

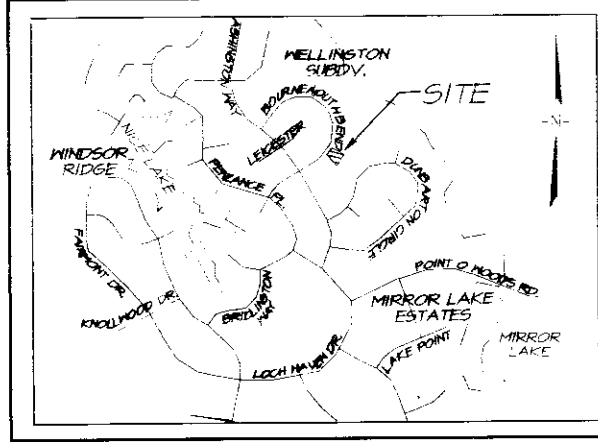
140017050

PLAT OF CORRECTION

WELLINGTON SUBDIVISION
SECTION 2, LOT 206
SHOWING THE PROPERTY OF
JAMES H. & DIMITRI H.
GARNER

PROPERTY SHOWN IS
LOT 206, SECTION 2 OF
WELLINGTON
SUBDIVISION
PROPERTY IS
PARCEL ID # 1330800206
PROPERTY ADDRESS
3951 BOURNEMOUTH BEND
WILLIAMSBURG, VA. 23188

PREPARED BY
ANGLE & DISTANCE
LAND SURVEYING, INC.
269 RACEFIELD DRV. TOANO, VA 23168
(571)561-5334
DATE 9-16-2014
REVISED 10-9-2014



VICINITY MAP 1"= 2000'

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM PLAT BY
AES, WELLINGTON SUBDIVISION SECTION TWO.
THIS SURVEY HAS BEEN PREPARED WITH-
OUT THE BENEFIT OF A FURNISHED TITLE REPORT
AND DOES NOT NECESSARILY INDICATE ALL
ENCUMBRANCES ON THE PROPERTIES SHOWN.
PLAT IS BASED ON A CURRENT FIELD SURVEY.

PROPERTY IS ZONED R1, BUILDING SETBACK LINES ARE
FRONT = 35'
REAR = EXISTING = 50' NEW = 35'
SIDE = 15'

PLAT OF CORRECTION REDUCES REAR BUILDING SETBACK
FROM 50' TO 35'.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS
SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.

NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN
THEIR NATURAL AND UNDISTURBED STATE EXCEPT
FOR THOSE ACTIVITIES REFERENCED ON THE DEED
OF EASEMENT.

PROPERTY APPEARS TO LIE IN FLOOD
ZONE X, BY F.I.R.M. MAP # 51095C0045C
EFFECTIVE DATE SEPT. 28th. 2007.

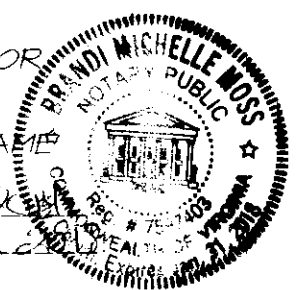
OWNERS CONSENT

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

15 Oct 14 *James H. Garner*
DATE SIGNATURE (JAMES H. GARNER)
15 Oct 14 *Dimitri H. Garner*
DATE SIGNATURE (DIMITRI H. GARNER)

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, Brandi Michelle Moss, 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 ACKNOWLEDGE THE SAME
BEFORE ME IN THE CITY/COUNTY AFORESAID,
GIVEN UNDER MY HAND THIS 15 DAY OF OCT YR. 2014
Brandi Michelle Moss MY COMMISSION EXPIRES 31 Jan 2015



