

202504348

CERTIFICATION OF SOURCE OF TITLE (4385 NEW TOWN AVENUE)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO ABVA DEVELOPMENT, LP, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED MARCH 1, 2023 AND RECORDED JULY 6, 2023 IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 202306919.

CERTIFICATION OF SOURCE OF TITLE (200 WATFORD LANE)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO NEW TOWN COMMERCIAL ASSOCIATION, A VIRGINIA NON-STOCK CORPORATION BY DEED DATED NOVEMBER 15, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 070031768.

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AND EASEMENT DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR ABVA DEVELOPMENT, LP, A VIRGINIA LIMITED PARTNERSHIP

Kenneth L. Allen, Mgr.
PRINTED NAME AND TITLE

[Signature]
SIGNATURE

3/3/25
DATE

OWNER'S CERTIFICATION

THE EASEMENT DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR NEW TOWN COMMERCIAL ASSOCIATION, A VIRGINIA NON-STOCK CORPORATION

Scott Graben, VP
PRINTED NAME AND TITLE

[Signature]
SIGNATURE

3-5-25
DATE

CERTIFICATE OF NOTARIZATION (4385 NEW TOWN AVENUE)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY

I, John F. Sluss 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 3rd DAY OF March, 2025.

MY COMMISSION EXPIRES: July 31, 2025

NOTARY REGISTRATION NUMBER: 312410

[Signature]
NOTARY PUBLIC SIGNATURE



CERTIFICATE OF NOTARIZATION (200 WATFORD LANE)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

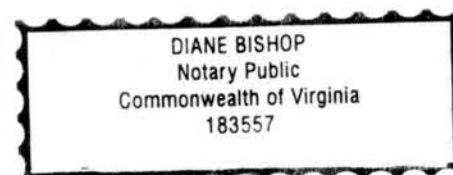
I, Diane Bishop A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 5th DAY OF March, 2025.

