

140005288

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 INSTR. # 000012573.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT KNOWN AS PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES LOCATED AT 4201 IRONBOUND ROAD AND 4270 CASEY BOULEVARD NEW TOWN SECTION 3 AND SECTION 6 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 PRESIDENT TITLE

3/19/14 DATE



CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Henrico I, Gwendolyn Williamson, 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 March, 2014.

MY COMMISSION EXPIRES 12-31-2017

NOTARY REGISTRATION NUMBER: 7549959

NOTARY: Gwendolyn Gibbs Williamson

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, L.S. #1886 1/07/14 DATE

VDOT APPROVAL

Charles Catlett 3/20/14 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

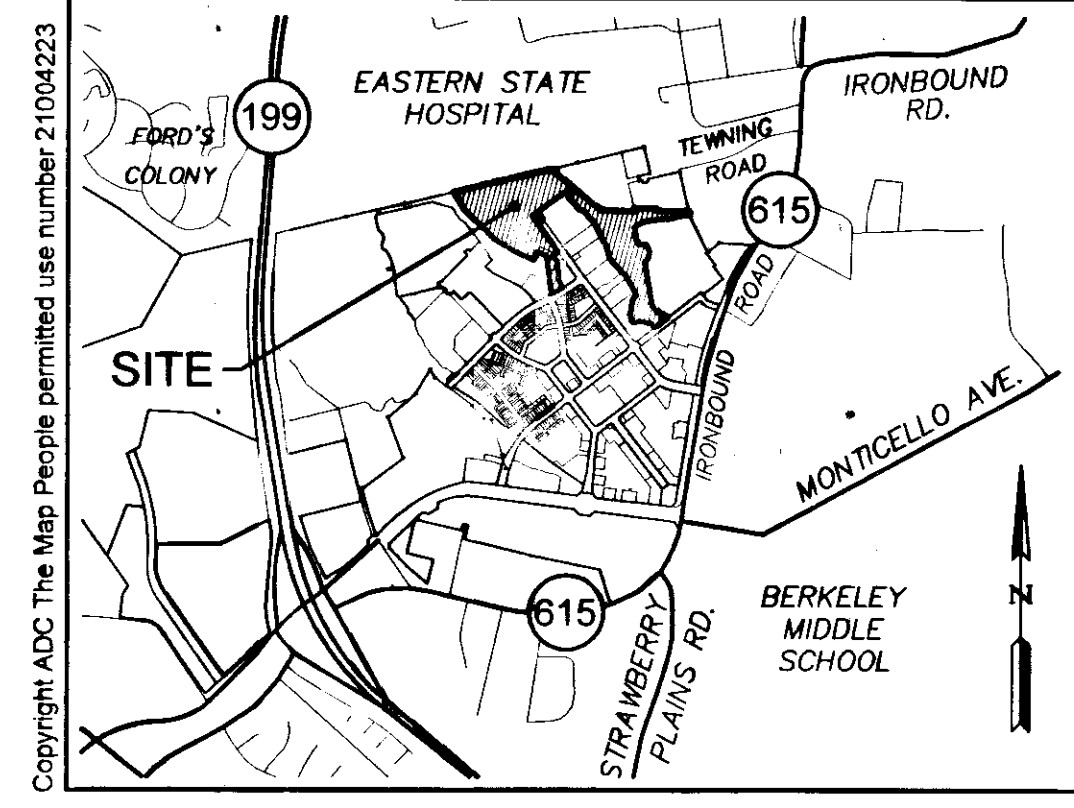
CERTIFICATE OF APPROVAL

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

3/31/14 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

GENERAL NOTES

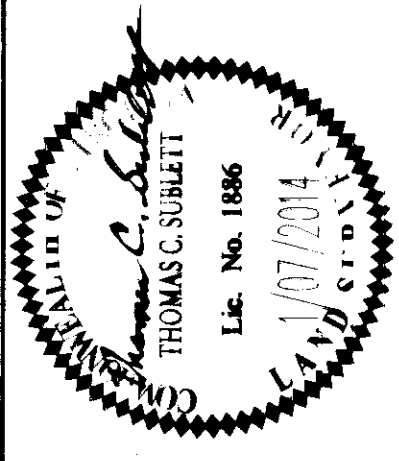
- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROPERTY IS IN FIRM ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C-0140C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
3. THE PROPERTIES ARE ALL OF TAX PARCEL ID NUMBERS 3910100157 AND 3822400001A. THE PROPERTY ADDRESSES FOR THE PROPERTIES ARE 4201 IRONBOUND ROAD AND 4270 CASEY BOULEVARD RESPECTIVELY.
4. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
5. REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2004 AND MP-0005-2004 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY.
6. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
7. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. 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.
9. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON FEBRUARY 20, 2014 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
10. 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.
11. 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.
12. 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.
13. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREFORE, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED 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.
17. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF THE VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PART AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
18. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE THE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.



