

120008228

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY THE 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 JUNE 23, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 000012573.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN PHASE IX, SECTION 7, LOTS 2-11 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: Laurence Salzman
 PRINTED NAME
LAURENCE SALZMAN
 AUTHORIZED AGENT
 TITLE

1/19/12
 DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF JAMES CITY
 I, Corina 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 19 DAY OF January
 MY COMMISSION EXPIRES July 31, 2012
 NOTARY REGISTRATION NUMBER: 7199694

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 12/5/11
 THOMAS C. SUBLETT, #1886 DATE

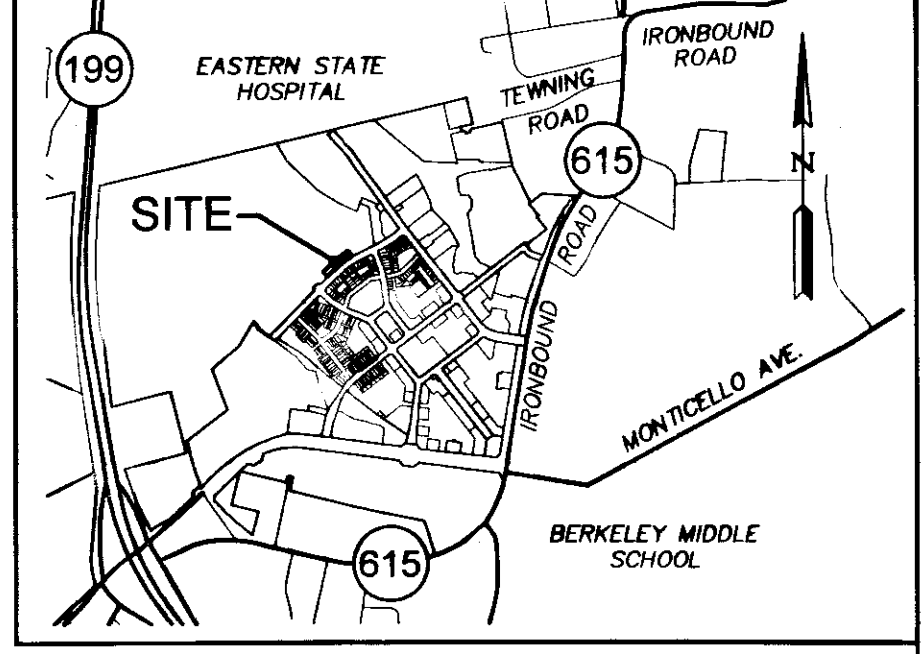
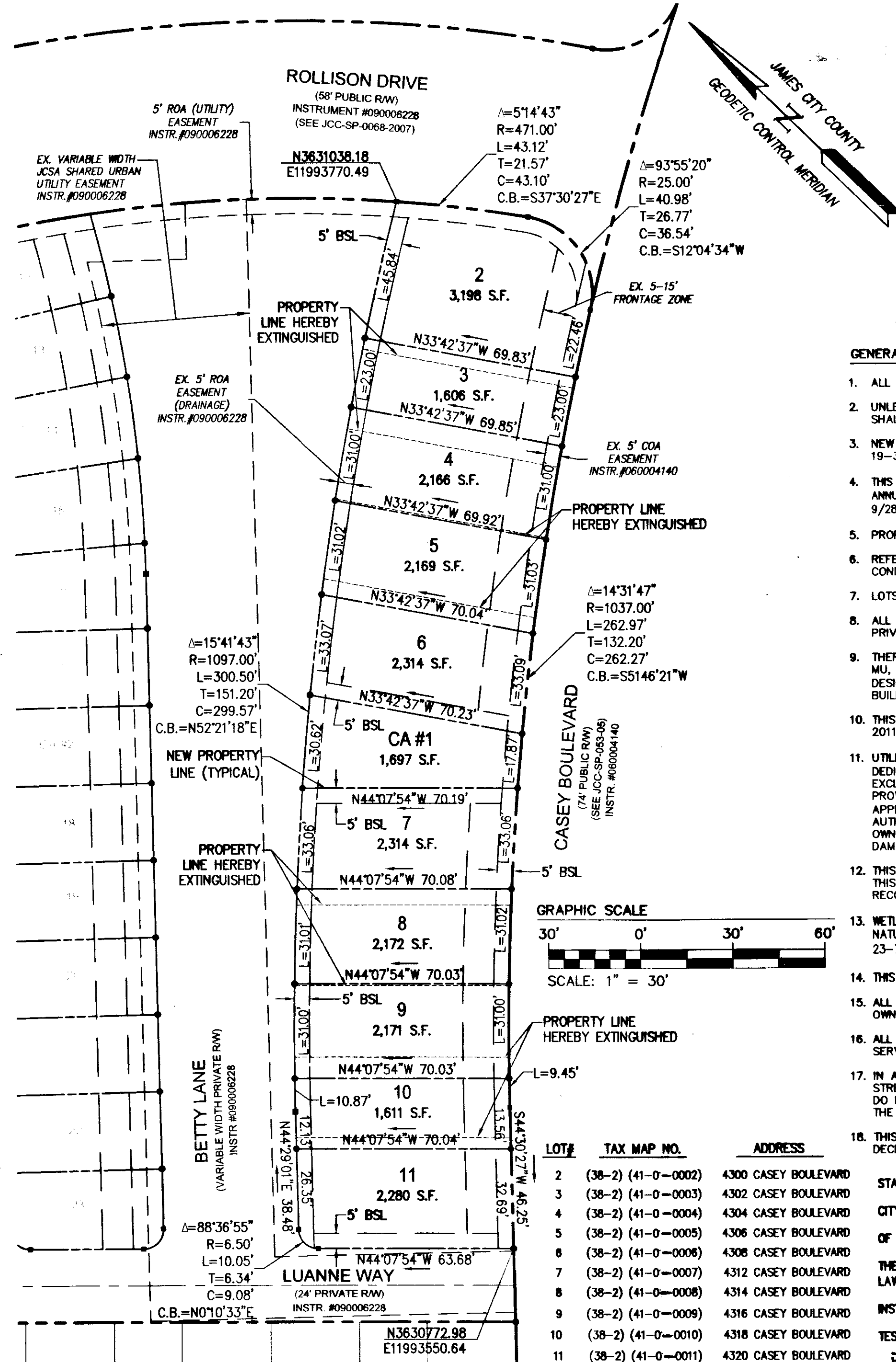
CERTIFICATE OF APPROVAL

