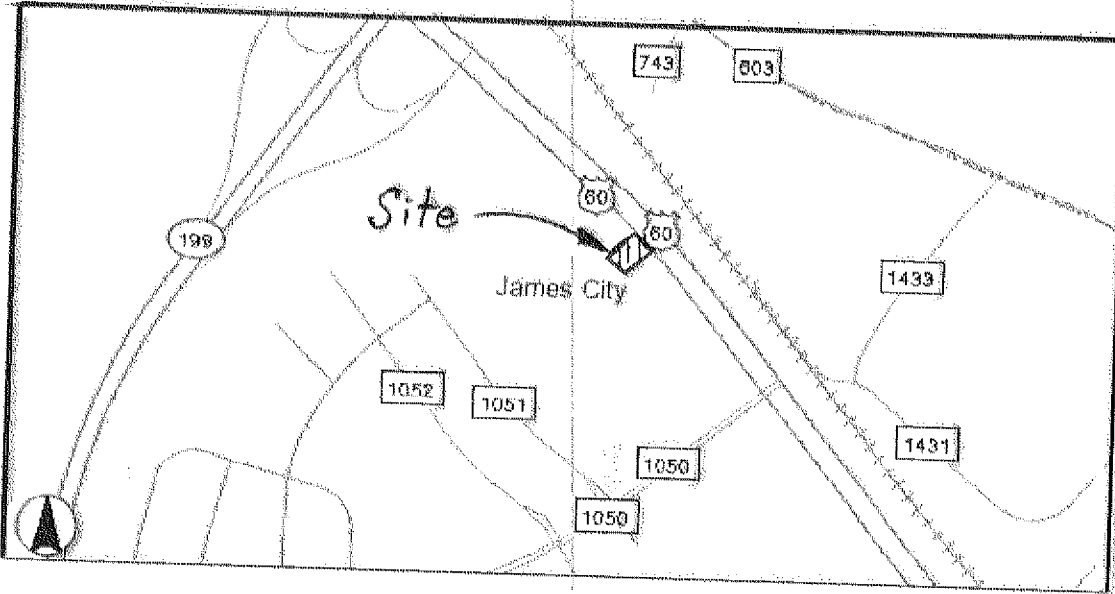
#040029314

PLAT OF CORRECTION OF THE RESUBDIVISION OF THE PROPERTY

STANDING IN THE NAME OF
ADRIAN N. BANKS
 BEING 0.473 ACRES
 DESIGNATED AS LOT 2 HERNDON ESTATES
 LOCATED IN POWHATAN DISTRICT
 JAMES CITY COUNTY, VA.

PROPERTY ADDRESS
 6199 RICHMOND ROAD
 WILLIAMSBURG, VA. 23188
 TAX MAP # 3220100064

PREPARED BY
 ANGLE & DISTANCE
 LAND SURVEYING, INC.
 156 OLD STAGE RD. TOANO, VA. 23168
 PHONE 757-566-1206
 DATE 11-04-04



VICINITY MAP SCALE 1" = 1000'

OWNERS CONSENT

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER AND IN AGREEMENT WITH THE ADJOINING PROPERTY OWNERS.

ADRIAN N. BANKS

OWNER: Adrian N. Banks DATE 11/5/04

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 A NOTARY PUBLIC IN AND FOR THE STATE
 AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S)
 WHOSE NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED
 THE SAME BEFORE ME IN THE
 JAMES CITY THIS DAY OF 11/19, 2004
 MY COMMISSION EXPIRES 06/31/2006

