

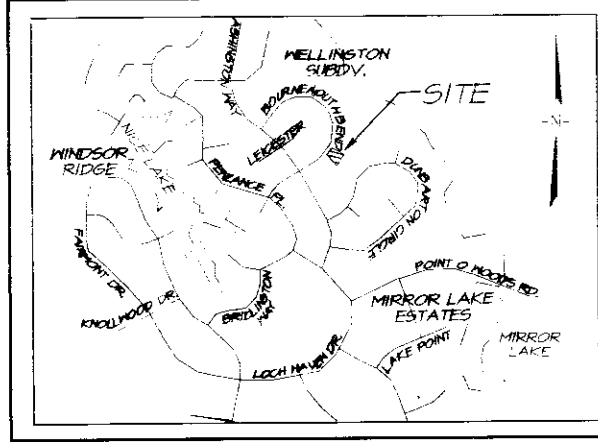
140017050

# 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.

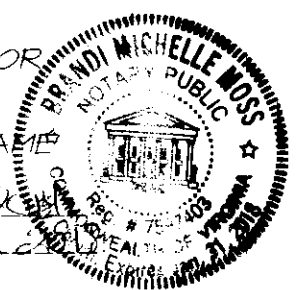
### OWNERS CONSENT

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, **DANIEL 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  
*Daniel 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.

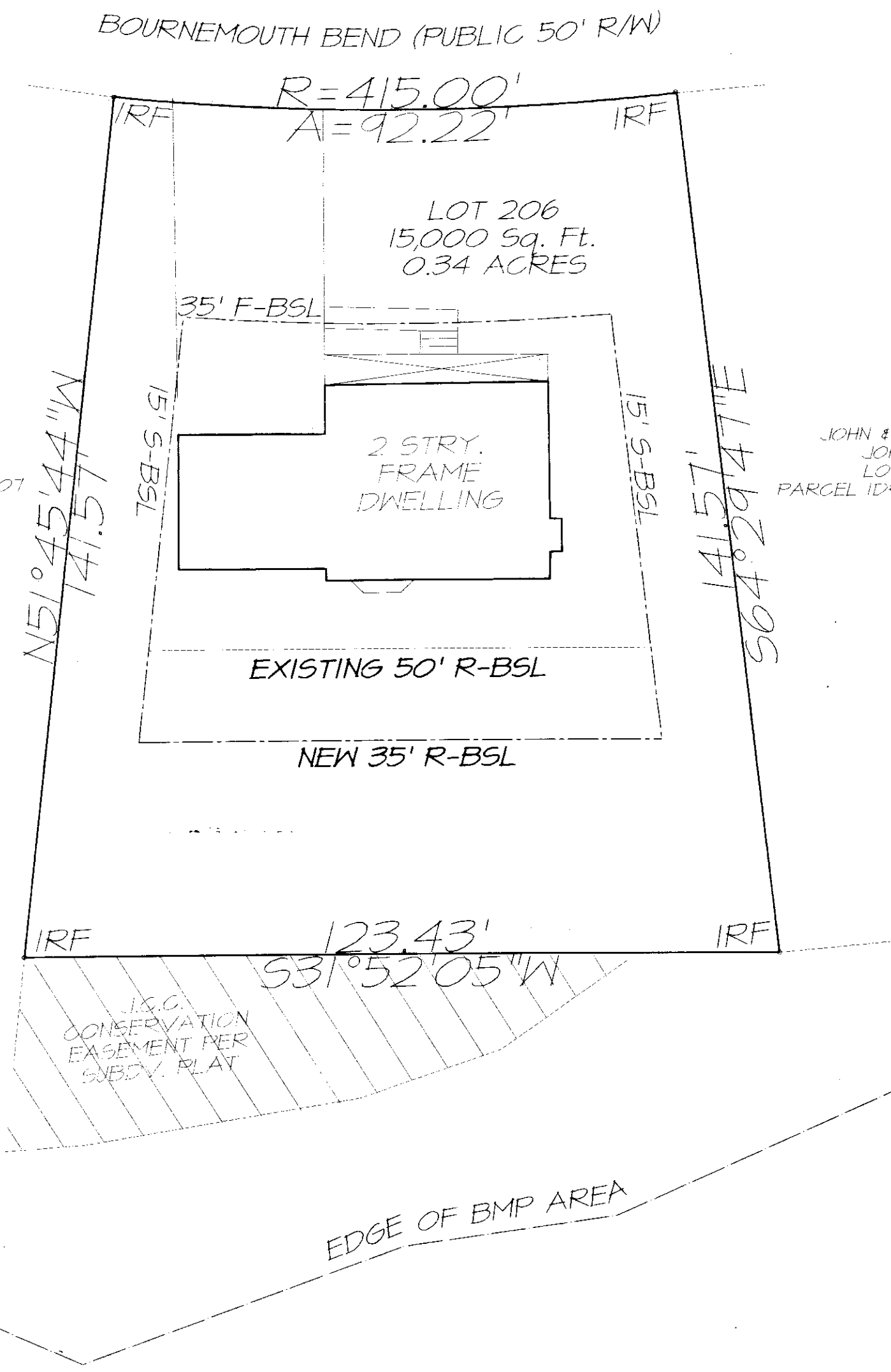
SUBDIVISION AGENT OF JAMES CITY COUNTY  
*Christy Brown* DATE 10-16-14

### 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

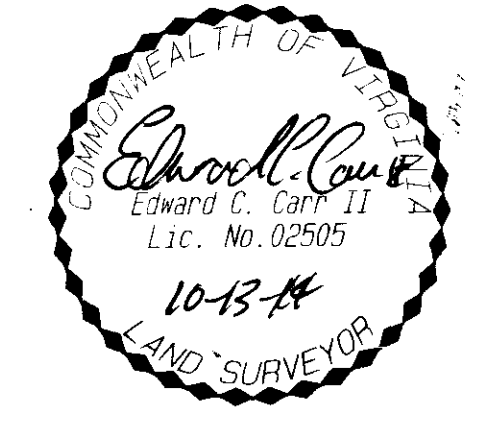
### CERTIFICATE OF SOURCE OF TITLE

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 207  
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 \_\_\_\_\_ PAGE \_\_\_\_\_  
AND OR INSTRUMENT NUMBER 140017050  
TESTE: *Betsy B. Woolridge* CLERK  
BY: *Dmy Storey DC*  
PROPERTY IS TAX PARCELS ID # 1330800206

