

#040012609

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: [Signature] 3/29/04
DATE
John P. McCann
PRINTED NAME

EXECUTIVE DIRECTOR
TITLE

NOTARY

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

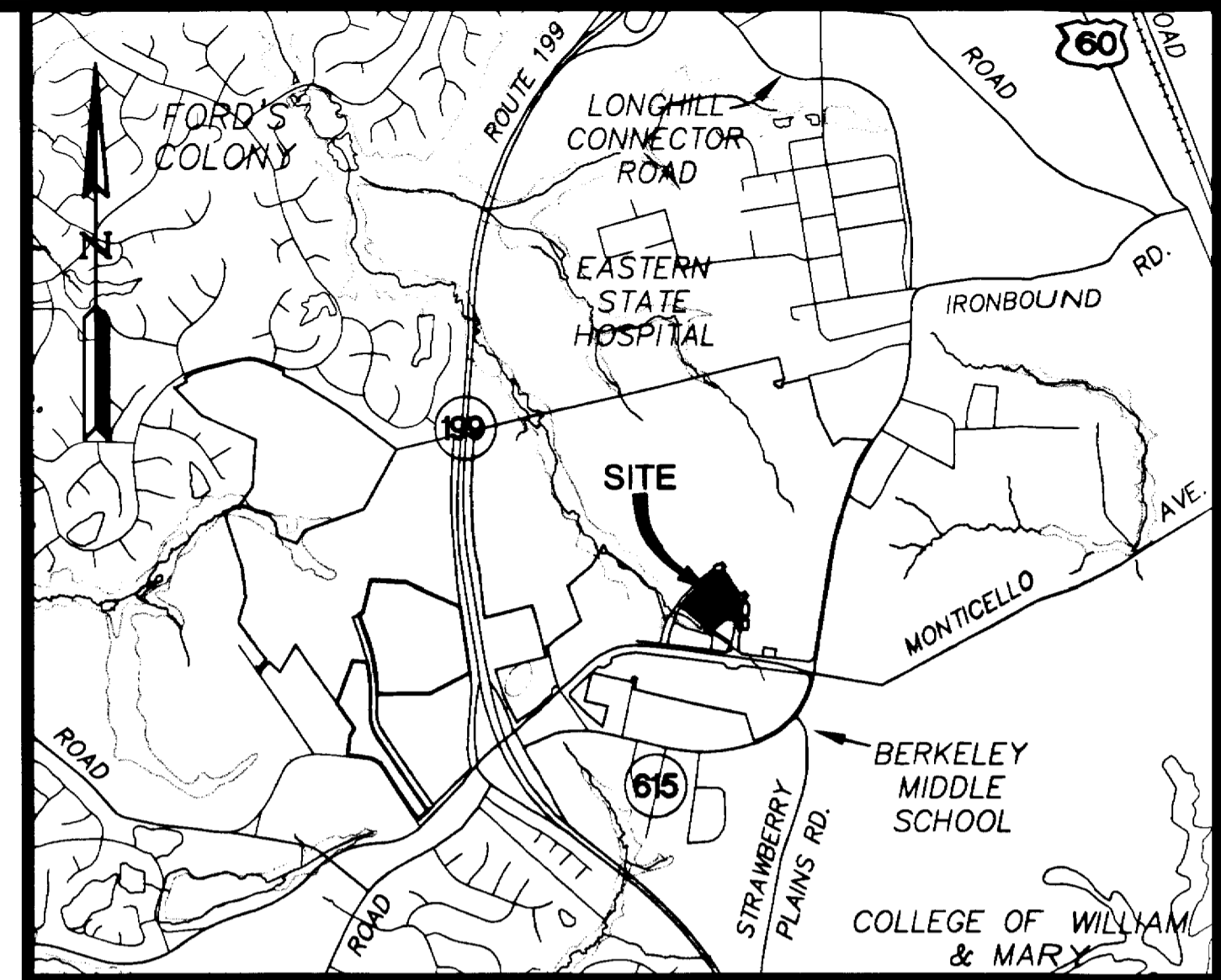
Roseanna C. Dykstra A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 29th DAY OF March, 2004.