Notary Signature
 NOTARY PUBLIC

SOURCE OF TITLE

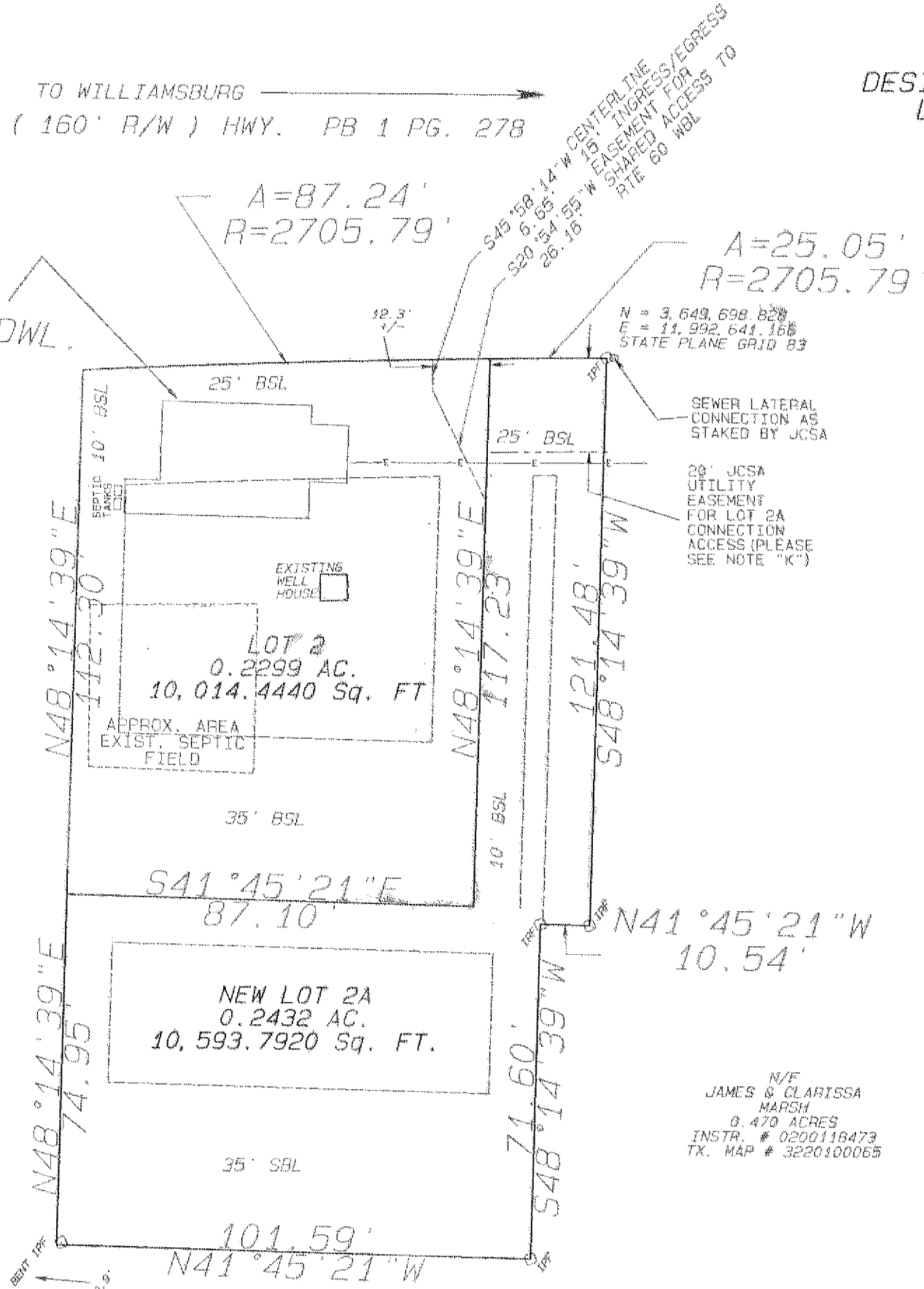
TAX PARCEL NO. 3220100064, LIES IN THE NAME OF
 ADRIAN N. BANKS, THE PROPERTY WAS CONVEYED BY
 BOSTON INVESTORS GROUP, INC. A FLORIDA CORPORATION
 BY INSTRUMENT # 040002553, DATED JAN. 7th, 2004
 AND RECORDED IN THE OFFICE OF THE CLERK OF THE
 CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

