

040021974

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] 7/22/04 DATE
John P. McCann PRINTED NAME
EXECUTIVE DIRECTOR TITLE

NOTARY

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

[Signature] 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 July, 2004.

MY COMMISSION EXPIRES April 30, 2005.

[Signature]
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

[Signature] 07/27/04 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

[Signature] 7/30/04 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 30 DAY OF August, 2004

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

LAW DIRECTS. @ 10:58 AM/PM

INSTRUMENT # 040021974

TESTE: [Signature]
BETSY B. WOOLRIDGE, CLERK

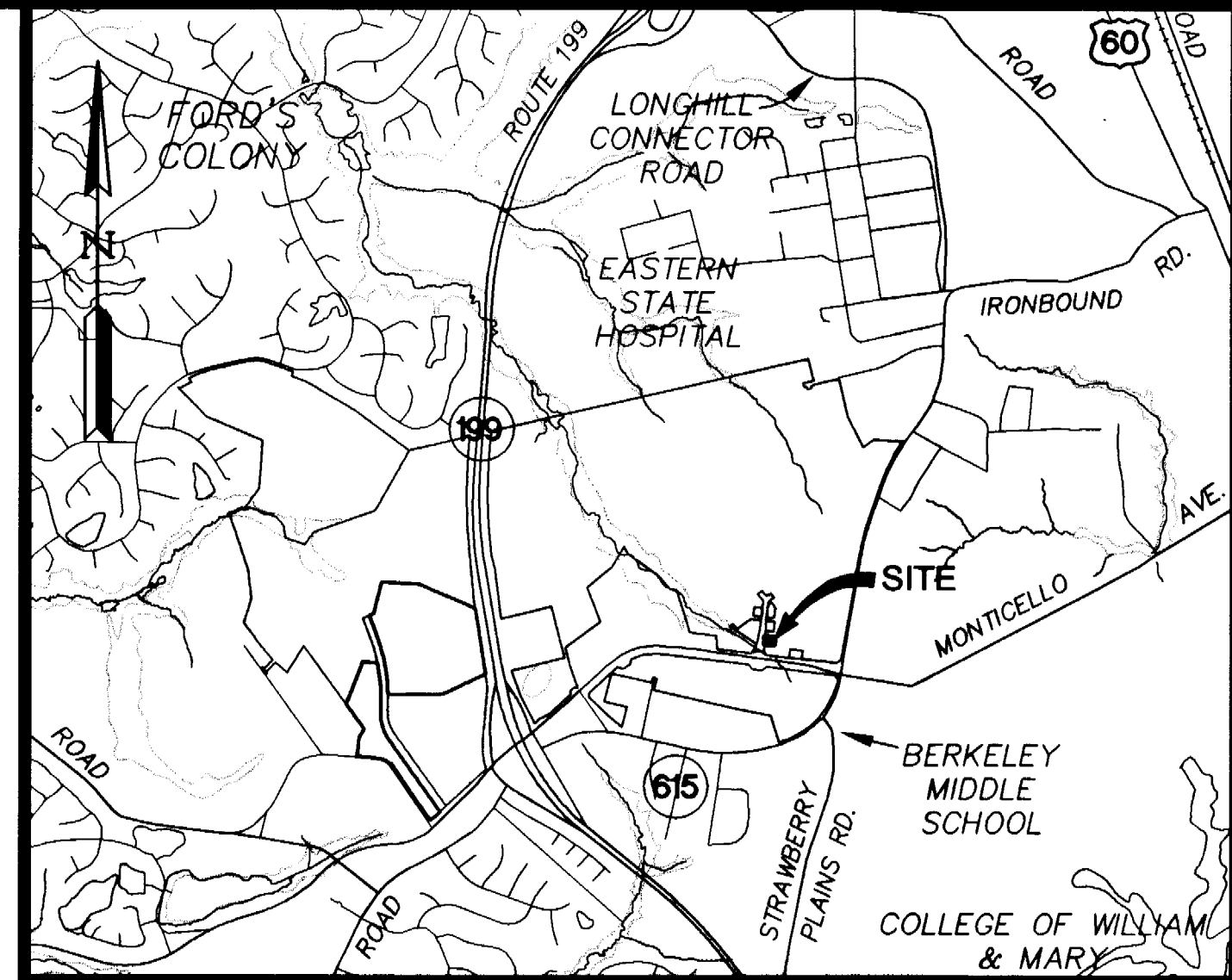
GENERAL NOTES

- 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 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- 5. PROPERTY IS A PORTION OF TAX MAP NO: (38-4)(1-50).
- 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 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.
- 11. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON MAY 20, 2004 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.

