

**OWNERS CERTIFICATE (PARCEL 1)**

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

2/18/13 Thomas J. Hipple, Jr.  
DATE THOMAS J. HIPPLE, JR.

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Michelle E. Harvey, A NOTARY PUBLIC  
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY  
THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS  
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY HAND THIS 18th DAY OF February, 2013.  
MY COMMISSION EXPIRES April 30, 2016

Michelle E. Harvey  
NOTARY PUBLIC  
Michelle E. Harvey  
Commonwealth of Virginia  
Notary Public  
Commission No. 7536384  
My Commission Expires 4/30/2016

**OWNERS CERTIFICATE (PARCEL 2)**

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

2-18-13 Michael J. Hipple  
DATE MICHAEL J. HIPPLE  
2-18-13 Mary Kristen Hipple  
DATE MARY KRISTEN HIPPLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Michelle E. Harvey, A NOTARY PUBLIC  
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**OWNERS CERTIFICATE (PARCEL 3)**

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

2-18-13 Mark Joseph Hipple  
DATE MARK JOSEPH HIPPLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Michelle E. Harvey, A NOTARY PUBLIC  
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY  
THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS  
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Commonwealth of Virginia  
Notary Public  
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**CERTIFICATE OF APPROVAL**

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

2/26/13 Donna Bude  
DATE VIRGINIA DEPARTMENT OF HEALTH  
3/1/13 William S. Felts  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**OWNERS CERTIFICATE (PARCEL 4)**

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

2/18/13 Matthew J. Hipple  
DATE MATTHEW J. HIPPLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Michelle E. Harvey, A NOTARY PUBLIC  
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**OWNERS CERTIFICATE (PARCEL 5)**

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

2/18/13 Thomas J. Hipple, Jr.  
DATE THOMAS J. HIPPLE, JR.

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Michelle E. Harvey, A NOTARY PUBLIC  
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY  
THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS  
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GIVEN UNDER MY HAND THIS 18th DAY OF February, 2013.  
MY COMMISSION EXPIRES April 30, 2016

Michelle E. Harvey  
NOTARY PUBLIC  
Michelle E. Harvey  
Commonwealth of Virginia  
Notary Public  
Commission No. 7536384  
My Commission Expires 4/30/2016

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF:

PARCEL 1  
THOMAS J. HIPPLE, JR. WAS ACQUIRED BY WILL OF ANNE E. HIPPLE. PROBATE OF WILL DATED 02/13/2011 AND RECORDED AS INSTRUMENT #11007678W IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

PARCEL 2  
MICHAEL J. HIPPLE AND MARY KRISTEN HIPPLE AND WAS ACQUIRED FROM MICHAEL JOSEPH HIPPLE & GINA S. WALSH BY THAT CERTAIN DEED DATED 01/09/2004 AND RECORDED IAS INSTRUMENT #040004634 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

PARCEL 3  
MARK JOSEPH HIPPLE AND WAS ACQUIRED FROM MARK JOSEPH HIPPLE & BECKY JANE HIPPLE BY THAT CERTAIN DEED DATED 06/26/2003 AND RECORDED AS INSTRUMENT #030023458 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

PARCEL 4  
MATTHEW J. HIPPLE AND WAS ACQUIRED FROM THOMAS J. HIPPLE, JR. AND ANNE E. HIPPLE BY THAT CERTAIN DEED DATED 01/28/1997 AND RECORDED AS INSTRUMENT #970001807 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

PARCEL 5  
THOMAS J. HIPPLE, JR. WAS ACQUIRED BY WILL OF ANNE E. HIPPLE. PROBATE OF WILL DATED 02/13/2011 AND RECORDED AS INSTRUMENT #11007678W IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

**ENGINEERS OR SURVEYORS CERTIFICATE**

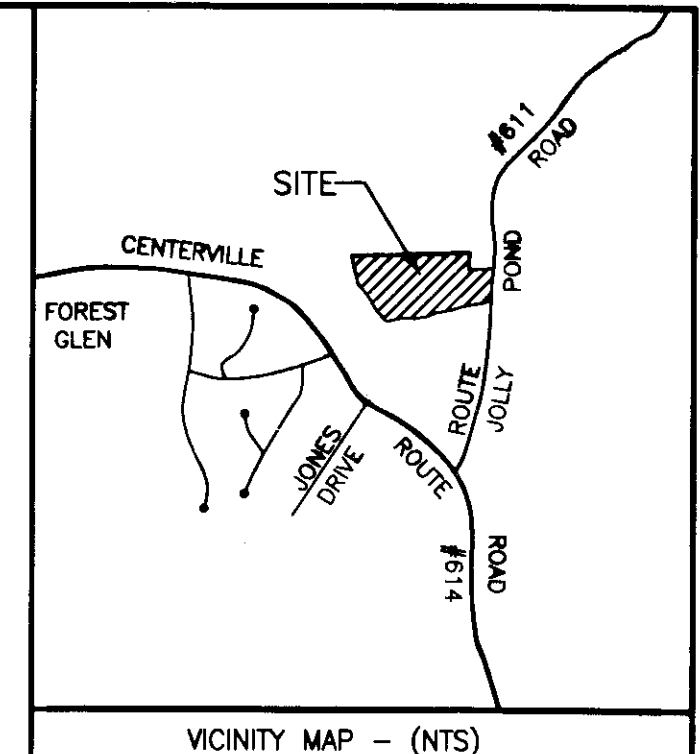
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

1-16-2013 William S. Felts  
DATE WILLIAM S. FELTS, L.S. #003149

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 13th DAY OF March, 2013.  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:55 P.M.

INSTRUMENT 130007165  
TESTE William S. Felts CLERK



2. Large/Small Plat(s) Recorded hereunder as # 130007165

**GENERAL NOTES:**

- 1) THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2) PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0110C DATED SEPTEMBER 28, 2007.
- 3) THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4) THIS PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
- 5) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
- 7) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
- 8) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 9) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 10) 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.
- 11) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 12) SEE SUP-0028-1990; SUP-0031-1996; SUP-0020-2000.
- 13) DRAIN FIELDS AND WELLS ARE SHOWN PER FIELD LOCATION AS WELL AS RECORD INFORMATION.
- 14) DRAINFIELD AREAS SHOWN ARE APPROXIMATE.

**PROPERTY INFORMATION**

PARCEL ID: 3110100007  
ADDRESS: 106 JOLLY POND ROAD  
PARCEL ID: 3110100007B  
ADDRESS: 112 JOLLY POND ROAD  
PARCEL ID: 3110100007A  
ADDRESS: 116 JOLLY POND ROAD  
PARCEL ID: 3110100007C  
ADDRESS: 120 JOLLY POND ROAD  
PARCEL ID: 3110100007D  
ADDRESS: 118 JOLLY POND ROAD  
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)  
TOTAL AREA = 18.85 AC.  
BUILDING SETBACK  
FRONT = 50'  
REAR = 35'  
SIDE = 15'



DATE: 01-16-2013  
DRAWN BY: PF  
PROJECT No. 12-016  
REFERENCES:  
P.B. 79, PG. 45  
P.B. 65, PG. 95  
P.B. 52, PG. 50

BOUNDARY LINE ADJUSTMENT  
PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4 & PARCEL 5  
HIPPLE FAMILY SUBDIVISION  
POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA

**LandTech Resources, Inc.**  
Surveying • GPS • Engineering  
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188  
Telephone: 757-565-1677 Fax: 757-565-0782  
Web: landtechresources.com  
SHEET 1 OF 2