CERTIFICATE OF APPROVAL

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

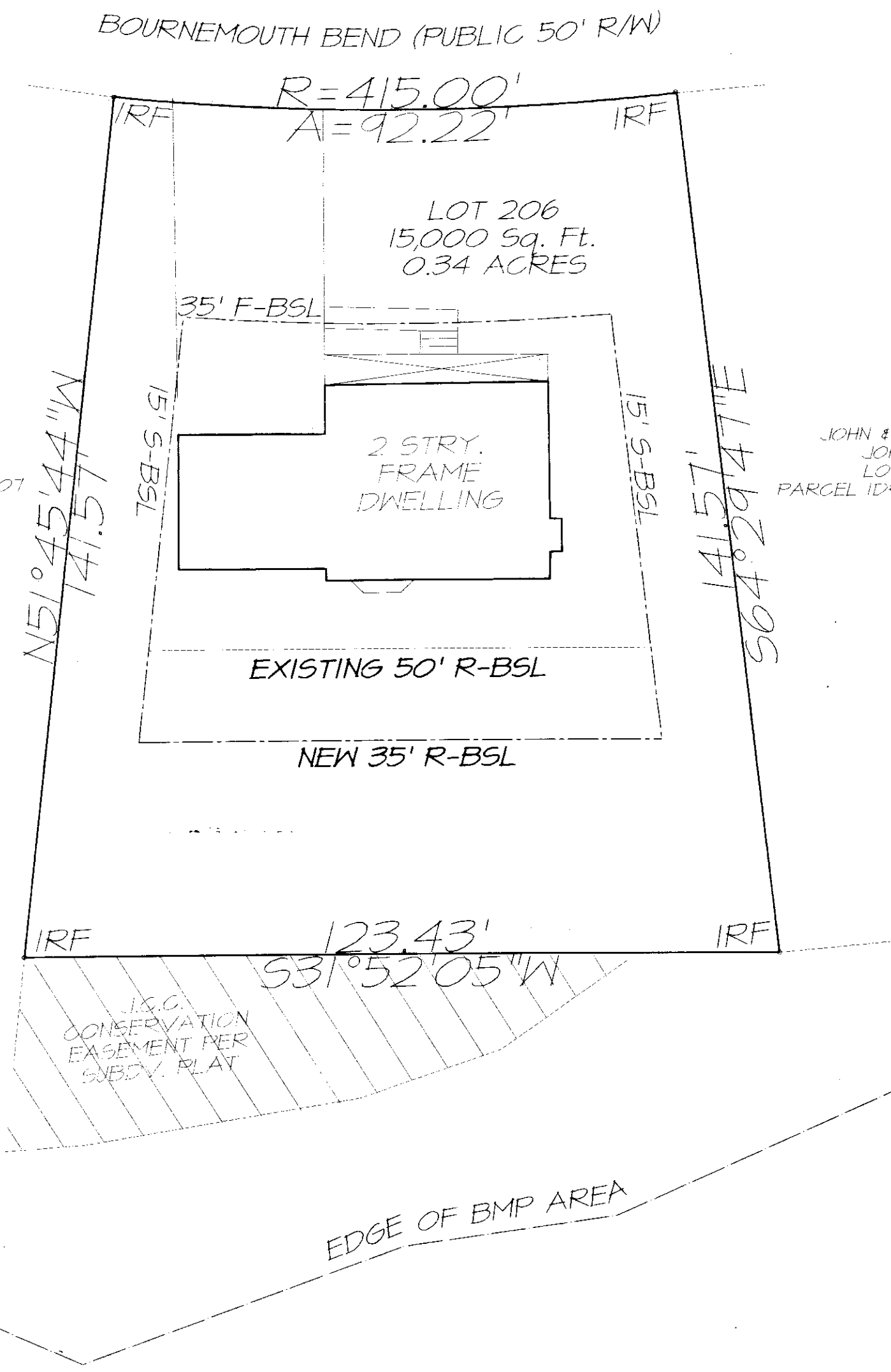
SUBDIVISION AGENT OF JAMES CITY COUNTY
Christy Brown DATE 10-16-14

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY
KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL
THE REQUIREMENTS OF THE BOARD OF SUPERVISORS
AND JAMES CITY COUNTY ORDINANCES REGARDING
THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY
AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE
VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND
SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.
Edward C. Carr II 10-13-14
EDWARD C. CARR II L.S.# 2505 DATE

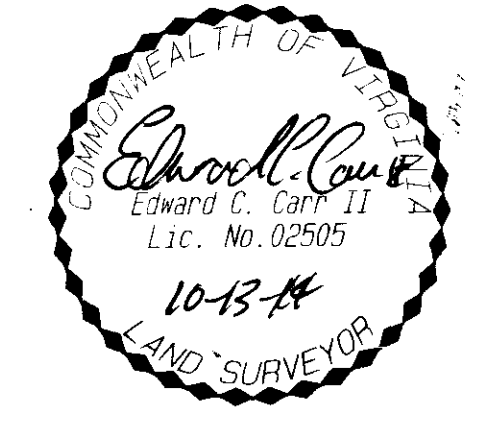
CERTIFICATE OF SOURCE OF TITLE

PARCEL # 1330800206, WAS CONVEYED BY NICE ASSOC. L.C..
TO JAMES HOWARD & DIMITRI H. GARNER BY DEED
DATED JUNE 23rd, 2005, RECORDED AS INSTRUMENT
050014564. IN THE OFFICE OF THE CLERK OF THE
CIRCUIT COURT OF JAMES CITY COUNTY.



NF
DANNY & ANDREA
EARNES
LOT 201
PARCEL ID# 1330800207

NF
JOHN & MELCINIA
JOHNSON
LOT 205
PARCEL ID# 1330800205



Large/Small Plat(s) Recorded
herewith as # 140017050

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF JAMES CITY THE 10th DAY OF October 2014
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS IN PLAT BOOK 140017050 PAGE
AND OR INSTRUMENT NUMBER 140017050
TESTE: *Betsy B. Woolridge* CLERK
BY: *Dmy Storey DC*
PROPERTY IS TAX PARCELS ID # 1330800206

