

# #050008278

**CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO NEWTOWN OF WILLIAMSBURG, VA., L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 23, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. #040016174.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN, BLOCK 8, PARCEL "B", LOTS 1 THRU 16 AND BLOCK 5, PARCEL "F", LOTS 17 THRU 20 AND 25 THRU 34, BEING A PORTION OF THE PROPERTY OWNED BY NEWTOWN OF WILLIAMSBURG, VA., L.L.C. IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR:  
NEWTOWN OF WILLIAMSBURG, VA., L.L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY

BY: *Kenneth L. Allen* CO-MANAGER 3/26/05 DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City  
I, Pamela D. Callis

A 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 AND STATE AFORESAID,  
GIVEN UNDER MY NAME THIS 20 DAY OF March, 2005

*Pamela D. Callis*  
SIGNATURE

MY COMMISSION EXPIRES 8/31/06

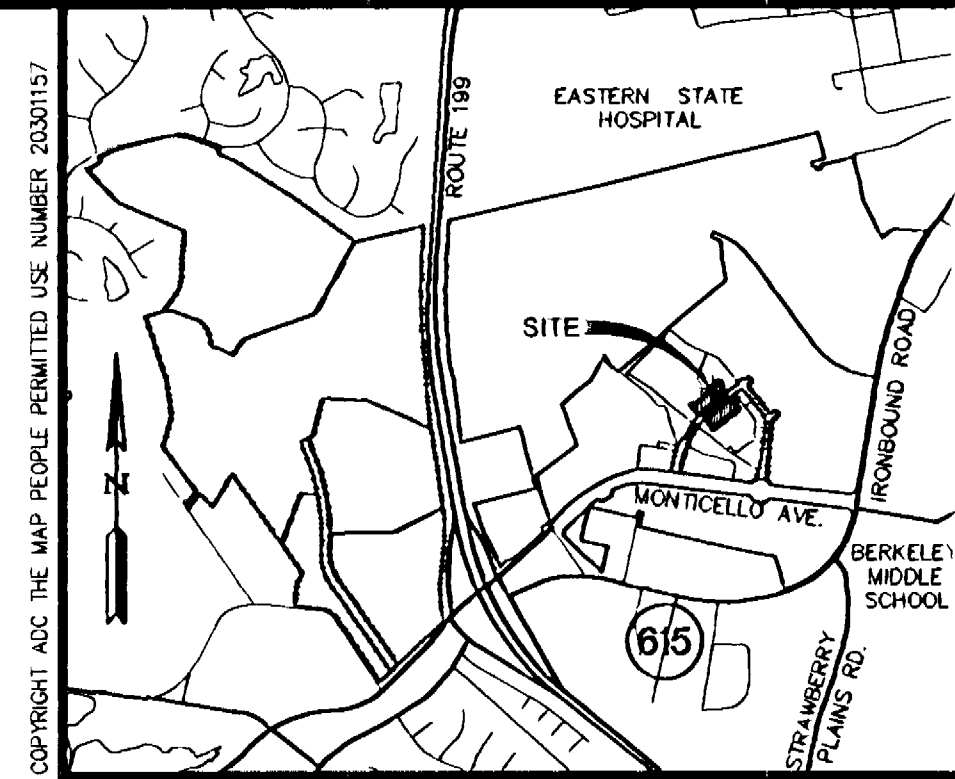
**SURVEYOR'S CERTIFICATE**

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.

*Robert D. Mann* 3/24/05  
ROBERT D. MANN, L.S. #2509 DATE

**GENERAL NOTES**

- ALL UTILITIES 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 LIES 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.
- PROPERTY TAX MAP NO: (38-4)(26-1)  
PROPERTY ADDRESS: 4140 NEW TOWN AVENUE, WILLIAMSBURG, VA. AND 4143 NEW TOWN AVENUE, WILLIAMSBURG, VA.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-03-01 AND MP-02-97 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 11, 2001. CODE.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- SETBACK REQUIREMENTS VARY. REFERENCE SEC. 24-527 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 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.
- IN ACCORDANCE WITH THE APPROVED SITE PLAN (JCC CASE NUMBER SP 139-03), JCSA ALLOWS AN EXCEPTION TO THE JCSA URBAN EASEMENT HEREBY PERMITTING PRIVATE UTILITIES WITHIN THE URBAN EASEMENT AS SHOWN ON SAID SITE PLAN.
- 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 SUBDIVISION WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 18, 2004.
- THIS PROPERTY LIES WITHIN NEW TOWN SECTION 4 AS SHOWN ON CONSTRUCTION PLANS PREPARED BY AES CONSULTING ENGINEERS AND APPROVED BY THE COUNTY ON JUNE 15, 2004. REFERENCE COUNTY CASE NO. SP-139-03.
- A WAIVER TO SEC. 24-527(a), SETBACK REQUIREMENTS FROM A PLANNED OR EXISTING PUBLIC ROAD RIGHT-OF-WAY, WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON APRIL 5, 2004 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN REVIEW GUIDELINES.
- ALL STREETS DENOTED AS PRIVATE WITHIN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY BUT SHALL BE PRIVATELY MAINTAINED.



