### CERTIFICATION OF SOURCE OF TITLE: ABVA DEVELOPMENT, LP

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC. A VIRGINIA LIMITED LIABILITY COMPANY TO ABVA DEVELOPMENT, LP. A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED DECEMBER 18. 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 INSTR. #140020951.

### OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SECTION 8, PARCEL D, PHASE I NEW TOWN LOTS 21-32 AND 99-110, CA-84, CA-87 AND CA-88 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

ABVA DEVELOPMENT, LP A VIRGINIA LIMITED PARTNERSHIP

BY: NTGP, LLC GENERAL PARTNER

KENNETH ALLEN

MANAGER! NTGP, LLC GENERAL PARTNER

## CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James CH County
I, ENSOUTH BOUS BONNOTARY 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 TO DAY OF NOUTWOOLY 2018.

MY COMMISSION EXPIRES 1/31

NOTARY REGISTRATION NUMBER: 7123871

My Comm. Expires July 31, 2019 7123871

## 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

11/08/2018

CERTIFICATE OF APPROVAL

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

Eller Cook SUBDIVISION AGENT OF JAMES CITY COUNTY

11/29/18

Slen Backer VIRGINIA DEPARTMENT OF TRANSPORTATION

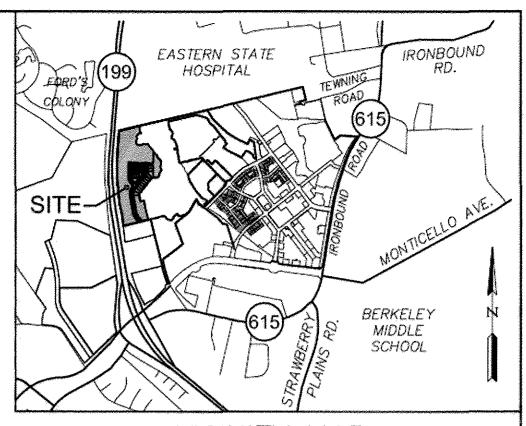
9 NOV 2018

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 2. THIS PROPERTY LIES IN FLOOD ZONE "X", AS SHOWN ON MAP NUMBERS 51095C0117D, 51095C0119D, 51095C0136D AND 51095C0138D PANELS 117, 119, 136 AND 138 FOR COMMUNITY NUMBER 510201, 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
- 3. THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 3820100015. THE PROPERTY ADDRESS FOR THE PROPERTY IS 5335 SETTLERS MARKET BOULEVARD.
- 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
- 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 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. JCC S-0020-2016 WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 22, 2017 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 CONSULTING ENGINEERS 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.
- 19. ALL LOTS RECORDED ON THIS PLAT ARE SINGLE-FAMILY LOTS.
- 20. THE LOTS OF THIS SUBDIVISION ARE SUBJECT TO THE ADOPTED DESIGN GUIDELINES FOR NEW TOWN SECTIONS 7 AND 8.

# AREA TABULATION

	SQUARE FEET	ACRES
TOTAL AREA OF PARCEL D	1,205,432 S.F.±	27.673 AC.±
AREA OF LOTS (PHASE I-24 LOTS)	159,211 S.F.±	3.655 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (STETTINIUS TRAIL)	6,611 S.F.±	0.151 AC.±
AREA OF PUBLIC RIGHT-OF-WAY (SETTLERS MARKET BOULEVARD EXTENSION & SALZMAN STREET)	99,223 S.F.±	2.278 AC.±
AREA OF COMMON AREA 84 (CA-84)	72,084 S.F.±	1.655 AC.±
AREA OF COMMON AREA 87 (CA-87)	14,500 S.F.±	0.333 AC.±
AREA OF COMMON AREA 88 (CA-88)	11,583 S.F.±	0.266 AC.±
TOTAL AREA SUBDIVIDED (PHASE I)	363,212 S.F.±	8.338 AC.±
FUTURE DEVELOPMENT PARCEL 1	99,286 S.F.±	2.279 AC.±
FUTURE DEVELOPMENT PARCEL 2	742,936 S.F.±	17.055 AC.±



VICINITY MAP SCALE: 1" = 2,000"

### REFERENCES

SEE INSTRUMENT NO. 120000243, AND INSTRUMENT NO. 120016286 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON PLAT.

## LEGEND

IRON ROD SET MONUMENT SET

RESIDENTIAL OWNER'S ASSOCIATION

herewith as #\_ /800/9086

STATE OF VIRGINIA THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:07 AM/PHINSTRUMENT # 180019086

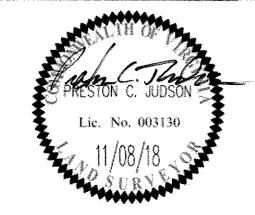
TESTE:

MONA A. FOLEY, CLERK

88,DC

Project Contacts: PCJ/JAG

1	6/8/18	REVISED PER COUNTY COMMENTS	JAG
Rev.	Date	Description	Revised By





PLAT OF SUBDIVISION

SECTION 8, PARCEL D, PHASE I **NEW TOWN** 

LOTS 21-32 AND 99-110, CA-84, CA-87 AND CA-88 OWNED BY ABVA DEVELOPMENT, LP

JAMESTOWN DISTRICT JAMES CITY COUNTY Project Number: 6632-08-01 Scale: Date: 04/23/2018 Sheet Number of 5

VIRGINIA