

#040009441

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY 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 BY DEED DATED JUNE 30, 2000 AND RECORDED AS L.R.# 000012573 AND BY ROBERT T. CASEY, CARLTON D. CASEY, C. LEWIS CASEY AND C.C. CASEY LIMITED COMPANY, A LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 25, 2003 AND RECORDED AS L.R.# 030004167 AND BY PHILIP RICHARDSON COMPANY, INC., A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 5, 2003 AND RECORDED AS L.R.# 030004165. ALL DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: NEW TOWN ASSOCIATES, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] 2/26/04
John P. McCann DATE
PRINTED NAME

EXECUTIVE DIRECTOR
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 PERSON 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 26th DAY OF February, 2004.
MY COMMISSION EXPIRES April 30, 2005.

Roseanna C. Dykstra
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS BLOCK 12 PARCEL "A" WAS CONVEYED TO HARBOR BANK, A VIRGINIA FINANCIAL INSTITUTION BY NEW TOWN ASSOCIATES, LLC BY DEED DATED January 15, 2004 AND RECORDED AS L.R.# 040001967 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: TOWNE BANK, AS SUCCESSOR BY MERGER WITH HARBOR BANK, A VIRGINIA FINANCIAL INSTITUTION

BY: [Signature] 3/30/04
Lawrence E. Wilkinson, Jr. DATE
PRINTED NAME

Senior Vice President
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 PERSON 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 30th DAY OF March, 2004.
MY COMMISSION EXPIRES April 30, 2005.

Roseanna C. Dykstra
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL (38-4) (1-55) WAS CONVEYED TO PHILIP RICHARDSON COMPANY, INC BY WIS LAND HOLDINGS, LLC BY L.R.# 020004035 AND IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: PHILIP RICHARDSON COMPANY, INC.

BY: [Signature] 12/11/03
Philip O. Richardson DATE
PRINTED NAME
President
TITLE

NOTARY
STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

Vernon M. Geddy, III A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON 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 11th DAY OF December, 2003.
MY COMMISSION EXPIRES 12/31/04.

Vernon M. Geddy III
NOTARY PUBLIC

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.

[Signature] 12-11-03
G.T. WILSON, JR., L.S. #1183 DATE

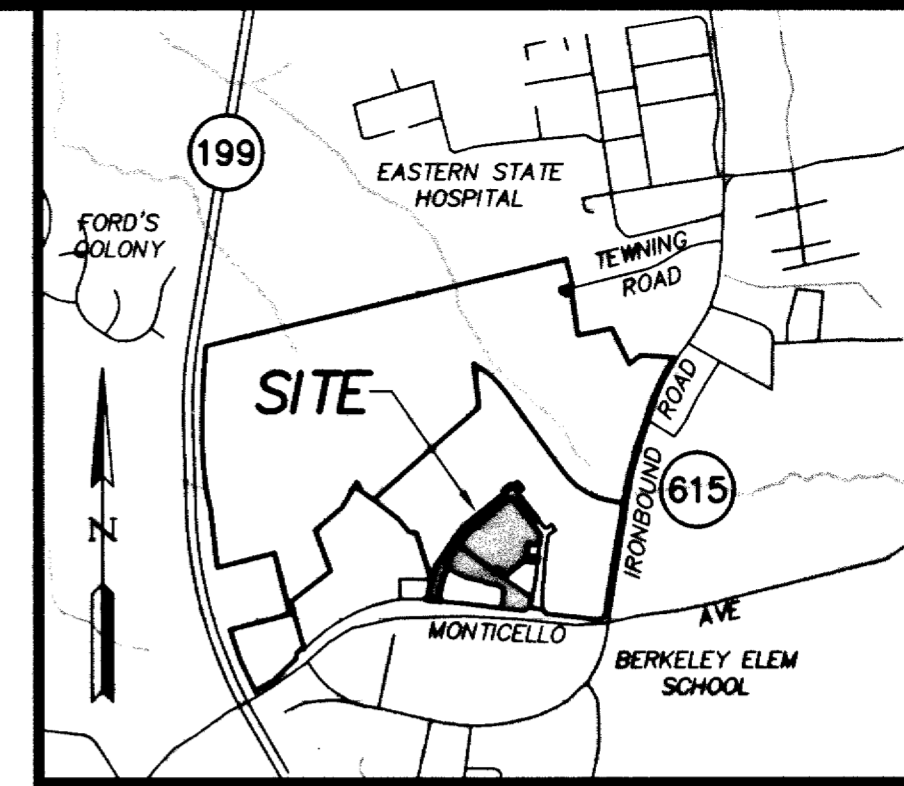
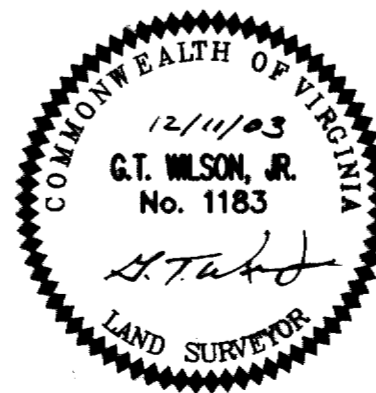
CERTIFICATE OF APPROVAL

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

[Signature] 03/31/04
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 4/2/04
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 5 April 2004
at 9:16 AM PM: PG: 1
DOCUMENT # 040009441
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk



VICINITY MAP
SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF BLOCK 5	280,087	5.971
AREA OF COMMON AREA, (BMP PARCEL #1)	126,568	2.906
AREA OF R/W	111,008	2.548
TOTAL AREA SUBDIVIDED	497,663	11.425

GENERAL NOTES

- ALL UTILITIES AVAILABLE TO SITE SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY ADDRESS IS AS SHOWN ON THE SURVEY.
- PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0035 B, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- TAX MAP PARCEL NUMBERS ARE AS SHOWN ON THE SURVEY.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON FEBRUARY 19, 2004, IN ACCORDANCE WITH THE NEW TOWN PROFFERS.

STATE OF VIRGINIA
COUNTY OF JAMES CITY

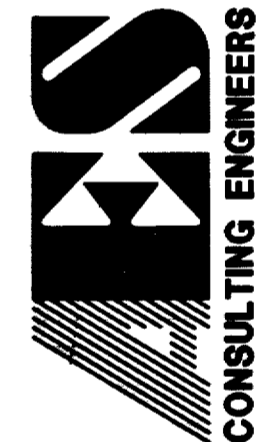
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 5th DAY OF April, 2004. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: [Signature]
CLERK

PLAT BOOK _____, PAGE _____

No.	DATE	REVISION / COMMENT / NOTE	JFS	BY
1	3/31/04			

5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994



PLAT OF SUBDIVISION
SHOWING CENTER STREET, NEW TOWN AVENUE,
BLOCK 5, AND COMMON AREA, (BMP PARCEL #1)
PREPARED FOR
NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=60'	Date 12/11/03
Project No. 6632-E	
Drawing No. 1 OF 2	