

# # 040027333

**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.# 000012573. (SEE ALSO L.R.# 040013864)

**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: John P. McCann 9/23/04  
DATE

JOHN P. MCCANN  
PRINTED NAME  
EXECUTIVE DIRECTOR  
TITLE

**NOTARY**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

Brihany Mangold 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 23 DAY OF September, 2004.

MY COMMISSION EXPIRES June 30 x, 2007.

Brihany Mangold  
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.

G.T. Wilson, Jr. 8/16/04  
G.T. WILSON, JR., L.S. #1183 DATE



**CERTIFICATE OF APPROVAL**

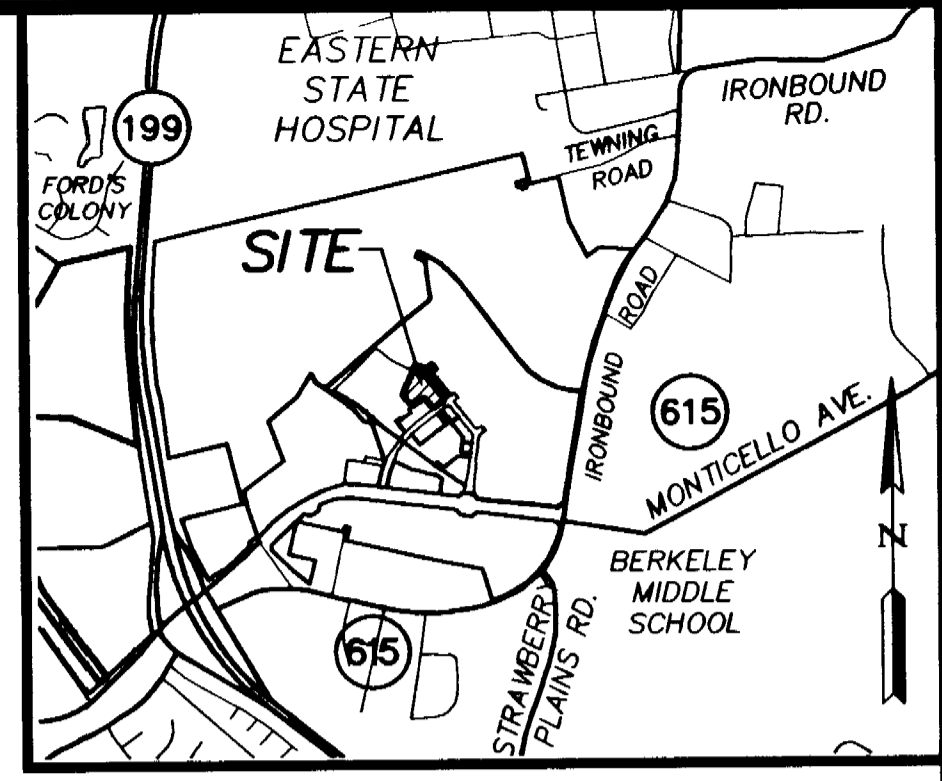
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Bruce A. Win 9/23/04  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

William 10/25/04  
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 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.
5. PROPERTY IS A PORTION OF FORMER TAX MAP NO: (38-2)(26-0-0002). THE PROPERTY ADDRESS FOR FORMER TAX MAP NO: (38-2)(26-0-0002) IS 4155 NEW TOWN AVENUE WILLIAMSBURG, VA.
6. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. THE SETBACK REQUIREMENTS ARE DESCRIBED IN THE PROFFERS FOR THE PROPERTY.
10. UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF APPROXIMATELY PERPENDICULAR (60' TO 120') UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE. (SEE DOC. #040014419)
11. 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.
12. CENTER STREET IS HEREBY DEDICATED FOR PUBLIC USE.
13. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON SEPTEMBER 15, 2004 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.



**VICINITY MAP**  
SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF BLOCK 8 (PARCEL "D")	16,575	0.380
AREA OF BLOCK 8 (PARCEL "E")	20,591	0.473
AREA OF BLOCK 8 (PARCEL "A") (REMAINDER)	58,120	1.334
CENTER STREET R/W (PUBLIC)	34,195	0.785
<b>TOTAL AREA SUBDIVIDED</b>	<b>129,481</b>	<b>2.972</b>

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27<sup>th</sup> DAY OF October, 2004

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:13 AM/PM

INSTRUMENT # 040027333

TESTE: Betsy B. Woolridge, CLERK

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on October 27, 2004  
at 1:13 AM/PM, PG —  
DOCUMENT # 040027333  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

NO.	DATE	REVISION / COMMENT / NOTE	JFS	BY
	9/22/04			

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



PLAT OF SUBDIVISION  
SHOWING A PORTION OF CENTER STREET,  
BLOCK 8 PARCEL D, BLOCK 8 PARCEL E AND  
THE REMAINDER OF BLOCK 8 PARCEL A  
PREPARED FOR  
NEW TOWN ASSOCIATES, LLC  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=30'	Date 8/16/04
Project No. 6632-E-12	
Drawing No. 1 OF 2	

S:\Jobs\6632\E\12-2 Block 8.dwg\Plats\6632E\BLK8DEP01.dwg 9/22/2004 3:26:02 PM EST