

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF NEW TOWN ASSOCIATES, LLC AND WAS ACQUIRED FROM C.G. CASEY LIMITED COMPANY AND THE COLLEGE OF WILLIAM AND MARY REAL ESTATE FOUNDATION, INC. BY DEED DATED JUNE 23, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN LAND RECORD #000012573.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Thomas R. Sandlin, Jr. 8/1/00  
FOR NEW TOWN ASSOCIATES, LLC DATE

Thomas R. Sandlin, Jr.  
PRINTED NAME

**NOTARY**  
STATE OF VIRGINIA, CITY/COUNTY OF Fairfax, TO-WIT:

Deborah Ruesch A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 8th DAY OF August, 2000.

MY COMMISSION EXPIRES 2/28, 2001.

D. Ruesch  
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.

G.T. Wilson, Jr. 8/1/00  
G.T. WILSON, JR., C.L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

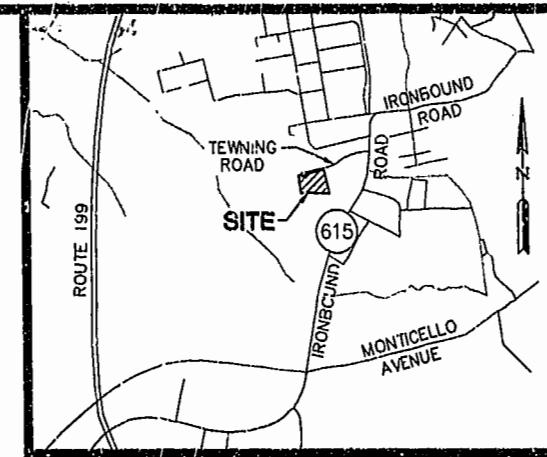
John E. Hogue 8/1/00  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

William B. Woolridge 8/1/00  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

