# CERTIFICATION OF SOURCE OF TITLE: WILLIAMSBURG DEVELOPERS, LLC THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILTY COMPANY TO WILLIAMSBURG DEVELOPERS, LLC A VIRGINIA LIMITED LIABILTY COMPANY BY DEED DATED OCTOBER 19, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS DOC. # 040026694. OWNER'S CERTIFICATION THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. 14 K. Boranowski, Member PRINTED NAME AND TITLE CERTIFICATE OF NOTARIZATION: COMMONWEALTH OF VIRGINIA STATE OF COMP ECTICLET Taru Dignam A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNTO MY HAND THIS NOTARY PUBLIC SIGNATURE MY COMMISSION EXPIRES: NOTARY REGISTRATION NUMBER:

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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, L.S. #1886

8/5/2010

### 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

10/20/10 DATE

#### CERTIFICATION OF SOURCE OF TITLE: NEW TOWN COMMERCIAL ASSOCIATION

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC A WRGINIA LIMITED LIABILTY COMPANY TO NEW TOWN COMMERCIAL ASSOCIATION, A VIRGINIA NON-STOCK CORPORATION BY DEED DATED NOVEMBER 15, 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 DOC. # 070031768.

#### OWNER'S CERTIFICATION

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

DATE

NEW TO A COMMERCIAL ASSOCIATION LAWRENCE SALZMAN, PRESIDENC

PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION:

THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

NOTARY PUBLIC SIGNATURE

## AREA TABULATION

BLOCK 6 & 7. PARCEL 'A'

OLD AREA

136,967 SF 3.144 AC. AREA ADDED TO PARCEL 'A' 720 SF 0.017 AC.

TOTAL NEW AREA PARCEL 'A' 137,687 SF 3.161 AC.

# BLOCK 6 & 7. PARCEL 'B' SUB-PARCELS:

15,186 SF 0.349 AC. 54,552 SF 1.252 AC. B-1 12,494 SF 0.287 AC. B-2 24,139 SF 0.554 AC. 14,965 SF 0.344 AC 10,878 SF 0.250 AC. B-3 B-5 TOTAL 132,214 SF 3.035 AC.

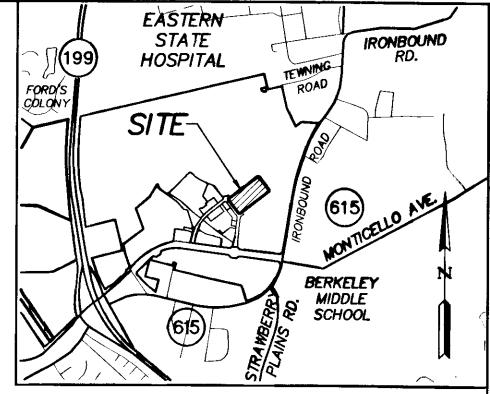
BLOCK 6 & 7. PARCEL B'

OLD AREA AREA SUBTRACTED FROM PARCEL 'A' 132,934 SF 3.052 AC. 720 SF 0.017 AC.

TOTAL NEW AREA PARCEL 'B'

132,214 SF 3.035 AC.

TOTARY PU



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

#### 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 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL. CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL #510201 0140 C, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.

PROPERTIES ARE ALL OF TAX ID NUMBERS 3822400002 AND 3822400005. THE PROPERTY ADDRESS FOR 3822400002 IS 5100 CENTER STREET, WILLIAMSBURG, VA. THE PROPERTY ADDRESS FOR 3822400005 IS 4935 COURTHOUSE STREET, WILLIAMSBURG, VA.

PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.

LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

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

THE SETBACK REQUIREMENTS ARE DESCRIBED IN THE PROFFERS FOR THE

THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON AUGUST 19, 2010 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.

