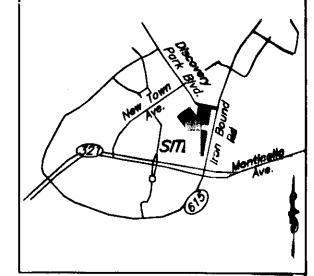
by NEW TOWN ACCOCIATES, LLC to WILLIAMSBURG	by NEW TO
DEVELOPERS, LLC by deed dated December 1,	COMMERCIAL
2005 and recorded as LR 050028733 on	November :
December 2, 2005 in the Clerk of the Circuit Court of the County of James City.	070031768 of the Circl
OWNERS CERTIFICATION BLOCK S PARCEL B:	OWNERS C
The property line modification shown on this plat	The propert
and known as "Plat Showing Parcel Line Modification Between New Town Commercial	and known Modification
Association and Williamsburg Developers, LLC" is	Association
with the free consent and in accordance with the	with the fre
desires of the undersigned owners, proprietors	desires of
and/or trustees.	and/or trus
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	()
12/15/10	$-\mathcal{V}\Lambda$
SYGNATURE DATE	SIGNATURE
Dozenh K. Baranowski	LAWRERE
PRINTED NAME	PRINTED NA
	PRINTED IN
STATE OF CONNECTICUT	
SOMMONWEALTH OF VIRGINIA	
MITTED COUNTY OF TO WITT	
, Tara Dignon ,	
Notary Public in and for the State of Connecticut	
Grainto, do hereby certify that Joseph R. Buranouski, Member of	•
Williamsburg Developers, LLC	
whose names and signed to the Subdivision Certificate, have acknosame before me in my <u>proserve</u> and Gominanwealth Given under my hand and seal this 15th day of Desembes	aforesaid 2010.
Given under my hand and seal this 15 day of Deamber Ona Cray Notary Public My commission expires 12/31/10	
Given under my hand and seal this 15 day of Venter	
COMMONWEALTH OF VIRGINIA	
COMMONWEALTH OF VIRGINIA	
COMMONWEALTH OF VIRGINIA OF	
COMMONWEALTH OF VIRGINIA OF	
COMMONWEALTH OF VIRGINIA OF	
COMMONWEALTH OF VIRGINIA OF TO WIT? I Commonwealth of Common	
COMMONWEALTH OF VIRGINIA OF ON Notary Public in and for the of Originia, do hereby certify that ON Notary Public in Sairman Commonwealth of	2010.
COMMONWEALTH OF VIRGINIA OF ONATOR OF ONATOR OF OF ONATOR OF	2010.
COMMONWEALTH OF VIRGINIA OF ONATOR OF ONATOR OF OF ONATOR OF	2010.
COMMONWEALTH OF VIRGINIA OF ON Notary Public in and for the of Originia, do hereby certify that ON Notary Public in Sairman Commonwealth of	2010.
COMMONWEALTH OF VIRGINIA OF ONATOR OF ONATOR OF OF ONATOR OF	2010.
COMMONWEALTH OF VIRGINIA OF ONATOR OF ONATOR OF OF ONATOR OF	2010.
Notary Public Notary Public My commission expires 12/31/10 Registration Nor OF TO WIT? A Notary Public in and for the of commonwealth of firginia, do hereby certify that Whose names are signed to the Subdivision Certificate, have acknown and before me in my and commonwealth of Given under my hand and seal this of day of Commonwealth Commo	2010.
COMMONWEALTH OF VIRGINIA OF TO WIT? In My commission expires 12/31/10 COMMONWEALTH OF VIRGINIA OF TO WIT? In Motory Public in and for the County Commonwealth of Girginia, do hereby certify that Suryman and Commonwealth of Given under my hand and seal this SI day of Signal With Commission expires My com	2010.
Notary Public Notary Public My commission expires 12/31/10 Registration Nor OF TO WIT? A Notary Public in and for the of commonwealth of firginia, do hereby certify that Whose names are signed to the Subdivision Certificate, have acknown and before me in my and commonwealth of Given under my hand and seal this of day of Commonwealth Commo	2010.
COMMONWEALTH OF VIRGINIA OF TO WIT? In My commission expires 12/31/10 COMMONWEALTH OF VIRGINIA OF TO WIT? In Motory Public in and for the County Commonwealth of Girginia, do hereby certify that Suryman and Commonwealth of Given under my hand and seal this SI day of Signal With Commission expires My com	2010.
COMMONWEALTH OF VIRGINIA OF TO WIT? In My commission expires 12/31/10 COMMONWEALTH OF VIRGINIA OF TO WIT? In Motory Public in and for the County Commonwealth of Girginia, do hereby certify that Suryman and Commonwealth of Given under my hand and seal this SI day of Signal With Commission expires My com	2010.
COMMONWEALTH OF VIRGINIA OF TO WIT? In My commission expires 12/31/10 COMMONWEALTH OF VIRGINIA OF TO WIT? In Motory Public in and for the County Commonwealth of Girginia, do hereby certify that Suryman and Commonwealth of Given under my hand and seal this SI day of Signal With Commission expires My com	2010.
COMMONWEALTH OF VIRGINIA OF TO WIT? In My commission expires 12/31/10 COMMONWEALTH OF VIRGINIA OF TO WIT? In Motory Public in and for the County Commonwealth of Girginia, do hereby certify that Suryman and Commonwealth of Given under my hand and seal this SI day of Signal With Commission expires My com	2010.
COMMONWEALTH OF VIRGINIA OF TO WIT? In My commission expires 12/31/10 COMMONWEALTH OF VIRGINIA OF TO WIT? In Motory Public in and for the County Commonwealth of Girginia, do hereby certify that Suryman and Commonwealth of Given under my hand and seal this SI day of Signal With Commission expires My com	2010.

