

030026253

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED 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 TO NEW TOWN ASSOCIATES, LLC BY DEED DATED JUNE 30, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 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 OWNERS.

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

BY: John P. McCann
PRINTED NAME

MAY 23, 2003
DATE

EXECUTIVE DIRECTOR
TITLE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

I, ROSEANNA C. DYKSTRA 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 23rd DAY OF May, 2003.

MY COMMISSION EXPIRES April 30, 2005.
Roseanna C. Dykstra
NOTARY PUBLIC

GENERAL NOTES

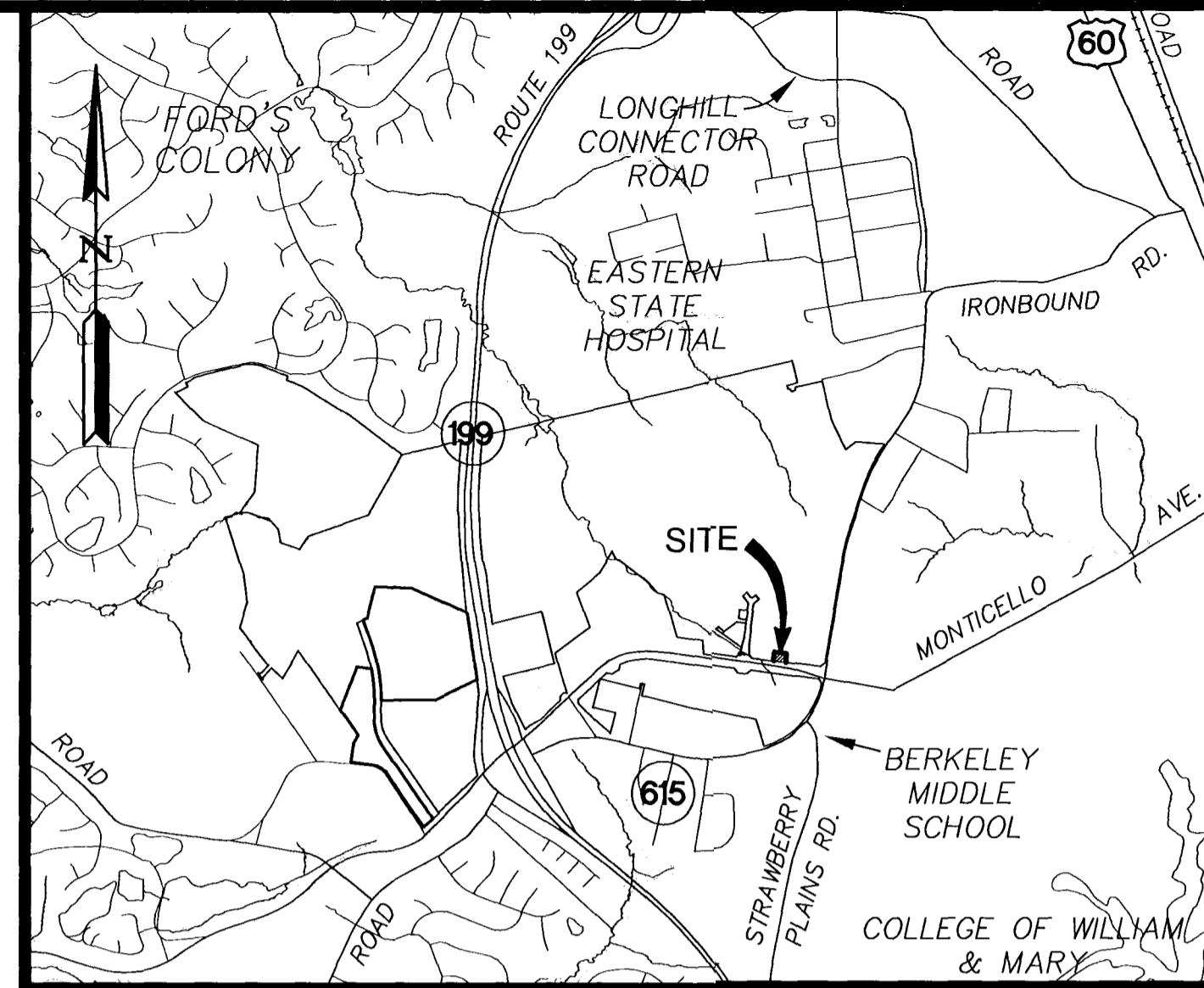
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
3. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
4. PROPERTY ADDRESSES ARE 5216 MONTICELLO AVE, WILLIAMSBURG, VA.
5. PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0035 B, DATED 2/6/1991 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 "MU"-MIXED USE WITH PROFFERS.
8. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
9. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

