

030005069

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CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY C.C. CASEY LIMITED COMPANY, A LIMITED LIABILITY COMPANY AND THE COLLEGE OF WILLIAM AND MARY REAL ESTATE FOUNDATION, INC. A VIRGINIA NONSTOCK CORPORATION BY DEED DATED JUNE 30, 2000 AND RECORDED AS L.R.# 000012573 AND BY ROBERT T. CASEY, CARLTON D. CASEY, C. LEWIS CASEY AND C.C. CASEY LIMITED COMPANY, A LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 25, 2003 AND RECORDED AS L.R.# 030004167 AND BY PHILIP RICHARDSON COMPANY, INC., A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 5, 2003 AND RECORDED AS L.R.# 030004165. ALL DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

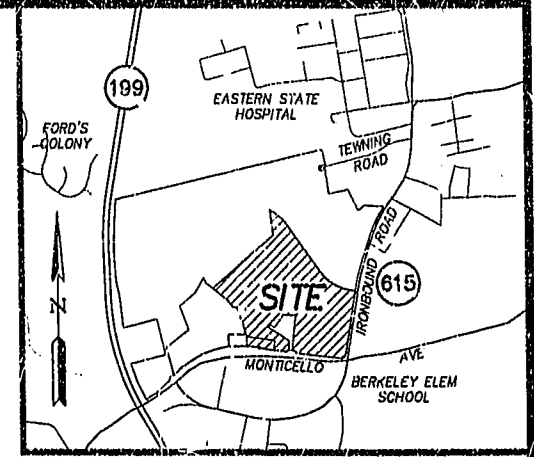
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY

BY: John P. McGann 2/11/03
DATE
JOHN P. MCGANN
PRINTED NAME
EXECUTIVE DIRECTOR
TITLE

GENERAL NOTES

1. ALL UTILITIES AVAILABLE TO SITE SHALL BE INSTALLED UNDERGROUND.
2. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
3. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
4. PROPERTY ADDRESS IS 5216 MONTICELLO AVE, WILLIAMSBURG, VA
5. PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0035 B, DATED 2/8/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
6. PROPERTY IS A PORTION OF TAX MAP NO: (38-4)(1-50)
7. PROPERTY IS CURRENTLY ZONED "M1"-MIXED USE WITH PROFFERS R-8 (RURAL RESIDENTIAL WITH PROFFERS) AND M1.
 - a. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.



VICINITY MAP
SCALE: 1" = 2000'

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
Roseanna C. Dykster 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 11th DAY OF February, 2003.
MY COMMISSION EXPIRES April 30, 2005.
Roseanna C. Dykster
NOTARY PUBLIC

AREA TABULATION	S.F.±	AC.±
AREA OF PARCEL 2	3,674,843	84.36
AREA OF PARCEL 3	125,708	2.89
REMAINING AREA	8,294,661	190.42
TOTAL AREA SUBDIVDED	12,095,213	277.67

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. 1/8/03
G.T. WILSON, JR., C.L.S. #1183 DATE

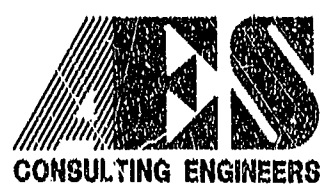
CERTIFICATE OF APPROVAL

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

Robert Lane 2/11/2003
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 2/13/03
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 18 DAY OF February, 2003, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:33 PM
TESTE: [Signature]
CLERK
PLAT BOOK 89, PAGE 43 & 44

02.10.03-11.26 563200P01.dwg JFS



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT
SHOWING PARCELS "2" AND "3" OWNED BY NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

DESIGNED	DRAWN
AES	JFS
Scale	Date
1" = 200'	1/8/03
Project No.	
6632-E1	
Drawing No.	
1 OF 2	

