

170005636

CERTIFICATION OF SOURCE OF TITLE: NT DEVELOPMENT, LP

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO NT DEVELOPMENT, LP, A VIRGINIA LIMITED PARTNERSHIP 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 SECTION 7, PARCEL C, PHASE B NEW TOWN LOTS 139-141, 146-148, 153-157, 166-183 AND CA-12, CA-13, CA-14, AND CA-15 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: NT DEVELOPMENT, LP A VIRGINIA LIMITED PARTNERSHIP

BY: NTGP, LLC GENERAL PARTNER

KENNETH ALLEN MANAGER, NTGP, LLC GENERAL PARTNER

3/2/2017 DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City, Elisabeth Bays Barr, 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 8th DAY OF March

MY COMMISSION EXPIRES 7/31/2019

NOTARY REGISTRATION NUMBER: 712387

NOTARY PUBLIC



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.

PRESTON C. JUDSON, L.S. #003130 03/07/2017 DATE

CERTIFICATE OF APPROVAL

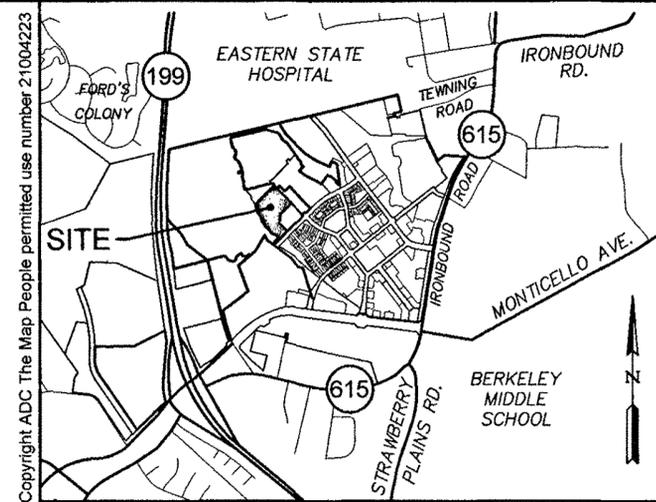
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

William Cook 3/14/17 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Blair Beaman 10/4/2017 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROPERTY LIES IN FLOOD ZONE "X", AS SHOWN ON MAP NUMBER 51095C0138D, PANEL 138 FOR COMMUNITY NUMBER 51095C, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
3. THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 3820100010. THE PROPERTY ADDRESSES FOR THE PROPERTY IS 5455 CENTER STREET.
4. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
5. REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2006, MP-0007-2006 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 EXCEPT THAT STRUCTURES SHALL BE SET BACK 50' OR MORE FROM ANY INTERNAL ARTERIAL ROAD RIGHT-OF-WAY THAT IS 50' OR GREATER IN WIDTH AND OTHER REQUIREMENTS AS SPECIFIED IN THE APPROVED FINAL PLANS. REFER TO THE NEW TOWN PROFFERS, DESIGN GUIDELINES AND/OR PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS. THE PLANNING DIRECTOR GRANTED A SETBACK MODIFICATION TO THE 50' ARTERIAL ROAD SETBACK IN ACCORDANCE WITH SECTION 24-523 PROVIDED THAT SETBACKS ARE IN ACCORDANCE WITH THE APPROVED DESIGN GUIDELINES.
9. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON MAY 1, 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, SERVITUDES, 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 SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
17. JCSA HAS THE RIGHT TO ACCESS AND MAINTAIN WATER METERS AND SEWER CLEAN-OUTS WITHIN RESIDENTIAL HOMEOWNER'S ASSOCIATION EASEMENTS AS PROVIDED IN INSTRUMENT NO. 050010508.
18. IN ACCORDANCE WITH SECTION 19-14 OF THE JAMES CITY COUNTY CODE, STREETS DENOTED AS 'PRIVATE' WITHIN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY AND DO NOT MEET STATE DESIGN STANDARDS.



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

AREA TABULATION

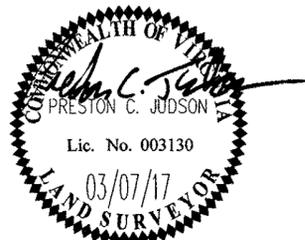
Table with 3 columns: Description, SQUARE FEET, ACRES. Rows include: TOTAL AREA OF PARCEL C (284,751 S.F.±, 6.537 AC.±), AREA OF LOTS (PHASE B-29 LOTS) (55,533 S.F.±, 1.275 AC.±), AREA OF PRIVATE RIGHT-OF-WAY (PHASE B) (23,352 S.F.±, 0.536 AC.±), AREA OF COMMON AREA 12 (CA-12) (1,950 S.F.±, 0.045 AC.±), AREA OF COMMON AREA 13 (CA-13) (1,262 S.F.±, 0.029 AC.±), AREA OF COMMON AREA 14 (CA-14) (21,155 S.F.±, 0.486 AC.±), AREA OF COMMON AREA 15 (CA-15) (26,809 S.F.±, 0.615 AC.±), TOTAL AREA SUBDIVIDED (PHASE B) (130,061 S.F.±, 2.986 AC.±), TOTAL AREA SUBDIVIDED (PHASE A) (90,192 S.F.±, 2.071 AC.±), REMAINING AREA (FUTURE PHASE C) (64,498 S.F.±, 1.481 AC.±).

