

130014825

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION AND SHOW AS EXISTING TAX MAP PARCEL (38-4)(33-1A) IS IN THE NAME OF FCP SETTLER'S MARKET, L.L.C. AND WAS ACQUIRED FROM UNION BANK, N.A. BY DEED DATED JANUARY 31, 2011 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NUMBER 1010003643.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS 'PLAT OF SUBDIVISION PARCEL 2A NEW TOWN SECTION 9 SETTLER'S MARKET AT NEW TOWN' IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FCP SETTLER'S MARKET, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

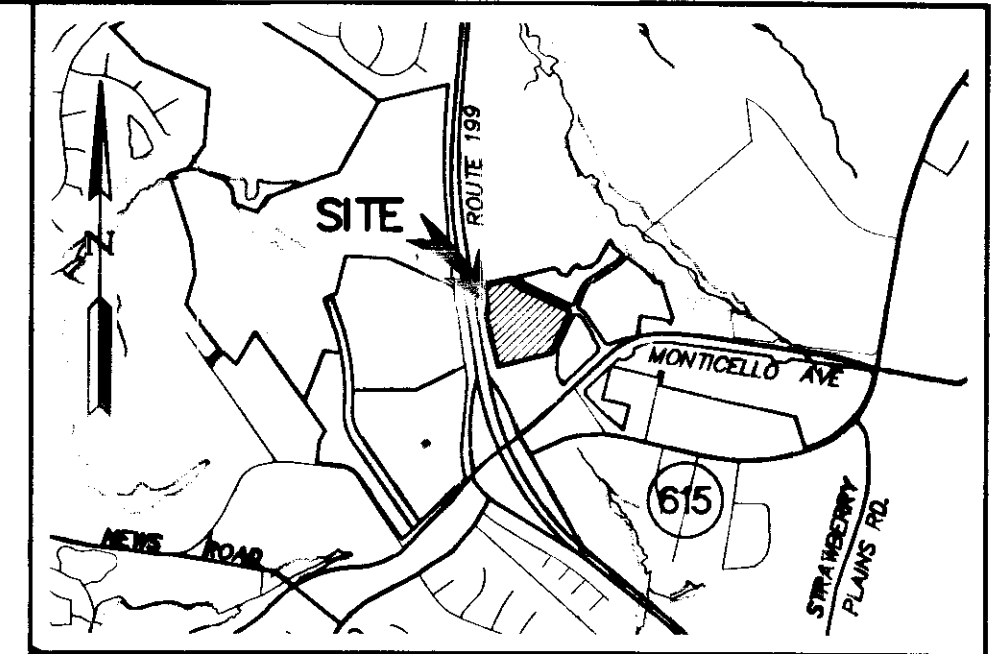
BY: FCP SETTLER'S MARKET MEMBER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ITS CLASS A MEMBER AND ITS GENERAL MANAGER

BY: FCP FUND I TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, ITS SOLE MEMBER

Alex J. Marshall
ALEX J. MARSHALL
VICE PRESIDENT
6-12-2013
DATE

GENERAL NOTES

1. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
2. 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.
3. THIS PLAT IS FOR THE PURPOSES OF CREATING NEW JCSA URBAN EASEMENTS AND VACATING PORTIONS THE EXISTING JCSA URBAN EASEMENT ONLY.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.



VICINITY MAP
SCALE 1"=2,000'

REFERENCES

DOC# 080008540
PART OF SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENTS PREPARED BY AES CONSULTING ENGINEERS DATED 07-10-07

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

CERTIFICATE OF NOTARIZATION STATE OF MARYLAND
DISTRICT OF COLUMBIA; TO-WIT: COUNTY OF MONTGOMERY

I, Dorothy A. Leggin A NOTARY PUBLIC IN AND FOR THE DISTRICT OF STATE OF MARYLAND COLUMBIA, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE DISTRICT OF COLUMBIA, STATE OF MARYLAND

GIVEN UNDER MY HAND THIS 12th DAY OF JUNE, ~~2012~~ 2013

MY COMMISSION EXPIRES _____

Dorothy A. Leggin
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: _____
DOROTHY A. LEGGIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 29, 2016

CERTIFICATE OF APPROVAL

THIS EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.

6/14/13
DATE
Laura M. Foster, G.M.
AGENT FOR JAMES CITY SERVICE
AUTHORITY

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.

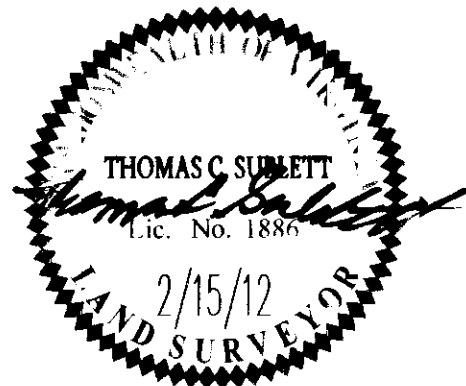
Thomas C. Sublett
THOMAS C. SUBLETT, L.S. #1886
2/15/12
DATE

2 Large (11x17) Plat(s) Recorded
herewith as # 130014825

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19th DAY OF June, 2013.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:41 AM/AM
INSTRUMENT # 130014825

TESTE: *Betsy B. Woolridge*
BETSY B. WOOLRIDGE, CLERK

Rev	Date	Description	Revised By



AES
CONSULTING ENGINEERS
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 EASEMENT AND VACATION OF A PORTION OF EXISTING
JCSA URBAN EASEMENT
SETTLERS MARKET
BERKELEY DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: JAG, TCS
Project Number: 6632-98-04
Scale: 1"=50'
Date: 2/15/12
Sheet Number
1 OF 2