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.

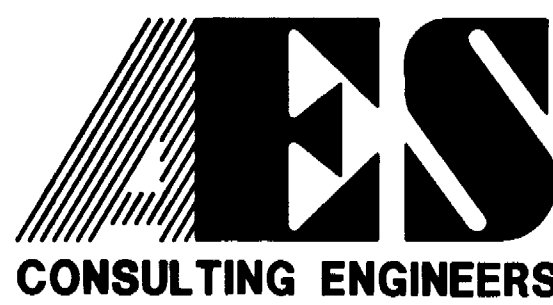
[Signature] 5/26/04 DATE
G.T. WILSON, JR., L.S. #1183



VICINITY MAP
SCALE: 1" = 2000'±

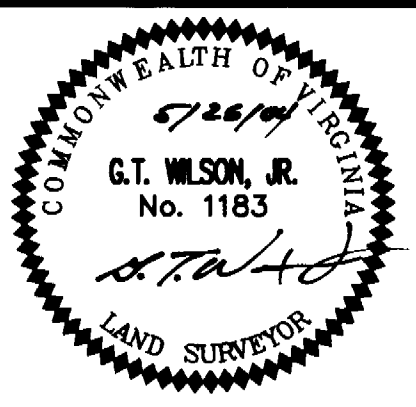
#040021974

S:\Jobs\6632\E\1-6 Credit Union\wg\Plats\6632E136p01.dwg 7/22/2004 9:24:14 AM EST