STATE OF VIRGINIA

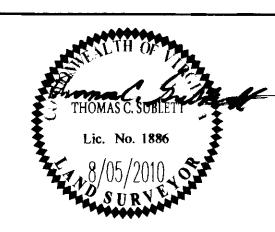
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS  $\underline{14}$  DAY OF April 2016

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  $0.2:43\,\mathrm{Am}/\mathrm{Pm}$ 

INSTRUMENT # 110008250

TESTE: Betsy B. Woolnets
BETSY B. MOOLRIDGE, CLERK
By Claudin HBritholz, Do Clark

9/2/10 REVISED PER COUNTY COMMENTS JFS Revised By





Hampton Roads | Central Virginia

Middle Peninsula

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT BEING PARCELS 'A' AND 'B' OF BLOCK 6 AND BLOCK 7 **NEW TOWN** 

OWNED BY NEW TOWN COMMERCIAL ASSOCIATION AND WILLIAMSBURG DEVELOPERS, LLC

**BERKELEY DISTRICT** 

\_\_\_\_Large/Small Plat(s) Recorded

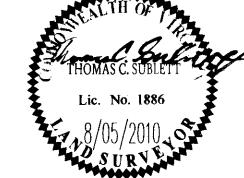
herewith as # 110008250

**COUNTY OF JAMES CITY** 

**VIRGINIA** 

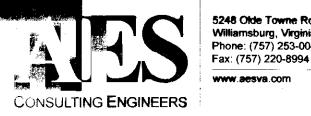
Project Contacts: 6632-21-11 Date: 1"=50" 8/5/2010