MY COMMISSION EXPIRES: January 31, 2027

NOTARY REGISTRATION NUMBER: 183557

[Signature]
NOTARY PUBLIC SIGNATURE



GENERAL NOTES

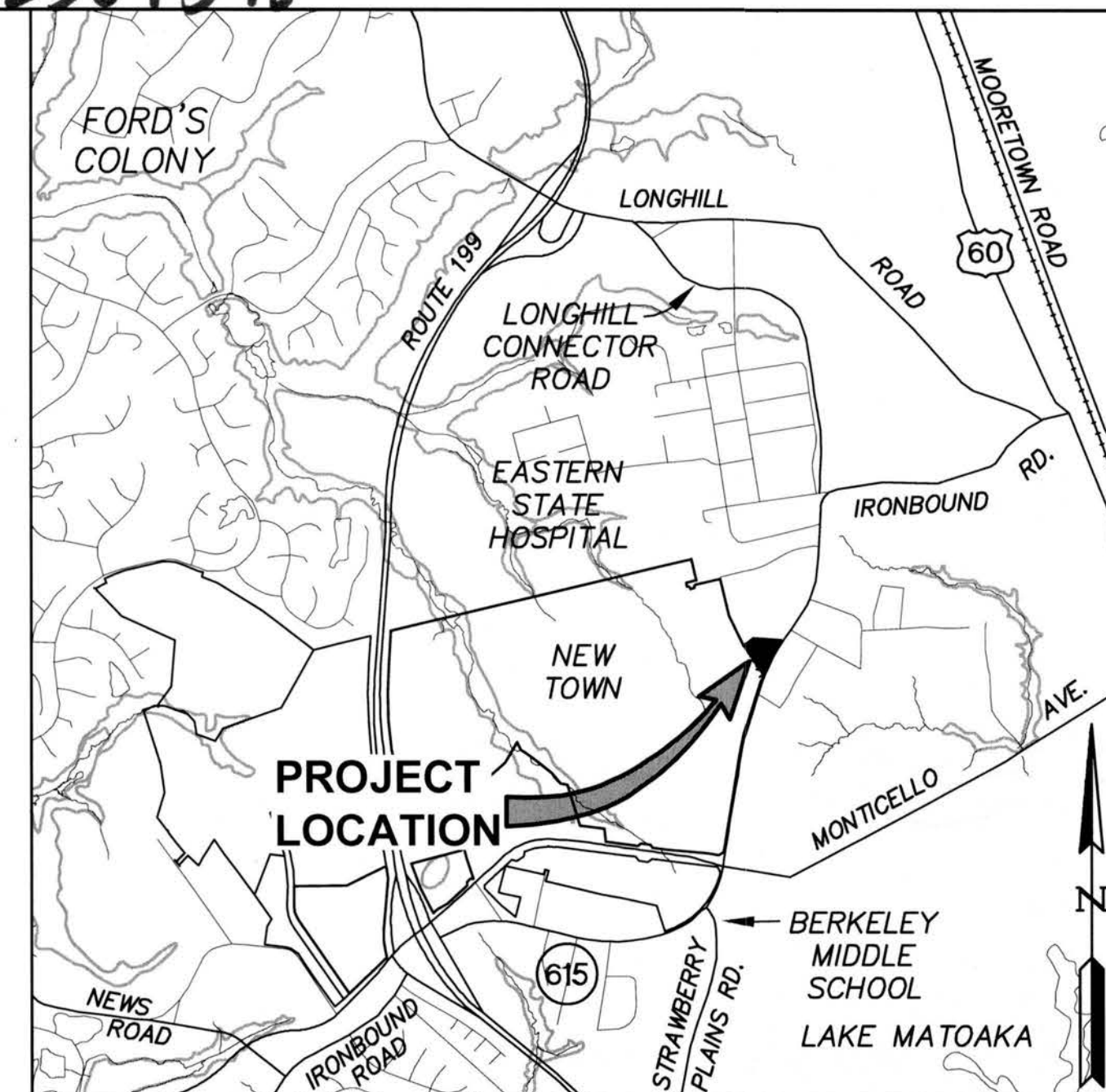
- PROPERTY IS ZONED MIXED USE, MU, WITH PROFFERS.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS PLAT IS BASED ON RECORD DOCUMENTS AND PREVIOUS SURVEYS BY AES AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- PROPERTY SHOWN HEREON IS ALL OF PID NO. 3911500012 BEING 4385 NEW TOWN AVENUE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0136D, FOR COMMUNITY NUMBER 510201, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR 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.
- ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- THIS PROPERTY IS SUBJECT TO CONDITIONS ASSOCIATED WITH JCC CASE NO. Z-05-04, Z-07-06, Z-04-16, MP-05-04, MP-08-04, AND MP-01-16.
- 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.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND WILL BE MAINTAINED BY THE NEW TOWN COMMERCIAL ASSOCIATION (COA).
- THE CONSTRUCTION PLAN (SP-22-0101) WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON 10/05/23 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.

AREA TABULATION

AREA OF TAX PARCEL ID #3911500012	100,768 S.F.	2.313 AC.±
VARIABLE WIDTH PRIVATE RIGHT OF WAY	24,047 S.F.	0.552 AC.±
PRIVATE RIGHT OF WAY (24')	5,336 S.F.	0.122 AC.±
LOTS 1-14	38,760 S.F.	0.890 AC.±
COMMON OPEN SPACE	32,625 S.F.	0.749 AC.±
TOTAL AREA OF SUBDIVISION	100,768 S.F.	2.313 AC.±

LEGEND

---	EASEMENT
---	PROPERTY LINE
---	RIGHT OF WAY
---	EDGE OF PAVEMENT
○ IRF	IRON ROD FOUND
○ IPF	IRON PIPE FOUND
●	PROPERTY CORNER
■	RIGHT OF WAY POINT
○	EASEMENT POINT
■	CONCRETE



VICINITY MAP
APPROX. SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

[Signature]
SAMUEL J. BIKKERS, L.S. #002304
2-25-2025
DATE

CERTIFICATE OF APPROVAL

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

[Signature]
SUBDIVISION AGENT OF THE
COUNTY OF JAMES CITY
03/12/2025
DATE

4 Large/Small Plat(s) Recorded
herewith as # 202504348

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 22nd DAY OF March, 2025
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
THE RECORD AS THE LAW DIRECTS. @ 2:22 AM/PM
INSTRUMENT # 202504348