3 Large/Small Plat(s) Recorded herewith as # 170005636

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 8th DAY OF March, 2017 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:31 AM/PM INSTRUMENT # 170005636

TESTE: Amy Storey Clerk MONA A. FOLEY, CLERK

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 11/16/16, REVISED PER COUNTY COMMENTS, RMS. Row 2: 2, 12/09/16, REVISED PER COUNTY COMMENTS, RMS.



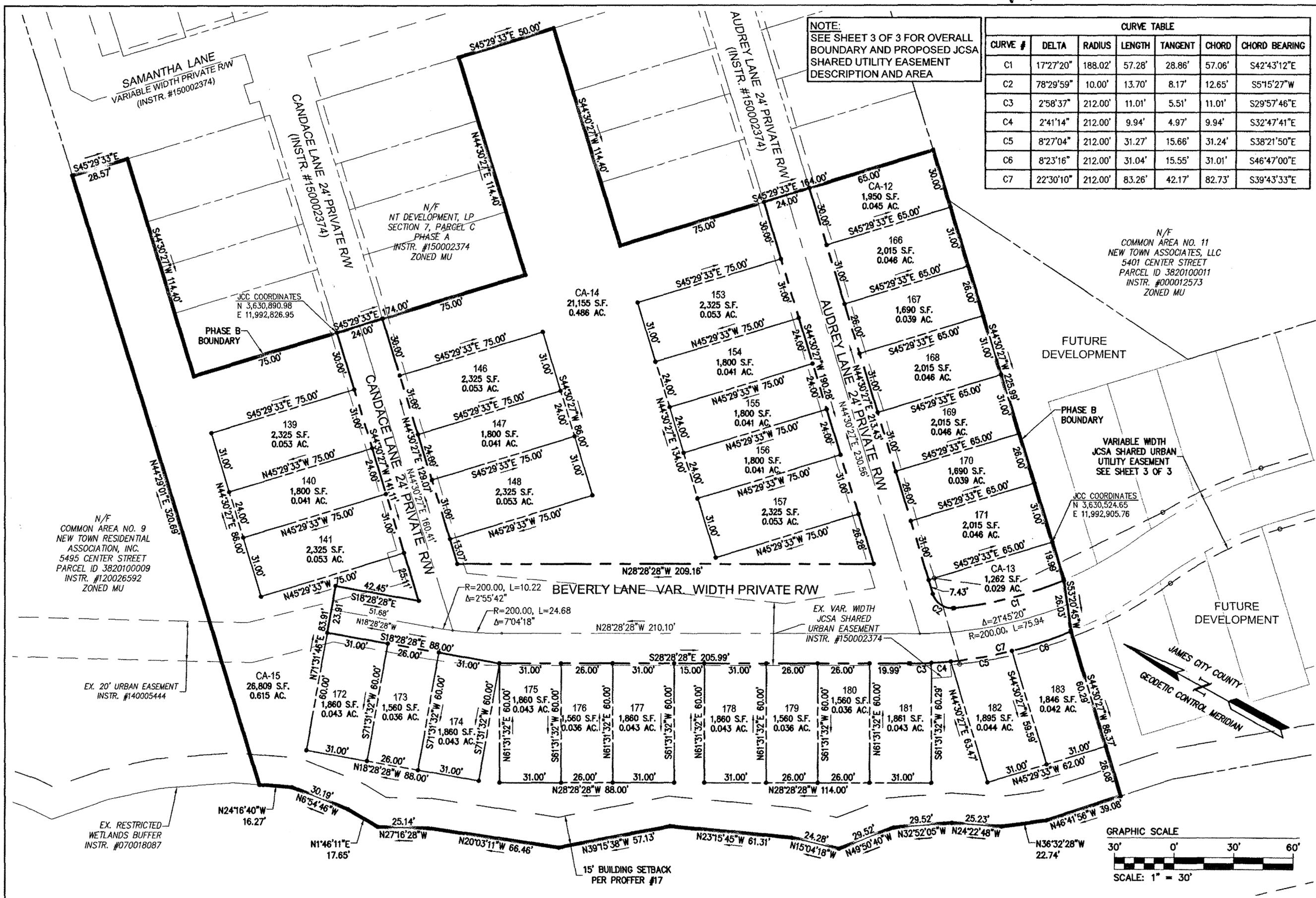
AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com.

