

#040013864

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 OWNER.

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

BY: John P. McCann 5/17/04
DATE
John P. McCann
PRINTED NAME
EXECUTIVE DIRECTOR
TITLE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
Roseann C. Dijkstra 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 17th DAY OF May, 2004.
MY COMMISSION EXPIRES April 30, 2005.

Roseann C. Dijkstra
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS BLOCK 5, PARCEL "B" WAS CONVEYED TO CASEY OFFICE, L.L.C. BY NEW TOWN ASSOCIATES, LLC BY DEED DATED SEPTEMBER 26, 2002 AND RECORDED AS L.R.# 020022489 AND 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:
CASEY OFFICE, L.L.C.

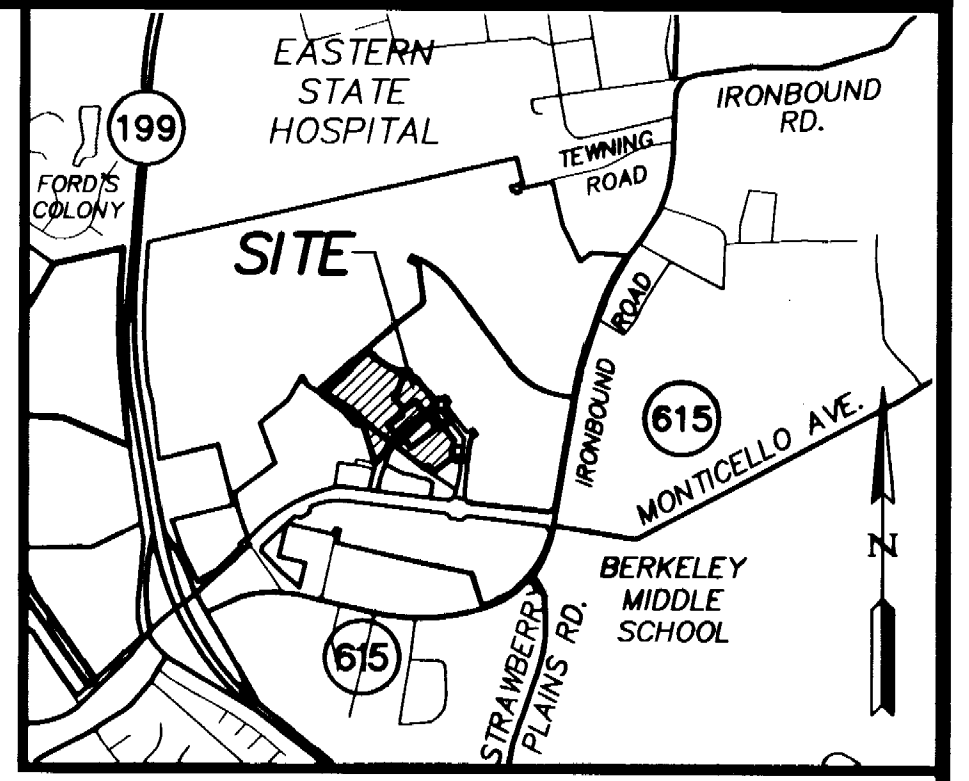
BY: Robert T. Casey 5/18/2004
DATE
Robert T. Casey
PRINTED NAME
SECRETARY
TITLE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
Roseann C. Dijkstra 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 18th DAY OF May, 2004.
MY COMMISSION EXPIRES April 30, 2005.

Roseann C. Dijkstra
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF BLOCK 5 (PARCEL "A")	167,161	3.837
AREA OF BLOCK 5 (PARCEL "F")	49,961	1.147
AREA OF BLOCK 8 (PARCEL "A")	95,286	2.188
AREA OF BLOCK 8 (PARCEL "B")	53,064	1.218
AREA OF BLOCK 8 (PARCEL "C")	405,627	9.312
AREA OF OPEN SPACE	85,943	1.973
TOTAL AREA SUBDIVIDED	857,042	19.675

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. 5/15/04
DATE
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.

