

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY 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 AND BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN SECTION 7 AND SECTION 8, PARCEL B, PARCEL C AND PARCEL D 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: Lawrence Slatzman 5/10/12
DATE
PRINTED NAME
AUTHORIZED AGENT
TITLE

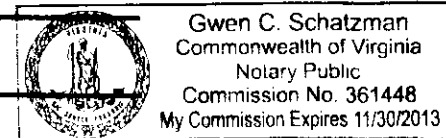
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, Gwen C. Schatzman 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 10th DAY OF MAY, 2012.

MY COMMISSION EXPIRES 11/30/2013

NOTARY REGISTRATION NUMBER: 361448



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 01/04/12
THOMAS C. SUBLETT, L.S. #1885 DATE

VDOT APPROVAL:

Michael G. 5-22-12
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

CERTIFICATE OF APPROVAL

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

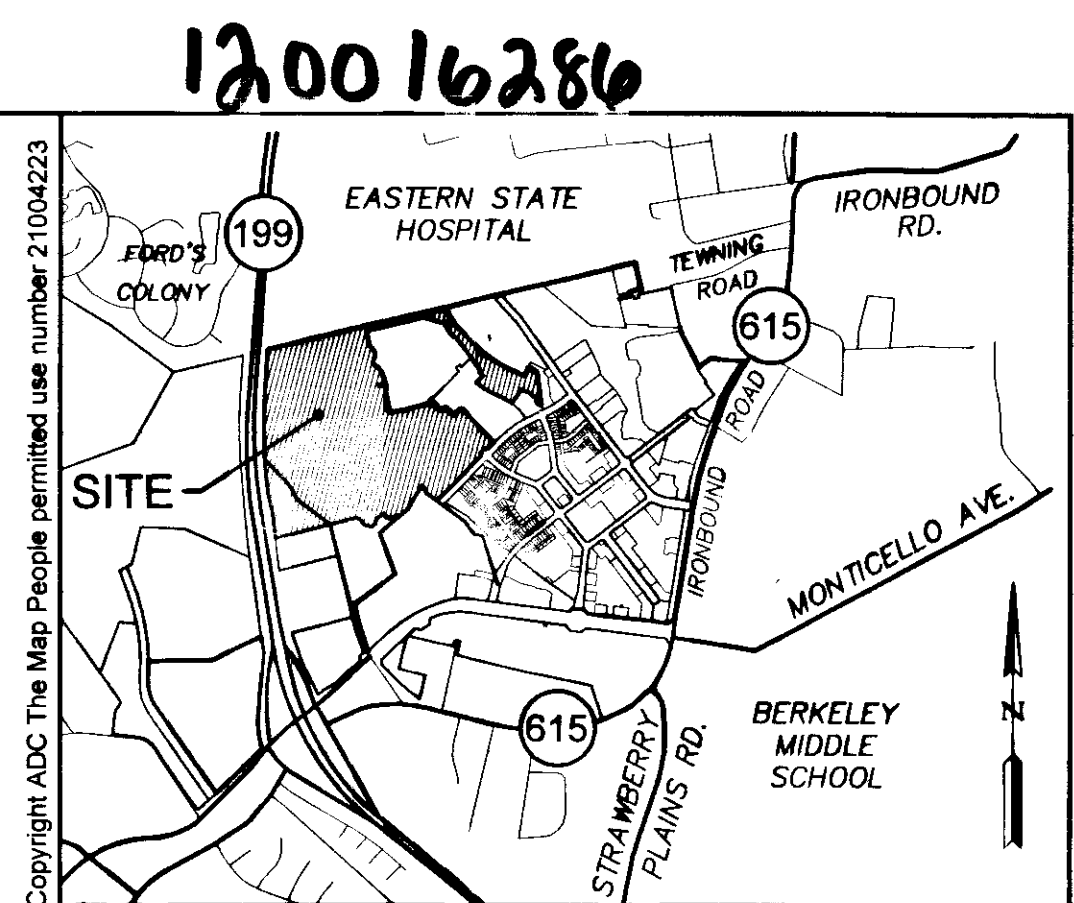
Carroll A. Cole 8-2-12
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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 ALL OF TAX MAP PARCELS (38-4)(1-56) AND (38-4)(1-51). THE PROPERTY ADDRESS FOR TAX MAP PARCEL (38-4)(1-56) IS 4400 CASEY BOULEVARD AND 5248 MONTICELLO AVENUE FOR TAX MAP PARCEL (38-4)(1-51).
- 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 FEBRUARY 9, 2012 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 IS BASED ON RECORD DOCUMENTS AND PREVIOUS SURVEYS BY AES AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, 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.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- WITHIN THE INTERSECTION SIGHT TRIANGLES THE AREA BETWEEN 2 AND 7 FEET ABOVE THE GROUND MUST BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

AREA TABULATION

	SQUARE FEET	ACRES
AREA OF PARCEL B	57,632 S.F.±	1.323 AC.±
AREA OF PARCEL C	281,600 S.F.±	6.465 AC.±
AREA OF PARCEL D	1,205,432 S.F.±	27.673 AC.±
AREA OF COMMON AREA 9	71,885 S.F.±	1.650 AC.±
AREA OF COMMON AREA 11	102,029 S.F.±	2.342 AC.±
AREA OF RIGHT OF WAY (PUBLIC)	34,850 S.F.±	0.800 AC.±
REMAINDER AREA	1,818,118 S.F.±	41.738 AC.±
TOTAL AREA SUBDIVIDED	3,571,546 S.F.±	81.991 AC.±
AREA OF CONSERVATION EASEMENT	1,599,808 S.F.±	36.721 AC.±



VICINITY MAP
SCALE: 1" = 2000'

REFERENCES

SEE INSTRUMENT NO. 050013787, INSTRUMENT NO. 050010508 AND INSTRUMENT NO. 090006228 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON PLAT.

LEGEND

COA - COMMERCIAL OWNERS ASSOCIATION
ROA - RESIDENTIAL OWNERS ASSOCIATION
— — IRON ROD SET

STATE OF VIRGINIA

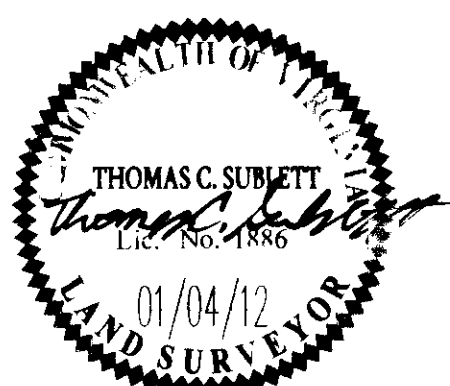
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 16th DAY OF August 2012

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:05AM/PM

INSTRUMENT # 120016286

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By Charles H. Bank, Clerk

Rev	Date	Description	Revised By
1	4-16-12	REVISED PLAT PER COUNTY COMMENTS	JFS



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
AND BOUNDARY LINE EXTINGUISHMENT
SECTION 7 AND 8
PARCEL B, PARCEL C AND PARCEL D
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: REC/TCS	
Project Number:	6632-07-07
Scale:	None
Date:	01/04/12
Sheet Number	
1 of 4	