

RECORD MERIDIAN
PB 65, PG. 95

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL 5, HIPPLE FAMILY SUBDIVISION, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10/27/00 Thomas J. Hipple, Jr.
DATE THOMAS J. HIPPLE
11/27/00 Ann E. Hipple
DATE ANN E. HIPPLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Patricia L. Gal 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 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 27th DAY OF October, 2000
MY COMMISSION EXPIRES 7.31.03
Patricia L. Gal
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD CARTER COMLES & JACQUELIN Y. COMLES TO THOMAS J. HIPPLE, JR. & ANN E. HIPPLE BY DEED DATED 12/26/61 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 84, PAGE 21.

ENGINEERS OR SURVEYOR'S 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.
10/27/00 Nancy L. Herman-Thompson
DATE NANCY L. HERMAN-THOMPSON L.S. 12254

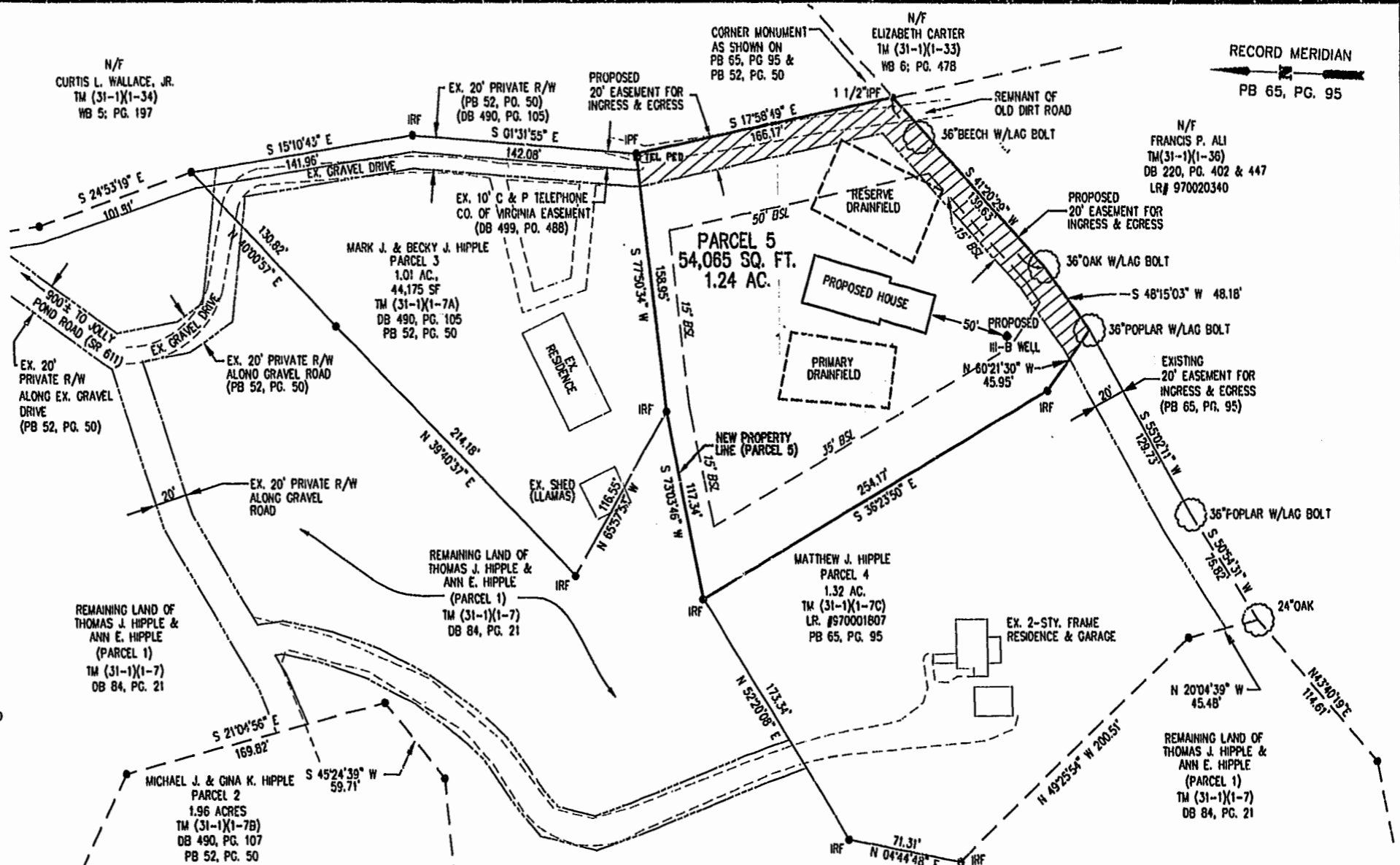
CERTIFICATE OF APPROVAL

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

DATE 11-14-2000 W.A.K. VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE 11/14/2000 K.R. Jamnik ENS. 56 VIRGINIA DEPARTMENT OF HEALTH
DATE 11/14/2000 W.A.K. SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19th DAY OF November, 2000
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW @ 12:55 PM
DIRECTS IN PLAT BOOK 79, PAGE 45
TESTE Betsy B. Woodbridge, CLERK OF CIRCUIT COURT
BY Patricia L. Gal, CLERK



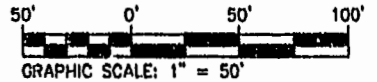
NOTES:

- 1. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 3. TAX PARCEL #: PORTION OF (31-1)(1-7).
- 4. ZONING DISTRICT: A-1.
- 5. RECORDED REFERENCES:
DEED BOOK 84, PAGE 21
DEED BOOK 481, PAGE 160
DEED BOOK 490, PAGES 105 & 107
DEED BOOK 162, PAGE 94
DEED BOOK 180, PAGE 490
DEED BOOK 470, PAGE 464
DEED BOOK 476, PAGE 4
DEED BOOK 499, PAGE 488
DEED BOOK 475, PAGE 423
DEED BOOK 811, PAGE 421
PLAT BOOK 32, PAGES 32-33
PLAT BOOK 52, PAGE 50
PLAT BOOK 65, PAGE 95
L.R. # 970001289
L.R. # 970001807
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- 6. BUILDING SETBACK: FRONT=50'; REAR=35', SIDE=15'.
