

#050017973

**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 AUGUST 11, 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. #040020939.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN, BLOCK 8, PARCEL "C", LOTS 35 THRU 104, 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: [Signature] 3/28/05  
KENNETH L. ALLEN, CO-MANAGER 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 28 DAY OF March, 2005

[Signature]  
SIGNATURE  
MY COMMISSION EXPIRES 8/31/06

**SURVEYOR'S CERTIFICATE**

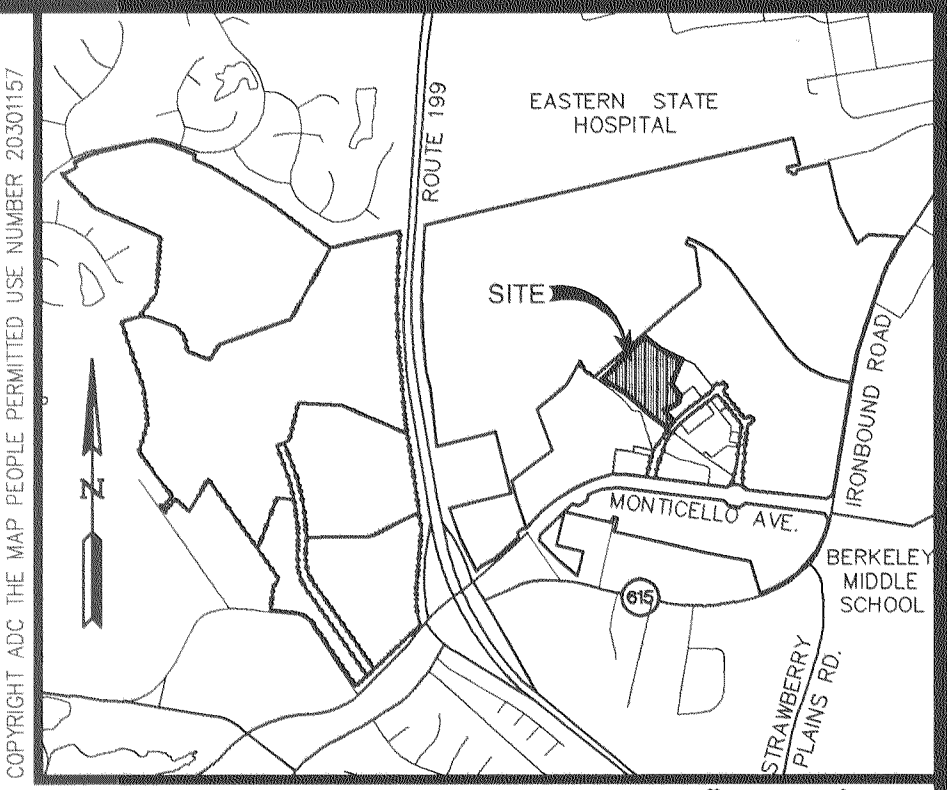
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] 3/24/05  
ROBERT D. MANN, L.S. #2509 DATE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 8 August 2005  
at 12:05 AM/PM, PG. 1  
DOCUMENT # 050017973  
BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk

**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 OF SECTIONS 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 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTY TAX MAP NO.: (38-4)(26-2)  
PROPERTY ADDRESS: 4135 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 18-04), 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 AUGUST 13, 2004. REFERENCE COUNTY CASE NO. SP-18-04.
- 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.
- RPA - REFERENCE APPROVED WATER QUALITY IMPACT ASSESSMENT WQIA-001-04, NEW TOWN SECTION 4, BLOCK 8, AND CHESAPEAKE BAY EXCEPTION CASE NUMBER CBE 04-008.
- REFERENCE DOCUMENTS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #050010506, INSTRUMENT #050010508, AND INSTRUMENT #050013787.



VICINITY MAP SCALE: 1"=2000'

**AREA TABULATION**

	S.F.±	AC.±
AREA OF LOTS	206,377	4.738
AREA OF PUBLIC RIGHT-OF-WAY	53,564	1.230
AREA OF PRIVATE RIGHTS-OF-WAY	34,018	0.781
AREA OF COMMON AREAS	111,577	2.561
TOTAL AREA SUBDIVIDED	405,536	9.310