JCC NO. S-0030-2016 PLAT OF SUBDIVISION SECTION 7, PARCEL C, PHASE B NEW TOWN LOTS 139-141, 146-148, 153-157, 166-183 AND CA-12, CA-13, CA-14, AND CA-15 OWNED BY NT DEVELOPMENT, LP

Project Contacts: PC/JRMS, Project Number: 6632-07-09, Scale: NONE, Date: 9/16/2016, Sheet Number: 1 of 3

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170005636



**NOTE:**  
SEE SHEET 3 OF 3 FOR OVERALL BOUNDARY AND PROPOSED JCSA SHARED UTILITY EASEMENT DESCRIPTION AND AREA

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	17°27'20"	188.02'	57.28'	28.86'	57.06'	S42°43'12"E
C2	78°29'59"	10.00'	13.70'	8.17'	12.65'	S51°52'27"W
C3	2°58'37"	212.00'	11.01'	5.51'	11.01'	S29°57'46"E
C4	2°41'14"	212.00'	9.94'	4.97'	9.94'	S32°47'41"E
C5	8°27'04"	212.00'	31.27'	15.66'	31.24'	S38°21'50"E
C6	8°23'16"	212.00'	31.04'	15.55'	31.01'	S46°47'00"E
C7	22°30'10"	212.00'	83.26'	42.17'	82.73'	S39°43'33"E

N/F  
COMMON AREA NO. 11  
NEW TOWN ASSOCIATES, LLC  
5401 CENTER STREET  
PARCEL ID 3820100011  
INSTR. #000012573  
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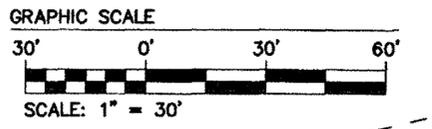
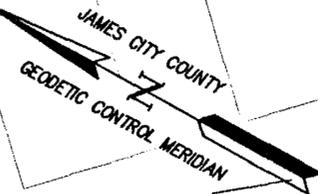
FUTURE DEVELOPMENT

PHASE B BOUNDARY

VARIABLE WIDTH JCSA SHARED UTILITY EASEMENT  
SEE SHEET 3 OF 3

JCC COORDINATES  
N 3,630,524.65  
E 11,992,905.76

FUTURE DEVELOPMENT



Rev.	Date	Description	Revised By
2	12/09/16	REVISED PER COUNTY COMMENTS	RMS
1	11/16/16	REVISED PER COUNTY COMMENTS	RMS

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
3-16-2017  
at 10:31 AM/PM, PG  
Document # 170005636  
MONA A. FOLEY, CLERK  
*Mona Foley* Clerk