VICINITY MAP SCALE: 1"=2000'

**AREA TABULATION**

	S.F. ±	AC. ±
AREA OF LOTS	67,366	1.547
AREA OF PUBLIC RIGHT-OF-WAY	6,384	0.146
AREA OF PRIVATE RIGHTS-OF-WAY	13,520	0.310
AREA OF COMMON AREAS	5,489	0.126
TOTAL AREA SUBDIVIDED	92,759	2.129

**LOT ADDRESSES**

LOT 1	4323 CREEKSIDE LOOP	WILLIAMSBURG, VA 23188
LOT 2	4319 CREEKSIDE LOOP	WILLIAMSBURG, VA 23188
LOT 3	4315 CREEKSIDE LOOP	WILLIAMSBURG, VA 23188
LOT 4	4309 CREEKSIDE LOOP	WILLIAMSBURG, VA 23188
LOT 5	4225 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 6	4223 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 7	4221 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 8	4219 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 9	4217 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 10	4215 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 11	4211 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 12	4209 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 13	4207 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 14	4205 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 15	4203 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 16	4201 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 17	4200 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 18	4202 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 19	4204 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 20	4206 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 25	4216 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 26	4218 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 27	4220 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 28	4222 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188
LOT 29	4124 BRITTANY WAY	WILLIAMSBURG, VA 23188
LOT 30	4120 BRITTANY WAY	WILLIAMSBURG, VA 23188
LOT 31	4118 BRITTANY WAY	WILLIAMSBURG, VA 23188
LOT 32	4112 BRITTANY WAY	WILLIAMSBURG, VA 23188
LOT 33	4108 BRITTANY WAY	WILLIAMSBURG, VA 23188
LOT 34	4100 BRITTANY WAY	WILLIAMSBURG, VA 23188

**CERTIFICATE OF APPROVAL**

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

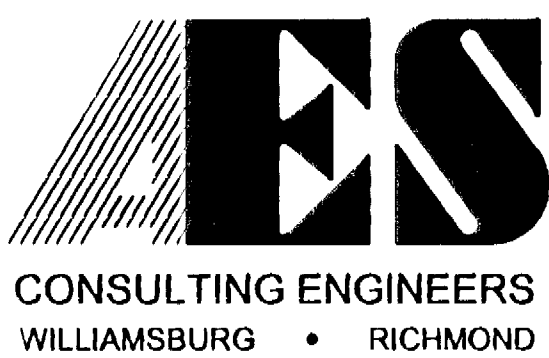
*Buffy A. Williams* 3/29/05  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

*[Signature]* 4/13/05  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 15 DAY OF April, 2005.

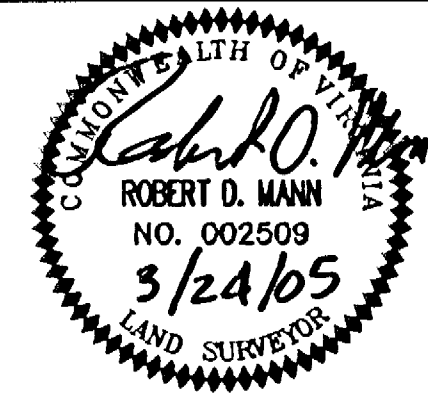
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:57 AM/PM  
INSTRUMENT # 050008278  
TESTED BY Betsy B. Woolridge Clerk  
BETSY B. WOOLRIDGE, CLERK

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
15 April 2005  
at 3:57 AM/PM. PG. 1  
DOCUMENT # 050008278  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk



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

PLAT OF SUBDIVISION  
NEW TOWN  
BLOCK 8, PARCEL "B", LOTS 1 THRU 16 AND  
BLOCK 5, PARCEL "F", LOTS 17 THRU 20 AND 25 THRU 34  
BEING A PORTION OF THE PROPERTY OWNED BY  
NEWTOWN OF WILLIAMSBURG, VA., L.L.C.  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	3/24/05	REVISED PER JCC COMMENTS DATED 3/16/05	RDM
1	2/4/05	REVISED PER JCC COMMENTS DATED 1/12/05	RDM

Designed	Drawn
RDM	EAW
Scale	Date
1"=30'	10/22/04
Project No.	
6632-E-12-2	
Drawing No.	
1 OF 2	