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 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.
5. PROPERTY IS A PORTION OF FORMER TAX MAP NO: (38-4)(1-50). THE PROPERTY ADDRESS FOR FORMER TAX MAP NO: (38-4)(1-50) IS 5208 MONTICELLO AVE, WILLIAMSBURG, VA.
6. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. THE SETBACK REQUIREMENTS ARE DESCRIBED IN THE PROFFERS FOR THE PROPERTY.
10. 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 APPROXIMATELY PERPENDICULAR (60° TO 120°) 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.

[Signature] 2/16/04
G.T. WILSON, JR., L.S. #1183 DATE

AREA TABULATION	S.F.±	AC±
AREA OF BLOCK 5 (REMAINDER)	216,648	4.974
AREA OF PARCEL D	27,589	0.633
AREA OF PARCEL E	15,850	0.364
TOTAL AREA SUBDIVIDED	260,087	5.971

CERTIFICATE OF APPROVAL

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

[Signature] 04/06/04
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] 4/30/04
DATE
[Signature] 4/9/04
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA

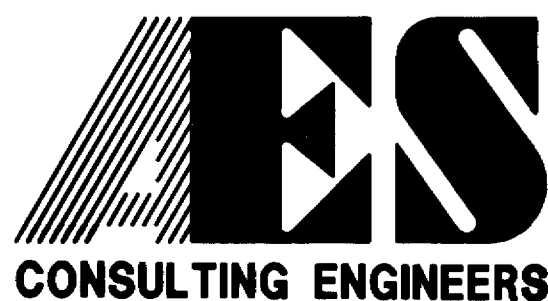
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12th DAY OF May, 2004

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:21 AM/PM

INSTRUMENT # 040012609

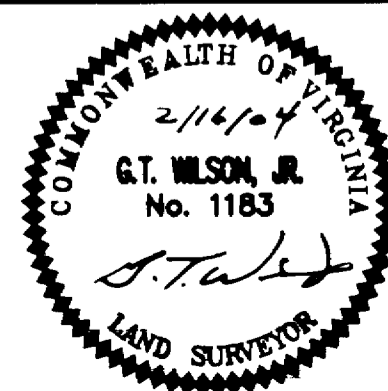
TESTE: [Signature]
BETSY B. WOOLRIDGE, CLERK

S:\JOBS\6632\E\10 Block 5\Draw\Plats\6632a10COOPER01.dwg 02/27/04 02:38:52 PM EST