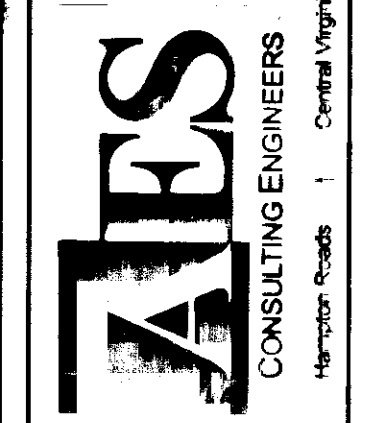
VICINITY MAP SCALE: 1" = 2000'

LEGEND COA - COMMERCIAL OWNERS ASSOCIATION ROA - RESIDENTIAL OWNERS ASSOCIATION

Table with columns for REVISION, DATE, and COMMENTS. Includes a row for 2/20/14 and another for 3/14/14.



3245 Old Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8884 www.aesve.com



AREA TABULATION

Table with columns: REMAINDER AREA, RIGHT OF WAY, NEW AREA FOR OPEN SPACE (4270 CASEY BLVD.), PARCEL 21-B, TOTAL AREA SUBDIVIDED. Values include 989,593 S.F. ± OR 22.947 AC. ±, 7,875 S.F. ± OR 0.181 AC. ±, 51,734 S.F. ± OR 1.188 AC. ±, 68,035 S.F. ± OR 1.562 AC. ±, 1,127,237 S.F. ± OR 25.878 AC. ±.

3 Large Parcel Plat(s) Recorded herewith as # 140005288

CONSERVATION EASEMENT AREA TABULATION

Table with columns: CONSERVATION EASEMENT AREA 1-5, TOTAL PROPOSED CONSERVATION EASEMENT AREA. Values include 3071 S.F. ± OR 0.071 AC. ±, 102,271 S.F. ± OR 2.348 AC. ±, 45,237 S.F. ± OR 1.039 AC. ±, 194,553 S.F. ± OR 4.468 AC. ±, 277,448 S.F. ± OR 6.389 AC. ±, 622,580 S.F. ± OR 14.293 AC. ±.

