

#050021635

FAMILY SUBDIVISION OF THE PROPERTY STANDING IN THE NAMES OF

BENJAMIN P. HOGGE & HEIDI LEE HOGGE
TAX PARCEL # 3520100015
BEING A PORTION OF THE MADELINE HOGGE SUBDIVISION
LYING IN POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
PROPERTY ADDRESS 2711 JOLLY POND ROAD
WILLIAMSBURG, VA. 23188

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING INC.
156 OLD STAGE RD., FARMAN, VA. 23168
757/566-1208
PLAT PREPARED 6-17-05

AREA CALCULATIONS
ORIGINAL AREA 10.00 +/- AC.
PARCEL (A) = 5.22 +/- AC.
NEW PARCEL (B) = 4.78 +/- AC.
TOTAL = 10.00 +/- AC.

GENERAL NOTES

- A) THIS PLAT REPRESENTS A FAMILY SUBDIVISION OF THE PROPERTY OF BENJAMIN P. HOGGE IN ACCORDANCE WITH SECTION 19-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. PARCEL "B" TO BE CONVEYED TO IMMEDIATE FAMILY MEMBERS AS DEFINED IN THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- B) THE 30' EASEMENT IS TO REMAIN A PRIVATE EASEMENT TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS FOR PASSAGE OF EMERGENCY VEHICLES IN ALL WEATHER.
- C) 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. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- D) PROPERTY IS ZONED A1. PROPERTY IS NOT LOCATED IN THE PRIMARY SERVICE AREA BUILDING SET BACK LINES ARE:
FRONT = 75'
REAR = 35'
SIDE = 15'
- E) PORTIONS OF PROPERTY (A) AND (B) LIE IN FLOOD ZONE AE BASE FLOOD ELEV. DETERMINED TO BE 8.5'. PER F.I.R.M. MAP # 510201-0030B EFFECTIVE DATE FEB. 6th, 1991.
- F) 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.
- G) UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE.
- H) ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-35.
- I) 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.
- J) ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33.
- K) SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION.

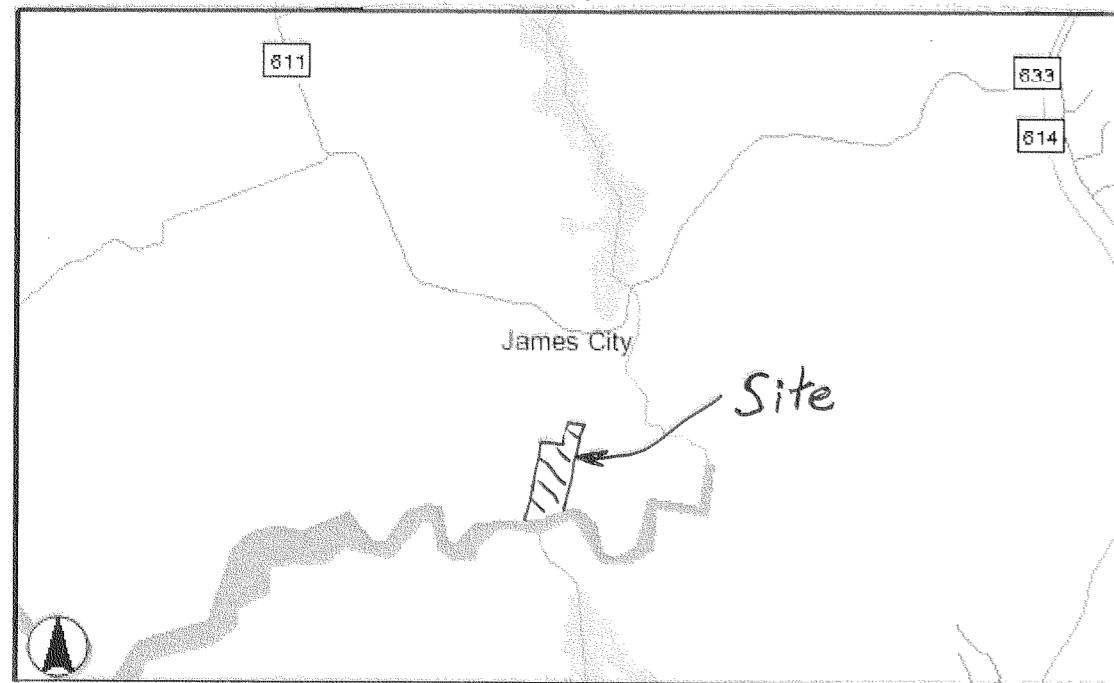
HEALTH DEPT. STATEMENT

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 32.1-163.5 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: ADAM C. HERMAN AOSE # 185 (757-344-6270). 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 TRADITIONAL SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.



VICINITY MAP
SCALE 1" = 2587'

SOURCE OF TITLE

THE PROPERTIES SHOWN HEREON HAS BEEN CONVEYED BY INSTRUMENT # 050012871, DATED MAY. 18th, 2005, BY BENJAMIN P. HOGGE, TO BENJAMIN P. HOGGE AND HEIDI LEE HOGGE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY.