TESTE: *[Signature]*
ELIZABETH O'CONNOR, CLERK

JCC PLAN NUMBER: S-24-0029

PLAT OF SUBDIVISION AND
EASEMENT DEDICATION
NEW TOWN
SECTION 3, REMAINDER BLOCK 18
OWNED BY ABVA DEVELOPMENT, LP

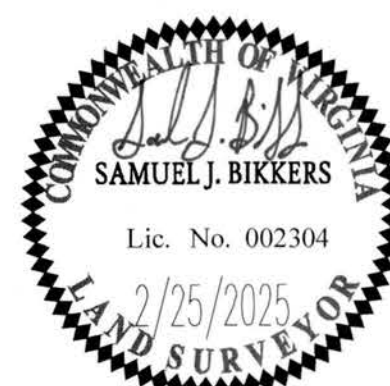
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: 6632-S6-18B
Scale: AS NOTED Date: 8/16/2024

Sheet Number

1 OF 4

Rev.	Date	Description	Revised By
1	10/18/2024	REVISED PER COUNTY COMMENTS DATED 10/16/2024	JFS

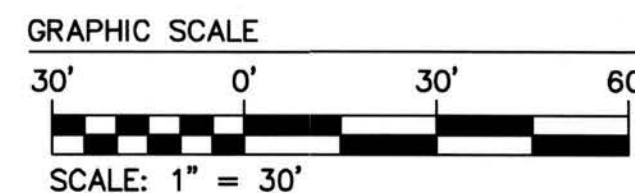


5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

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202504348

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	8°50'56"	1449.00'	223.78'	112.11'	223.56'	S32°17'29"W
C2	0°17'19"	1449.00'	7.30'	3.65'	7.30'	S36°34'18"W
C3	8°33'37"	1449.00'	216.49'	108.45'	216.29'	S32°08'50"W
C4	41°30'45"	67.50'	48.91'	25.58'	47.84'	N73°00'38"E



N/F
POINTE AT NEW TOWN, LLC
4375 NEW TOWN AVE
DOC. #160017426
PARCEL ID: 3911500011
ZONED MU

N/F
JAMES CITY SERVICE
AUTHORITY
105 TEWNING RD
D.B. 501, PG. 297
PARCEL ID: 3910100003
ZONED PL

JAMES CITY COUNTY
GEODETIC CONTROL
MERIDIAN

N/F
IRONBOUND EMPIRE, LLC
4385 IRONBOUND RD
DOC. #150019837
PARCEL ID: 3910100009
ZONED M1

NEW TOWN COMMERCIAL
ASSOCIATION
200 WATFORD LANE
DOC. #070031768
DOC. #060026876 (PLAT)
PARCEL ID: 3911500010
ZONED MU

COMMON OPEN SPACE
32,625 S.F.
0.749 AC.

NOTE: SEE SHEETS 3 AND 4 FOR EXISTING
AND NEW JCSA EASEMENTS AND
PRIVATE COA DRAINAGE EASEMENTS

JCC PLAN NUMBER: S-24-0029

PLAT OF SUBDIVISION AND
EASEMENT DEDICATION
NEW TOWN
SECTION 3, REMAINDER BLOCK 18
OWNED BY ABVA DEVELOPMENT, LP

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: 6632-S6-18B
Scale: 1"=30' Date: 8/16/2024
Sheet Number
2 OF 4

Rev.	Date	Description	Revised By
1	10/18/2024	REVISED PER COUNTY COMMENTS DATED 10/16/2024	JFS



AES
CONSULTING ENGINEERS

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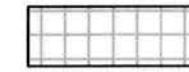
Circuit Court. This PLAT was recorded on
at 2:22 AM on 08/16/2024
Document # 202504348
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

Large/Small Plat(s) Recorded
herewith as # 202504348

202504348

LEGEND

 TOTAL AREA OF PROPOSED COA DRAINAGE EASEMENTS (12,454 S.F.)

