


110001312


**SOURCE OF TITLE BLOCK 3 PARCEL E:**  
The property shown on this plat was conveyed by NEW TOWN ASSOCIATES, LLC to WILLIAMSBURG DEVELOPERS, LLC by deed dated December 1, 2005 and recorded as LR 050028733 on December 2, 2005 in the Clerk of the Circuit Court of the County of James City.

**OWNERS CERTIFICATION BLOCK 3 PARCEL E:**  
The property line modification shown on this plat and known as "Plat Showing Parcel Line Modification Between New Town Commercial Association and Williamsburg Developers, LLC" is with the free consent and in accordance with the desires of the undersigned owners, proprietors and/or trustees.

  
SIGNATURE \_\_\_\_\_ DATE 12/15/10  
JOSEPH K. BARANOWSKI  
PRINTED NAME

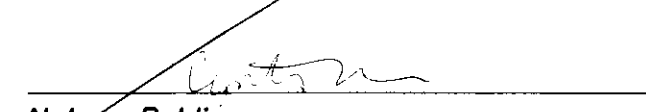
STATE OF CONNECTICUT  
COMMONWEALTH OF VIRGINIA  
HARRISBURG COUNTY OF \_\_\_\_\_ TO WIT:  
I, Tara Dignam  
a Notary Public in and for the State of Connecticut  
of \_\_\_\_\_ Commonwealth of  
Virginia, do hereby certify that Joseph K. Baranowski, Member of  
Williamsburg Developers, LLC

whose names are signed to the Subdivision Certificate, have acknowledged the same before me in my presence and Commonwealth aforesaid. Given under my hand and seal this 15<sup>th</sup> day of December 2010.

  
Notary Public  
My commission expires 12/31/10  
Registration No. \_\_\_\_\_


COMMONWEALTH OF VIRGINIA  
OF \_\_\_\_\_ TO WIT:  
I, Cynthia Marx  
a Notary Public in and for the County of \_\_\_\_\_ Commonwealth of  
Virginia, do hereby certify that \_\_\_\_\_

whose names are signed to the Subdivision Certificate, have acknowledged the same before me in my presence and Commonwealth aforesaid. Given under my hand and seal this 15<sup>th</sup> day of December 2010.

  
Notary Public  
My commission expires March 2013  
Registration No. \_\_\_\_\_

**SOURCE OF TITLE BLOCK 3 PARCEL A:**  
The property shown on this plat was conveyed by NEW TOWN ASSOCIATES, LLC to NEW TOWN COMMERCIAL ASSOCIATION by deed dated November 15, 2007 and recorded as LR 070031768 on November 16, 2007 in the Clerk of the Circuit Court of the County of James City.

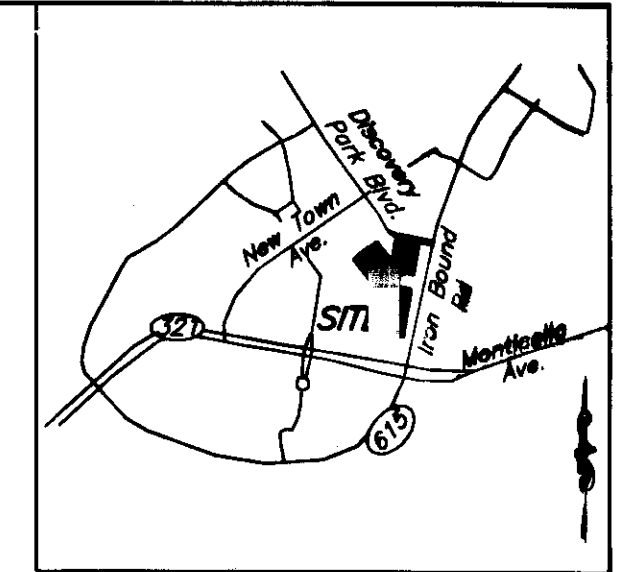
**OWNERS CERTIFICATION BLOCK 3 PARCEL A:**  
The property line modification shown on this plat and known as "Plat Showing Parcel Line Modification Between New Town Commercial Association and Williamsburg Developers, LLC" is with the free consent and in accordance with the desires of the undersigned owners, proprietors and/or trustees.