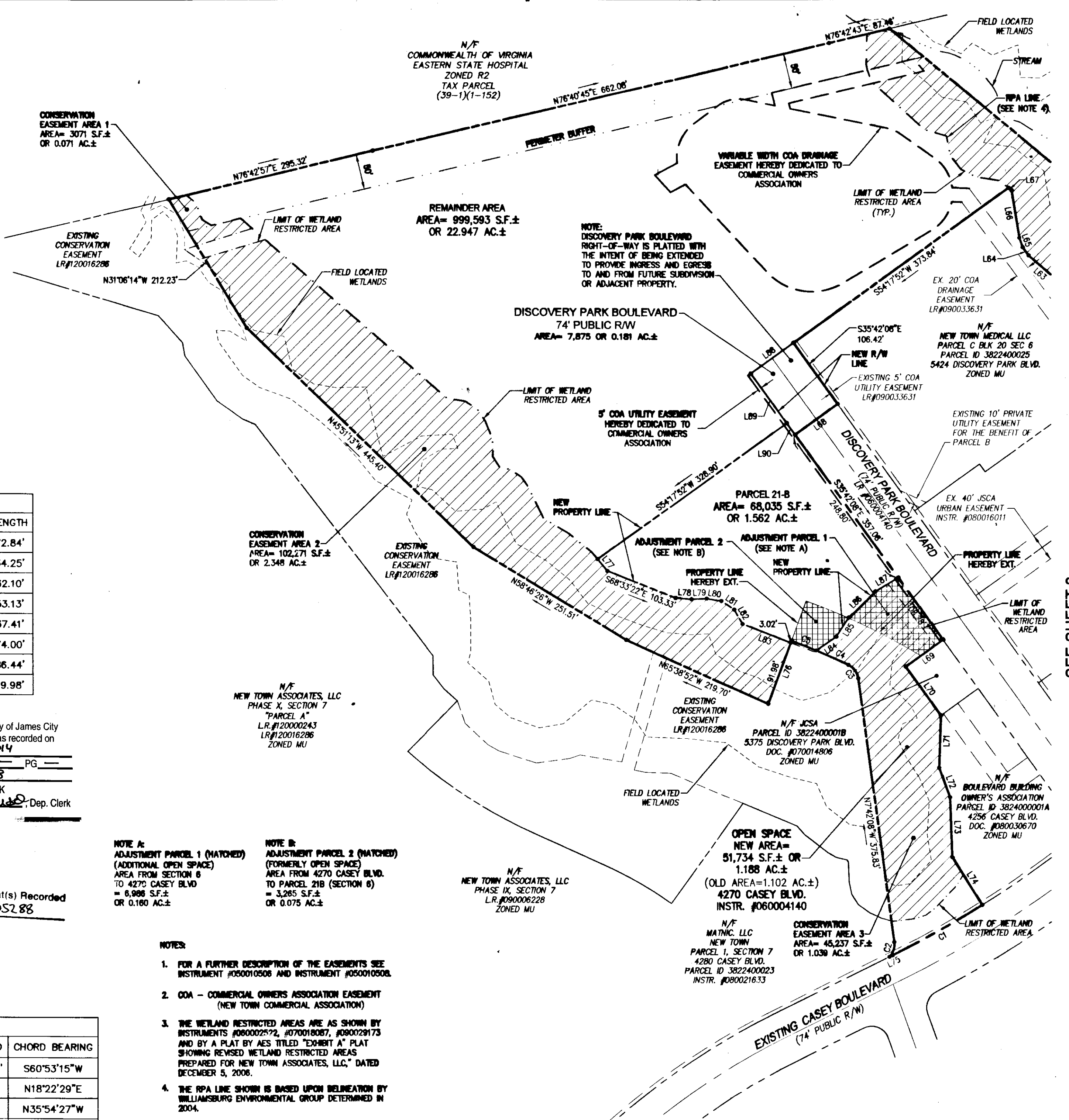
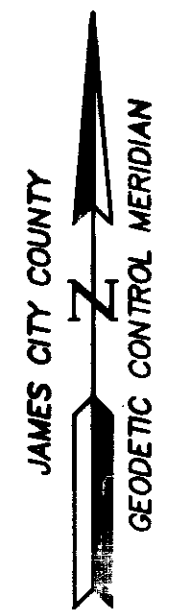
STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1ST DAY OF APRIL, 2014.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:52 AM/PM

INSTRUMENT # 140005288

TESTE: Betsy B. Woolridge, Deputy Clerk

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES LOCATED AT 4201 IRONBOUND ROAD AND 4270 CASEY BOULEVARD NEW TOWN SECTION 3 AND SECTION 6 OWNED BY NEW TOWN ASSOCIATES, LLC JAMES CITY COUNTY VIRGINIA



LINE TABLE

LINE	BEARING	LENGTH
L63	N49°05'24"W	79.93'
L64	N35°46'40"W	14.21'
L65	N20°23'19"W	14.21'
L66	N9°22'06"W	67.99'
L67	N52°34'07"W	5.49'
L68	S54°17'52"W	74.00'
L69	S54°17'52"W	65.00'
L70	S35°42'08"E	85.00'
L71	S1°59'42"W	74.03'
L72	S20°23'28"E	44.41'
L73	S1°58'50"E	84.72'
L74	S32°02'12"E	79.75'
L75	S63°43'50"W	5.01'
L76	S20°12'37"W	95.00'
L77	S39°56'18"E	21.72'
L78	S85°33'08"E	22.49'
L79	N87°29'55"E	21.51'
L80	S80°25'06"E	20.93'
L81	S55°40'09"E	21.93'
L82	S29°49'03"E	23.56'

LINE TABLE

LINE	BEARING	LENGTH
L83	S68°30'48"E	72.84'
L84	N55°42'56"E	34.25'
L85	N33°06'04"E	32.10'
L86	N45°31'44"E	53.13'
L87	N58°54'10"E	37.41'
L88	S54°17'52"W	74.00'
L89	S35°42'08"E	86.44'
L90	N35°42'08"W	19.98'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
1 APRIL 2014
at **10:32** AM/PM, PB PG
Document # **140005288**
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