OWNERS CONSENT

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

BENJAMIN P. HOGGE
OWNER: Benjamin P. Hogge DATE 9-01-05

HEIDI LEE HOGGE
OWNER: Heidi Lee Hogge DATE 9/1/05

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)
WHOSE NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED
THE SAME BEFORE ME IN THE COUNTY OF
JAMES CITY THIS DAY OF September, 2005
MY COMMISSION EXPIRES 7/31/09

Rob K. Stackers
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 9-1-05
EDWARD C. CARR II L.S.# 2505

CERTIFICATE OF APPROVAL

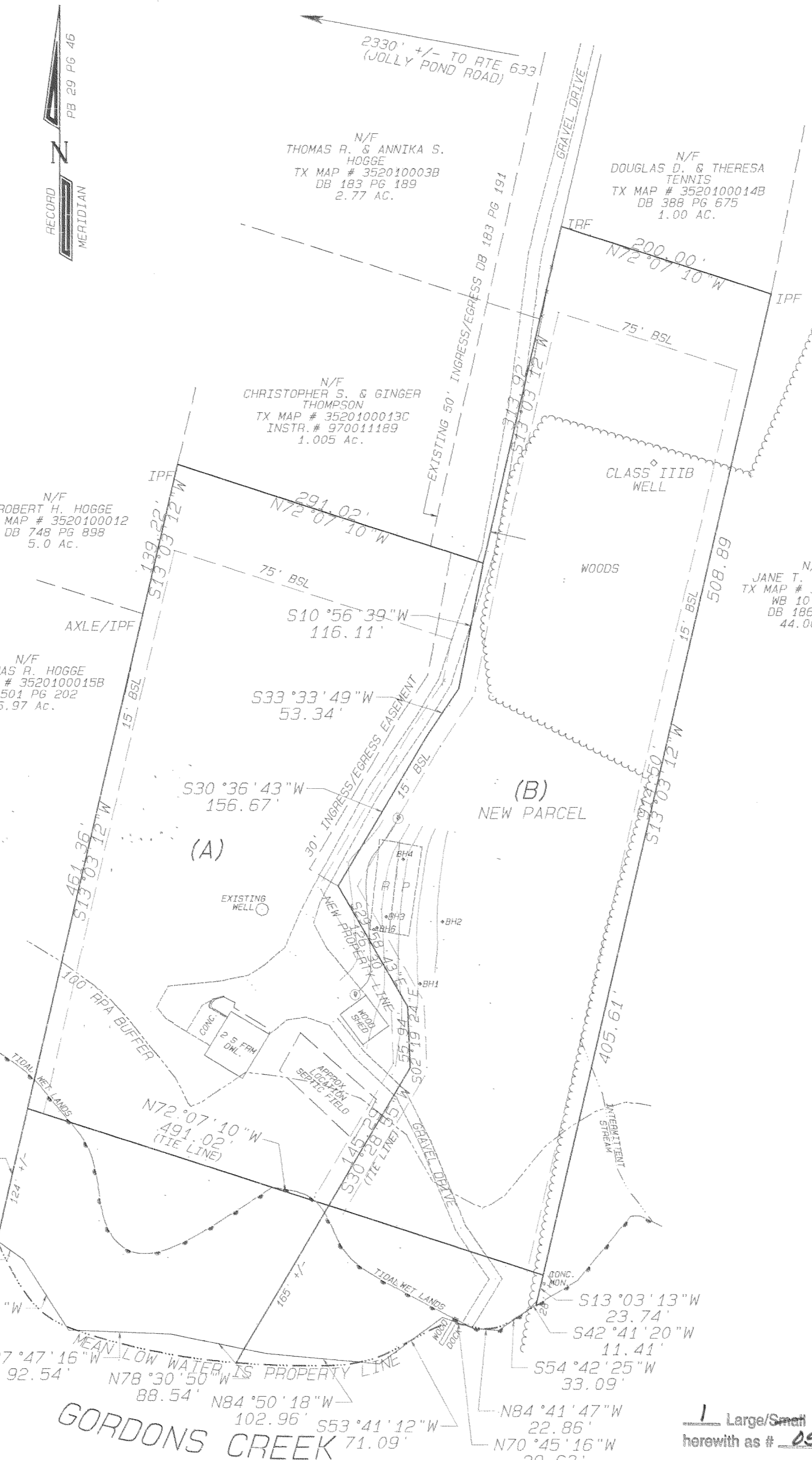
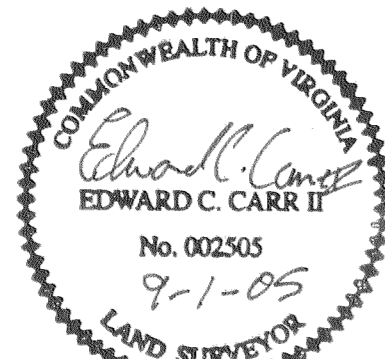
THIS FAMILY SUBDIVISION IS APPROVED BY THE UNDERSIGNED
IN ACCORDANCE WITH EXISTING COUNTY ORDINANCES AND MAY
BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY
[Signature] DATE 9/2/05

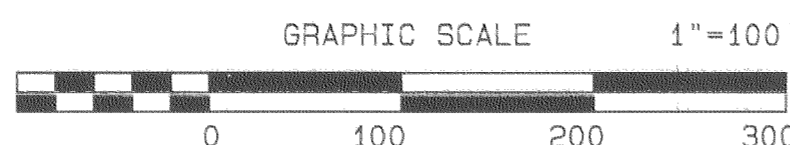
VIRGINIA DEPT. OF HEALTH
[Signature] DATE Sept. 1, 2005

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF JAMES CITY THE 13 DAY OF SEPT, 2005
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS IN PLAT BOOK 050021635 PAGE 1
AND OR INSTRUMENT # 050021635

TESTE: Betsy B. Woolridge CLERK
BY: Charles H. Smith Dep. Clerk



NOTE: MEAN HIGH WATER
ELEVATION=1.2' (NGVD29)
GPS DERIVED



Large/Small Plat(s) Recorded
herewith as # 050021635

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
13 September 2005
at 11:15 AM/PM. PB. 1 PG. 1
DOCUMENT # 050021635
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk