

110015927

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

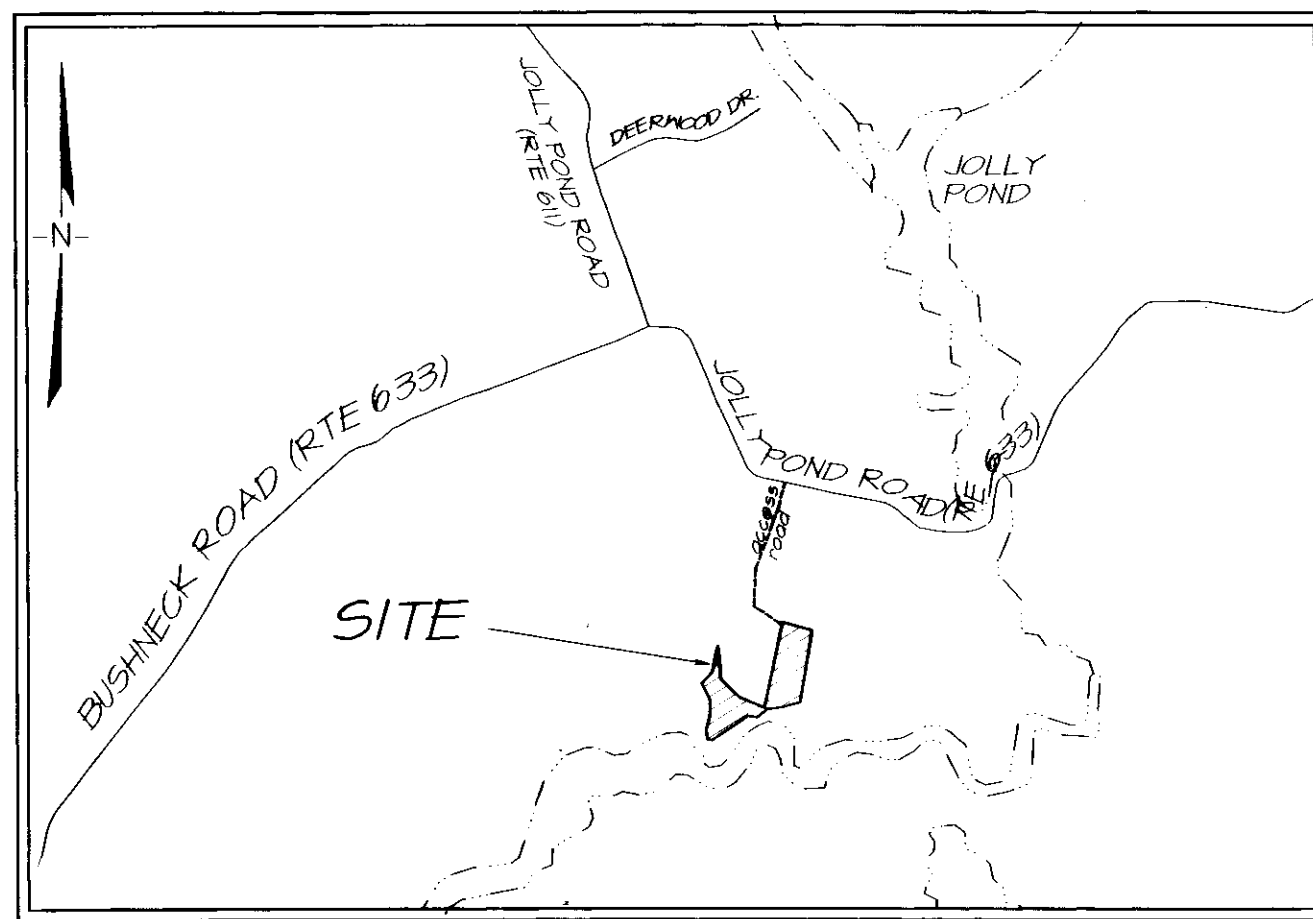
TAX PARCEL # 3520100015B BEING A PORTION OF THE MADELINE HOGGE SUBDIVISION LYING IN POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS 2671 JOLLY POND ROAD WILLIAMSBURG, VA. 23188

PREPARED BY ANGLE & DISTANCE LAND SURVEYING INC. P.O. BOX 9541 DANVILLE, VA. 24106 (757) 961-5234 DATE 7-12-2011

AREA CALCULATIONS

ORIGINAL AREA 6.97 +/- AC. (BY PREVIOUS SURVEY) 6.93 +/- AC. BY THIS SURVEY REMAINING PARCEL(15B) = 5.08 +/- AC. NEW PARCEL(15B1) = 1.85 +/- AC. TOTAL AREA SUBDIVIDED = 6.93 +/- AC.



VICINITY MAP SCALE 1" = 2000'

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM PLAT BY AES FB 53 PG 10. 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 = 35' REAR = 35' SIDE = 15'

PORTIONS OF PROPERTY (C) AND (D) LIE IN FLOOD ZONE AE AND FLOOD BZONE X. PER F.I.R.M. MAP # 51045C0115C EFFECTIVE DATE SEPT. 28th, 2007.

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. 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 19-34 THROUGH 19-36.

IN ACCORDANCE WITH SECTION 19-33 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.

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.

LOT AREA APPROVED BY JAMES CITY COUNTY BOARD OF SUPERVISORS SPECIAL USE PERMIT # SUP-0021-2010.

WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.

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.



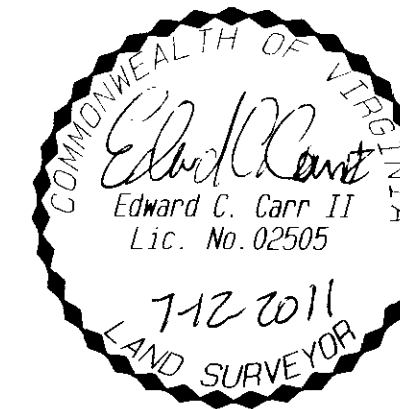
SOURCE OF TITLE

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, PAIGE H. KIRKPATRICK, 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 14th DAY OF July, yr. 2011 MY COMMISSION EXPIRES April 30, 2015 NOTARY REGISTRATION NUMBER 7113675



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 # 3520100013B Thomas R. Hogge 7-14-11 THOMAS R. HOGGE DATE Annikki S. Hogge 7/14/11 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 Curtis J. ... DATE 7/21/11 VIRGINIA DEPT. OF HEALTH ... DATE 7/12/11

HEALTH DEPT. STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE 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 321-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPT. TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE 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 # 261. 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 ONSITE 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 ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR A 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 7-12-2011 EDWARD C. CARR II L.S.# 2505 DATE Large/Small Plat(s) Recorded herewith as # 110015927

STATE OF VIRGINIA

COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 27 DAY OF July, 2011 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK ... PAGE ... AND OR INSTRUMENT NUMBER 110015927

TESTE: Beth B. Woolridge CLERK BY: Claudia H. Brickholz, As Clerk