

030027269

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. McCann* AUG. 11, 2003
DATE
JOHN P. McCANN
PRINTED NAME
EXECUTIVE DIRECTOR
TITLE

NOTARY

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

Roseanna C. Sykstra 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.

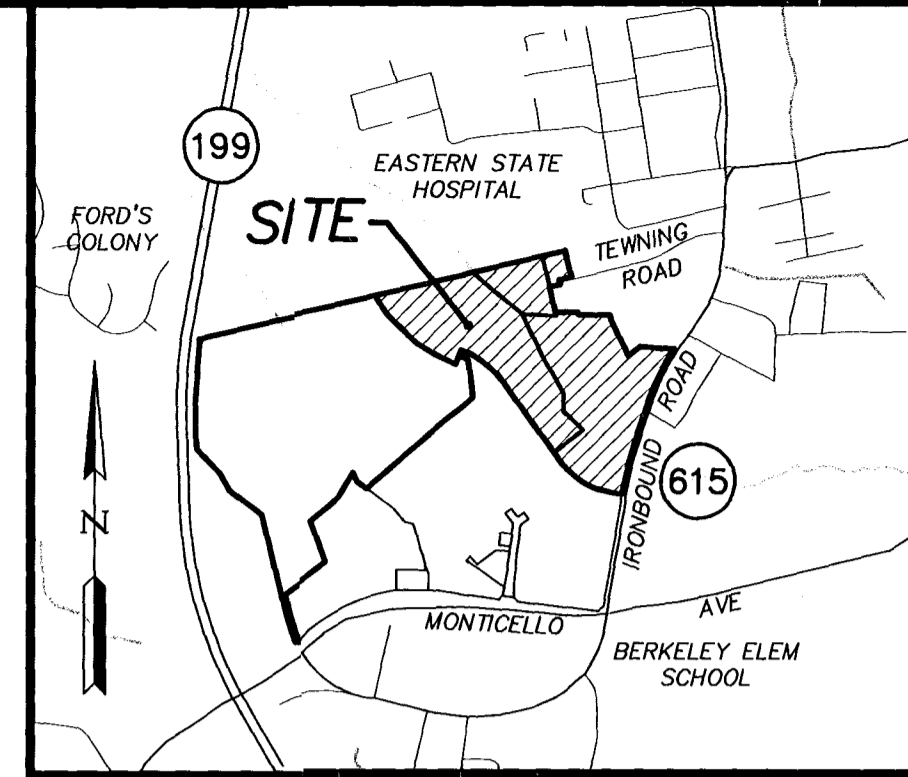
GIVEN UNTO MY HAND THIS 11th DAY OF August, 2003.

MY COMMISSION EXPIRES April 30, 2005.

Roseanna C. Sykstra
NOTARY PUBLIC

GENERAL NOTES

- ALL UTILITIES AVAILABLE TO SITE SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY ADDRESS IS 5216 MONTICELLO AVE, WILLIAMSBURG, VA
- 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.
- PROPERTY IS A PORTION OF TAX MAP NO: (38-4)(1-50)
- PROPERTY IS CURRENTLY ZONED R-8 (RURAL RESIDENTIAL WITH PROFFERS) AND M1.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 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.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE FUTURE WIDENING OF IRONBOUND ROAD IS ANTICIPATED AND THE OWNER OF SECTION 3 SHALL DEDICATE RIGHT OF WAY AS REQUIRED.



VICINITY MAP
SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF SECTION 3	1,564,204	35.909
AREA OF SECTION 5	317,076	7.279
AREA OF SECTION 6	1,448,647	33.256
AREA OF LOT 13	69,052	1.586
AREA OF REMAINDER	4,895,882	112.394
TOTAL AREA SUBDIVIDED	8,294,861	190.424

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. 5/1/03
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.

Am Handy 8/11/03
VIRGINIA DEPARTMENT OF DATE
TRANSPORTATION

[Signature] 8/15/03
SUBDIVISION AGENT OF DATE
THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 11th @ 11:00 AM DAY OF September, 2003. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

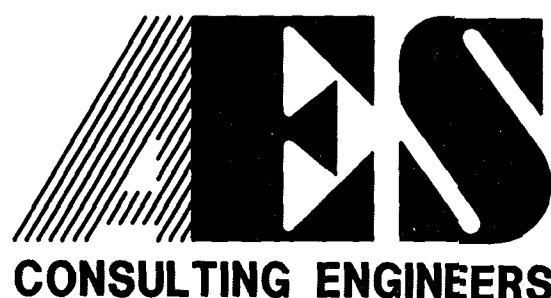
Betsy B. Woolridge By Claudia H. Binkley
CLERK Dep. Clerk

