

040006243

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 DATE 1/15/04

PRINTED NAME

EXECUTIVE DIRECTOR

TITLE

NOTARY

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

I, ROSEANNA C. DASTRA 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.

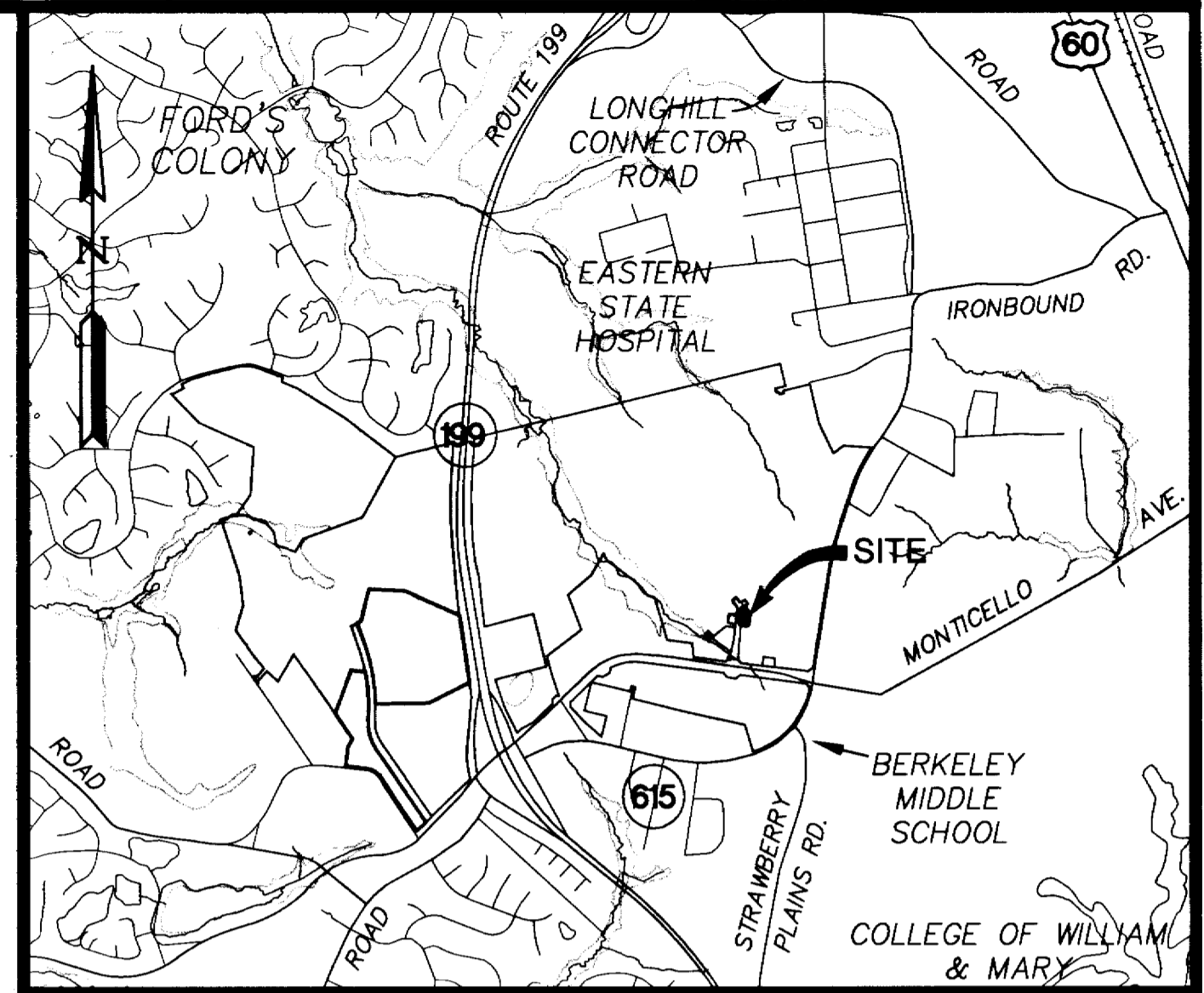
GIVEN UNTO MY HAND THIS 15th DAY OF January, 2004.

