

110009560

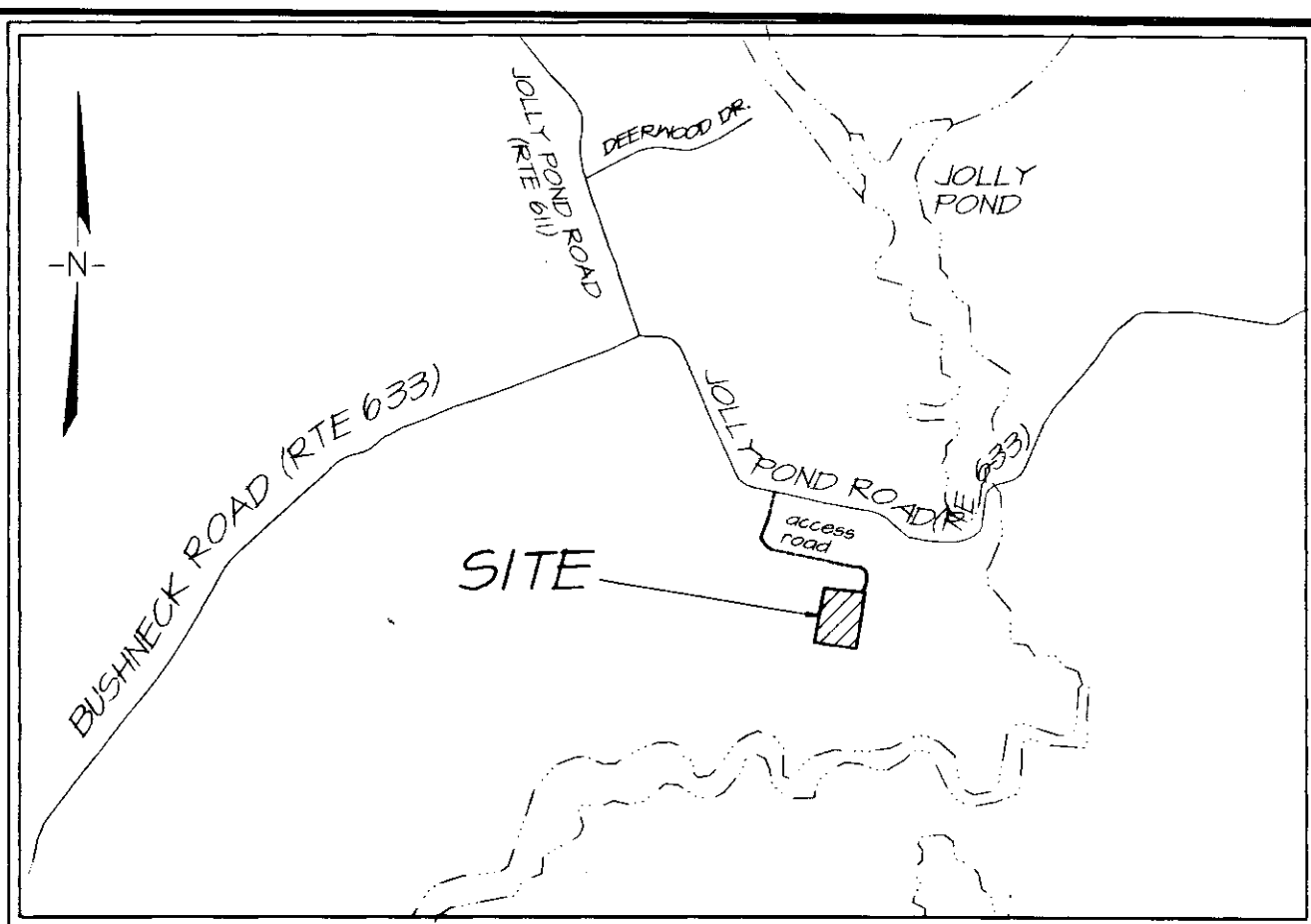
SUBDIVISION OF THE PROPERTY OF THOMAS R. & ANNIKKI S. HOGGE

TAX PARCEL # 3520100013B
BEING A PORTION OF THE MADELINE HOGGE SUBDIVISION
LYING IN POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA

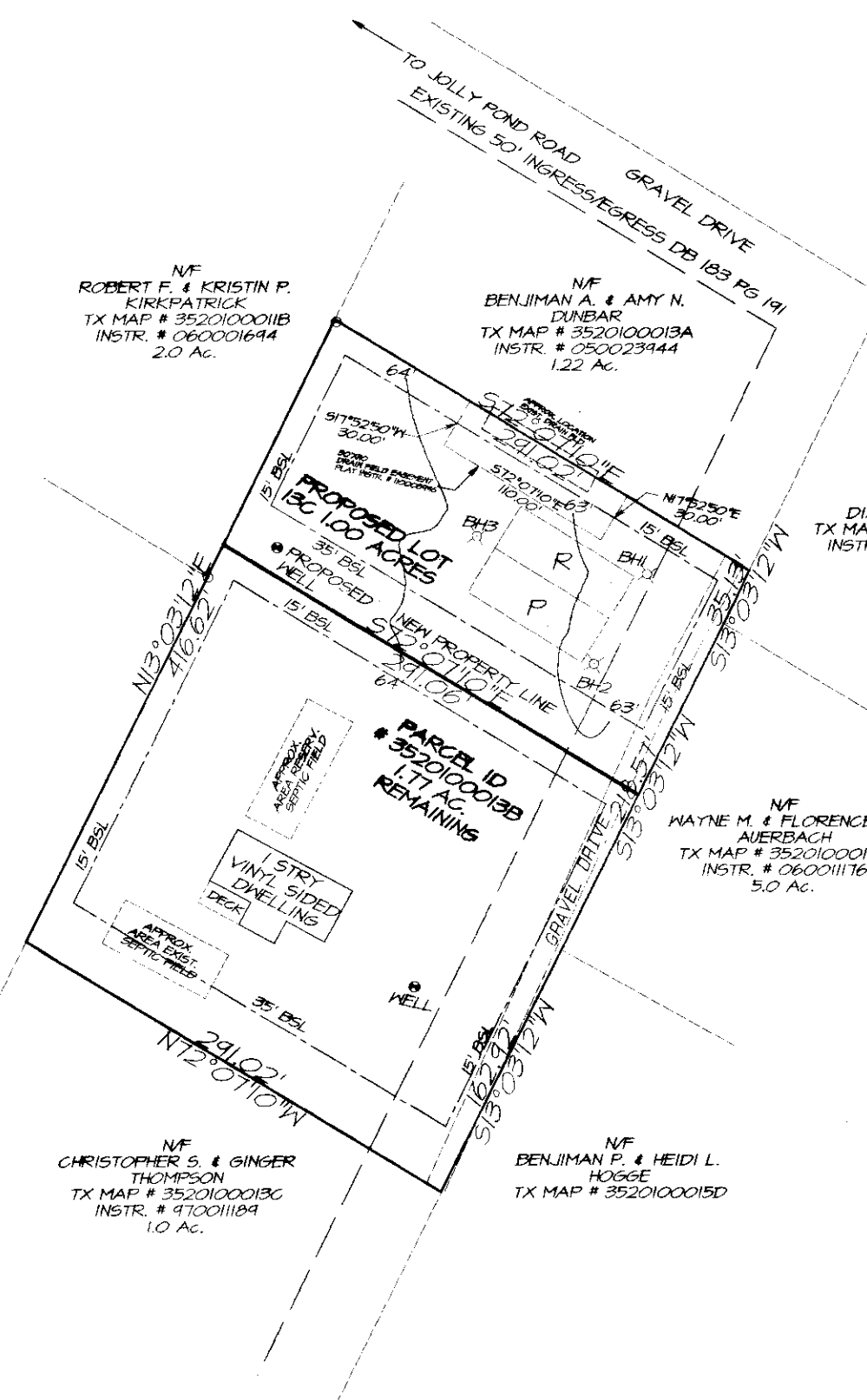
PROPERTY ADDRESS 2679 JOLLY POND ROAD
WILLIAMSBURG, VA. 23188

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING INC.
P.O. BOX 854 TOANO, VA 23168
757-961-5534
DATE 5-20-10
REVISED 4-24-11

AREA CALCULATIONS
ORIGINAL AREA 2.71 AC.
REMAINING PARCEL(13B) = 1.71 AC.
PROPOSED PARCEL(13C) = 1.00 AC.
TOTAL AREA SUBDIVIDED = 2.71 AC.



VICINITY MAP SCALE 1" = 2000'



RECORD MERIDIAN
PB 53 PAGE 70

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM PLAT BY AES PB 53 PG 70. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL ENCUMBRANCES, COVENANTS OR EASEMENTS OF RECORD THAT COULD AFFECT PROPERTY SHOWN.

PROPERTY IS ZONED A1
PROPERTY IS NOT LOCATED IN THE PRIMARY SERVICE AREA
BUILDING SET BACK LINES ARE
FRONT = 15'
REAR = 35'
SIDE = 15'

NEW PARCELS 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.

PROPERTY APPEAR TO LINE IN FLOOD ZONE "X" PER FIRM MAP # 51045C0115C, EFFECTIVE DATE 9-28-07.

UNLESS OTHERWISE STATED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY ORDINANCE 14-34 THROUGH 14-36.

