

#040031629

BOUNDARY LINE ADJUSTMENT AND AGREEMENT (LAND EXCHANGE PLAT)

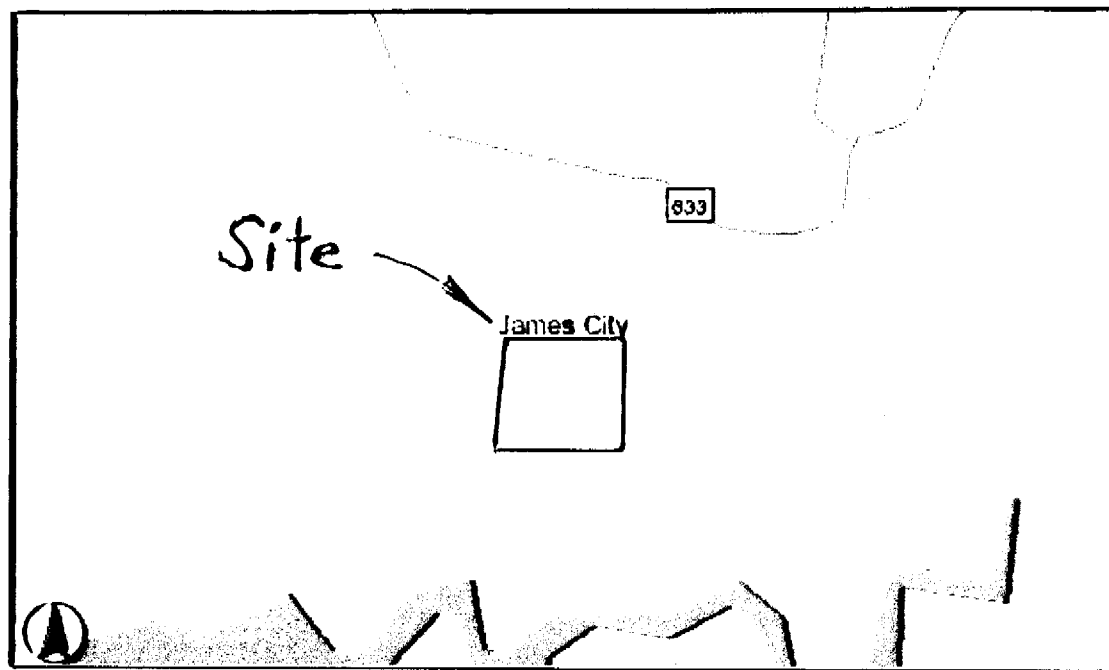
BETWEEN THE PARCELS STANDING
IN THE NAMES OF

JOHN H. & MARY J. HOGGE PARCEL # 3520100011, (A)
AND
ROBERT H. HOGGE PARCEL # 3520100012, (B)

BEING A PORTION OF THE MADELINE HOGGE SUBDIVISION
LYING IN POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS (A) 2669 JOLLY POND ROAD
PROPERTY ADDRESS (B) 2675 JOLLY POND ROAD

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING INC.
156 OLD STAGE RD., TOANO, VA. 23169
(757) 566-1206



VICINITY MAP
SCALE 1" = 1260'

N/F
LANGDON RICHARDSON
TX MAP # 3520100006
WILL FILE # 01-519
30.813 Ac.

N/F
MARGRET A. CARNEAL (DEC)
(DECLARATION OF LIVING TRUST)
TX MAP # 3510100001
WILL FILE # 50-292
349.0 Ac.

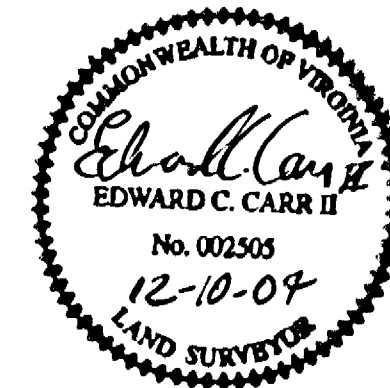
N/F
THOMAS R. HOGGE
TX MAP # 3520100034
DB 287 PG 213
1.22 Ac.