MY COMMISSION EXPIRES April 30, 2005.

Roseanna C. Dastrea 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 ADDRESS IS 5206 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.
10. THE SETBACK REQUIREMENTS ARE DESCRIBED IN THE PROFFERS FOR THE PROPERTY.
11. UTILITY EASEMENTS DENOTED AS "JCSA URBAN 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.



VICINITY MAP SCALE: 1" = 2000'±

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. DATE 12/18/03 G.T. WILSON, JR., L.S. #1183

CERTIFICATE OF APPROVAL

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

Ann Shanks DATE 01/20/04 VIRGINIA DEPARTMENT OF TRANSPORTATION

[Signature] DATE 2/2/04 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1st DAY OF March, 2004

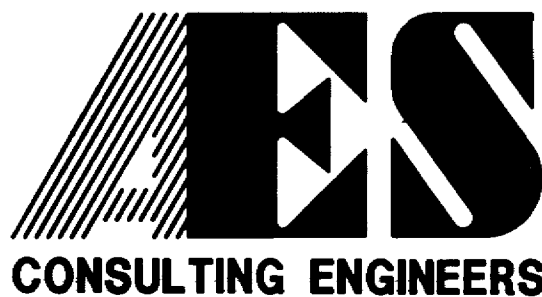
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE

LAW DIRECTS. @ 10:03 AM/PM

INSTRUMENT # 040006243

TESTE: Betsy B. Woolridge BETSY B. WOOLRIDGE, CLERK By Claudia H. Birkholz, Dep. Clerk

S:\JOBS\6632\E\13-1 Block 2\Map\Plate\6632E13p03.dwg 01/14/04 08:57:02 AM EST .JFS



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

PLAT OF SUBDIVISION BLOCK 2, PARCEL F NEW TOWN BEING A PORTION OF THE PROPERTY OWNED BY NEW TOWN ASSOCIATES, LLC BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