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

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



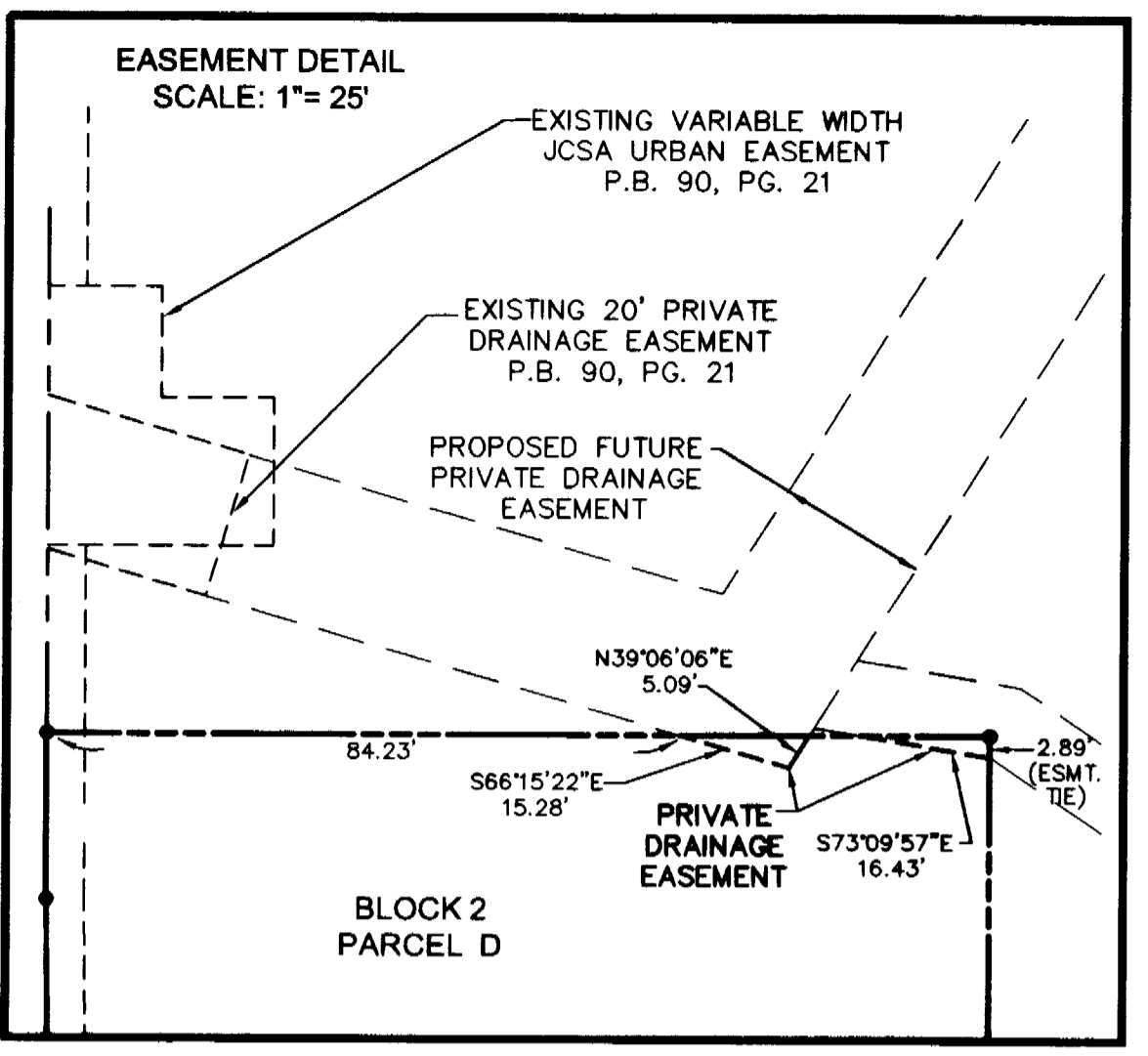
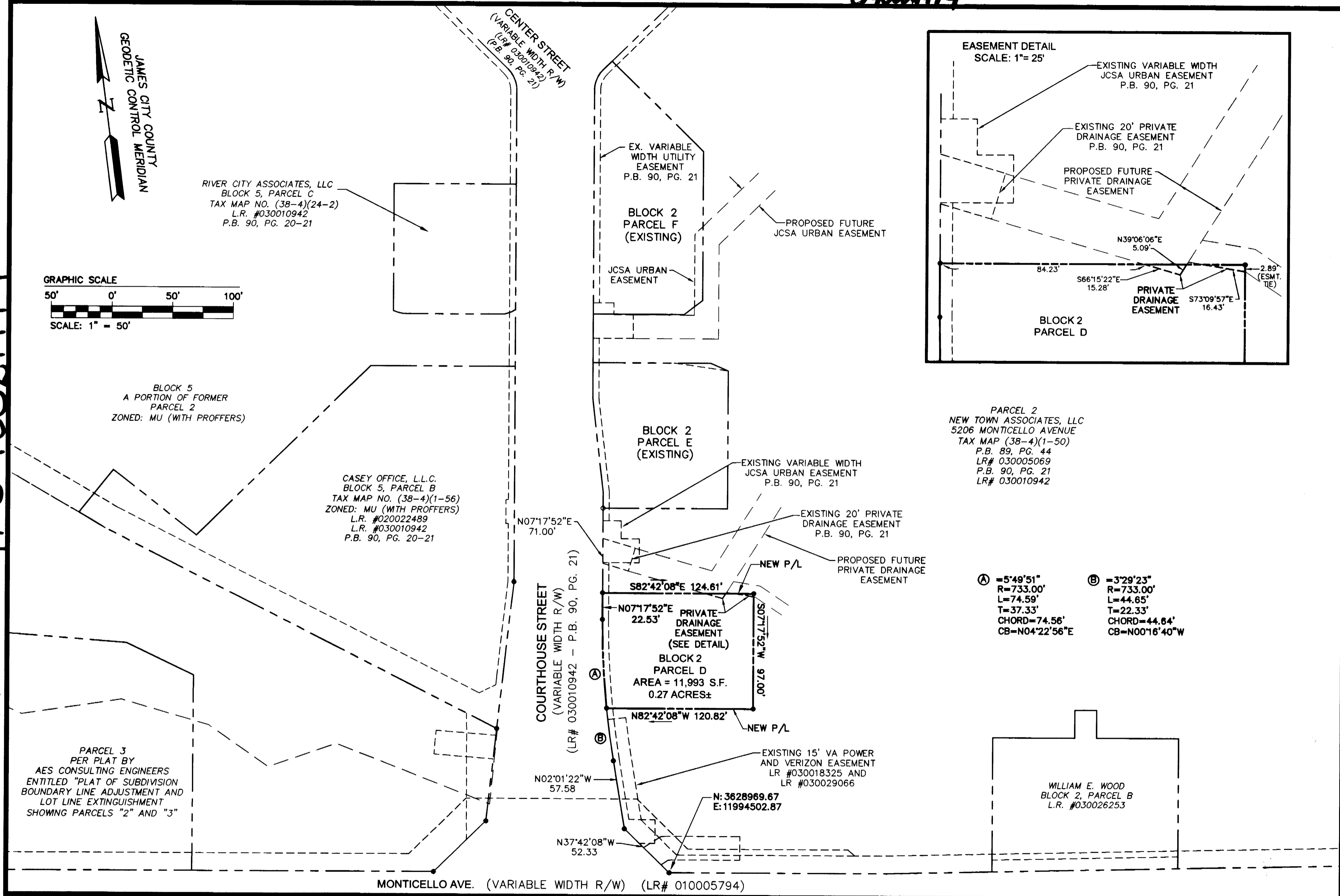
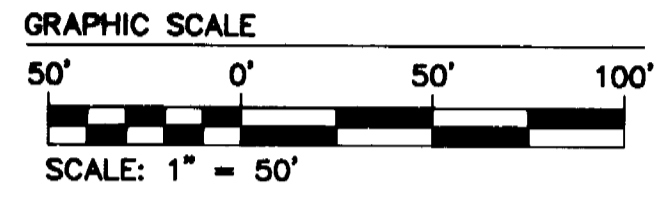
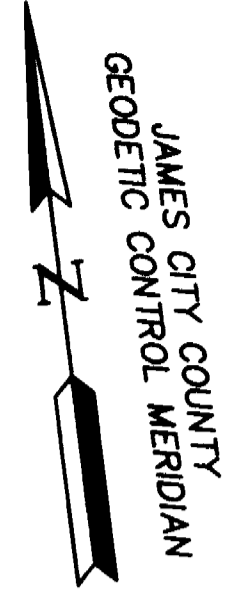
No.	DATE	REVISION / COMMENT / NOTE	BY
1	7/22/04	REVISED PER COUNTY COMMENTS	JFS