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

PLAT OF SUBDIVISION
BLOCK 5, PARCEL D AND PARCEL E
NEW TOWN
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



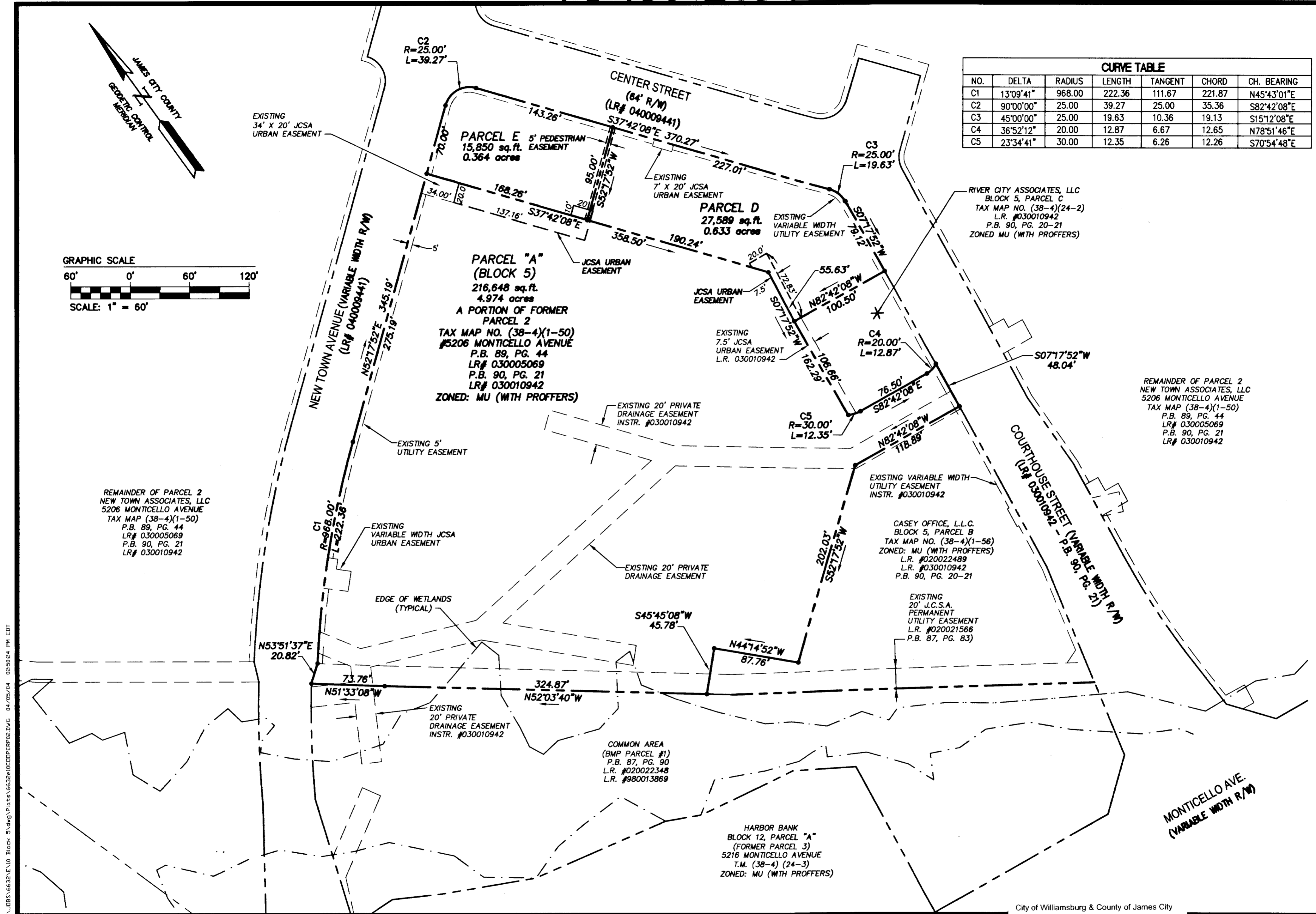
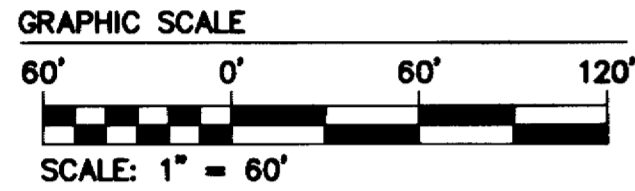
No.	DATE	REVISION / COMMENT / NOTE	BY
2	4/26/04	REVISED PER OWNER COMMENTS	JFS

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12 May 2004
at 2:21 AM/PM PGs 2
DOCUMENT # 040012609
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

DESIGNED	DRAWN
GAM	JFS
Scale	Date
NOTED	2/16/04
Project No.	
6632-E-10	
Drawing No.	
1 OF 2	

#040012609

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	13°09'41"	968.00	222.36	111.67	221.87	N45°43'01"E
C2	90°00'00"	25.00	39.27	25.00	35.36	S82°42'08"E
C3	45°00'00"	25.00	19.63	10.36	19.13	S15°12'08"E
C4	36°52'12"	20.00	12.87	6.67	12.65	N78°51'46"E
C5	23°34'41"	30.00	12.35	6.26	12.26	S70°54'48"E