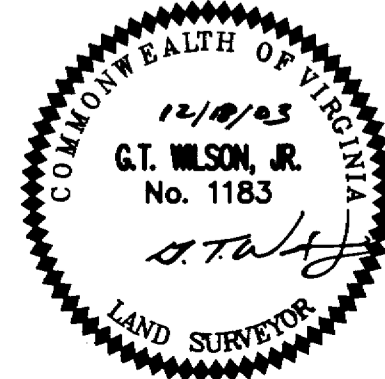
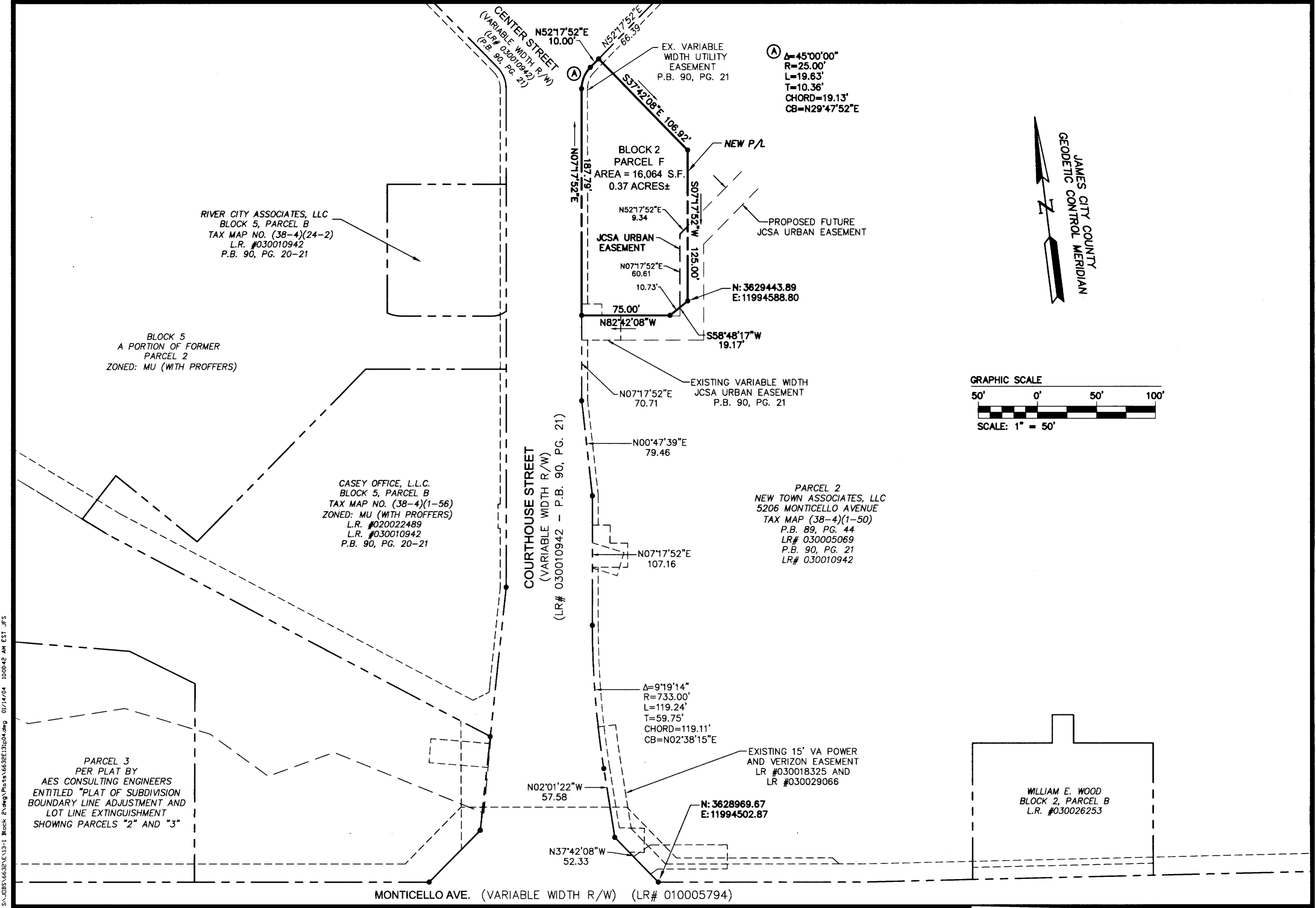
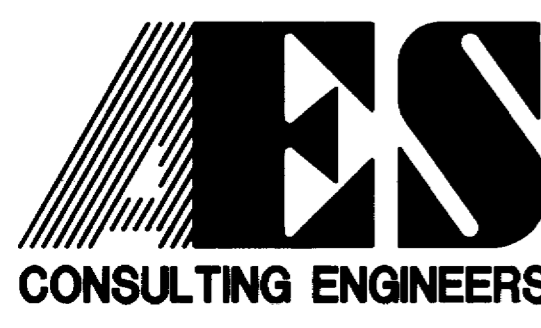


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes entry for 1/14/04 REVISED PER COUNTY COMMENTS JFS.

Table with columns: DESIGNED (GAM), DRAWN (JFS), Scale (NOTED), Date (12/18/03), Project No. (6632-E-13-1), Drawing No. (1 OF 2)



S:\JDBS\6632E\13-1 Block 2.dwg\Plots\6632E13p04.dwg 01/14/04 10:00:42 AM EST JFS



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

PLAT OF SUBDIVISION
BLOCK 2, PARCEL F
NEW TOWN
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	
		1 March 2004	
		at 10:03 AM/PM, PG. -	
		DOCUMENT # 040006243	
		BETSY B. WOOLRIDGE, CLERK	
		Betsy B. Woolridge Clerk	
1	1/14/04	REVISED PER COUNTY COMMENTS	JFS
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GAM	Drawn JFS
Scale 1"=50'	Date 12/18/03
Project No. 6632-E-13-1	
Drawing No. 2 OF 2	