110008250 LINE TABLE LINE TABLE LINE TABLE BEARING LENGTH LINE BEARING LENGTH **BEARING LENGTH** LINE S37"42'08"E 33.80' L6 S52"7'52"W 35.00 N37'42'08"W 18.00 S5217'52"W 28.59 L7 N5217'52"E 5.50' L12 N5247'52"E 18.01 L3 N717'52"E N82'42'08"W 7.07 L13 7.07 L8 N37'42'08"W 18.83 L4 17.87 L14 S5217'52"W 4.50' S5277'52"W 28.00 L9 N37'42'08"W N37'42'08"W L5 L10 N52"17'52"E 20.00 N37'42'08"W 34.90' 32.33 EXISTING **EXISTING NEW TOWN AVENUE** -EXISTING **NEW TOWN AVENUE** JCSA URBAN (PRIVATE) 5' UTILITY 5' UTILITY EASEMENT ÙΠLITY (VARIABLE WIDTH R/W) EASEMENT (64' PUBLIC R/W) EASEMENT LR #050011814 EASEMENT L.R. 040009441 L.R. 040026692 LR #050009867 (LR# 040009441) -LR #050011814 N527752°E 230.36° ---R=25.00° N5277'52"E 195.15" N527752E L=39.27 *77.00*° Y PARK BOULEVARD WIDTH PUBLIC R/W) #050009867 124.50 4324 NEW TOWN AVENUE, A CONDOMINIUM DRAINAGE B-5 4324 NEW TOWN AVENUE **EASEMENT** DMC ENTÉRPRISE, LLC PARCEL ID 3823100001 10,878 S.F. 98.26' 12'08'E 1 LR #050009867 BLOCK 6 AND 7, LR #050029516 0.250 AC. 14,965 S.F. PARCEL "D" LR #060018130 0.344 AC. JCSA URBAN 5335 DISCOVERY BLOCK 5, EASEMENT PARK BLVD. PARCEL "E" N5277'52'E 172.00' ---LR #050011814 PARCEL ID NEW TOWN ASSOCIATES. LLC -N5277'52"E 382240007 N5277'52"E 5109 CENTER STREET 90.00 Y PARK LR #050013303 PARCEL ID NO. -N5277'52**"**E PL HEREBY EXTINGUISHED 110.71 41.15 3822400001 L.R. 040012609 N5217'52"E 52.04' 🐷 DISCOVERY I (VARIABLE W LR # PL HEREBY NEW PROPERTY LINE EXTINGUISHED S5217'52"W 78.98' N5277'52'E 95.00' EXISTING S37\*42'08"E-N5217'52"E-<sup>L</sup>S37\***∮**2′08″E 20' JCSA URBAN 8.00' CENTER STREET **EASEMENT NEW PROPERTY LINE-**JCSA URBAN LR #050011814 **EASEMENT** AREA ADDED TO-B-1 LR #050011814 NEW PARCEL A 54,552 S.F. 720 SF, 0.02 AC. **NEW TOWN COMMERCIAL ASSOCIATION** 1.252 AC. PARCEL 'A' BLOCK 6 AND BLOCK 7 **BLOCK 6 AND BLOCK 7** EXISTING PARCEL 'B' **NEW TOWN** 5' UTILITY OLD AREA =132,934 SF, 3.052 AC. EASEMENT OLD AREA=136,967 S.F., 3.144 AC. LR #050009867 NEW AREA =132,214 SF, 3.035 AC. S5217'52"W NEW AREA=137,687 S.F., 3.161 AC. 5527752 W 95.00 **EXISTING** PARCEL ID NO. 3822400005 BLOCK 5, 5' UTILITY **4935 COURTHOUSE STREET** 140.16 PARCEL "D" EASEMENT LR #060018130 GCR COMMERCIAL, LLC L.R. 040009441 N5217'52"E LABOCĆA, L.L.C. 5101 CENTER STREET LR #070031768 BLOCK 6 AND 7, B-3 PARCEL ID NO. **A-1** PARCEL "E" 12,494 S.F. EXISTING 24,139 S.F. 3842400007 15,186 S.F. 4939 COURTHOUSE ST. JCSA URBAN 0.287 AC. 0.554 AC. L.R. 040012610 0.349 AC. PARCEL ID **EASEMENT** -EXISTING -EXISTING 3911500008 LR #050011814 DRAINAGE 5' UTILITY LR #050012684 5' UTILITY **EASEMENT** EASEMENT R=25.00° EASEMENT LR #050009867 LR #05000**986**7 S5277'52"W 313.00" \_\_\_\_ S5277°52°W 361.50 **EXISTING** EXISTING **COURTHOUSE STREET** JCSA URBAN JCSA URBAN COURTHOUSESTREE (64' PRIVATE R/W) EASEMENT EASEMENT - <del>LR #0500**09867**</del> TIR #050009867 LR #050009867 MAIN STREET (85' PRIVATE R/W) GRAPHIC SCALE **CURVE TABLE** Large/Small Plat(s) Recorded NO. DELTA RADIUS LENGTH CH. BEARING TANGENT CHORD 25.00 39.27 35.36 90,00,00, 25.00 N0717'52<u>"E</u> 25.00 39.27 25.00 35.36 N82'42'08"W 90'00'00" SCALE: 1'' = 50'City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT at \_/2:43 AM/PM. PB \_\_\_\_ PG. BEING PARCELS 'A' AND 'B' 5248 Olde Towne Road, Suite 1 DOCUMENT # 110008250 Williamsburg, Virginia 23188 Phone: (757) 253-0040 BETSY B. WOOLRIDGE, CLERK



Revised By

9/2/10



Central Virginia

THE RESIDENCE OF THE PARTY OF T

Middle Peninsuli

BERKELEY DISTRICT

Hampton Roads

OF BLOCK 6 AND BLOCK 7 **NEW TOWN** OWNED BY NEW TOWN COMMERCIAL ASSOCIATION AND WILLIAMSBURG DEVELOPERS, LLC

**COUNTY OF JAMES CITY** 

Project Contacts	REC/TCS
Project Number:	6632-21-11
Scale:	Date:
1 <b>"=50"</b>	8/5/2010
: Sheet Number	
2 OF 2	

VIRGINIA