

080008540

CERTIFICATION OF SOURCE OF TITLE: AIG BAKER WILLIAMSBURG, L.L.C.

THE PROPERTY SHOWN ON THIS PLAT TAX MAP 3840100002 AND 3840100003 WAS CONVEYED BY WIS LAND HOLDINGS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, TO AIG BAKER WILLIAMSBURG, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 30, 2007 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.# 070003399.

THE PROPERTY SHOWN ON THIS PLAT PART OF TAX MAP (38-4)(1-57) WAS CONVEYED BY NEW TOWN ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, TO AIG BAKER WILLIAMSBURG, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MAY 11, 2007 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.# 070014345.

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: AIG BAKER WILLIAMSBURG, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: AIG BAKER SHOPPING CENTER PROPERTIES, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

Alex D. Baker 2/5/08
DATE
ALEX D. BAKER
PRINTED NAME
PRESIDENT
TITLE

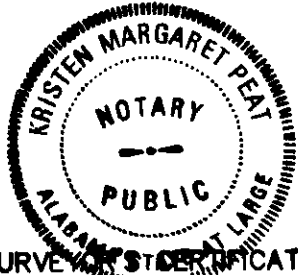
NOTARY

STATE OF ALABAMA, COUNTY OF SHELBY TO-WIT:

Kristen Peat 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 2nd DAY OF FEBRUARY, 2008.

MY COMMISSION EXPIRES July 24, 2010
Kristen Margaret Peat
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.

Ronald W. Eads 07-10-07
DATE
RONALD W. EADS, L.S. #1948

CERTIFICATE OF APPROVAL

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

J.W. Bauer 1/31/08
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] 3/27/08
DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

CERTIFICATION OF SOURCE OF TITLE: SETTLERS MARKET DEVELOPERS, LLC

THE PROPERTY SHOWN ON THIS PLAT TAX MAP (38-4)(1-52) WAS CONVEYED BY NEW TOWN ASSOCIATES, L.L.C. TO SETTLERS MARKET DEVELOPERS, LLC, BY DEED DATED MAY 23, 2007 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.# 070015568.

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: SETTLERS MARKET DEVELOPERS, LLC

BY: [Signature] 2/26/08
DATE
Joseph L. Baranowski
PRINTED NAME
Member
TITLE

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

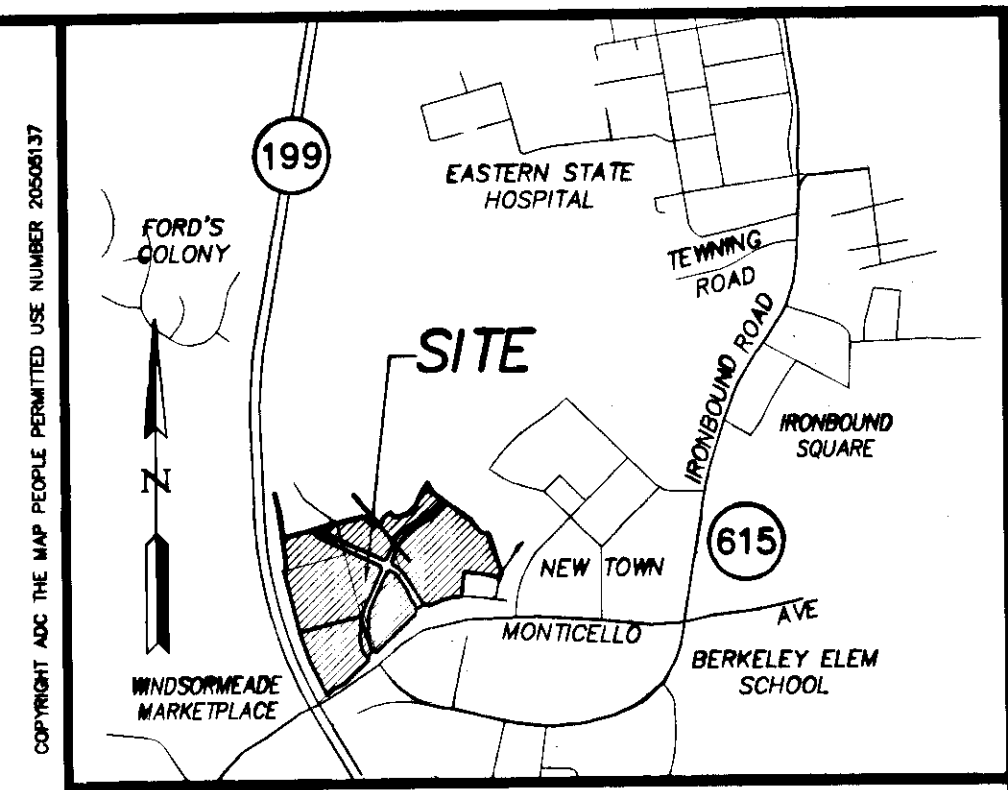
Tara Dignan A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 26th DAY OF February, 2008.