**LOT ADDRESSES**

LOT 35	4195 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188	LOT 70	4645 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188
LOT 36	4197 NEW TOWN AVENUE	WILLIAMSBURG, VA 23188	LOT 71	4339 CASEY BOULEVARD	WILLIAMSBURG, VA 23188
LOT 37	4601 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 72	4337 CASEY BOULEVARD	WILLIAMSBURG, VA 23188
LOT 38	4603 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 73	4335 CASEY BOULEVARD	WILLIAMSBURG, VA 23188
LOT 39	4605 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 74	4331 CASEY BOULEVARD	WILLIAMSBURG, VA 23188
LOT 40	4607 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 75	4329 CASEY BOULEVARD	WILLIAMSBURG, VA 23188
LOT 41	4609 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 76	4327 CASEY BOULEVARD	WILLIAMSBURG, VA 23188
LOT 42	4611 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 77	4325 CASEY BOULEVARD	WILLIAMSBURG, VA 23188
LOT 43	4615 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 78	4301 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 44	4617 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 79	4303 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 45	4600 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 80	4305 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 46	4602 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 81	4307 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 47	4604 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 82	4309 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 48	4606 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 83	4321 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 49	4608 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 84	4323 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 50	4610 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 85	4325 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 51	4612 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 86	4327 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 52	4614 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 87	4320 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 53	4504 GWENS WAY	WILLIAMSBURG, VA 23188	LOT 88	4322 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 54	4508 GWENS WAY	WILLIAMSBURG, VA 23188	LOT 89	4324 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 55	4512 GWENS WAY	WILLIAMSBURG, VA 23188	LOT 90	4326 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 56	4516 GWENS WAY	WILLIAMSBURG, VA 23188	LOT 91	5201 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 57	4308 LYDIAS DRIVE	WILLIAMSBURG, VA 23188	LOT 92	5203 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 58	4306 LYDIAS DRIVE	WILLIAMSBURG, VA 23188	LOT 93	5205 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 59	4304 LYDIAS DRIVE	WILLIAMSBURG, VA 23188	LOT 94	5207 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 60	4302 LYDIAS DRIVE	WILLIAMSBURG, VA 23188	LOT 95	5215 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 61	4300 LYDIAS DRIVE	WILLIAMSBURG, VA 23188	LOT 96	5217 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 62	4621 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 97	5219 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 63	4623 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 98	5221 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 64	4625 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 99	5225 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 65	4631 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 100	5227 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 66	4633 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 101	5229 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 67	4635 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 102	5231 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 68	4641 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 103	5233 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 69	4643 TOWN CREEK DRIVE	WILLIAMSBURG, VA 23188	LOT 104	5235 CENTER STREET	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.

[Signature] 3/29/05  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

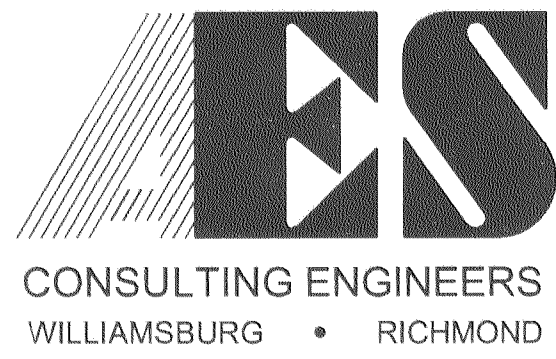
[Signature] 8/5/05  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 8 DAY OF August, 2005.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:05 AM/PM

INSTRUMENT # 050017973  
TESTE: [Signature]  
BETSY B. WOOLRIDGE, CLERK

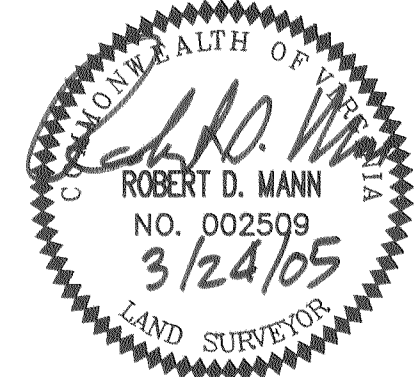
[Signature]



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

PLAT OF SUBDIVISION  
NEW TOWN  
BLOCK 8, PARCEL "C", LOTS 35 THRU 104  
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
3	6/23/05	REVISED PER JCC COMMENTS DATED 4/29/05	RDM
2	3/24/05	REVISED PER JCC COMMENTS DATED 3/16/05	RDM
1	2/4/05	REVISED PER JCC COMMENTS DATED 2/1/05	RDM

Designed	Drawn
RDM	EAW
Scale	Date
1"=30'	11/3/04
Project No.	
6632-E-12-2	
Drawing No.	
1 OF 4	