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 23, 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.

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.

NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY ROMPANY

PRINTED NAME

EXECUTIVE DIRECTOR

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF LAMES LITE

COUNTY AND STATE AFORESAID, DO HERBY 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 744 DAY OF DECEMBER , 2006

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

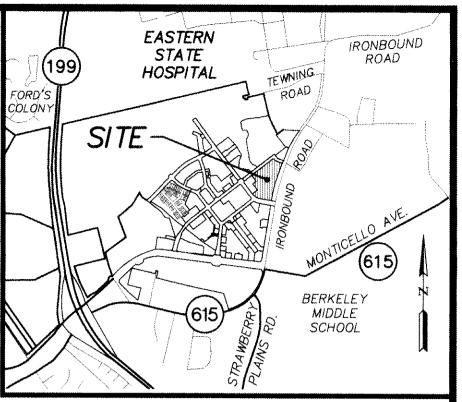
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

4.7W+ G.T. WILSON, JR., L.S. #1183

7/3/106 11/2/106 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
- 5. PROPERTY IS A PORTION OF TAX MAP NO. (39-1)(1-157), THE PROPERTY ADDRESS FOR TAX MAP NO. (39-1)(1-157) IS 4201 IRONBOUND ROAD.
- 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. THERE ARE NO BUILDING SETBACKS REQUIRED PER THE ZONING ORDINANCE FOR MU, MIXED USE ZONED PROPERTY BUT REFER TO THE NEW TOWN PROFFERS, DESIGN GUIDELINES AND/OR PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS.
- 10. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON DECEMBER 14, 2006 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- 11. 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. ADDITIONALLLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 12. THIS PROPERTY LIES WITHIN NEW TOWN SECTION 3 AND 6 AS SHOWN ON THE MASTER PLAN FOR SECTION 3 AND 6 OF NEW TOWN AS APPROVED ON OCTOBER 26, 2004, JCC CASE NO. Z-05-04 AND MP-05-04. (SEE ALSO PLAT RECORDED AS LR #030027269)
- 13. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION BMP OR ITS STRUCTURE AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.



VICINITY MAP SCALE: 1" = 2000'±

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 15 DAY OF 1eb. 2007

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ //: 22 AM/SM

INSTRUMENT # 070004370

herewith as # 070004370

CERTIFICATE OF APPROVAL

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

12-08-06 DATE VIRGINIA DEPARTMENT

TRANSPORTATION

SUBDIVISION AGENT OF

THE COUNTY OF JAMES CITY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 5 February 2007 at 11:22 AM/PM PB DOCUMENT # 070004370

BETSY B. WOOLRIDGE, CLERK Retry & Woodridge

BERKELEY DISTRICT

AREA TABULATION S.F.± **ACRES±** AREA OF BLOCK 14 PARCEL "A" 27,399 0.629 AREA OF BLOCK 14 PARCEL "C" 52,051 1.195 AREA OF BLOCK 14 PARCEL "D" 95,657 2.196 AREA OF BLOCK 14 PARCEL "E" 150,244 3.449 TOTAL AREA SUBDIVIDED 325,351 7.469

CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER

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

PLAT OF SUBDIVISION BLOCK 14 PARCELS A. C. D & E BEING A PORTION OF SECTION 3 AND 6 **NEW TOWN**

OWNED BY NEW TOWN ASSOCIATES, LLC

COUNTY OF JAMES CITY

No. 1183

VIRGINIA

2	11/29/06	REMOVED RIGHT-OF-WAY FROM SUBDIVISION	AWT	GTW
1	10/17/06	REVISED PER JCC COMMENT LETTERS	AWT	GTW
No.	DATE	REVISION / COMMENT / NOTE	revised By	REVIEWED BY

Designed	Drawn			
AES	AWT			
Scale	Date			
NOTED	7/31/06			
Project No.				
6632-S6-14				
Drawing No.				
1 OF 2				