AREA TABULATION	S.F.±	AC.±
AREA OF BLOCK 2, PARCEL B	17,404	0.40
REMAINDER OF PARCEL 2	3,600,596	82.66
TOTAL AREA SUBDIVIDED	3,618,000	83.06

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. 3/27/03
G.T. WILSON, JR., C.L.S. #1183 DATE



VICINITY MAP
SCALE: 1" = 2000'±

CERTIFICATE OF APPROVAL

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

Ar S Handy 5/28/03
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 6/3/03
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 3rd DAY OF September, 2003. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge
CLERK
By Claudia A. Briteholz, Dep. Clerk
PLAT BOOK PAGE DOC # 030026253
1:19 P.M.

PLAT OF SUBDIVISION
BLOCK 2, PARCEL B
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC

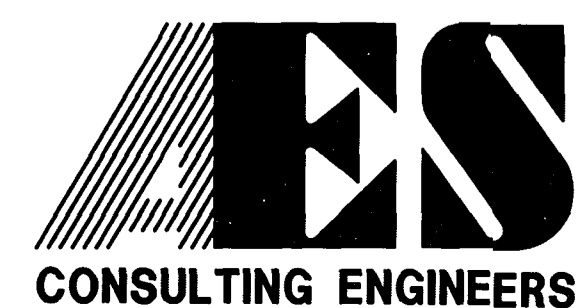
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1.	5/22/03	REVISED PER JAMES CITY COUNTY COMMENTS	RMK

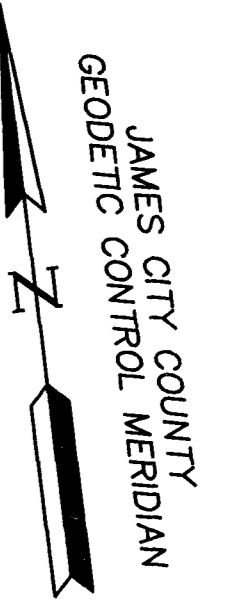
DESIGNED	DRAWN
GAM	RMK
Scale	Date
NTS	3/27/03
Project No.	
6632-E-13-1	
Drawing No.	
1 OF 2	

6632E131.p01.dwg



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

030026253



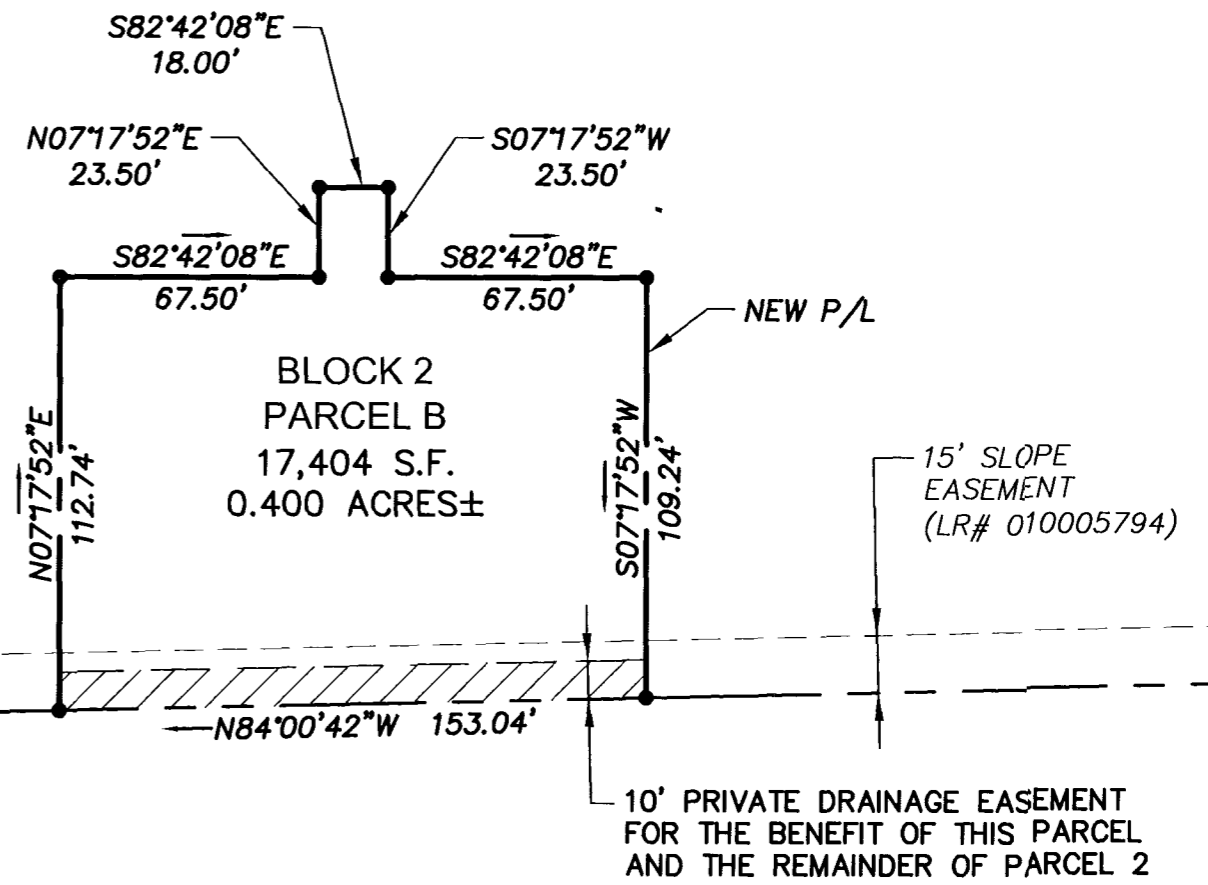
BLOCK 5, PARCEL C
PER PLAT BY
AES CONSULTING ENGINEERS
ENTITLED "PLAT OF SUBDIVISION
BOUNDARY LINE ADJUSTMENT BEING A
PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC
AND CASEY OFFICE, L.L.C"
DATED 1/21/03

