

VICINITY MAP SCALE 1"=2000'±
JCC S-0027-2016

CERTIFICATION OF SOURCE OF TITLE:

1. THE PROPERTY SHOWN ON THIS PLAT AS PARCEL 2E TAX PARCEL ID: 3843300002E WAS CONVEYED BY FCP SETTLER'S MARKET II, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO ME SETTLERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MARCH 17, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #140004356.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS 'PLAT OF SUBDIVISION NEWTOWN, SECTION 9, PARCEL 2E, LOT 1, VILLAGE WALK AT NEW TOWN PHASE 2E, LOTS 48-98, COS #3, COS #4 AND COS #5 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

ME SETTLERS, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
BY: ME BUCKET, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: MARKLEAGLE PARTNERS FUND II, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: MARKLEAGLE PARTNERS, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: Richard E. Core, Jr. 10/20/2016
RICHARD E. CORE, JR. DATE
VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

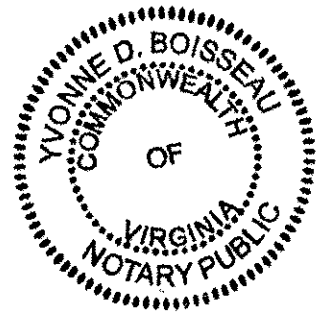
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Henrico

I, Yvonne D. Boisseau A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 20th DAY OF October, 2016.

MY COMMISSION EXPIRES: 2/28/2019

NOTARY REGISTRATION NUMBER: 148498
Yvonne D. Boisseau
NOTARY PUBLIC SIGNATURE



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.

Stephen Z. Leitchford 10/18/16
STEPHEN Z. LEITCHFORD, L.S. #2772 DATE

CERTIFICATE OF APPROVAL

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

Elben Cook 11/1/16
SUBDIVISION AGENT OF DATE
THE COUNTY OF JAMES CITY

Blair Branch 9 Nov 2016
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES

- PROPERTIES AS SHOWN ARE A PORTION OF TAX PARCEL 3843300002E AND IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS, BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE MP-0002-2011 / Z-0003-2011 & Z-0016-2005. ALSO, DESIGN GUIDELINES FOR THE RESIDENTIAL PORTION OF SECTION 9 ARE REFERENCED ON THE MASTER PLAN FOR CASE MP-0002-2011 / Z-0003-2011 & Z-0016-2005.
- PROPERTY STREET ADDRESS: 4520 CASEY BOULEVARD.
- SURVEYED PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM 51095C01380, WITH MAP REVISED DECEMBER 16, 2015.
- IMPROVEMENTS ON THE PROPERTY HAVE NOT BEEN SHOWN.
- PLAT MERIDIAN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STATION NO. 325 WHICH IS VIRGINIA STATE PLANE (NAD 83)(1986) SOUTH ZONE IN U.S SURVEY FEET WITH COORDINATES N=3628200.301, E=11995286.983
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 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 A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS 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.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) (1) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- A WAIVER TO SECTION 24-527 OF THE ZONING ORDINANCE, SETBACK REQUIREMENTS, WAS APPROVED BY THE PLANNING COMMISSION ON DECEMBER 5, 2006, PROVIDED THAT THE PROPOSALS ARE IN ACCORDANCE WITH THE APPROVED NEW TOWN DESIGN GUIDELINES. BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE MP-0002-2011 / Z-0003-2011 & Z-0016-2005.
- THIS PLAT WAS REVIEWED AND APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD (DRB) ON AUGUST 18, 2016 CONCURRENTLY WITH SP-0051- 2016.
- JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE, THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD; PROPERTY INFORMATION SHOWN HEREON IS BASED ON PLATS AND INSTRUMENTS OF PUBLIC RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY.
- 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.
- AREAS WITHIN SIGHT DISTANCE TRIANGLES SHALL REMAIN VISUALLY CLEAR AND UNOBSTRUCTED BY OBJECTS BETWEEN 2 FEET AND 7 FEET ABOVE FINISHED GRADE AT DIRT ELEVATION.

LOT DATA

NUMBER OF RESIDENTIAL LOTS	51	
AVERAGE LOT SIZE	2,249 S.F.	0.052 AC.±
SMALLEST LOT (73)	1,152 S.F.	0.026 AC.±
LARGEST LOT (80)	3,155 S.F.	0.072 AC.±
GROSS LOTS PER ACRE	10.59	

4 Large/Small Plat(s) Recorded
herewith as # 160020704

AREA TABULATION
VILLAGE WALK AT NEW TOWN
PHASE II
LOTS 48-98, CA-3, CA-4 AND CA-5

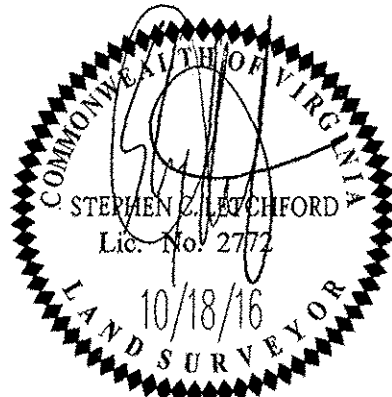
AREA OF RESIDENTIAL LOTS	114,692 S.F.	2.633 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (GREENVIEW)	27,985 S.F.	0.642 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (VILLAGE WALK)	9,698 S.F.	0.223 AC.±
AREA OF COMMON OPEN SPACE (CA-3) #1	23,553 S.F.	0.541 AC.±
AREA OF COMMON OPEN SPACE (CA-4) #2	844 S.F.	0.019 AC.±
AREA OF COMMON OPEN SPACE (CA-5) #3	33,013 S.F.	0.758 AC.±
TOTAL AREA OF SUBDIVIDED NEWTOWN, SECTION 9, PARCEL 2E, LOT 1	209,785 S.F.	4.816 AC.±

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	PLAT OF SUBDIVISION
3	PLAT OF SUBDIVISION
4	CURVE & LINE TABLES

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 13th DAY OF November, 2016
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:54 AM/PM
INSTRUMENT # 160020704
TESTE: Chmy Stovess, DC
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	10/05/16	REVISED PER COUNTY COMMENTS	LBA



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PLAT OF SUBDIVISION
NEWTOWN, SECTION 9, PARCEL 2E, LOT 1
VILLAGE WALK AT NEW TOWN
PHASE II
LOTS 48-98, COS #3, COS #4 AND COS #5
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SCL
Project Number: 6632-S9-10
Scale: AS SHOWN Date: 8/12/16
Sheet Number
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