MY COMMISSION EXPIRES December 31, 2010
Tara Dignan
NOTARY PUBLIC

GENERAL NOTES

- PROPERTIES AS SHOWN ARE PARCEL ID'S 3840100052, 3840100002, 3840100057, AND 3840100003 AND ARE CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS, BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE Z-16-05/MP-13-05.
- PROPERTY STREET ADDRESS: #5224 MONTICELLO AVENUE, PARCEL ID# 3840100003, #5246 MONTICELLO AVENUE, PARCEL ID# 3840100002, 5244 MONTICELLO AVENUE, PARCEL ID# 3840100052, NO INFORMATION AVAILABLE FOR PARCEL ID# 3840100057.
- THIS PLAT WAS MADE TO AGREE WITH RECORD PLATS AND FOUND GROUND EVIDENCE AS NEAR AS POSSIBLE.
- PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER COMMUNITY PANEL 510201 00358. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.
- THERE WERE "NO BUILDINGS" OBSERVED ON THESE PARCELS.
- PLAT MERIDIAN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STATION NO. 325 WHICH IS VIRGINIA STATE PLANE (NAD 83)(1986) SOUTH ZONE IN U.S SURVEY FEET WITH COORDINATES N=3628200.301, E=11995286.963
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- TOTAL RIGHT OF WAY PROPOSED ON THIS PLAT IS 222851 S.F.± OR 5.116 AC.±.
- JCSA URBAN UTILITY EASEMENT DATED APRIL 20, 2007 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. # 070012129.
- A WAIVER TO SECTION 24-527 OF THE ZONING ORDINANCE, SETBACK REQUIREMENTS, WAS APPROVED BY THE PLANNING COMMISSION ON DECEMBER 5, 2006, PROVIDED THAT THE PROPOSALS ARE IN ACCORDANCE WITH THE APPROVED NEW TOWN DESIGN GUIDELINES. BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE Z-16-05/MP-13-05.



VICINITY MAP SCALE 1"=2000'±

AREA TABULATION

PARCEL 1A = 722120 S.F. ± OR 16.578 ACRES ±
PARCEL 2A = 700621 S.F. ± OR 16.084 ACRES ±
PARCEL B = 247601 S.F. ± OR 5.684 ACRES ±
PARCEL C = 294319 S.F. ± OR 6.757 ACRES ±
PARCEL D = 343911 S.F. ± OR 7.895 ACRES ±
TOTAL AREA OF PARCELS = 2,306,572 ± OR 52.998 ACRES ±
TOTAL AREA OF R/W DEDICATION= 222,851 S.F. ± OR 5.116 ACRES ±

REFERENCES

- INSTRUMENT# 070003399
- INSTRUMENT# 070003399
- INSTRUMENT# 000012573
- INSTRUMENT# 000012572
- DEED BOOK 84, PAGE 257
- DEED BOOK 174, PAGE 238
- DEED BOOK 598, PAGE 231
- PLAT BOOK 2, PAGE 22
- PLAT BOOK 15, PAGE 45
- PLAT BOOK 19, PAGE 24
- PLAT BOOK 37, PAGE 98
- PLAT BOOK 53, PAGE 71
- PLAT BOOK 59, PAGE 67
- PLAT BOOK 77, PAGE 94-96
- PLAT BOOK 87, PAGE 83
- PLAT BOOK 89, PAGE 43-44

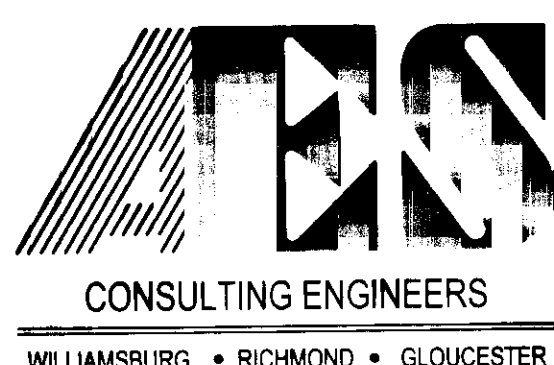
INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	DEDICATION OF RIGHT-OF-WAY AND PARCELS
3	DEDICATION OF RIGHT-OF-WAY AND PARCELS (CONTINUED)
4	DETAIL OF JCSA URBAN EASEMENTS
5	DETAIL OF JCSA URBAN EASEMENTS AND BMP A06
6	DETAIL OF JCSA URBAN EASEMENTS AND BMP A04

Large/Small Plat(s) Recorded herewith as # 080008540

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27th DAY OF March, 2008
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:21 AM/PM
INSTRUMENT # 080008540

TESTE: Betsy B. Woolridge, Clerk
BETSY B. WOOLRIDGE, CLERK By: Sean Hollman D.C.



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

PLAT OF SUBDIVISION, BOUNDARY LINE ADJUSTMENT, AND PROPERTY LINE EXTINGUISHMENT OF THE PROPERTIES OWNED BY AIG BAKER WILLIAMSBURG, L.L.C. AND SETTLERS MARKET DEVELOPERS, LLC
NEW TOWN, SECTION 9
"SETTLER'S MARKET AT NEW TOWN"
COUNTY OF JAMES CITY BERKELEY DISTRICT VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3.	01/28/08	REVISED PER FINAL J.C.C. COMMENTS 01-28-08	RLS
2.	11/15/07	REVISED PER J.C.S.A. COMMENTS 10-05-07	RLS
1.	9/5/07	REVISED PER J.C.S.A. COMMENTS 8-31-07	RLS

Designed AES	Drawn RLS
Scale 1"=100'	Date 07/10/07
Project No. 6632-9-01C	
Drawing No. 1 OF 6	
COVER SHEET	