

100005727

**CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.G. CASEY LIMITED COMPANY, A VIRGINIA 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 APRIL 26, 2003 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. # 030005069.

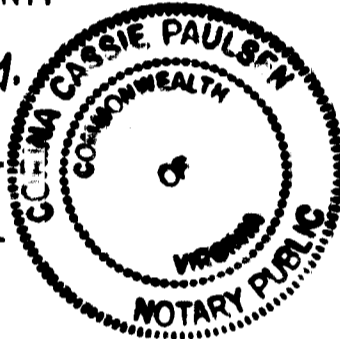
**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PARCELS B AND C, BLOCK 20, SECTION 6 AND REMAINDER OF NEW TOWN SECTION 6" 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: [Signature] 1/21/10  
 DATE  
LAWRENCE SALZMAN  
 PRINTED NAME  
MANAGING DIRECTOR  
 TITLE

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City County  
 I, Lorina C. Paulsen, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
 GIVEN UNDER MY NAME THIS 21 DAY OF January, 2010  
 MY COMMISSION EXPIRES July 31, 2012  
 NOTARY REGISTRATION NUMBER: 7199494



**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.

Thomas C. Sublett 1/21/2010  
 THOMAS C. SUBLETT, L.S. #1886 DATE

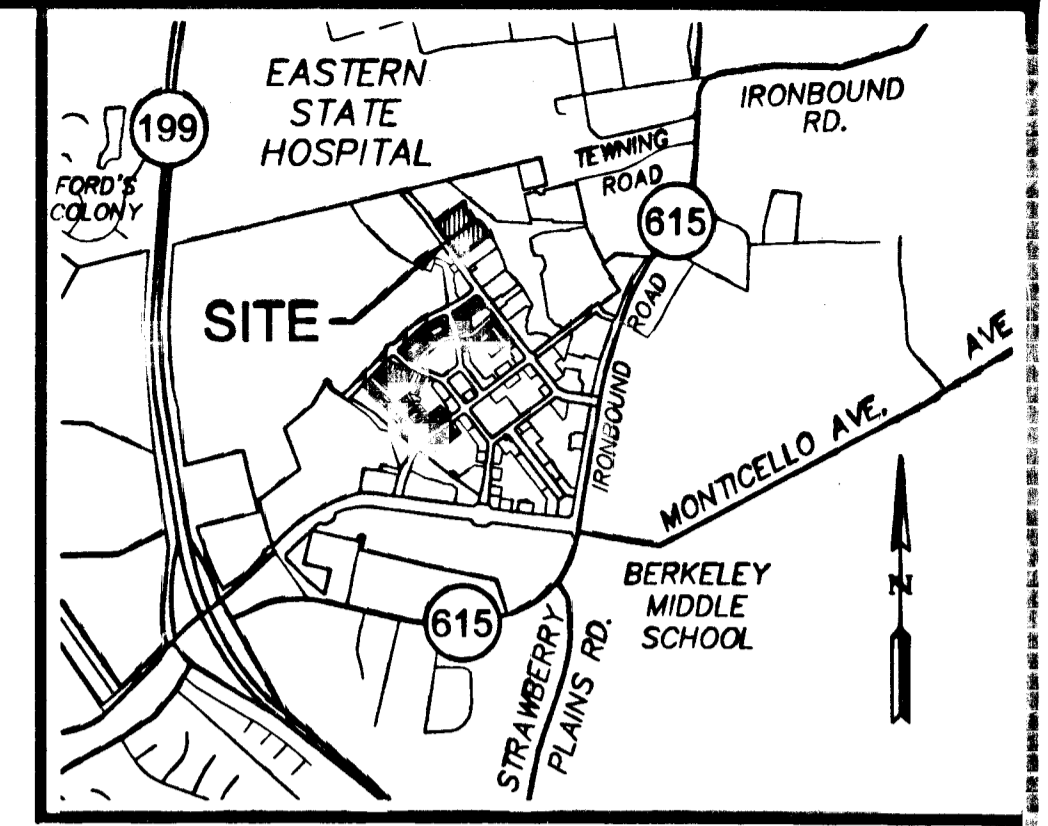
**CERTIFICATE OF APPROVAL**

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

[Signature] 1/21/10  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
[Signature] 2/1/10  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY 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 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C-0140C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTY IS ALL OF TAX MAP NO. (38-2)(24-24) AND TAX MAP NO. (38-2)(24-25) AND A PORTION OF TAX MAP NO. (39-1)(1-157). THE PROPERTY ADDRESS FOR TAX MAP NO. (38-2)(24-24) IS 5416 DISCOVERY PARK BLVD. THE PROPERTY ADDRESS FOR TAX MAP NO. (38-2)(24-25) IS 5424 DISCOVERY PARK BLVD. THE PROPERTY ADDRESS FOR TAX MAP NO. (39-1)(1-157) IS 4201 IRONBOUND ROAD.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON JANUARY 21, 2010 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- 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.
- THIS PROPERTY LIES WITHIN NEW TOWN SECTION 6 AS SHOWN ON THE MASTER PLAN FOR SECTION 3 AND 6 OF NEW TOWN AS APPROVED ON OCTOBER 28, 2004, JCC CASE NO. Z-05-04 AND MP-05-04. (SEE ALSO PLAT RECORDED AS LR #030027269)
- HORIZONTAL DATUM  
 JAMES CITY COUNTY  
 GEODETIC CONTROL NETWORK  
 VIRGINIA STATE PLANE COORDINATE SYSTEM  
 SOUTH ZONE-NAD 83
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SURVITUDS, AND COVENANTS OF RECORD.
- THIS PLAT IS A COMPOSITE PLAT BASED ON DEEDS, AND PLATS OF RECORD.
- REFERENCE COUNTY CASE NUMBERS Z-0005-2004 AND Z-0007-2006 FOR PROFFERS AFFECTING THIS PROPERTY.



**VICINITY MAP**  
 SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
OLD AREA OF BLOCK 20 PARCEL B	82,392	1.891
NEW AREA OF BLOCK 20 PARCEL B	54,989	1.262
OLD AREA OF BLOCK 20 PARCEL C	79,397	1.823
NEW AREA OF BLOCK 20 PARCEL C	108,790	2.497
AREA OF REMAINDER SECTION 6 TO BLOCK 20 PARCEL C	1,970	0.045
OLD TOTAL AREA FOR PARCELS B AND C	161,789	3.714
NEW TOTAL AREA FOR PARCELS B AND C	163,759	3.759
OLD AREA OF REMAINDER SECTION 6	817,266	18.762
NEW REMAINING AREA FOR SECTION 6	815,296	18.717

**REFERENCES**

INSTRUMENT NO. 080004140 PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT  
 INSTRUMENT NO. 080016011 PLAT OF SUBDIVISION  
 INSTRUMENT NO. 090033631 PLAT OF SUBDIVISION

2x Large/Small Plat(s) Recorded  
 herewith as # 100005727

STATE OF VIRGINIA

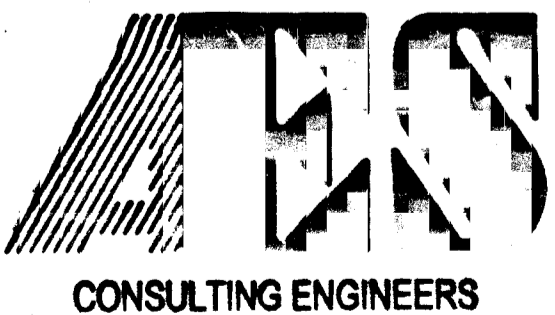
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23 DAY OF March 2010.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:56AM/PM

INSTRUMENT # 100005727

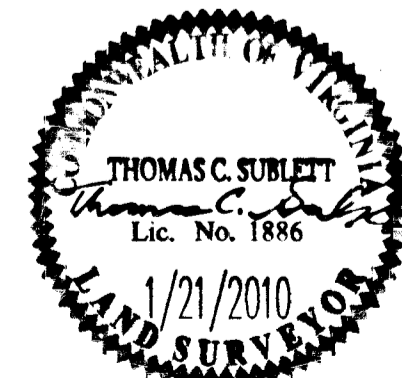
TESTE: [Signature]  
 BETSY B. WOOLRIDGE, CLERK

[Signature], Dep. Clerk



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

PLAT OF BOUNDARY LINE ADJUSTMENT  
 PARCELS B AND C  
 BLOCK 20, SECTION 6 AND  
 REMAINDER OF NEW TOWN SECTION 6  
 NEW TOWN  
 OWNED BY NEW TOWN ASSOCIATES, LLC.  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed RDS/REC	Drawn JFS
Scale AS NOTED	Date 1/21/10
Project No. 6632-6	
Drawing No. 1 of 2	