CASEY OFFICE, L.L.C.
(38-4)(1-56)
L.R.#0200223489
BLOCK 5, PARCEL B
REVISED PER PLAT BY
AES CONSULTING ENGINEERS
ENTITLED "PLAT OF SUBDIVISION
BOUNDARY LINE ADJUSTMENT BEING A
PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC
AND CASEY OFFICE, L.L.C"
DATED 1/21/03

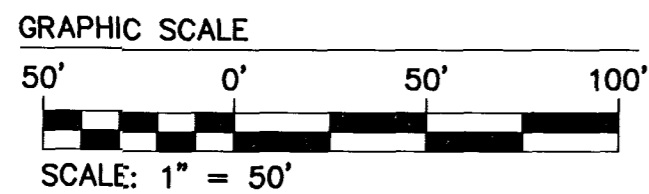
COURTHOUSE STREET
(VARIABLE WIDTH R/W)

COURTHOUSE STREET R/W PER
PLAT BY AES CONSULTING
ENGINEERS ENTITLED "PLAT OF
SUBDIVISION BOUNDARY LINE
ADJUSTMENT BEING A PORTION
OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC
AND CASEY OFFICE, L.L.C"
DATED 1/21/03.

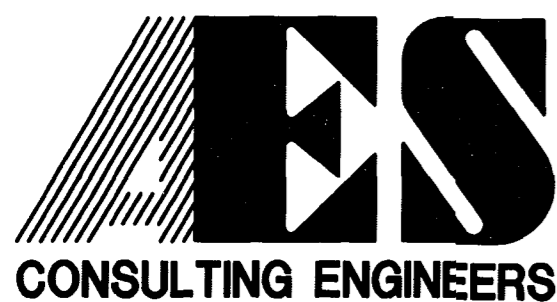
PARCEL 2
PER PLAT BY
AES CONSULTING ENGINEERS
ENTITLED "PLAT OF SUBDIVISION AND
LOT LINE EXTINGUISHMENT SHOWING
PARCELS "2" AND "3" OWNED BY
NEW TOWN ASSOCIATES, LLC"
DATED 1/08/03
REMAINING AREA
82.66 ACRES±



MONTICELLO AVE.
(VARIABLE WIDTH R/W)
(LR# 010005794)



EAW 05.15.03-10:32 6632E131.p02.dwg



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

PLAT OF SUBDIVISION
BLOCK 2, PARCEL B
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC

BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on <u>3 September 2003</u>
at <u>1:19</u> AM/PM, PB <u> </u> PG <u> </u>	
DOCUMENT #	<u>030026253</u>
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy B. Woolridge</i>	Clerk
1. 5/22/03	REVISED PER JAMES CITY COUNTY COMMENTS RMK
No.	DATE REVISION / COMMENT / NOTE BY

Designed	Drawn
GAM	RMK
Scale	Date
1"=50'	3/27/03
Project No.	
6632-E-13-1	
Drawing No.	
2 OF 2	