3 Large/Small Plat(s) Recorded
herewith as # 140005288

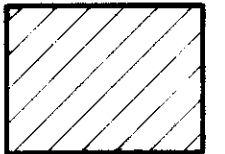
CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	5°41'09"	1463.00'	145.18'	72.65'	145.12'	S60°53'15"W
C2	52°09'15"	25.00'	22.76'	12.23'	21.98'	N18°22'29"E
C3	56°24'38"	25.00'	24.61'	13.41'	23.63'	N35°54'27"W
C4	3°14'18"	880.00'	49.74'	24.88'	49.73'	N65°43'56"W
C5	2°26'19"	880.00'	37.45'	18.73'	37.45'	N68°34'14"W

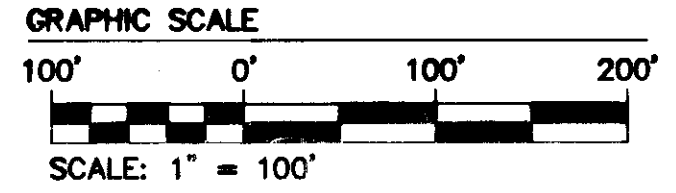
NOTE A: ADJUSTMENT PARCEL 1 (MATCHED)
(ADDITIONAL OPEN SPACE)
AREA FROM SECTION 6
TO 4270 CASEY BLVD.
= 8,986 S.F.±
OR 0.160 AC.±

NOTE B: ADJUSTMENT PARCEL 2 (MATCHED)
(FORMERLY OPEN SPACE)
AREA FROM 4270 CASEY BLVD.
TO PARCEL 21B (SECTION 6)
= 3,285 S.F.±
OR 0.075 AC.±

- NOTES:
- FOR A FURTHER DESCRIPTION OF THE EASEMENTS SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508.
 - COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)
 - THE WETLAND RESTRICTED AREAS ARE AS SHOWN BY INSTRUMENTS #080002572, #070018067, #080029173 AND BY A PLAT BY AES TITLED "EXHIBIT A" PLAT SHOWING REVISED WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES, LLC, DATED DECEMBER 5, 2006.
 - THE RPA LINE SHOWN IS BASED UPON DELINEATION BY WILLIAMSBURG ENVIRONMENTAL GROUP DETERMINED IN 2004.

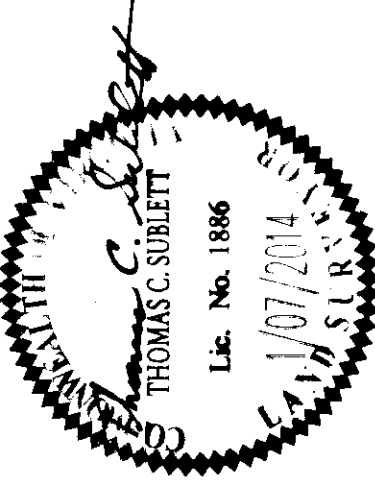


CONSERVATION EASEMENT TO JAMES CITY COUNTY
TOTAL AREA= 622,580 S.F.± OR 14.293 AC.±



SEE SHEET 3

Date	Description	Revised	Drawn	Checked	By



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0400
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CONSULTING ENGINEERS

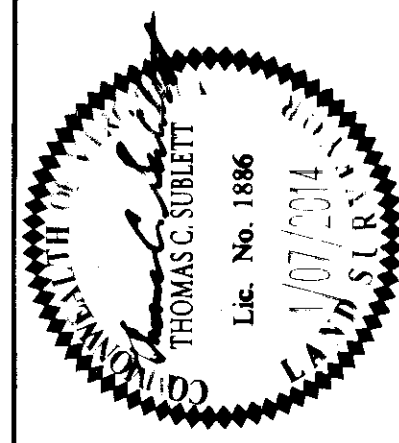
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
AND BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTIES LOCATED AT
4201 IRONBOUND ROAD
AND 4270 CASEY BOULEVARD
NEW TOWN SECTION 3 AND SECTION 6
OWNED BY NEW TOWN ASSOCIATES, LLC
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts	TCS/JFS
Project Number	0632-06-21
Scale	1"=100'
Date	1/07/14
Sheet Number	2 OF 3

