

**CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A LIMITED LIABILITY COMPANY AND THE COLLEGE OF WILLIAM AND MARY REAL ESTATE FOUNDATION, INC. A VIRGINIA NONSTOCK CORPORATION TO NEW TOWN ASSOCIATES, LLC BY DEED DATED JUNE 30, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 00042573.

**OWNER'S CONSENT AND DEDICATION**  
 THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.  
 FOR:  
 NEW TOWN ASSOCIATES, LLC  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: John P. McCann 1/22/03  
John P. McCann DATE  
 PRINTED NAME  
 EXECUTIVE DIRECTOR  
 TITLE

**CERTIFICATION OF SOURCE OF TITLE: CASEY OFFICE, L.L.C.**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC TO CASEY OFFICE, L.L.C. BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 020022489.

**OWNER'S CONSENT AND DEDICATION**  
 THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.  
 FOR:  
 CASEY OFFICE, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: Robert T. Casey 1/22/03  
Robert T. Casey DATE  
 PRINTED NAME  
 TITLE

**NOTARY**  
 STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
Roseanna C. Dykstra A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNTO MY HAND THIS 22nd DAY OF January, 2003.  
 MY COMMISSION EXPIRES April 30, 2005.  
Roseanna C. Dykstra  
 NOTARY PUBLIC

**CERTIFICATE OF APPROVAL**  
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
John P. McCann 1/22/2003  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
Andrew J. Smith 4/10/03  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

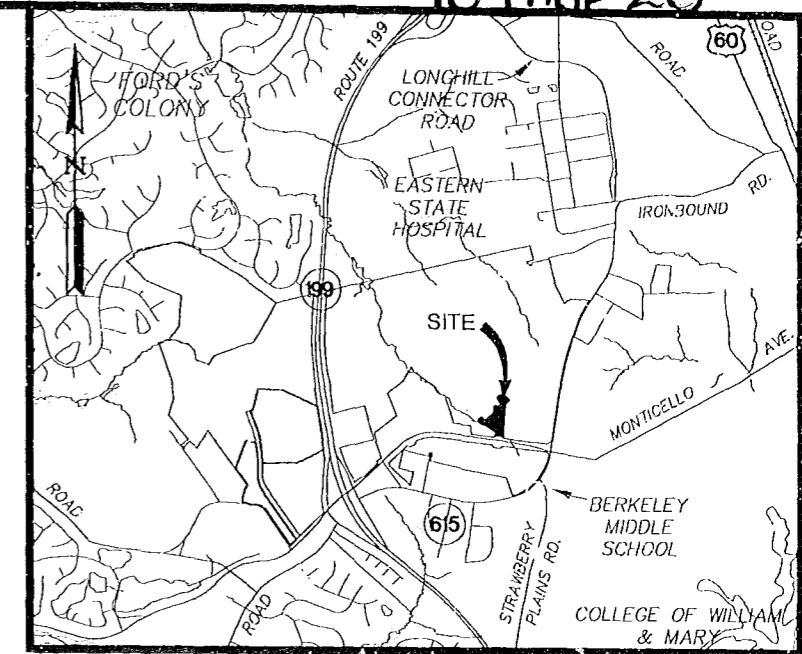
- GENERAL NOTES**
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  2. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
  3. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  4. PROPERTY ADDRESSES ARE 5216 MONTICELLO AVE AND 4801 COURTHOUSE STREET, WILLIAMSBURG, VA.
  5. PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0035 B, DATED 2/8/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
  6. PROPERTY IS A PORTION OF TAX MAP NO: (38-4)(1-50) AND (38-4)(1-56).
  7. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
  8. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

**AREA TABULATION**

AREA TABULATION	SF.±	AC.±
AREA OF BLOCK 5, PARCEL B	56,393	1.29
AREA OF BLOCK 5, PARCEL C	10,946	0.25
AREA OF RIGHT OF WAY	60,352	1.39
REMAINDER OF PARCEL 2	3,618,000	83.06
TOTAL AREA SUBDIVIDED	3,745,691	85.99

STATE OF VIRGINIA  
 COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 11 DAY OF April, 2003, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:03 AM  
 TESTE: Betsy B. Woolridge, Clerk  
 CLERK  
 PLAT BOOK 90, PAGE 20+21

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.  
G.T. Wilson, Jr. 1/21/03  
 G.T. WILSON, JR., C.L.S.#1183 DATE



**VICINITY MAP**  
 SCALE: 1" = 2000'±

- GENERAL NOTES CONTINUED**
9. PROPERTY ADDRESS FOR BLOCK 5, PARCEL C IS 4805 COURTHOUSE STREET, WILLIAMSBURG, VA.
  10. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  11. EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

City of Williamsburg & County of James City  
 Circuit Court. This PLAT was recorded on 11 April 2003  
 at 11:03 AM IN BOOK 90 PAGE 20+21.  
 DOCUMENT # 030010942  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

6632E10001.dwg 01:22:03-14:51

**AS CONSULTING ENGINEERS**  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT  
 BEING A PORTION OF THE PROPERTY OWNED BY  
**NEW TOWN ASSOCIATES, LLC**  
 AND  
**CASEY OFFICE, L.L.C.**  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/18/03	REVISED PER JAMES CITY COUNTY COMMENTS	GAM

DESIGNED	DRAWN
GAM	RMK
Scale	Date
NTS	1/21/03
Project No.	
6632-E-10	
Drawing No.	
1 OF 2	