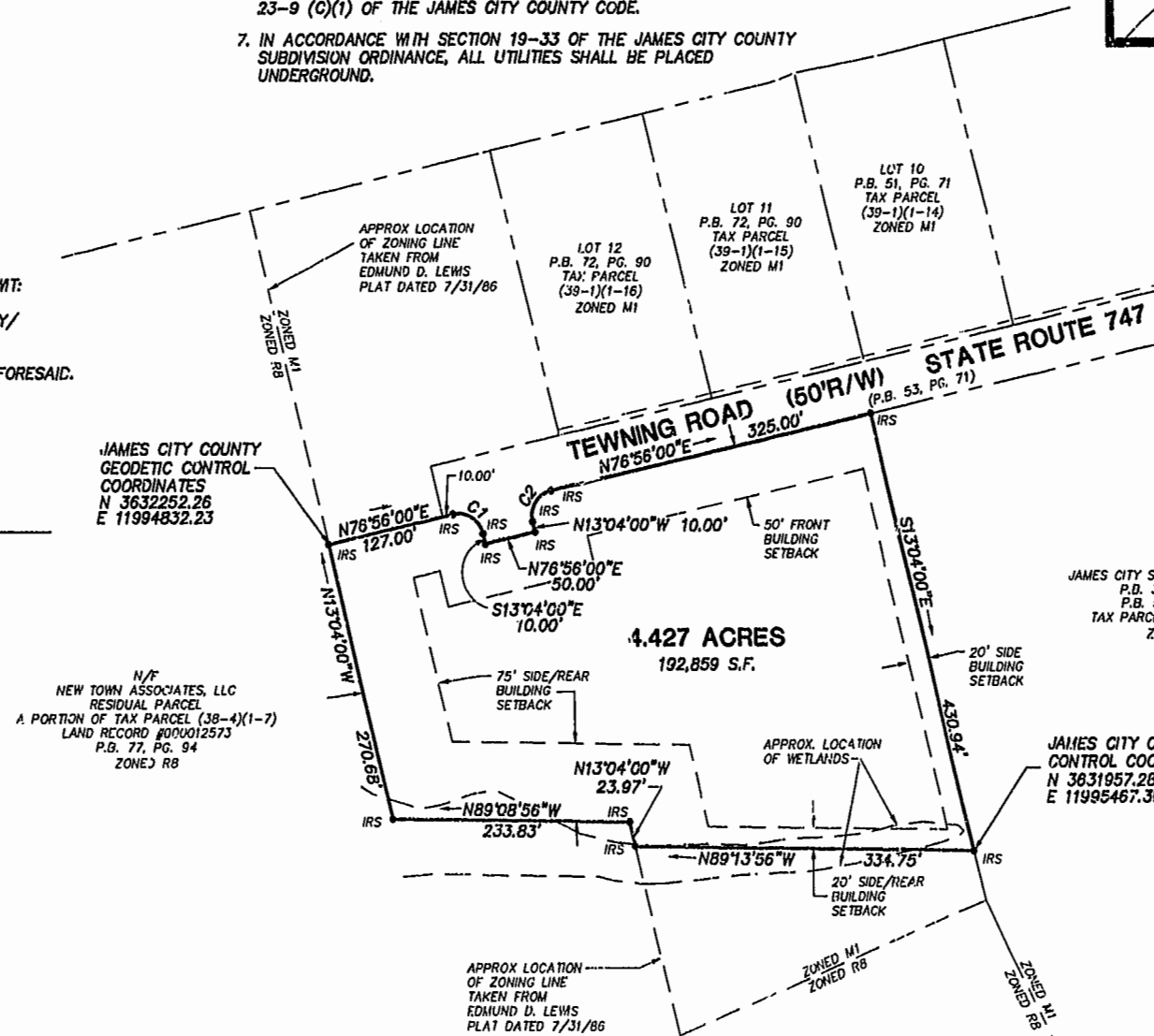
REFERENCES: PLAT BOOK 53, PAGE 71  
PLAT BOOK 59, PG. 67  
PLAT BOOK 77, PG. 94

**GENERAL NOTES**

- TOTAL AREA SUBDIVIDED = 192,859 S.F. OR 4.427 ACRES±
- PROPERTY SHOWN HEREON IS PART OF TAX MAP PARCEL NO. (38-4)(1-7)
- PROPERTY IS CURRENTLY ZONED "M-1" LIMITED BUSINESS/INDUSTRIAL DISTRICT.
- PARCEL TO BE SERVED BY PUBLIC WATER AND SEWER.
- PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER COMMUNITY PANEL 510201 0035B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C)(1) OF THE JAMES CITY COUNTY CODE.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.



**VICINITY MAP**  
SCALE 1"=2000'



JAMES CITY COUNTY GEODETIC CONTROL COORDINATES  
N 3632252.26  
E 11994832.23

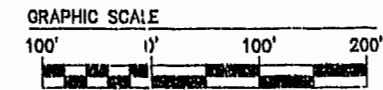
N/F NEW TOWN ASSOCIATES, LLC  
RESIDUAL PARCEL  
A PORTION OF TAX PARCEL (38-4)(1-7)  
LAND RECORD #000012573  
P.B. 77, PG. 94  
ZONE) RB

N/F JAMES CITY SERVICE AUTHORITY  
P.B. 37, PG. 96  
P.B. 53, PG. 71  
TAX PARCEL (39-1)(1-3)  
ZONED M1

JAMES CITY COUNTY GEODETIC CONTROL COORDINATES  
N 3631957.28  
E 11995467.36

**CURVE DATA**

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	90°00'00"	39.27	25.00	35.36	S58°04'00"E
C2	25.00	90°00'00"	39.27	25.00	35.36	N31°56'00"E



SCALE: 1" = 100'  
Williamsburg/James City County  
10:31 AM  
Received 8/1 day of Aug. 2000  
000012573  
William B. Woolridge, Clerk

NETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

865111P3.DWG  
07-24-00-15:07  
P3W



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 263-0040  
Fax (757) 220-8994

**PLAT OF SUBDIVISION**  
A PARCEL CONTAINING 4.427 ACRES  
BEING A PORTION OF THE PROPERTY OWNED BY  
NEW TOWN ASSOCIATES, LLC

BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/24/00	ADD GENERAL NOTES 6 & 7 PER COUNTY COMMENTS	PWM
2	7/18/00	REVISE PROPERTY LINE PER CLIENT	PWM
1	5/31/00	REVISE PROPERTY LINE PER CLIENT	PWM

Designed	Drawn
PWM	PWM
Scale	Date
1"=100'	5/8/2000
Project No.	
8651-11	
Drawing No.	
1 OF 1	