

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

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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

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Michelle E. Harvey
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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
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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

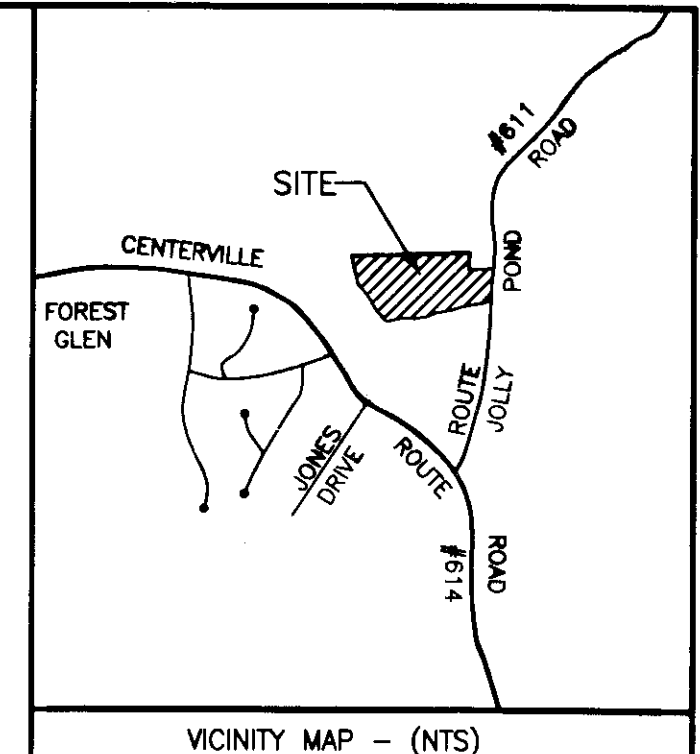
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

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



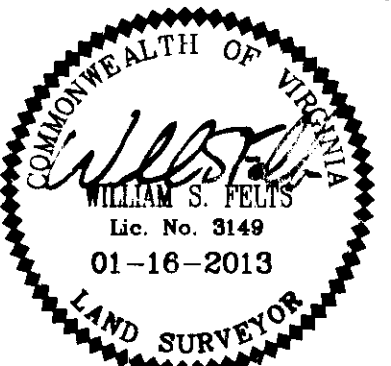
2. Large/Small Plat(s) Recorded hereunder as # 130007165

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

PROPERTY OWNER & AREA INFORMATION

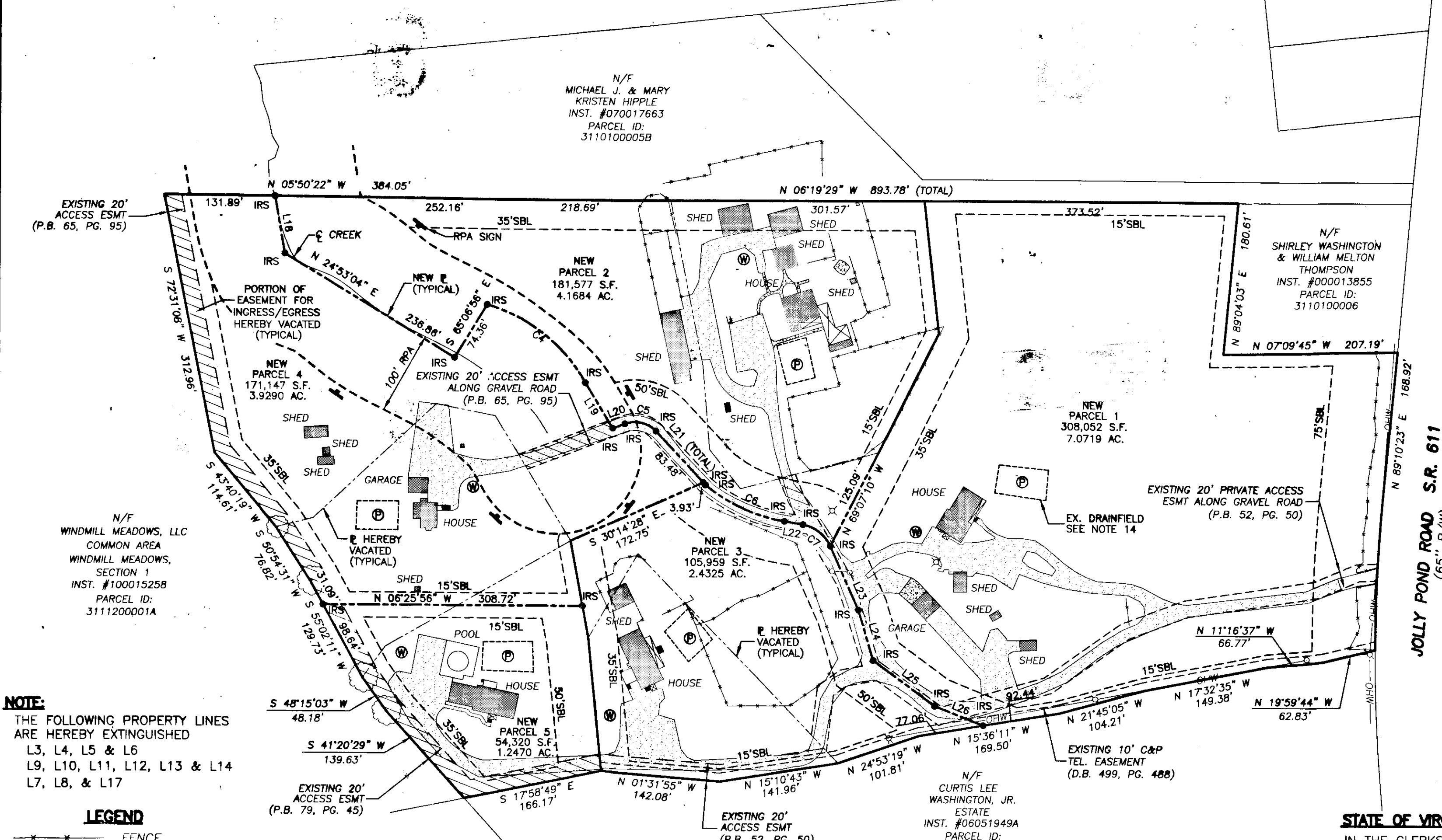
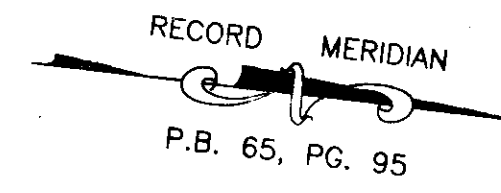
PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	PARCEL 5
REMAINING LAND OF THOMAS J. HIPPLE, JR. D.B. 84, PG. 21 INST. #11007678W P.B. 65 PG. 95 OLD AREA: 580,197 S.F. 13.32 AC. NEW AREA 308,052 S.F. 7.0719 AC.	MICHAEL J. & MARY KRISTEN HIPPLE PARCEL ID: 3110100007B INST. #040004634 P.B. 52, PG. 50 OLD AREA: 85,163 S.F. 1.96 AC. NEW AREA 181,577 S.F. 4.1684 AC.	MARK JOSEPH HIPPLE PARCEL ID: 3110100007A INST. #030023458 P.B. 52, PG. 50 OLD AREA: 44,175 S.F. 1.01 AC. NEW AREA 105,959 S.F. 2.4325 AC.	MATTHEW J. HIPPLE PARCEL ID: 3110100007C INST. #970001807 P.B. 65/PG. 95 OLD AREA: 1,148 S.F. 1.32 AC. NEW AREA 171,147 S.F. 3.9290 AC.	THOMAS J. HIPPLE, JR. INST. #030017463 INST. #11007678W P.B. 79 PG. 45 OLD AREA: 54,065 S.F. 1.24 AC. NEW AREA 54,320 S.F. 1.2470 AC.