GENERAL NOTES

- A) BOUNDARY TAKEN FROM PLAT BY SPEARMAN & ASSOC. DATED 01-19-1977, RECORDED IN DEED BOOK 178 PAGE 304 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT THAT COULD DISCLOSE ANY ENCUMBRANCES THAT COULD AFFECT SHOWN PROPERTY. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- B) PROPERTY IS ZONED R2, BUILDING SET BACK LINES ARE FRONT = 25' REAR = 35' SIDE = 10'
- C) PROPERTY LIE'S IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN PER. F.I.R.M. MAP #510201-0020B, EFFECTIVE DATE FEB. 6, 1991.
- D) MINIMUM LOT WIDTH AT SETBACK LINE SHALL BE 75' FOR LOTS UNDER 20,000 Sq. Ft.
- E) UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- F) ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-35.
- G) LOT 2A TO BE SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL LOT 2, TO UTILIZE EXISTING WELL AND DRAINFIELD.
- H) LOT PRIOR TO SUBDIVIDING= 0.4731 AC. (20,608.2360 Sq. FT.) NEW LOT 2A= 0.2432 AC. (10,593.7920 Sq. FT.) REMAINDER OF LOT 2 = 0.2299 AC. (10,014.4440)
- I) LOT 2A, TO UTILIZE 15' INGRESS/EGRESS EASEMENT ACROSS LOT 2, AS SHOWN.
- J) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

TO WILLIAMSBURG
 EBL RTE. 60 (160' R/W) HWY. PB 1 PG. 278

2 S BLK. DWL.



BETHEL RESTORATION CENTER
 OF WILLIAMSBURG
 4.07 ACRES
 INSTR. # 980021976
 TX. MAP # 3220100059

N/F
 JAMES & CLARISSA
 0.470 ACRES
 INSTR. # 0200118473
 TX. MAP # 3220100065

N/F MILDRED D. MORRIS
 0.50 ACRES
 DB 77 PG. 58
 TX. MAP # 3220100063

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II 11-5-04
 EDWARD C. CARR II L.S.# 2505

K) EASEMENT SHOWN AS JCSEA UTILITY EASEMENT IS FOR EXCLUSIVE USE BY JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY PROVIDERS DESIRING TO USE THESE EASEMENTS, WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSEA AND THE PROPERTY OWNER. ADDITIONALLY, JCSEA SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

L) PLAT OF CORRECTION CREATED BECAUSE OF ERROR IN NOTE (G) OF ORIGINAL RECORDED PLAT. ORIGINAL PLAT CONTAINED TRANSPOSITION ERROR, LOT 2A TO BE SERVED BY PUBLIC SEWER AND WATER LOT 2 TO UTILIZE EXISTING FACILITIES AS STATED IN REVISED NOTE (G)

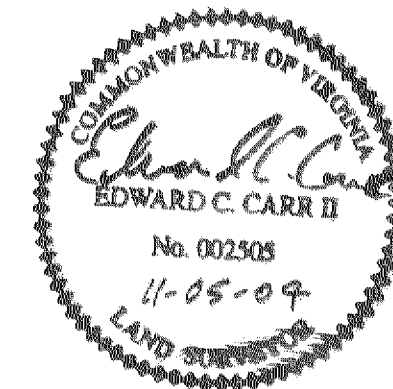
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on

11-18-2004
 at 1:56 PM, PB PG
 DOCUMENT # 040029314
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CERTIFICATE OF APPROVAL

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

Bruce A. Williams 11-8-04
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE
Ray Cost 11-08-04
 SUBDIVISION AGENT OF JAMES CITY COUNTY
 DATE



STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
 COUNTY OF JAMES CITY THE 18th DAY OF Nov., 2004
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
 AS THE LAW DIRECTS IN PLAT BOOK PAGE inst.
 TESTE: Madeline Hallman 040029314
 Dep. CLERK

BY: _____
 PROPERTY IS TAX PARCEL ID # 3220100064

