

#050012955

FAMILY SUBDIVISION

OF THE PROPERTY STANDING IN THE NAMES OF

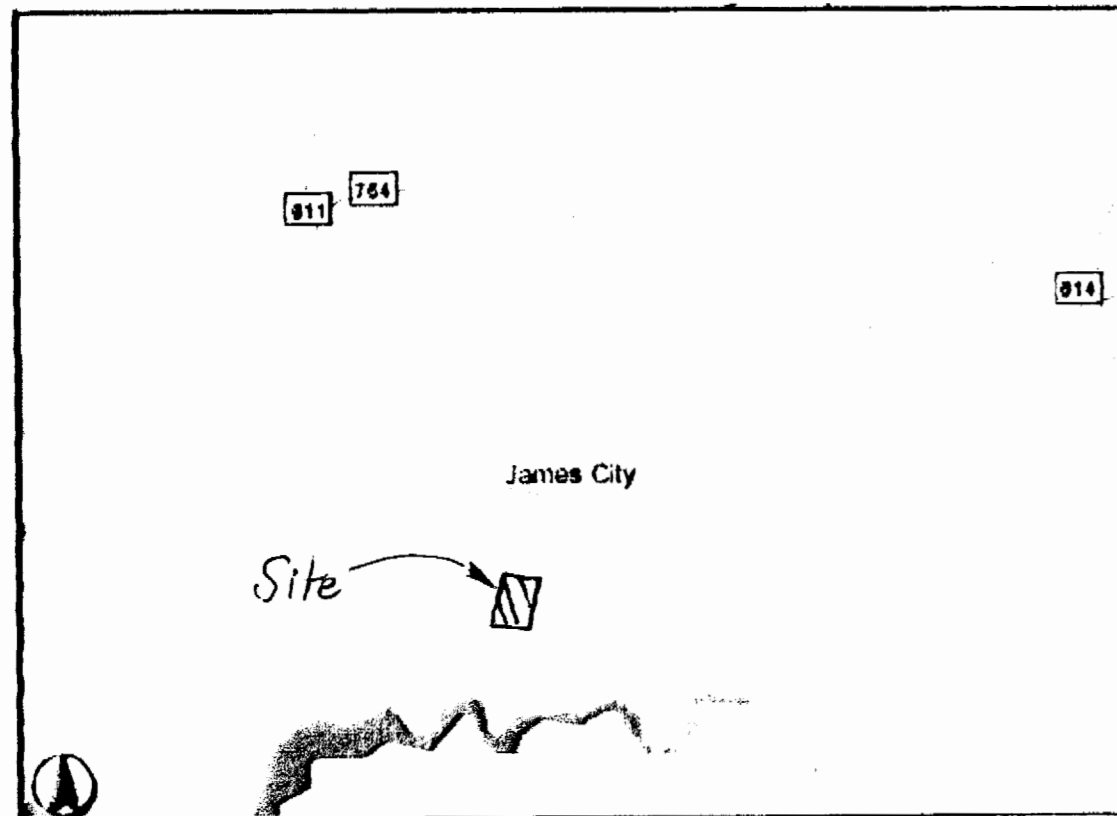
JOHN H. & MARY J. HOGGE PARCEL # 3520100011

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

PROPERTY ADDRESS: 2669 JOLLY POND ROAD WILLIAMSBURG, VA. 23188 PREPARED BY: ANGLE & DISTANCE LAND SURVEYING INC 156 OLD STAGE RD. DANNO, VA. 23168 (757) 566-1206 REVISED 2-25-05

AREA CALCULATION

ORIGINAL LOT = 10.01 Ac. +/- LOT A1 = 2.00 Ac. +/- LOT A2 = 2.00 Ac. +/- REMAINDER OF LOT (A) = 6.01 Ac. +/-



VICINITY MAP SCALE 1" = 2587'

SOURCE OF TITLE

THE PROPERTIES SHOWN HEREON HAS BEEN CONVEYED BY DEED, DATED DEC. 5th, 1990, BY MADELINE R. HOGGE AND RECORDED IN DEED BOOK 501, PAGE 206. DEED IS 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 5-9-05 OWNER: Mary J. Hogge DATE 5-9-05

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) WHOSES NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF JAMES CITY THIS DAY OF May 9th, 2005 MY COMMISSION EXPIRES 2/31/2007

Notary Public: Tina M. Moschetti

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.

