

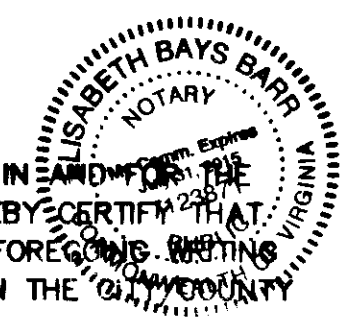
140004608

CERTIFICATION OF SOURCE OF TITLE: NT DEVELOPMENT, LP
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC TO NT DEVELOPMENT, LP BY DEED DATED DECEMBER 17, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. #130028249.

OWNER'S CONSENT AND DEDICATION
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN SECTION 7, PARCEL B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

BY: [Signature] 2/5/2014
DATE
NT DEVELOPMENT, LP
BY NTGP, LLC, GENERAL PARTNER
BY KENNETH ALLEN, MANAGER

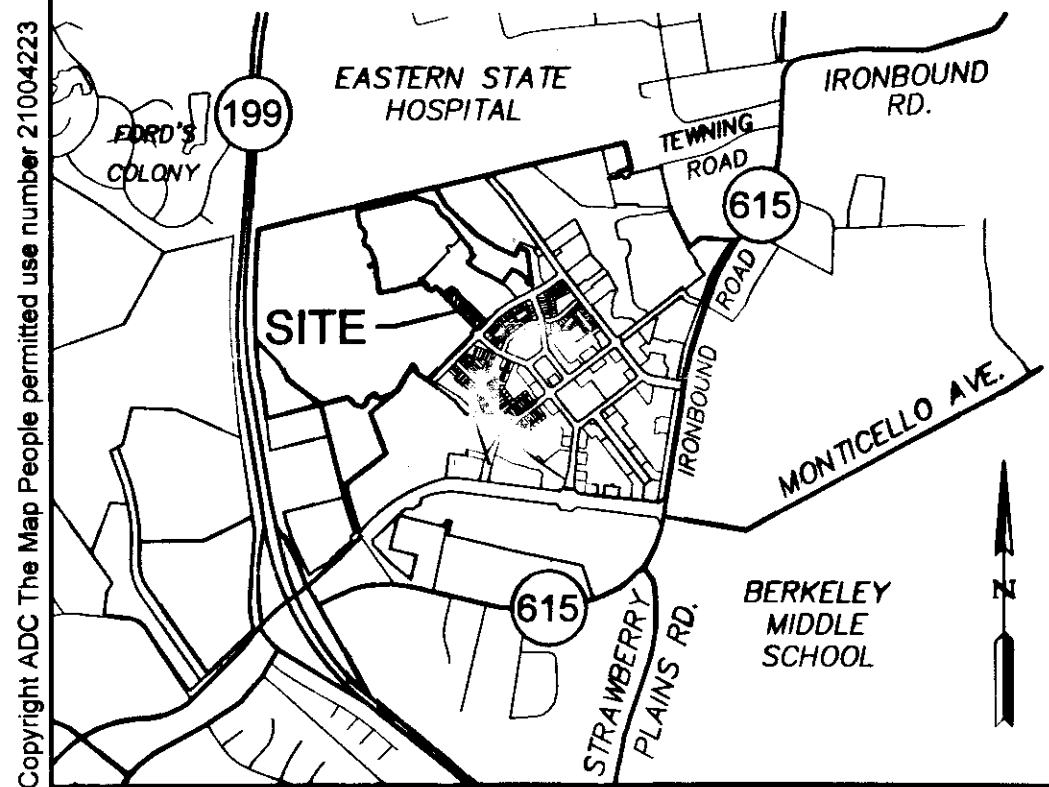
CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City
I, Isabell Bays Bahr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENTS HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 5th DAY OF February 2014.
MY COMMISSION EXPIRES 7/31/2015
NOTARY REGISTRATION NUMBER: 4123871



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 10/18/13
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 3/19/14
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

- GENERAL NOTES**
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENT AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
 3. 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.
 4. PROPERTY ADDRESS IS 5400 CENTER STREET. PARCEL ID #3820100012
 5. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
 6. REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2006 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY.
 7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
 8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 9. 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.
 10. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 14, 2013 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
 11. 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.
 12. 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.
 13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 14. 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.
 15. COMMON AREA TO BE DEDICATED TO RESIDENTIAL OWNERS ASSOCIATION.



VICINITY MAP
SCALE: 1" = 2000'

REFERENCES
INST. #120016286
INST. #090006228
INST. #060004140

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

AREA TABULATION

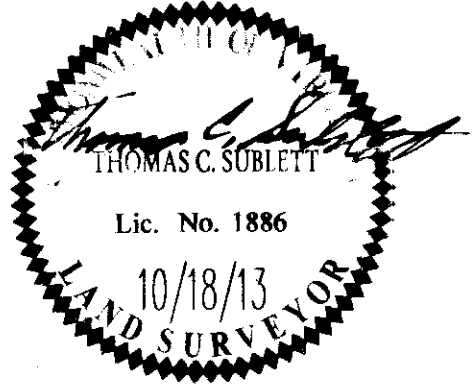
	SQUARE FEET	ACRES
AREA OF LOTS (18 LOTS)	56,482 S.F.±	1.297 AC.±
AREA OF COMMON AREA 10 (CA-10)	1,150 S.F.±	0.026 AC.±
TOTAL AREA SUBDIVIDED	57,632 S.F.±	1.323 AC.±

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20th DAY OF March 2014.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:52 AM/PM
INSTRUMENT # 140004608
TESTE: dmy storey DC
BETSY B. WOOLRIDGE, CLERK

2 Large/Small-Plat(s) Recorded
herewith as # 140004608

JCC CASE NO. S-0048-2013

Rev.	Date	Description	Revised By
1	2/5/14	Revised per county comments	JRK



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PLAT OF SUBDIVISION
SECTION 7, PARCEL B
NEW TOWN
OWNED BY NT DEVELOPMENT, LP
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	REC/JRK
Project Number:	6632-07-07B
Scale:	NONE
Date:	10/18/13
Sheet Number	1