14005288

1	DATE	REVISION	BY
2	11/07/2014	REVISED PER COUNTY COMMENTS	JFS
1	2/20/14	REVISED PER COUNTY COMMENTS	JFS
			JFS
			JFS
			JFS
			JFS
			JFS
			JFS
			JFS



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PLAT OF SUBDIVISION
 AND BOUNDARY LINE ADJUSTMENT
 BETWEEN PROPERTIES LOCATED AT
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 NEW TOWN SECTION 3 AND SECTION 6
 OWNED BY NEW TOWN ASSOCIATES, LLC

JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TCS/JFS
 Project Number: 6632-S6-21
 Scale: 1"=100' Date: 1/07/14
 Sheet Number: 3 OF 3

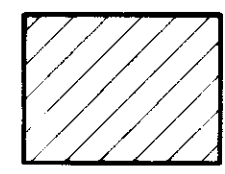
LINE	BEARING	LENGTH
L1	N13°04'00"W	37.51'
L2	S13°04'00"E	23.97'
L3	S13°04'00"E	36.63'
L4	S66°03'52"W	34.49'
L5	S79°28'25"W	37.77'
L6	N84°20'37"W	44.24'
L7	S78°12'22"W	27.70'
L8	S83°04'46"W	58.35'
L9	S67°12'24"W	92.72'
L10	S24°17'02"W	14.79'
L11	N86°46'51"W	10.09'
L12	S42°48'08"W	18.61'
L13	S8°33'28"E	45.98'
L14	S8°33'28"E	20.02'
L15	S8°33'28"E	65.21'
L16	S14°33'51"E	11.85'
L17	S69°07'02"E	10.06'
L18	S8°33'28"E	27.97'
L19	S88°57'13"E	83.64'
L20	S28°10'49"E	43.89'
L21	S31°12'29"E	21.06'
L22	S7°27'49"E	16.01'
L23	S3°19'40"E	26.62'
L24	S13°34'25"W	53.14'
L25	S42°23'36"W	49.60'
L26	S74°31'38"E	58.20'
L27	S39°32'42"E	49.93'
L28	N37°42'08"W	28.30'
L29	N45°12'06"W	50.75'
L30	S38°43'49"W	20.00'
L31	N51°14'53"W	16.53'

LINE	BEARING	LENGTH
L32	N80°35'09"W	87.34'
L33	S52°17'52"W	18.00'
L34	S79°30'18"W	36.21'
L35	N70°06'02"W	22.49'
L36	N32°02'31"W	18.14'
L37	N7°31'50"W	72.36'
L38	N2°53'08"E	10.52'
L39	N22°23'17"E	10.34'
L40	N18°25'13"E	14.13'
L41	N29°12'55"E	16.31'
L42	N37°42'08"W	19.22'
L43	N18°02'38"E	63.56'
L44	N3°25'46"E	16.71'
L45	N23°58'29"E	18.96'
L46	N34°54'05"E	38.44'
L47	N15°58'31"E	19.75'
L48	N41°12'41"W	17.13'
L49	N8°01'50"W	17.13'
L50	N46°48'03"W	11.60'
L51	N32°08'59"W	13.90'
L52	N24°09'44"W	24.44'
L53	N63°09'34"W	21.11'
L54	N51°55'00"W	15.93'
L55	N36°10'18"W	14.58'
L56	N20°16'52"W	16.21'
L57	N43°29'34"W	42.04'
L58	N46°04'00"W	34.11'
L59	N77°38'33"W	41.93'
L60	N50°17'07"W	4.95'
L61	N50°17'07"W	27.31'
L62	N18°19'57"W	33.21'