Arthur D. Wadbridge 05/18/04
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

John P. McCann 5/21/04
DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

GENERAL NOTES

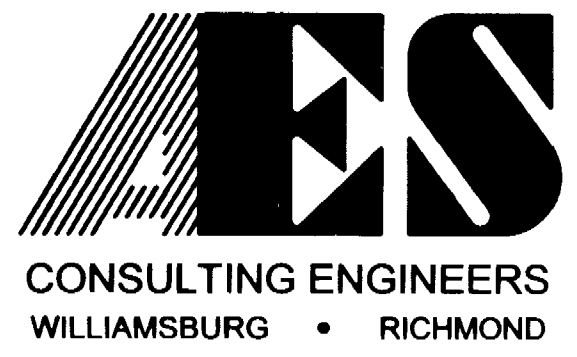
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY IS IN FLOOD ZONE "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 FORMER TAX MAP NO: (38-4)(1-50). THE PROPERTY ADDRESS FOR FORMER TAX MAP NO: (38-4)(1-50) IS 5206 MONTICELLO AVE, WILLIAMSBURG, VA.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE SETBACK REQUIREMENTS ARE DESCRIBED IN THE PROFFERS FOR THE PROPERTY.
- 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.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28 DAY OF May, 2004.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:46 PM

INSTRUMENT # 040013864
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK

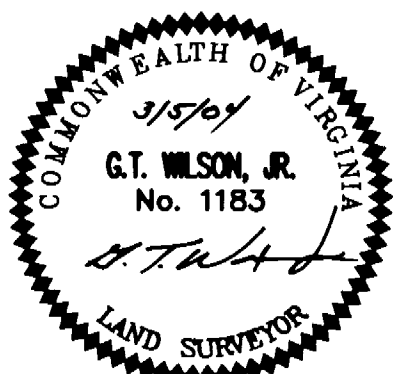
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5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
BLOCK 5, PARCEL F AND BLOCK 8, PARCELS A, B AND C
NEW TOWN
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC

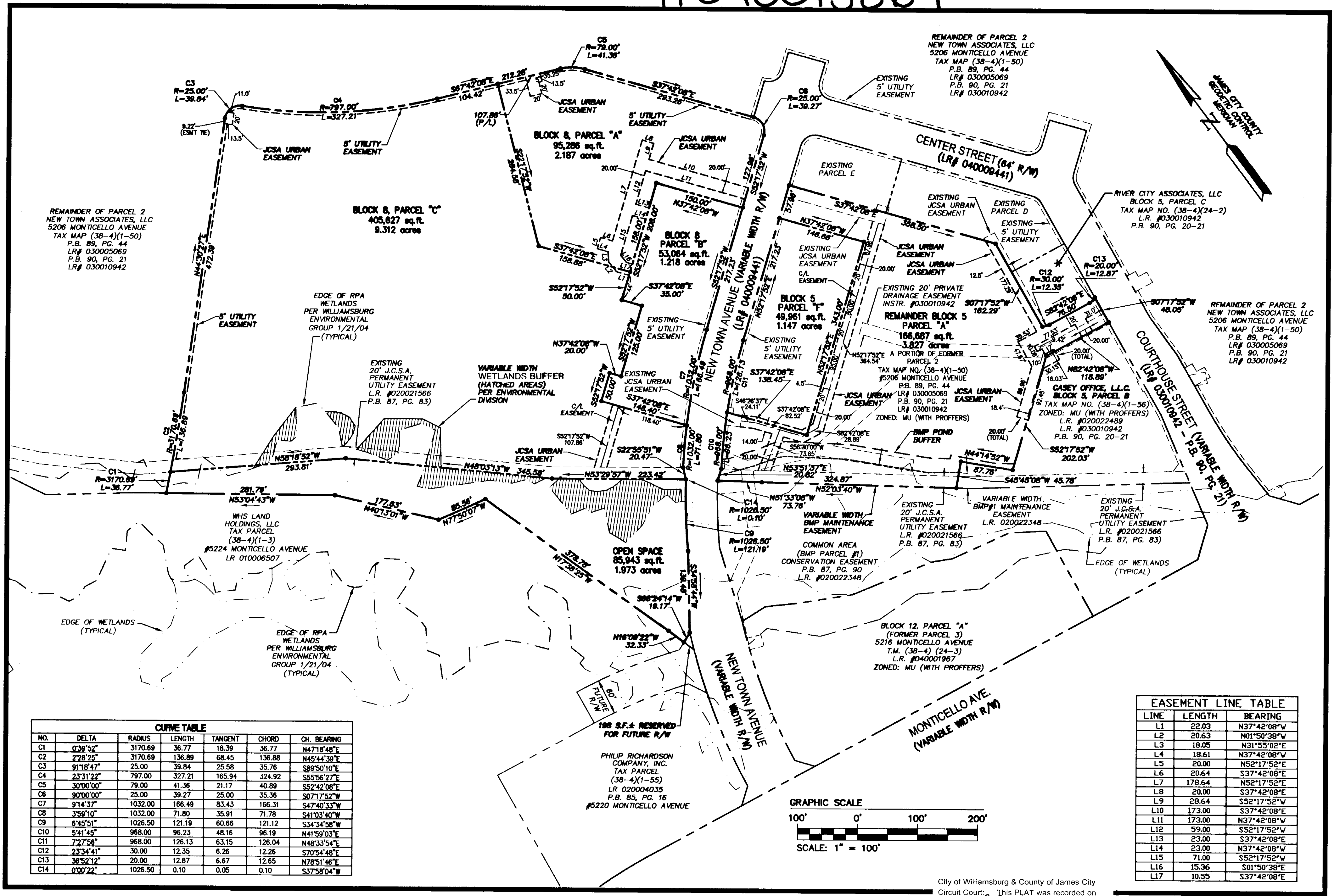
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	5/13/04	REVISED VARIABLE WIDTH WET BUFFER	JFS
1	4/30/04	REVISED PER COUNTY COMMENTS	JFS