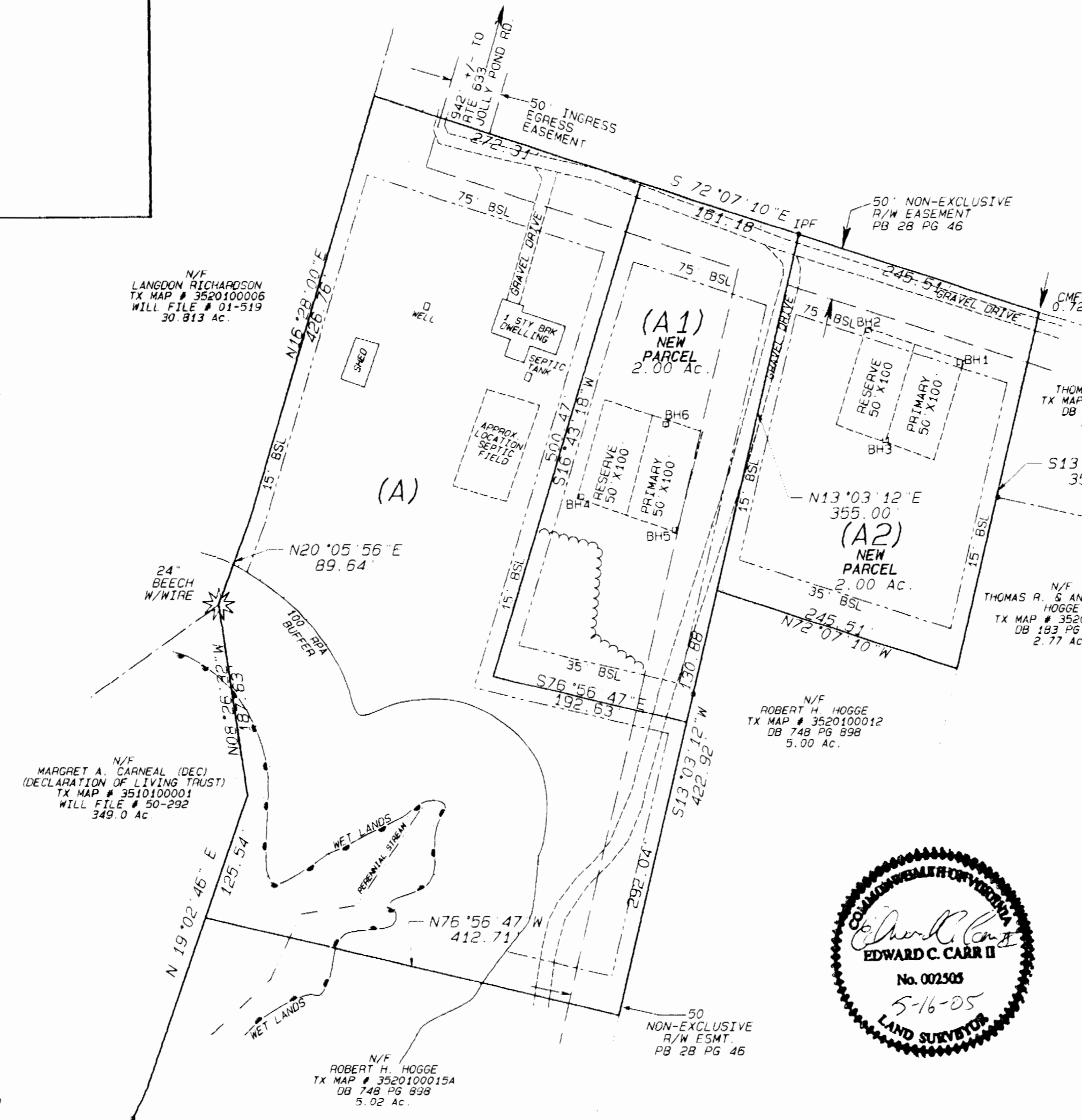
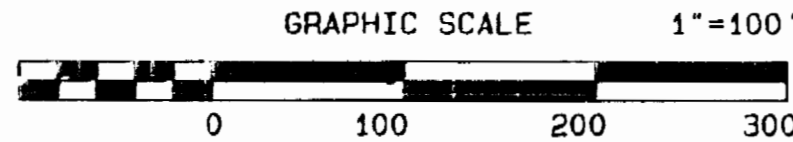
Surveyor: Edward C. Carr II #2505 5-16-05

CERTIFICATE OF APPROVAL

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

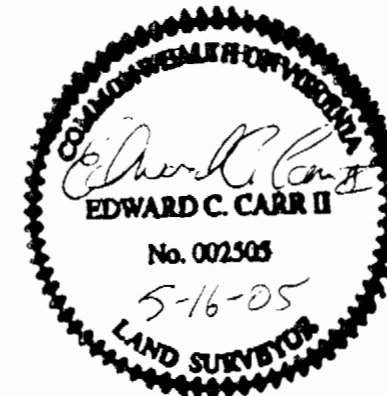
SUBDIVISION AGENT OF JAMES CITY COUNTY

Agent: M. Gama DATE 5/16/05 VIRGINIA DEPARTMENT OF HEALTH DATE 5/16/05



GENERAL NOTES

- A) 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 EASEMENTS AND COVENANTS OF RECORD 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 (A1), (A2) 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. 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. H) THIS PLAT REPRESENTS A FAMILY SUBDIVISION OF THE PROPERTY OF JOHN H. AND MARY ANN HOGGE IN ACCORDANCE WITH SEC. 19-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. I) PARCELS (A1), (A2) TO BE CONVEYED TO IMMEDIATE FAMILY MEMBERS AS DEFINED IN THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. J) 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. K) SPECIAL USE PERMIT APPROVED BY BOARD OF SUPERVISORS ON FEBRUARY 8th, 2005.



STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 10 DAY OF June, 2005 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT NUMBER 050012955

TESTE: BY: Edward C. Carr II, CLERK

Larger Small Plat(s) Recorded here with as # 050012955

BETSY B. WOOLRIDGE, CLERK