N/F
THOMAS R. & ANNICKI S.
HOGGE
TX MAP # 352010003B
DB 183 PG 189
2.77 Ac.

N/F
CHRISTOPHER S. & GINGER
THOMPSON
TX MAP # 3520100013C
INSTR. # 970011189
1.005 Ac.

N/F
BENJAMIN P. HOGGE
TX MAP # 3520100015
DB 501 PG 204
10.0 Ac.

N/F
THOMAS R. HOGGE
TX MAP # 3520100015B
DB 501 PG 202
6.97 Ac.



GENERAL NOTES

AREA CALCULATIONS
OLD AREA (A) = 10.01 +/- AC.
NEW AREA (A) = 10.01 +/- AC.
OLD AREA (B) = 5.00 +/- AC.
NEW AREA (B) = 5.00 +/- AC.

- A) BOUNDARY INFORMATION TAKEN FROM PLAT BY AES PB 53 PG 70. ERROR OF CLOSURE FOUND TO EXIST ON REAR LINE OF ORIGINAL PARCEL (A). THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL ENCUMBRANCES THAT COULD AFFECT PROPERTY SHOWN.
- B) PROPERTY IS ZONED A1 BUILDING SET BACK LINES ARE FRONT = 75' REAR = 35' SIDE = 15'
- C) PORTIONS OF PROPERTY (A) LIE IN FLOOD ZONE AE BASE FLOOD ELEV. DETERMINED TO BE 8.5'. REMAINING PORTION OF (A) AND ALL OF (B) LIE IN FLOOD ZONE X AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN PER F. I. R. M. MAP # 510201-0030B EFFECTIVE DATE FEB. 6TH, 1991 RPA LINE TAKEN FROM GIS INFORMATION PROVIDED BY JAMES CITY CO. MAPPING DEPT.
- D) WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C (1) OF THE JAMES CITY CO. CODE.
- E) UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE.
- F) ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-35.
- G) PROPERTY TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS.

SOURCE OF TITLE

THE PROPERTIES SHOWN HEREON (A) HAS BEEN CONVEYED BY DEED, DATED DEC. 5th, 1990, BY MADELINE R. HOGGE AND RECORDED IN DEED BOOK 501, PAGE 206. (B) HAS BEEN CONVEYED BY DEED, DATED JUL. 26th, 1995, BY ROBERT H. & CAROL T. HOGGE (TO ROBERT H. HOGGE), IN DEED BOOK 748 PAGE 898. DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNERS CONSENT

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

JOHN H. & MARY J. HOGGE

OWNER: John H. Hogge DATE 12-13-04

OWNER: Mary J. Hogge DATE 12-13-04

ROBERT H. HOGGE

OWNER: Robert H. Hogge DATE 12-13-04

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 COUNTY OF
JAMES CITY THIS DAY OF 13 December, 2004
MY COMMISSION EXPIRES 31, March 2009

Camela D. Simpson
NOTARY PUBLIC

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 12-10-09
EDWARD C. CARR II L.S.# 2505

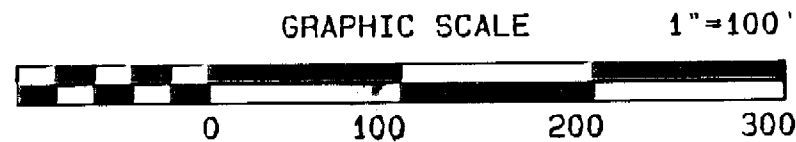
CERTIFICATE OF APPROVAL

THIS LAND EXCHANGE IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE
WITH EXISTING COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY

[Signature] DATE 12/14/09

Large/Small Plat(s) Recorded
herewith as # 040031629



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
17 December 2004
at 10:06 AM/P.M. PB PG
DOCUMENT # 040031629
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF JAMES CITY THE 17 DAY OF DEC, 2004
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAY DIRECTS IN PLAT BOOK PAGE
TESTE: Betsy B. Woolridge
CLERK
BY: Clayton H. Binkhol 3 Dep. Clerk