REMAINDER OF PARCEL 2
NEW TOWN ASSOCIATES, LLC
5206 MONTICELLO AVENUE
TAX MAP (38-4)(1-50)
P.B. 89, PG. 44
LR# 030005069
P.B. 90, PG. 21
LR# 030010942

PARCEL "A"
(BLOCK 5)
216,648 sq.ft.
4.974 acres
A PORTION OF FORMER
PARCEL 2
TAX MAP NO. (38-4)(1-50)
#5206 MONTICELLO AVENUE
P.B. 89, PG. 44
LR# 030005069
P.B. 90, PG. 21
LR# 030010942
ZONED: MU (WITH PROFFERS)

PARCEL D
27,589 sq.ft.
0.633 acres

PARCEL E
15,850 sq.ft.
0.364 acres

RIVER CITY ASSOCIATES, LLC
BLOCK 5, PARCEL C
TAX MAP NO. (38-4)(24-2)
L.R. #030010942
P.B. 90, PG. 20-21
ZONED MU (WITH PROFFERS)

REMAINDER OF PARCEL 2
NEW TOWN ASSOCIATES, LLC
5206 MONTICELLO AVENUE
TAX MAP (38-4)(1-50)
P.B. 89, PG. 44
LR# 030005069
P.B. 90, PG. 21
LR# 030010942

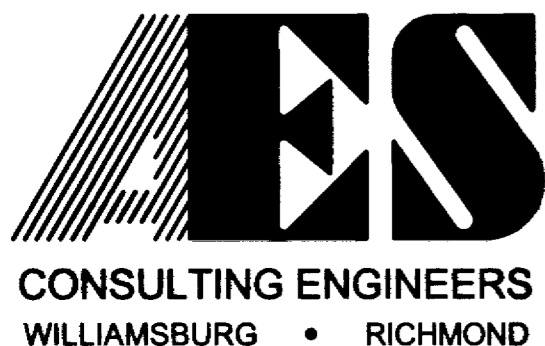
CASEY OFFICE, L.L.C.
BLOCK 5, PARCEL B
TAX MAP NO. (38-4)(1-56)
ZONED: MU (WITH PROFFERS)
L.R. #020022489
L.R. #030010942
P.B. 90, PG. 20-21

EXISTING
20' J.C.S.A.
PERMANENT
UTILITY EASEMENT
L.R. #020021566
P.B. 87, PG. 83)

COMMON AREA
(BMP PARCEL #1)
P.B. 87, PG. 90
L.R. #020022348
L.R. #980013869

HARBOR BANK
BLOCK 12, PARCEL "A"
(FORMER PARCEL 3)
5216 MONTICELLO AVENUE
T.M. (38-4) (24-3)
ZONED: MU (WITH PROFFERS)

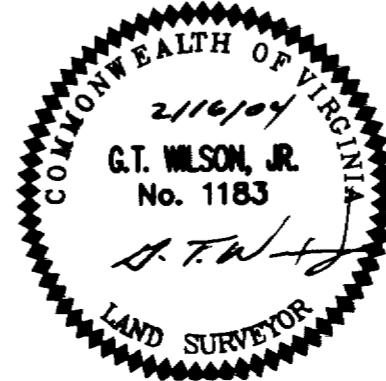
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BLOCK 5, PARCEL D AND PARCEL E
NEW TOWN
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC

BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>12 May 2004</u>			
at <u>2:21</u> AM/PM, PG. <u>2</u> PGS. <u>2</u>			
DOCUMENT # <u>040012609</u>			
BETSY B. WOOLRIDGE, CLERK			
<i>Betsy B. Woolridge</i> Clerk			
2	4/26/04	REVISED PER OWNER COMMENTS	JFS
1	4/5/04	REVISED PER COUNTY COMMENTS	JFS
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn JFS
Scale 1"=60'	Date 2/16/04
Project No. 6632-E-10	
Drawing No. 2 OF 2	