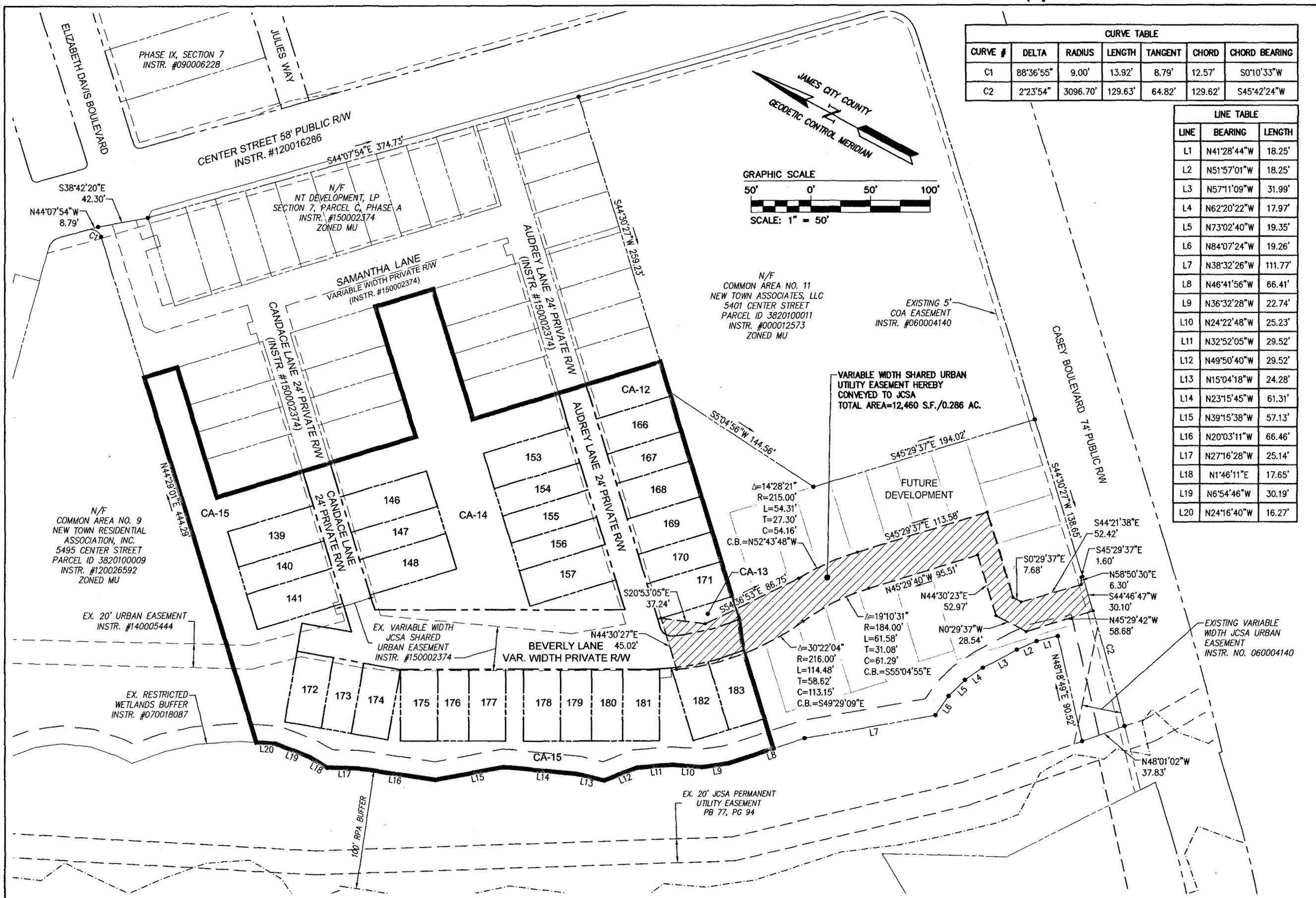


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PLAT OF SUBDIVISION  
SECTION 7, PARCEL C, PHASE B  
NEW TOWN  
LOTS 139-141, 146-148, 153-157, 166-183  
AND CA-12, CA-13, CA-14, AND CA-15  
OWNED BY NT DEVELOPMENT, LP  
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

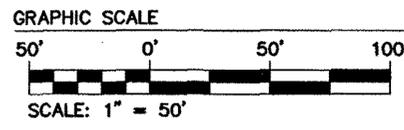
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Project Number: 6632-07-09  
Scale: 1"=30'  
Date: 9/16/2016  
Sheet Number  
**2 of 3**

170005636

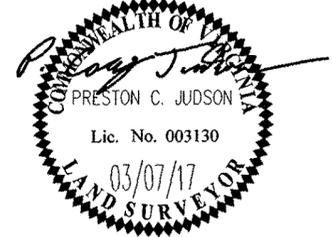


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	88°36'55"	9.00'	13.92'	8.79'	12.57'	S0°10'33"W
C2	2°23'54"	3096.70'	129.63'	64.82'	129.62'	S45°42'24"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°28'44"W	18.25'
L2	N51°57'01"W	18.25'
L3	N57°11'09"W	31.99'
L4	N62°20'22"W	17.97'
L5	N73°02'40"W	19.35'
L6	N84°07'24"W	19.26'
L7	N38°32'26"W	111.77'
L8	N46°41'56"W	66.41'
L9	N36°32'28"W	22.74'
L10	N24°22'48"W	25.23'
L11	N32°52'05"W	29.52'
L12	N49°50'40"W	29.52'
L13	N15°04'18"W	24.28'
L14	N23°15'45"W	61.31'
L15	N39°15'38"W	57.13'
L16	N20°03'11"W	66.46'
L17	N27°16'28"W	25.14'
L18	N1°46'11"E	17.65'
L19	N6°54'46"W	30.19'
L20	N24°16'40"W	16.27'



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 at 10:31 AM/PM, PB PG  
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 MONA A. FOLEY, CLERK  
 2 12/09/16 REVISION  
 1 11/16/16 REVISED PER COUNTY COMMENTS  
 Rev. Date Description RMS Revised By



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 NEW TOWN  
 LOTS 139-141, 146-148, 153-157, 166-183  
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 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/RMS  
 Project Number: 6632-07-09  
 Scale: 1"=50' Date: 9/16/2016  
 Sheet Number  
**3 of 3**

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