IN ACCORDANCE WITH SECTION 14-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

THIS SUBDIVISION REPRESENTS A FAMILY SUBDIVISION OF THE PROPERTY OF THOMAS R. & ANNIKKI S. HOGGE IN ACCORDANCE WITH SECT. 19-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. ON MAY 11, 2010, THE BOARD OF SUPERVISORS APPROVED THIS FAMILY SUBDIVISION REQUEST UNDER THE JAMES CITY COUNTY CASE NUMBER SUP-0005-2010.

THE 50' EASEMENT IS TO REMAIN A PRIVATE EASEMENT AND IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS PASSABLE IN ALL WEATHER BY EMERGENCY VEHICLES.

ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE. (REFER TO 19-29(a) OF THE SUBDIVISION ORDINANCE 30A-38 ADOPTED OCT. 12, 2010.

DRAINFIELD EASEMENT PLAT ON LOT 13C RECORDED AT INSTRUMENT # 110008996, 4-21-2011.

NF ROBERT H. HOGGE
TX MAP # 3520100012
DB 748 PG 848
3.0 AC.

NF ROBERT F. & KRISTIN P. KIRKPATRICK
TX MAP # 3520100018
INSTR. # 060001614
2.0 AC.

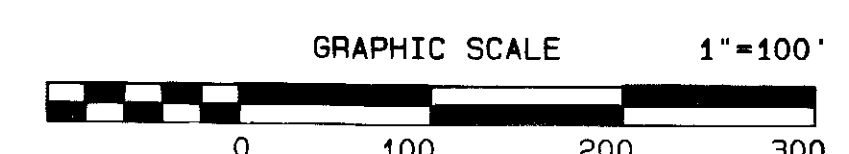
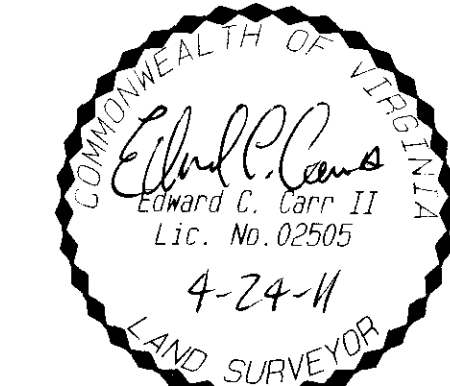
NF BENJAMIN A. & AMY N. DUNBAR
TX MAP # 3520100018A
INSTR. # 050023444
1.22 AC.

NF DIANA R. TENNIS
TX MAP # 3520100014A
INSTR. # 020004254
1.0 AC.

NF MAYNE M. & FLORENCE M. AJERBACH
TX MAP # 3520100014B
INSTR. # 06001116
5.0 AC.

NF CHRISTOPHER S. & GINGER THOMPSON
TX MAP # 3520100013C
INSTR. # 470011189
1.0 AC.

NF BENJAMIN P. & HEIDI L. HOSGEE
TX MAP # 3520100015D
1.0 AC.

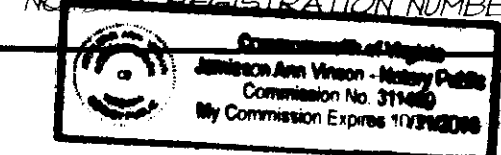


SOURCE OF TITLE

PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MADELINE R. HOGGE TO THOMAS R. & ANNIKKI S. HOGGE BY DEED DATED 12-7-2010, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY AT DEED BOOK 501 AT PAGE 202.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, Amos A. Vilsack, 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 23rd DAY OF APRIL, YR. 2011.
MY COMMISSION EXPIRES 09/31/2014
NOTARY REGISTRATION NUMBER 311459



OWNERS CONSENT

THIS SUBDIVISION SURVEY OF THE PROPERTY OF THOMAS R. & ANNIKKI S. HOGGE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

PARCEL ID	OWNER	DATE
# 3520100013B	Thomas R. Hogge	4-25-11
	THOMAS R. HOGGE	DATE
	Annikki S. Hogge	4/25/11
	ANNIKKI S. HOGGE	DATE

CERTIFICATE OF APPROVAL

THIS FAMILY 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 O'Connell DATE 4/28/11
VIRGINIA DEPT. OF HEALTH
William Orshon DATE 4/25/11

HEALTH DEPT. STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE REGULATIONS).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPT. TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPT. IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ANN RUFF A.O.S.E. CERTIFICATION # 372. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE SYSTEMS

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR TRADITIONAL SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

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 4-24-11
EDWARD C. CARR II L.S.# 2505 DATE

STATE OF VIRGINIA
Large/Small-Plat(s) Recorded
herewith as # 110009560
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 29th DAY OF April, 2011
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE 10:52 a.m.
AND OR INSTRUMENT NUMBER 110009560
TESTE: Wesley B. Woolridge, CLERK OF CIRCUIT COURT
BY: Lee Ann Hallman