  
SIGNATURE \_\_\_\_\_ DATE 12/21/10  
LAWRENCE SALANT  
PRINTED NAME

AREA TABULATION	OLD AREA		NEW AREA	
	SQ. FT.	ACRE	SQ. FT.	ACRE
PARCEL A	297,122	6.821	283,665	6.512
PARCEL E	22,716	0.521	36,173	0.830
TOTAL AREA	319,838	7.342	319,838	7.342

PARCEL A, BLOCK 3  
NEW TOWN COMMERCIAL ASSOCIATION  
PARCEL ID 3840100050  
5137 MAIN STREET  
5206 MONTICELLO AVENUE

PARCEL E, BLOCK 3  
WILLIAMSBURG DEVELOPERS, LLC  
PARCEL ID 3930400005  
5206 MONTICELLO AVENUE  
5137 MAIN STREET

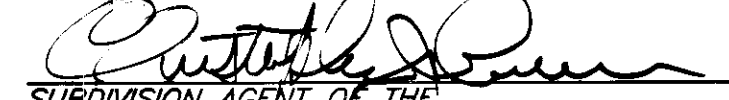


**NOTES:**

- ZONING: MU - Mixed Use with proffers  
No minimum lot size or yard setback requirements
- All utilities shall be installed underground
- New Monuments Shall be set in accordance with Sections 19-34 through 19-36 of the James City County Zoning Ordinance
- Unless otherwise noted, all drainage easements designated on this plat shall remain private.
- All parcels shall be served by public sewer and water
- This property lies within New Town Section 2 & 4 as shown on the Master Plan as approved on October 14, 2003, JCC case no. Z-06-03 and MP-04-03
- This plat was reviewed by the New Town Design Review Board on 12/15/10 in accordance with the New Town Proffers.
- \*Proposed locations of private easements to be relocated are not included on this plat. The owner/applicant will work with the easement holders independently of the subdivision process to relocate the easements with minimal interruption to services.
- No building or permanent structures shall be constructed within a JCSA Utility Easement. No trees, shrubs, structures, fences, irrigation mains, invisible pet fences or other obstacles shall be placed within an easement which would render the easement inaccessible by equipment. Shrubs shall be a minimum of 5 feet, and trees a minimum of 10 feet from the center of water and sanitary sewer pipelines. JCSA will not be responsible for replacement of trees and shrubs placed within the easement.
- Any unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County Code.

**CERTIFICATE OF APPROVAL**

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

  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE 1/3/11

**SURVEYOR'S CERTIFICATION**

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

  
MARK B. BEALL, LS #1613 DATE 12/13/2010


**STATE OF VIRGINIA**

City of Williamsburg and County of James City Circuit Court, this 12 day of Jan. 2011

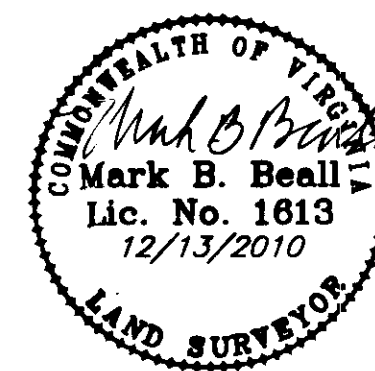
The plat shown hereon was presented and admitted to the record as the law directs @ 1:40 pm

Instrument # 110001312

Teste: BETSY B. WOOLRIDGE, CLERK

  
Clerk

2 Large/Small Plat(s) Recorded herewith as # 110001312



PLAT SHOWING PARCEL LINE  
MODIFICATION BETWEEN NEW TOWN  
COMMERCIAL ASSOCIATION AND  
WILLIAMSBURG DEVELOPERS, LLC

PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS  
15871 City View Drive  
Suite 200  
Midlothian, Virginia 23113  
Phone: 804/794-0571  
FAX: 804/794-2635

BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: DECEMBER 13, 2010 SCALE: 1"=80'

SHEET 1 OF 2