- 7. ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- 8. PARCEL 5 TO BE SERVED BY WELL AND SEPTIC TANK.
- 9. THIS SUBDIVISION PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE ENTIRE HIPPLE FAMILY TRACT. THE PARCEL 5 BOUNDARY AND THE NEW PROPERTY LINE OF PARCEL 3 ARE BASED UPON AN ACTUAL FIELD SURVEY AND DEEDS/PLATS OF RECORD. THE REMAINDER OF PARCEL (31-1)(1-7) IS NOT SHOWN ON THIS PLAT IN ITS ENTIRETY. SEE SPECIAL USE PERMIT #20-00.
- 10. EX. ACREAGE OF T.M. (31-1)(1-7) = 14.65± AC.
(PER PREVIOUS DJG SURVEY)
LESS PARCEL 5 = 1.24± AC.
REMAINING ACREAGE OF T.M. (31-1) (1-7) = 13.41± AC.
- 11. NFP FLOOD ZONE X. SEE F.A.R.M. #510201-0020-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- 12. PORTIONS OF THIS PARCEL MAY CONTAIN CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA'S) AS DEFINED BY JAMES CITY COUNTY.
- 13. STREET ADDRESS - 106 JOLLY POND ROAD
- 14. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 15. EXISTING DRIVEWAY IS CONTIGUOUS TO PARCEL 5 PROPERTY LINE, AND MEETS CRITERIA OUTLINED IN SECTION 19-17(4) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

LEGEND:
IRF = IRON REBAR FOUND
IRS = IRON REBAR SET
PB = PLAT BOOK
DB = DEED BOOK
WB = WELL BOOK
T.M. = TAX MAP
AC. = ACRES
IPF = IRON PIPE FOUND
EX. = EXISTING
R/W = RIGHT-OF-WAY

Williamsburg/James City County
11:55 p.m.
Recorded 17th day of November, 2000
DOCUMENT # 000021864
Patricia L. Gal

I CERTIFY THAT THIS PERMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO EASEMENTS, SERVITUDES, & COVENANTS ON RECORD. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY, 9/9/00.



1 OF 1
SHEET NUMBER
COMMISSION NUMBER
6374
DATE
9/18/00

FAMILY SUBDIVISION
PARCEL 5, HIPPLE FAMILY SUBDIVISION
OWNER/DEVELOPER
THOMAS J. AND ANN E. HIPPLE
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	10/9/00	PER JCC COMMENTS: GRAVEL DRIVE; PARCEL 3
2	10/20/00	PER JCC COMMENTS; NOTE #15
3	10/27/00	REMOVE PARCEL 3 BOUNDARY LINE ADJUSTMENT



ENGINEERS • ARCHITECTS • SURVEYORS
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NORFOLK - VAUGHN BEACH AREA (757)874-5015