#030005069

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CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	4°22'08"	4444.70	347.90	174.04	347.62	N61°16'13"E
C2	81°12'49"	25.09	25.71	14.79	25.48	N22°54'10"E
C3	58°24'38"	25.60	24.61	13.41	23.83	N35°54'27"W
C4	5°40'37"	884.00	87.19	43.83	87.15	N88°57'09"W
C5	33°39'10"	940.00	851.11	283.73	843.25	S82°59'38"E
C6	44°28'07"	600.00	620.20	328.83	604.79	S58°24'28"E
C7	9°03'30"	2880.79	461.07	231.03	450.88	S13°57'18"W
C8	18°58'49"	1934.88	873.98	289.12	871.88	S27°01'28"W
C9	8°43'53"	955.00	112.20	56.16	112.13	S20°10'53"W

N/F
NEW TOWN ASSOCIATES, LLC
REMAINDER OF
TAX MAP NO. (38-4)(1-50)
#5216 MONTICELLO AVENUE
L.R. #000012573
(REMAINING AREA 190.42 AC.±)

N/F
NEW TOWN ASSOCIATES, LLC
REMAINDER OF
TAX MAP NO. (38-4)(1-50)
#5216 MONTICELLO AVENUE
L.R. #000012573
(REMAINING AREA 190.42 AC.±)

PARCEL 2
A PORTION OF FORMER
TAX MAP NO. (38-4)(1-50)
#5216 MONTICELLO AVENUE
ZONED: MU (WITH PROFFERS)
AND R-B (WITH PROFFERS)
AREA=84.36 ACRES±

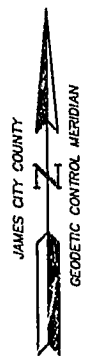
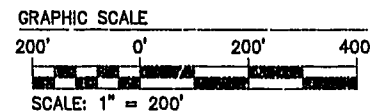
N/F
WHS LAND HOLDINGS, LLC
TAX PARCEL (38-4)(1-3)
P.B. 85, PG. 16
L.R. #020004035
#5224 MONTICELLO AVENUE
AREA=25.520 ACRES±

N/F
PHILIP RICHARDSON
COMPANY, INC.
TAX PARCEL (38-4)(1-55)
P.B. 85, PG. 16
L.R. #020004035
#5220 MONTICELLO AVENUE

PARCEL 3
ZONED: MU (WITH PROFFERS)
RB (WITH PROFFERS)
AND M1
AREA=2.89 ACRES±

*NOTE: DISTANCE L1 WAS ERRONEOUSLY SHOWN IN P.B. 80, PG. 80 AS 28.40'. THIS DISTANCE IS HEREBY CORRECTED BY THIS PLAT TO BE 25.46'.

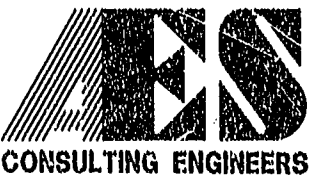
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.46	S62°03'40"E
L2	384.82	S55°21'10"E
L3	83.48	S12°48'52"W
L4	7.03	N82°42'08"W
L5	12.33	S52°17'52"W
L6	189.02	N82°42'08"E
L7	16.29	N07°30'38"E
L8	61.70	N58°50'52"W
L9	103.98	N78°12'33"W
L10	35.84	N63°05'46"W
L11	142.34	N78°44'48"W
L12	88.51	N62°53'03"W
L13	50.15	N59°44'01"W
L14	48.17	N86°34'39"W
L15	23.27	N82°42'08"W
L16	21.91	N17°21'30"W
L17	146.49	N18°08'22"W
L18	6.43	N82°42'08"W
L19	166.00	N07°17'52"E
L20	52.97	N82°42'08"W



EXISTING VEPGO
POLE LINE
EASEMENT
D.B.33, PG.84

EXISTING VARIABLE
WIDTH UTILITY
EASEMENT
D.B.106, PG.600
D.B.132, PG.263
D.B.132, PG.523

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
OF THE COUNTY OF JAMES CITY, THIS 18
DAY OF February, 2003, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO THE
RECORD AS THE LAW DIRECTS.
TESTE: *Gregory S. Woodbridge*
CLERK
PLAT BOOK 89, PAGE 44



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PLAT OF SUBDIVISION AND
LOT LINE EXTINGUISHMENT
SHOWING PARCELS "2" AND "3"
OWNED BY NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

DESIGNED AES	DRAWN JFS
Scale 1" = 200'	Date 1/8/03
Project No. 0632-E1	
Drawing No. 2 OF 2	