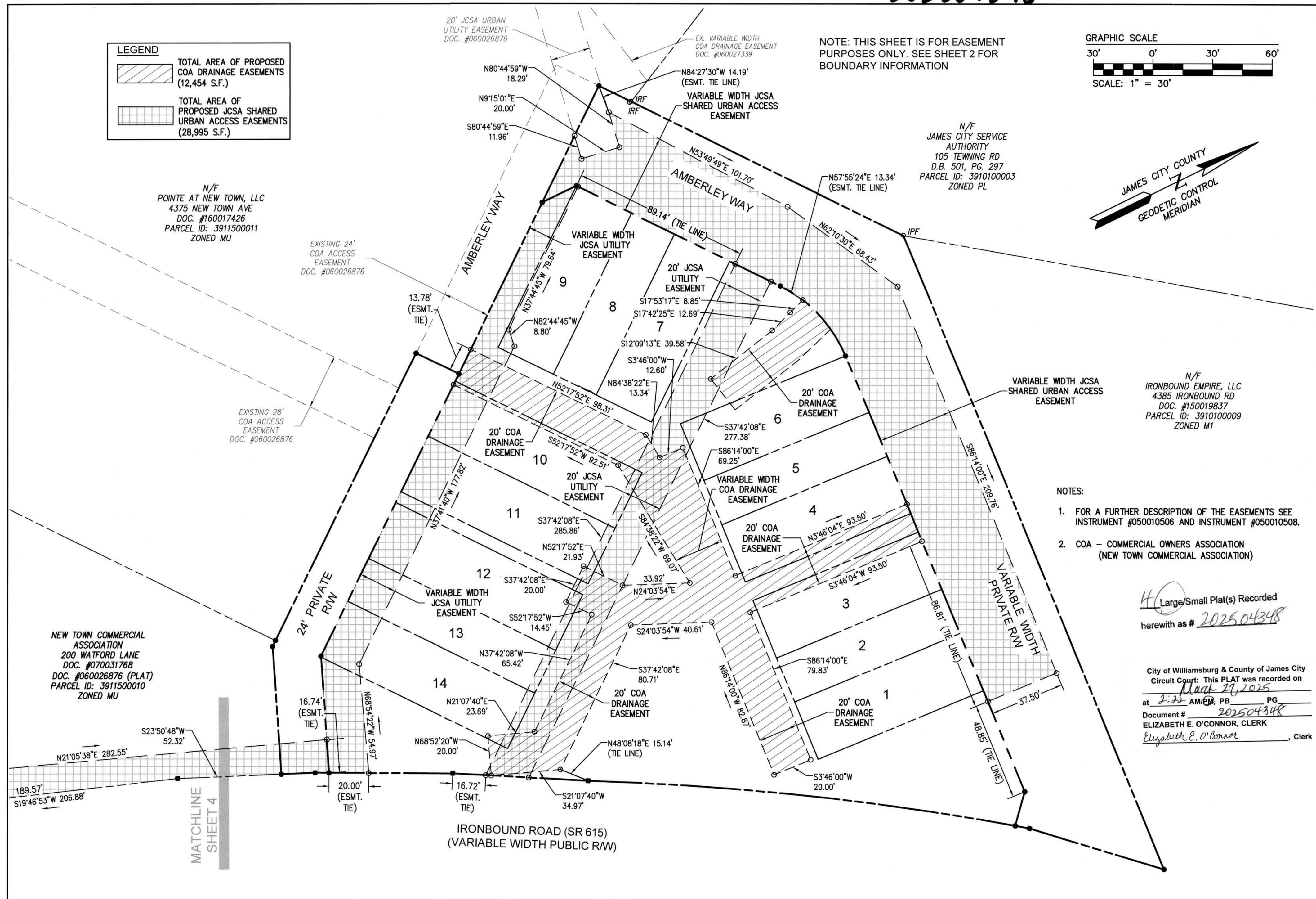
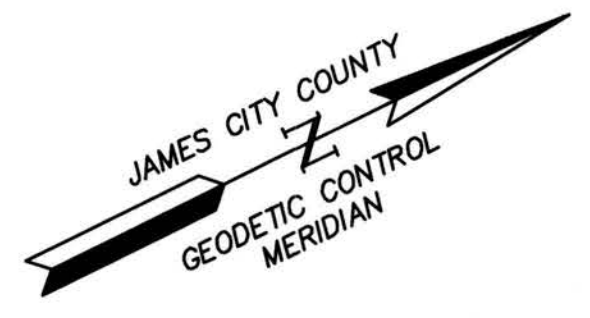
 TOTAL AREA OF PROPOSED JCSA SHARED URBAN ACCESS EASEMENTS (28,995 S.F.)