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

Nachel G. 1/23/12
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Paula Egan 3-26-12
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

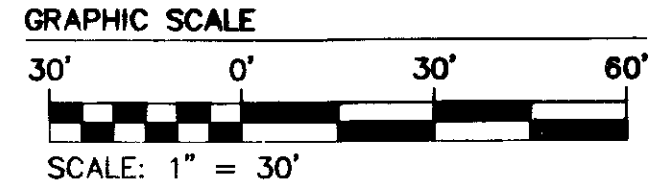
AREA TABULATION

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	22,001 S.F.±	0.505 AC.±
AREA OF COMMON AREA #1 (CA-1)	1,697 S.F.±	0.039 AC.±
TOTAL AREA SUBDIVIDED	23,698 S.F.±	0.544 AC.±
NUMBER OF LOTS	10	
AVERAGE LOT SIZE	2,200 S.F.±	0.051 AC.±
SMALLEST LOT (LOT 3)	1,606 S.F.±	0.037 AC.±
LARGEST LOT (LOT 2)	3,198 S.F.±	0.073 AC.±
GROSS LOTS PER ACRE IN PHASE IX, SECTION 7	18.38	



GENERAL NOTES

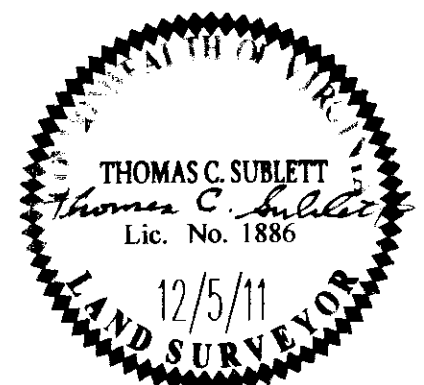
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM 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 CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2006 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY.
- 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.
- 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 DEC. 1, 2011 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY (JCSA) FOR THE EXCLUSIVE USE OF 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 PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SURVITUDES, AND COVENANTS OF RECORD.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- THIS PROPERTY IS NOT WITHIN THE RPA (RESOURCE PROTECTION AREA).
- ALL EASEMENTS DESIGNATED ROA ARE HEREBY DEDICATED TO RESIDENTIAL OWNERS ASSOCIATION.
- ALL EASEMENTS DESIGNATED JCSA ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.
- IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE, THE STREETS IN THIS SUBDIVISION WITHIN THE PRIVATE RIGHTS-OF-WAY ARE PRIVATE. DO NOT MEET STATE DESIGN STANDARDS, AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- THIS THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON DECEMBER 1, 2011 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.



LOT#	TAX MAP NO.	ADDRESS
2	(38-2) (41-0-0002)	4300 CASEY BOULEVARD
3	(38-2) (41-0-0003)	4302 CASEY BOULEVARD
4	(38-2) (41-0-0004)	4304 CASEY BOULEVARD
5	(38-2) (41-0-0005)	4306 CASEY BOULEVARD
6	(38-2) (41-0-0006)	4308 CASEY BOULEVARD
7	(38-2) (41-0-0007)	4312 CASEY BOULEVARD
8	(38-2) (41-0-0008)	4314 CASEY BOULEVARD
9	(38-2) (41-0-0009)	4316 CASEY BOULEVARD
10	(38-2) (41-0-0010)	4318 CASEY BOULEVARD
11	(38-2) (41-0-0011)	4320 CASEY BOULEVARD

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 18th DAY OF April, 2012
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:27 PM
 INSTRUMENT # 120008228
 TESTE: Betsy B. Woolridge
 Betsy B. Woolridge, CLERK
By Clerk

Rev.	Date	Description	Revised By
1	1/18/12	REVISED PER COUNTY COMMENTS	JFS



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PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT
NEW TOWN
PHASE IX, SECTION 7
LOTS 2-11
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: REC
 Project Number: 6632-07-02E
 Scale: 1"=30' Date: 12/05/11
 Sheet Number
1 OF 1