DESIGNED	DRAWN
GAM	JFS
Scale	Date
NOTED	5/26/04
Project No.	
6632-E-13-6	
Drawing No.	
1 OF 2	

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
30 August 2004
at 10:58 AM/PM, PB PG
DOCUMENT # 040021974
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

040021974

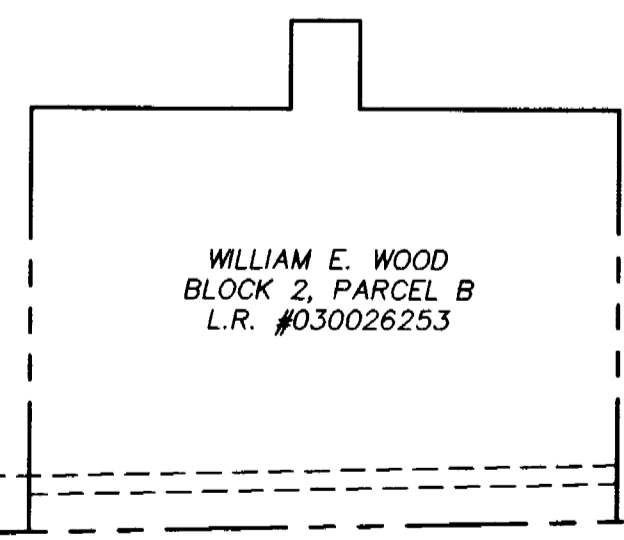
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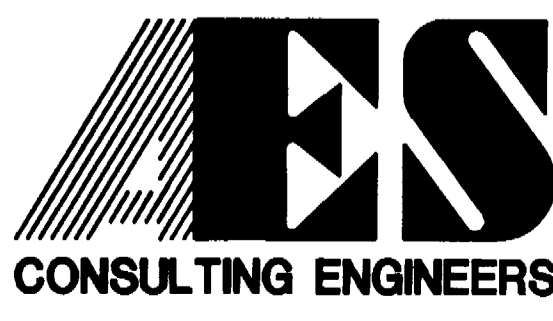
PARCEL 2
NEW TOWN ASSOCIATES, LLC
5206 MONTICELLO AVENUE
TAX MAP (38-4)(1-50)
P.B. 89, PG. 44
LR# 030005069
P.B. 90, PG. 21
LR# 030010942

Ⓐ = 5'49"51"
R=733.00'
L=74.59'
T=37.33'
CHORD=74.56'
CB=N04°22'56"E

Ⓑ = 3'29"23"
R=733.00'
L=44.65'
T=22.33'
CHORD=44.64'
CB=N00°16'40"W



S:\Jobs\6632-E-13-6 Credit Union.dwg Plots\6632E-13-6-01.dwg 7/22/2004 9:25:55 AM EST



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

PLAT OF SUBDIVISION
BLOCK 2, PARCEL D
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	
		30 August 2004	
at 10:58 AM/PM		PG. 1	
DOCUMENT #		040021974	
BETSY B. WOOLRIDGE, CLERK			
		Clerk	
1	7/22/04	REVISED PER COUNTY COMMENTS	JFS
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
GAM	JFS
Scale	Date
1"=50'	5/26/04
Project No.	
6632-E-13-6	
Drawing No.	
2 OF 2	