PLAT BOOK _____, PAGE _____
DOC. # 030027269

663200SEC356P03.DWG.dwg

08.08.03-09:40

JFS



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

PLAT OF SUBDIVISION
SHOWING SECTION 3, SECTION 5, SECTION 6 AND LOT 13
OWNED BY NEW TOWN ASSOCIATES, LLC

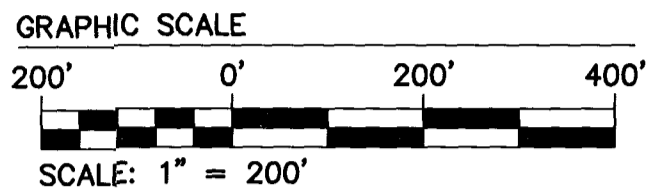
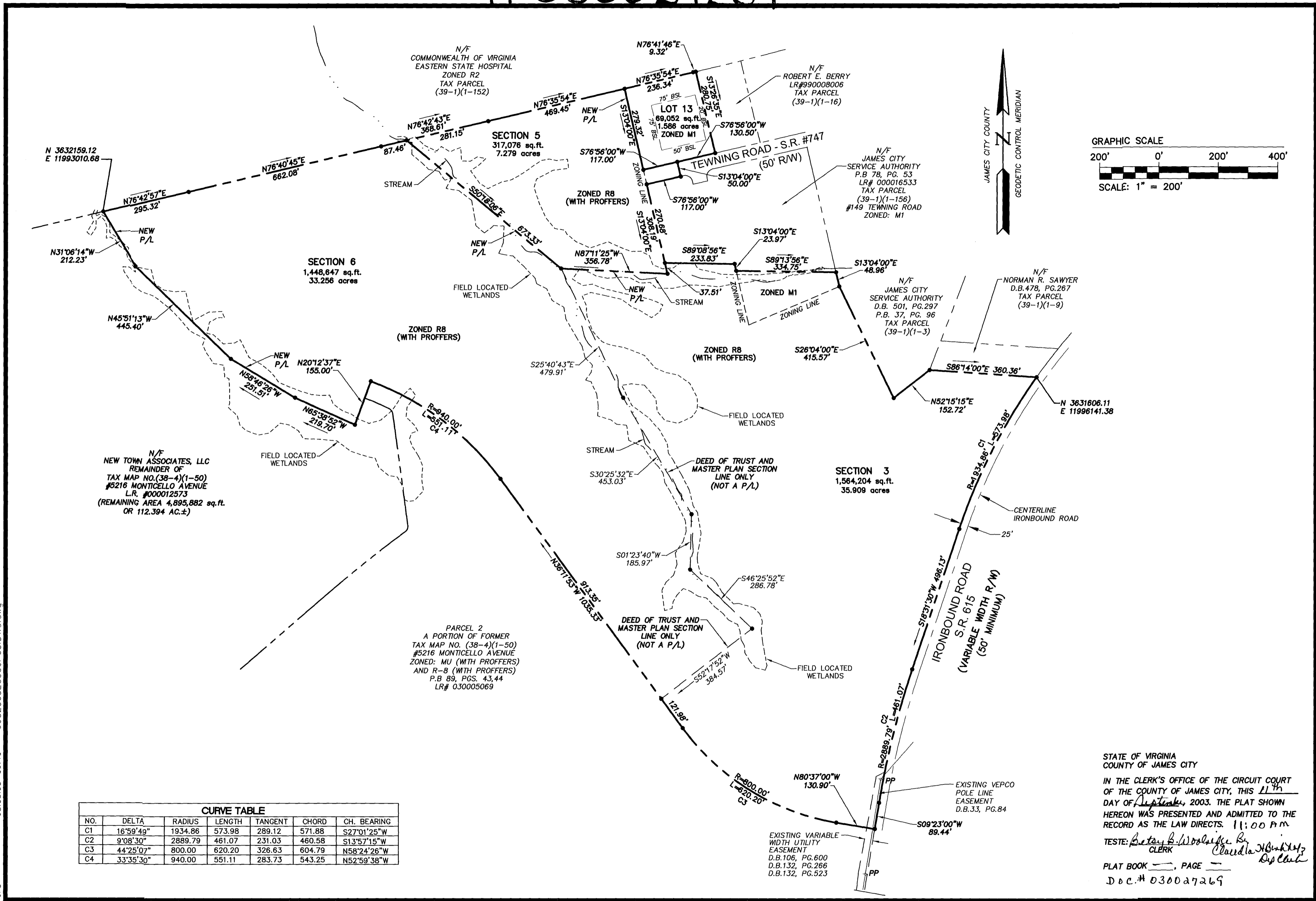
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	7/28/03	REVISED PER JAMES CITY COUNTY COMMENTS	JFS

DESIGNED	DRAWN
AES	JFS
Scale	Date
1" = 200'	5/7/03
Project No.	
6632-E1	
Drawing No.	
1 OF 2	

#030027269



CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	16°59'49"	1934.86	573.98	289.12	571.88	S27°01'25"W
C2	9°08'30"	2889.79	461.07	231.03	460.58	S13°57'15"W
C3	44°25'07"	800.00	620.20	326.63	604.79	N58°24'26"W
C4	33°35'30"	940.00	551.11	283.73	543.25	N52°59'38"W

STATE OF VIRGINIA
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IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 11th DAY OF September, 2003. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 11:00 AM

TESTE: *Betty B. Woodruff*
CLERK *Claudia H. Binkley*
Dy. Clerk

PLAT BOOK , PAGE
Doc. # 030027269

JFS 08.08.03-09:40 663200SEC356P03.DWG.dwg

CONSULTING ENGINEERS

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

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BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



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2 OF 2	