

110015927

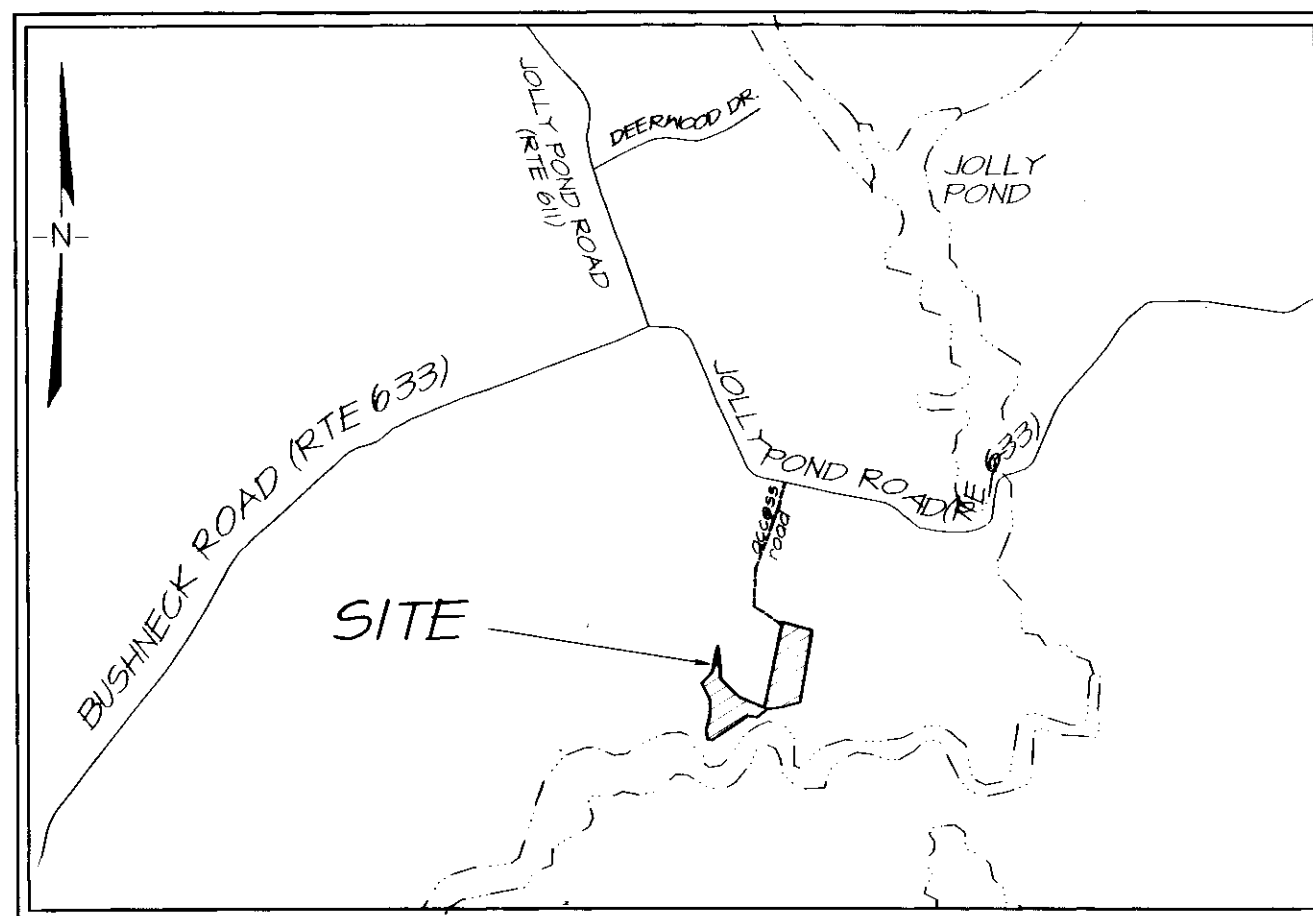
SUBDIVISION OF THE PROPERTY OF THOMAS R. & ANNIKKI S. HOGGE

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 954 10AND, VA. 23160
(757) 561-5234
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 ACKNOWLEDGE 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.

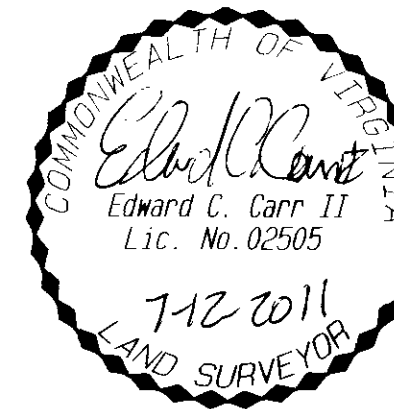
PARCEL ID # 3520100013B
Thomas R. Hogge 7-14-11
THOMAS R. HOGGE DATE
Annikki S. Hogge 7/14/11
ANNIKKI S. HOGGE DATE

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
Christy Jones DATE 7/21/11

VIRGINIA DEPT. OF HEALTH
Wanda Jordan DATE 7/12/11



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: Betsy B. Woolridge
CLERK
BY: Claudia H. Brinkholz, Esq. Clerk

