

100025797

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION AND SHOW AS EXISTING TAX MAP PARCELS (38-4)(1-4) IS IN THE NAME OF NEW TOWN SIX, LLC AND WAS ACQUIRED FROM VERIZON VIRGINIA, INC. BY DEED DATED JANUARY 19, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NUMBER 10001975.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION AND SHOWN AS EXISTING TAX MAP (38-4) PARCELS (1-3E, 3F, 3G, 4A & 4B) IS IN THE NAME OF NEW TOWN SIX, LLC AND WAS ACQUIRED FROM EXXON MOBIL CORPORATION BY DEED DATED JUNE 30, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NUMBER 100013847.

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 NEW TOWN SIX:

[Signature]
 John R. Lawson
 Member TITLE Oct. 13, 2010 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA (CITY/COUNTY OF *Newport News*)
 TO-WIT:

I, *Patricia Sloan-Martin*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE 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 HAND THIS *13th* DAY OF *October*, 2010.

MY COMMISSION EXPIRES *October 31, 2013*
Patricia Sloan-Martin
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: *209650*



GENERAL NOTES

PROPERTY IS ZONED M1 (LIMITED BUSINESS/INDUSTRIAL DISTRICT).

- M-1 ZONING RESTRICTIONS:
- MINIMUM LOT SIZE: 10,000 SQ.FT.
- MINIMUM LOT WIDTH: 75' (AT SETBACK)
- MAXIMUM BUILDING HEIGHT: 60'

- SETBACKS:
- 50' FRONT BUILDING SETBACK
- 20' SIDE BUILDING SETBACK
- 20' REAR BUILDING SETBACK

ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

ALL UTILITIES SHALL BE PLACED UNDERGROUND.

THIS PLAT IS BASED UPON RECORD INFORMATION, FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS, OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. OTHER THAN SHOWN, THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR COVENANTS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PROPERTIES AS SHOWN HEREON ARE ALL OF TAX MAP PARCEL NO. (38-4)(1-3E)-NO ADDRESS AVAILABLE, (38-4)(1-3F)-NO ADDRESS AVAILABLE, (38-4)(1-3G)-5223 MONTICELLO AVENUE, (38-4)(1-4)-113 NEW QUARTER DRIVE, (38-4)(1-4A)-NO ADDRESS AVAILABLE, (38-4)(1-4B)-NO ADDRESS AVAILABLE.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

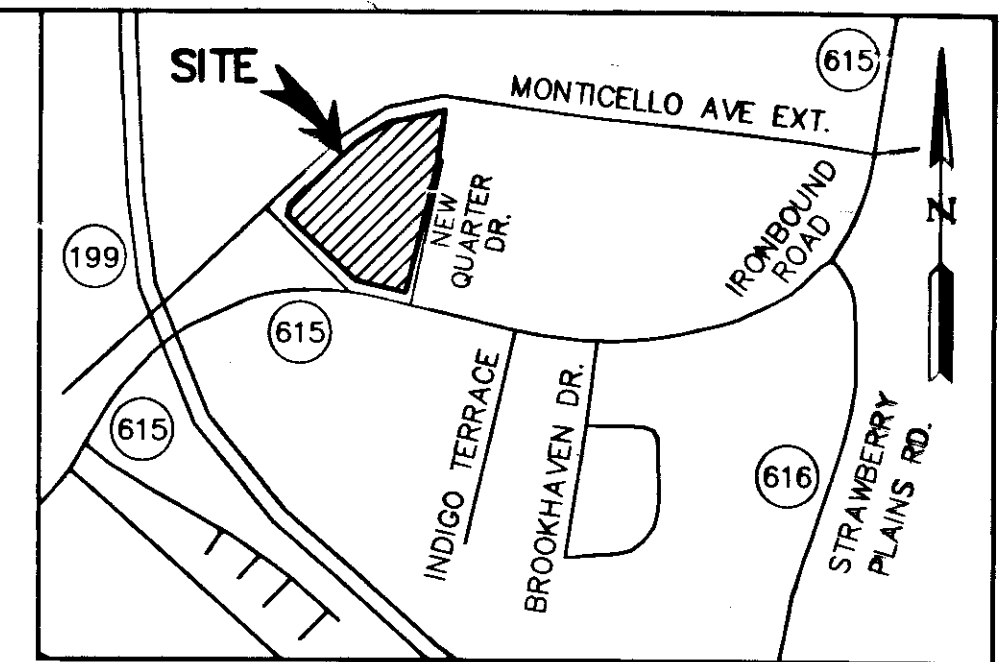
ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

UTILITY EASEMENTS DENOTED AS "JCSA UTILITY 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 PERPENDICULAR 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.

ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.

THIS PLAT WAS PREPARED IN ACCORDANCE TO JCC SUP-004-2010 AND JCC SP-0049-2010.

DRAINAGE, UTILITY, STORMWATER, AND ACCESS EASEMENTS ARE DESCRIBED IN THE "DECLARATION OF EASEMENTS WITH COVENANTS, CONDITIONS AND RESTRICTIONS BY NEW TOWN SIX, LLC" FOR THE BENEFIT OF ALL PARCELS.



VICINITY MAP
 SCALE 1"=1000'

CERTIFICATE OF APPROVAL

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

Jan C. Fouch, P.E. 10/18/2010
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 11/4/10
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

3 Large/Small Plat(s) Recorded herewith as # 100025797

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS *2nd* DAY OF *November*, 2010.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ *10:09 AM/PM*
 INSTRUMENT # *100025797*

TESTE: *Betsy B. Woolridge*
 BETSY B. WOOLRIDGE, CLERK
 By *Claudia M. Brinkley, Dep. Clerk*

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] 10-07-10
 RONALD W. EADS, L.S. #1948 DATE

Rev.	Date	Description	Revised By
1	10/7/10	REVISED PER JCC COMMENTS DATED 9/30/10	JAG



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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE ADJUSTMENT
 AND PROPERTY LINE EXTINGUISHMENT
COURTHOUSE COMMON
 SHOPPING CENTER

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG, AMR	
Project Number: 8508-04	
Scale:	Date:
AS NOTED	10/7/10
Sheet Number	
1 OF 3	