PROPERTY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1944.86'	187.19'	187.12'	N 86°24'49" E	5°30'53"
C4	193.69'	153.11'	149.15'	S 31°56'48" W	45°17'24"
C5	34.00'	40.51'	38.16'	S 06°45'58" W	68°16'00"
C6	200.05'	104.52'	103.33'	N 18°21'36" E	29°56'07"
C7	44.00'	43.08'	41.38'	S 31°37'52" W	56°06'03"

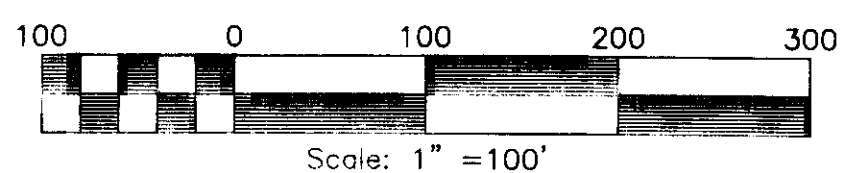
PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°12'39" E	157.98'
L2	S 69°53'38" E	159.20'
L3	S 21°04'56" E	169.82'
L4	S 45°24'39" W	59.71'
L5	S 78°53'22" W	100.40'
L6	S 72°26'09" W	199.69'
L7	S 65°57'53" E	116.55'
L8	S 39°40'37" W	214.18'
L9	N 20°04'39" W	45.48'
L10	N 49°25'54" W	200.51'
L11	N 04°44'48" E	71.31'
L12	N 52°20'08" E	173.34'
L13	S 36°23'50" E	254.17'
L14	S 60°21'30" E	45.95'
L15	N 73°03'46" E	78.75'
L15A	N 73°03'46" E	38.59'
L16	N 77°50'34" E	158.95'
L17	S 40°00'57" W	130.82'
L18	N 73°58'14" E	68.97'
L19	N 52°12'04" E	62.97'
L20	N 27°22'02" W	15.42'
L21	N 40°53'58" E	87.41'
L22	N 03°34'50" E	22.32'
L23	N 59°40'53" E	83.01'
L24	N 67°10'48" E	62.73'
L25	N 30°09'27" E	91.27'
L26	N 15°20'46" E	62.55'



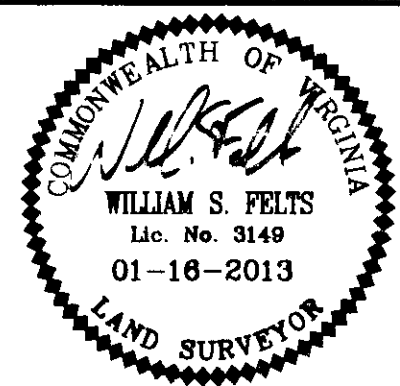
NOTE:
THE FOLLOWING PROPERTY LINES ARE HEREBY EXTINGUISHED
L3, L4, L5 & L6
L9, L10, L11, L12, L13 & L14
L7, L8, & L17

LEGEND
 * * * FENCE
 — OHW — OVERHEAD UTILITIES
 ⚡ POWER POLE
 ⚡ LIGHT POLE
 IRS = IRON ROD SET



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

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
 by: [Signature] CLERK



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
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 Web: landtechresources.com