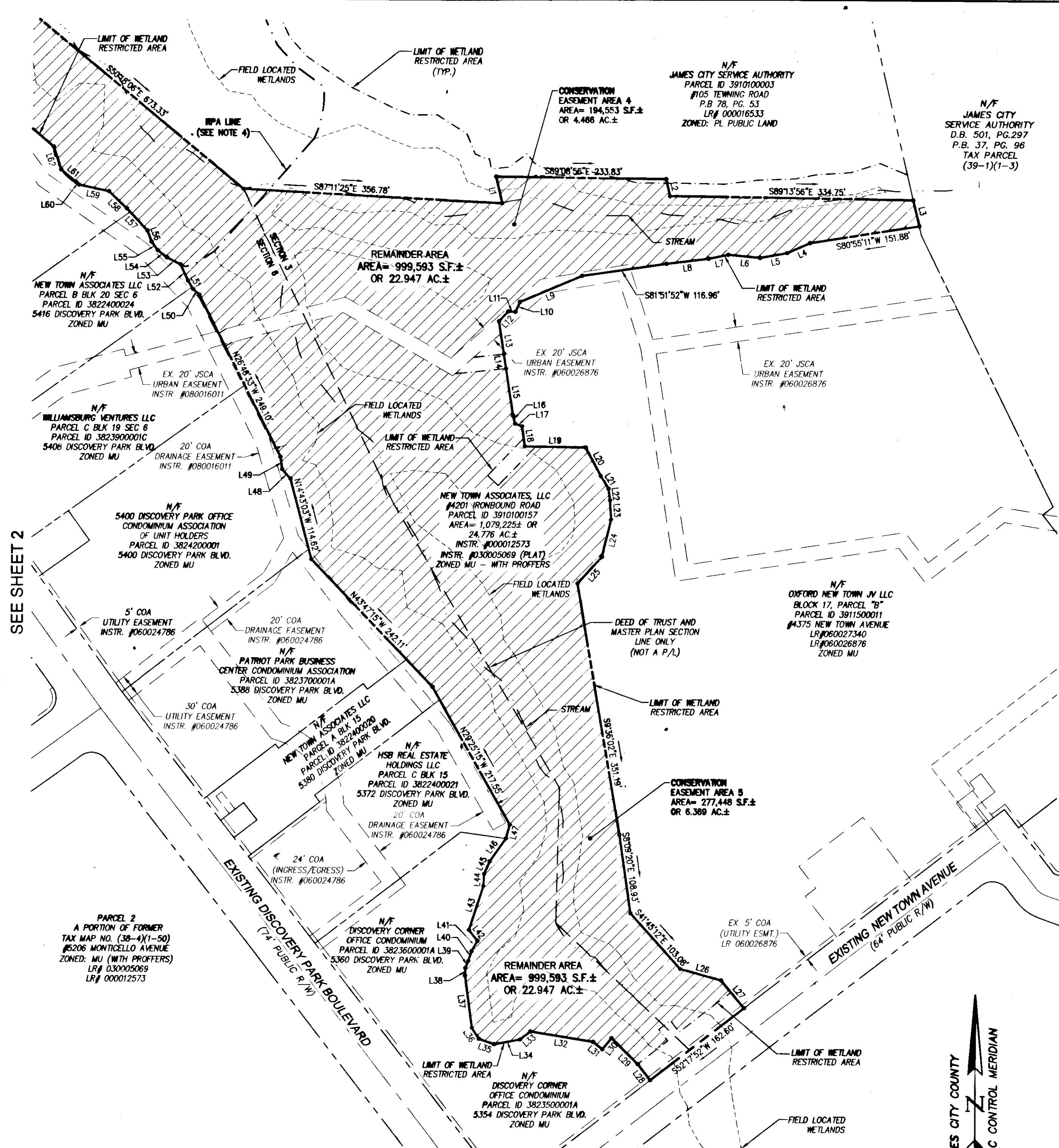
- NOTES:**
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 - COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)
 - THE WETLAND RESTRICTED AREAS ARE AS SHOWN BY INSTRUMENTS #160002522, #070018087, #060028173 AND BY A PLAT BY AES TITLED "EXHIBIT A" PLAT SHOWING REVISED WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES, LLC, DATED DECEMBER 5, 2008.
 - THE RPA LINE SHOWN IS BASED UPON DELINEATION BY WILLIAMSBURG ENVIRONMENTAL GROUP DETERMINED IN 2004.

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
1 APRIL 2014
 at 10:32 AM/PM, PB --- PG ---
 Document # 14005288
 BETSY B. WOOLRIDGE, CLERK
 Robert Williams, Dep. Clerk

3 Large/Small Plat(s) Recorded
 herewith as # 14005288



CONSERVATION EASEMENT TO JAMES CITY COUNTY
 TOTAL AREA= 622,580 S.F.± OR 14.293 AC.±



SEE SHEET 2

