202205369

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 III NEW TOWN LOTS 61–78 AND 123–124, CA–89 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
ABVA DEVELOPMENT, LP
A VIRGINIA LIMITED PARTNERSHIP

BY: NTGP, LLC GENERAL PARTNER

KENNETH ALLEN
MANAGER, NTGP, LLC GENERAL PARTNER

11/5/21
DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City County
I, Elisabeth Bays Barr 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 5 DAY OF November 2021.

MY COMMISSION EXPIRES 7/31/2023

NOTARY REGISTRATION NUMBER: 7123871

Elisabeth Bays Barr
NOTARY PUBLIC

ELISABETH BAYS BARR NOTARY My Comm. Expires July 31, 2023 7123871 PUBLIC COMMONWEALTH OF VIRGINIA

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.

SAMUEL J. BIKKERS, L.S. #002304

11/04/2021
DATE

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF
JAMES CITY COUNTY

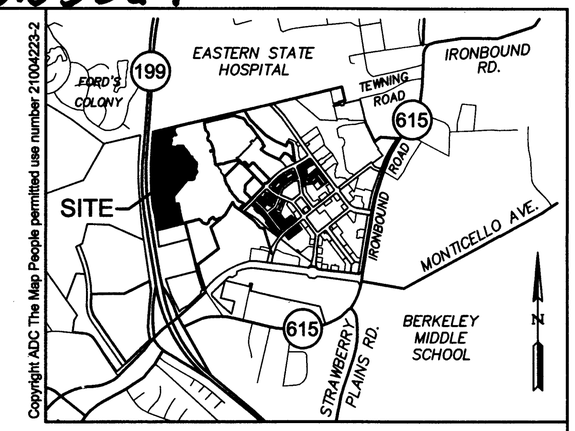
4 April 2022
DATE

VIRGINIA DEPARTMENT OF
TRANSPORTATION

16 Nov 2021
DATE

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 FLOOD PLAIN.
3. THE PROPERTY IS A PORTION OF TAX PARCEL ID NUMBER 3820100015. THE PROPERTY ADDRESSES 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 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 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 SP–0043–2016 WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 17, 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 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. THESE LOTS ARE SUBJECT TO THE ADOPTED GUIDELINES FOR NEW TOWN SECTION 7 AND 8.
20. LOTS 61–78,123–124 AS CREATED BY THIS PLAT ARE INTENDED TO BE FOR THE CONSTRUCTION OF TOWNHOMES.
21. PER DESIGN GUIDELINES FOR TOWNHOUSES IN SECTION 5.2 (b) (4) ACCESS: GARAGE AT REAR OF LOT ACCESSED FROM ALLEY, OR IF LOT WIDTH PERMITS, AT THE REAR OF LOT ACCESSED FROM STREET, OR BESIDE HOUSE AND SETBACK A MINIMUM OF 20' FROM THE MAIN BODY OF THE HOUSE. GARAGES ON CORNER LOTS ACCESSED FROM ALLEYS SHOULD BE LOCATED ADJACENT TO THE SIDE STREET.



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
ROA RESIDENTIAL OWNER'S ASSOCIATION

AREA TABULATION	SF.±	AC.±
TOTAL AREA OF PARCEL D	1,205,432	27.673
TOTAL AREA SUBDIVIDED (PHASE I)	363,211	8.338
TOTAL AREA SUBDIVIDED (PHASE II)	168,799	3.875
PARCEL D REMAINDER	673,422	15.460
PHASE I-B		
AREA OF LOTS (20 LOTS)	51,234	1.179
COMMON AREA 89 (CA-89)	9,085	0.209
AREA OF PRIVATE R/W	18,607	0.427
TOTAL AREA SUBDIVIDED PHASE I-B:	78,927	1.812
PARCEL D REMAINDER (FUTURE DEVELOPMENT PARCEL)	594,495	13.648

4 ~~Large/Small~~ Plat(s) Recorded
herewith as # 202205369

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5th DAY OF April, 2022
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:03 AM/PM
INSTRUMENT # 202205369

TESTE:
MONA A. POLEY, CLERK
Suzanne Anderson, DC

Rev.	Date	Description	Revised By
1	11/11/20	REVISED PER JCC COMMENTS	JAG

COMMONWEALTH OF VIRGINIA SAMUEL J. BIKKERS Lic. No. 002304 11/04/2021 LAND SURVEYOR

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JCC NO. S-20-0050

PLAT OF SUBDIVISION

SECTION 8, PARCEL D, PHASE IB NEW TOWN

LOTS 61-78, 123-124, AND CA-89
OWNED BY ABVA DEVELOPMENT, LP

JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	SJB/JAG
Project Number:	8632-08-01
Scale: NA	Date: 11/11/2020

Sheet Number
1 of 4

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