#F070004370 NOTES: CURVE TABLE JCSA URBAN CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD | BEARING EASEMENT N/F BLOCK 15 L.R. 050011814 1. FOR A FURTHER DESCRIPTION OF THE EASEMENTS SEE C1 90°00'00" 25.00 39.27 25.00 35.36 S82°42'08"E INSTRUMENT #050010506 AND INSTRUMENT #050010508. C2 32°08'03" 64.00 35.89 18.43 35.43 S53'46'10"E PARCEL B C3 42°54′51″ 236.00 176.76 92.76 172.66 N59°09'34″W L.R. 060013509 2. COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION) N/F DMC ENTERPRISE, LLC BLOCK 6 AND 7 3. ROUTE 615 RIGHT-OF-WAY IS BASED UPON FOUND NEW TOWN ASSOCIATES LLC PARCEL D MARKERS, SURVEYED PHYSICAL CENTERLINE OF ROAD LR 050013303 EXISTING SECTION 6 AND VIRGINIA DEPT. OF TRANSPORTATION PLANS, / /5' COA (UTILITY) LR 060006829 4201 IRONBOUND ROAD PROJECT NUMBER 0615-047-107, C-501 AND TAX MAP (39-1)(1-157) L.R. 060010643 AND L.R. 060026876. LR#03002769 (PLAT) – 5' COA (UTILITY) L.R. 060026876 N/F NEW TOWN ASSOCIATES BLK. 6 AND BLK. 7 NEW PARCEL A GRAPHIC SCALE 100' SCALE: 1" = 50' N/F TAKE FIVE, LLC BLOCK 14 PARCEL B L.R. 060006829 EX. VARIABLE WIDTH COA
EASEMENT (DRAINAGE) LABOCCA, LLC BLOCK 14 L.R. 060006829 BLK 6 AND 7 PARCEL A PARCEL E N/F NEW TOWN ASSOCIATES LR 050012684 AREA=27,399 S.F.± **EXISTING** EX. 20' JCSA BLOCK 17 OR 0.629 Ac.± 20' JCSA URBAN URBAN EASEMENT PARCEL B EASEMENT L.R. 060006829 L.R. 060026876 L.R. 060026876 4362 NEW TOWN AVENUE **EXISTING** 5' COA (UTILITY) L.R. 060006889 N37'42'08"W S52"17"52"W 9.54" 13.77 N16'00'06"E 275.97" 200.89 75.08 EXISTING 5' COA (UTILITY) L.R. 060026876 EXISTING VARIABLE WIDTH -COA EASEMENT (DRAINAGE) - EX. PORTION OF 20' JCSA URBAN EASEMENT HEREBY VACATED L.R. 060026876 L.R. 060006889 EXISTING EXISTING JCSA URBAN EASEMEN L.R. 060026876 5' COA (UTILITY) 20' JCSA URBAN EASEMENT L.R. 050009867 BLOCK 14 PARCEL D BLOCK 14 AREA =95,657 S.F.± PARCEL C OR 2.196 Ac.± AREA-52,051 S.F.± OR 1.195 Ac.± 5300 DISCOVERY PARK BOULEVARD 5308 DISCOVERY BLOCK 14 PARK BOULEVARD PARCEL E AREA=150,244 S.F.± S16"00"06" -S37'42'08"E S09'23'00"W 23.16 OR 3.449 Ac.± N28'00'33"E 217.97' 4374 NEW TOWN AVENUE G DISCOVERY PARK BOULEVARD (VARIABLE WIDTH PUBLIC R/W) 20' JCSA URBAN EASEMENT 5' COA (UTILITY)---N/F NEW TOWN ASSOCIATES EXISTING 20' X 20' JCSA URBAN EASEMENT L.R. 060026876 BLOCK 17 PARCEL A L.R. 060026876 --- EXISTING 20' X 25' JCSA URBAN EASEMENT L.R. 060026876 EXISTING 5'--VERIZON VIRGINIA, INC. EASEMENT L.R. 050018001 EXISTING 5' JCSA URBAN EASEMENT LR. 060026876 EXISTING 20' VA. POWER EASEMENT L.R. 050000453 EXISTING 5' JCSA URBAN L.R. 050018960 S19'42'42"W 396.15' EASEMENT L.R. 060026876 S14'48'09"W 180.57 IRONBOUND ROAD 2 Large/Small Plat(s) Recorded herewith as # 070004370 S.R. 615 (VARIABLE WIDTH R/W) (SEE NOTE) -\$09"23'27"W 40.26' City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 15 Fubruary 2007 Drawn D**es**igned PLAT OF SUBDIVISION **AES** AWT G.T. WILSON, JR. BLOCK 14 Scale BETSY B. WOOLRIDGE, CLERK Date 5248 Olde Towne Road, Suite 1 PARCELS A, C, D & E 1"=50" 7/31/06 Williamsburg, Virginia 23188 No. 1183 Project No. (757) 253-0040 BEING A PORTION OF SECTION 3 AND 6

NEW TOWN

OWNED BY NEW TOWN ASSOCIATES, LLC

BERKELEY DISTRICT

COUNTY OF JAMES CITY

VIRGINIA

2 11/29/06

1 10/17/06

DATE

REMOVED RIGHT-OF-WAY FROM SUBDIVISION

REVISED PER JCC COMMENT LETTERS

REVISION / COMMENT / NOTE

Fax (757) 220-8994

CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER

6632-S6-14

Drawing No.

2 OF 2

AWT

GTW

AWT GTW

REVISED REVIEWED BY BY