NOTE: THIS SHEET IS FOR EASEMENT PURPOSES ONLY. SEE SHEET 2 FOR BOUNDARY INFORMATION

GRAPHIC SCALE

30' 0' 30' 60'

SCALE: 1" = 30'



- NOTES:**
1. FOR A FURTHER DESCRIPTION OF THE EASEMENTS SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508.
 2. COA - COMMERCIAL OWNERS ASSOCIATION (NEW TOWN COMMERCIAL ASSOCIATION)

4 Large/Small Plat(s) Recorded
herewith as # 202504348

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at March 27, 2025 AM/PM, PB PG
Document # 202504348
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

Rev.	Date	Description	Revised By
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JCC PLAN NUMBER: S-24-0029

PLAT OF SUBDIVISION AND EASEMENT DEDICATION

NEW TOWN

SECTION 3, REMAINDER BLOCK 18

OWNED BY ABVA DEVELOPMENT, LP

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS

Project Number: 6632-S6-18B

Scale: 1"=30' Date: 8/16/2024

Sheet Number

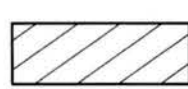
3 OF 4

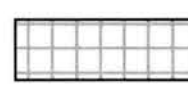
202504348

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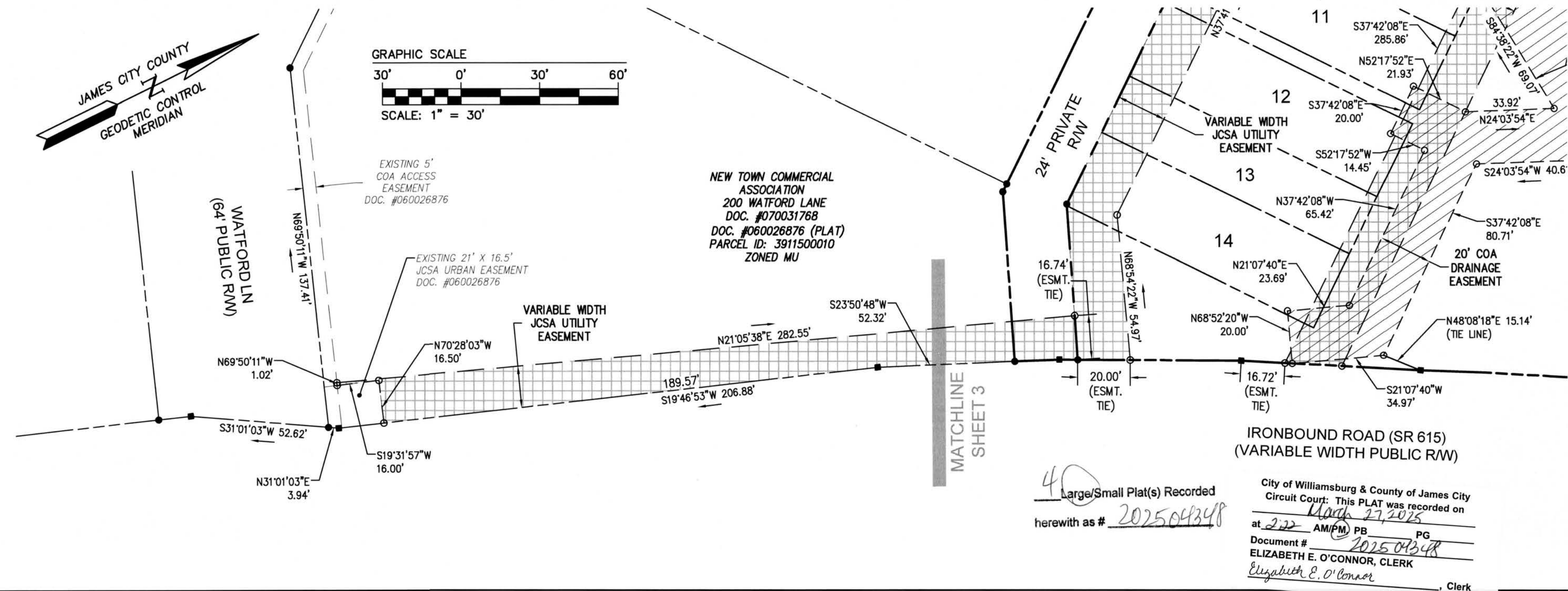
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2. COA - COMMERCIAL OWNERS ASSOCIATION (NEW TOWN COMMERCIAL ASSOCIATION)

LEGEND

 TOTAL AREA OF PROPOSED COA DRAINAGE EASEMENTS (12,454 S.F.)

 TOTAL AREA OF PROPOSED JCSA SHARED URBAN ACCESS EASEMENTS (28,995 S.F.)

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NEW TOWN

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OWNED BY ABVA DEVELOPMENT, LP

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Sheet Number

4 OF 4