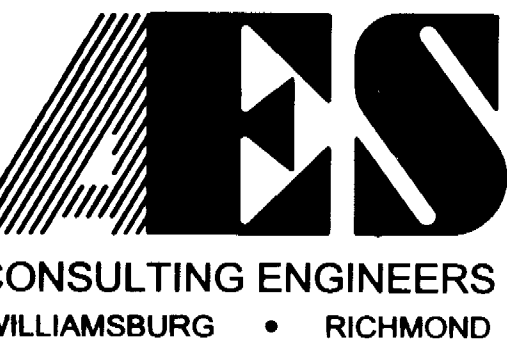
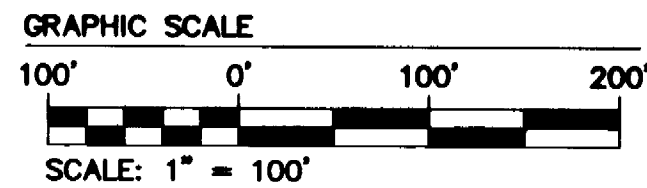
Designed AES	Drawn JFS
Scale 1"=100'	Date 3/5/04
Project No. 6632-E-12-1	
Drawing No. 1 OF 2	

#040013864



NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	0°39'52"	3170.69	36.77	18.39	36.77	N47°18'48"E
C2	2°28'25"	3170.69	136.89	68.45	136.88	N45°44'39"E
C3	91°18'47"	25.00	39.84	25.58	35.76	S89°50'10"E
C4	23°31'22"	797.00	327.21	165.94	324.92	S55°56'27"E
C5	30°00'00"	79.00	41.36	21.17	40.89	S52°42'08"E
C6	90°00'00"	25.00	39.27	25.00	35.36	S07°17'52"W
C7	91°14'37"	1032.00	166.49	83.43	166.31	S47°40'33"W
C8	3°59'10"	1032.00	71.80	35.91	71.78	S41°03'40"W
C9	6°45'51"	1026.50	121.19	60.66	121.12	S34°34'58"W
C10	5°41'45"	968.00	96.23	48.16	96.19	N41°59'03"E
C11	7°27'56"	968.00	126.13	63.15	126.04	N48°33'54"E
C12	23°34'41"	30.00	12.35	6.26	12.26	S70°54'48"E
C13	36°52'12"	20.00	12.87	6.67	12.65	N78°51'46"E
C14	0°00'22"	1026.50	0.10	0.05	0.10	S37°58'04"W

LINE	LENGTH	BEARING
L1	22.03	N37°42'08"W
L2	20.63	N01°50'38"W
L3	18.05	N31°53'02"E
L4	18.61	N37°42'08"W
L5	20.00	S52°17'52"E
L6	20.64	S37°42'08"E
L7	178.64	N52°17'52"E
L8	20.00	S37°42'08"E
L9	28.64	S52°17'52"W
L10	173.00	S37°42'08"E
L11	173.00	N37°42'08"W
L12	59.00	S52°17'52"W
L13	23.00	S37°42'08"E
L14	23.00	N37°42'08"W
L15	71.00	S52°17'52"W
L16	15.36	S01°50'38"E
L17	10.55	S37°42'08"E



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 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
 28 May 2004
 at 3:46 AM/PM, PG. _____
 DOCUMENT # 040013864
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	5/13/04	REVISED VARIABLE WIDTH WET.BUFFER	JFS
1	4/30/04	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
AES	JFS
Scale	Date
1"=100'	3/5/04
Project No.	
6632-E-12-1	
Drawing No.	
2 OF 2	

S:\JDBS\6632-E-12-1_Bldg Comm_Plat Roads.dwg Plots\6632E12IP02.DWG 05/13/04 01:54:20 PM EDT