SOURCE OF TITLE BLOCK 3 PARCEL E:

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

ERTIFICATION BLOCK 3 PARCEL A: 'y line modification shown on this plat as "Plat Showing Parcel Line Between New Town Commercial and Williamsburg Developers, LLC" is ee consent and in accordance with the the undersigned owners, proprietors

NEW AREA AREA TABULATION OLD AREA PARCEL A 6.821 283,665



Vicinity 1"=2000'

PARCEL A, BLOCK 3 NEW TOWN COMMERCIAL ASSOCIATION PARCEL ID 3840100050 5137 MAIN STREET 52.06 MONTICELLO AVENUE

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

CERTIFICATE OF APPROVAL

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

COUNTY OF JAMES CITY

SURVEYOR'S OF 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

STATE OF VIRGINIA

City of Williamsburg and County of James City Circuit Court, this 12 day of <u>Jan.</u> 2011

The plat shown hereon was presented and admitted to the record as the law directs 6 1:40 em/pm

Instrument # 110001312

BETSY B. WOOLRIDGE, CLERK

Byseen Hallman, clerk

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

NOTES:

- 1. ZONING: MU Mixed Use with proffers No minimum lot size or yard setback requirements
- 2. All utilities shall be installed underground
- 3. New Monuments Shall be set in accordance with Sections 19-34 through 19-36 of the James City County Zoning Ordinance
- 4. Unless otherwise noted, all drainage easements designated on this plat shall remain private.
- 5. All parcels shall be served by public sewer and water
- 6. 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
- 7. This plat was reviewed by the New Town Design Review Board on 1510 in accordance with the New Town Proffers.
- 8. *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.
- 9. 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.
- 10. Any unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County Code



SMark B. Beall

Lic. No. 1613

12/13/2010

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

BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

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

FAX: 804/794-2635

DATE: DECEMBER 13, 2010 SCALE: 1"=60'

SHEET 1 OF 2

JOB #C1000301.00

110001312 * Existing Easement to be relocated 20' JCSA Urban Easement LR#0500009867 James City Coun Geodetic Control **APPROXIMATE** location 5' Virginia Natural Gas Easement LR#06024051 APPROXIMATE location 5' Utility 10' VEPCO LINE TABLE WILLIAMSBURG DEVELOPERS, LLC
PARCEL ID 3842400014
BLOCK 3, PARCEL G
LR#050027947 Easement easement LINE BEARING LENGTH LR#0500009867 LR#070009929 L1 S07'17'52"W 22.09' L6 S80'37'00"E 13.49' L2 N82'42'08"W 35.55' L7 N09'23'00"E 23.50' NEW PARCEL A, L3 SOT17'52"W 9.15' L8 S80'37'00 E 26.39' LR#090021284 BLOCK 3 L4 S52°17'52"W 15.27' L9 S80°37'00"E 37.10' L5 S09°23'00"W 27.79' L10 S80°37'00"E 37.10' 283,665 Sq.Ft. 6.512 Acres 20' JCSA NEW TOWN COMMERCIAL ASSOCIATION PARCEL ID 3840100050 BLOCK 3, PARCEL A Urban ____Easement 🤍 SCHUMANN HOLDINGS, LLC PARCEL ID 3911500001 *APPROXIMATE LR#070031768 location 5' LR#050021563 Virginia Natural Gas Easement 20' JCSA LR#06024051 Urban N09'22'42"E 174.63" *20' JCSA Easement Urban LR#050011814 Easement LR#050027946 APPROXIMATE location 20' JCSA S09'23'00'W 116.50' 5 L5 ' 10' VEPCO easement Urban NEWPORT NEWS
SHIPBUILDING EMPLOYEES
CREDIT UNION, INC.
PARCEL ID 3930400002 LR#070009929 Easement NEW TOWN COMMERCIAL DISCOVERY Var. W LR#050011814 **ASSOCIATION** *APPROXIMATE APPROXIMATE PARCEL ID 38400006 location & Verizon location Easement BLOCK 1, PARCEL A LR#050011814 10' VEPCO LR#050012376 LR#070041768 LR#090017412 easement LR#070009929 20' VIRGINIA POWER 5' Utility EASEMENT LR#070021826 5' VERIZON Easement LR#050011814 EASEMENT LR#0500009867 LR#050000453 LR#050018001 — *—164.49* ′ S09°23'00"W 304.40" 509'23'00"W 500.46' IRONBOUND ROAD MARQUE HOMES BY C.R. MCLELLON BUILDER STATE OF VIRGINIA Extinguished Rte. 615 PARCEL ID 3930400001 Var. Width Public R/W LR#070005348 City of Williamsburg and County of James City Circuit Court, this 12 day PLAT SHOWING PARCEL LINE MODIFICATION BETWEEN NEW TOWN COMMERCIAL ASSOCIATION AND The plat shown hereon was presented and admitted to the record as the law directs 0 1:40 em/pm Faral B. Beat? WILLIAMSBURG DEVELOPERS, LLC BERKELEY DISTRICT Mark B. Beall Instrument # 110001312_ Lic. No. 1613 JAMES CITY COUNTY, VIRGINIA PLANNERS * ARCHITECTS • ENGINEERS • SURVEYORS 12/13/2010 BETSY B. WOOLRIDGE, CLERK Large/Smell Plat(s) Recorded DATE: DECEMBER 13, 2010 SCALE: 1"=60" 15871 City View Drive herewith as # 110001312 Suite 200 Midlothian, Virginia 23113 Phone: 804/794-0571 By 300 Cont allman Dep Clerk SHEET 2 OF 2 FAX: 804/794-2635

JOB #C1000301.00