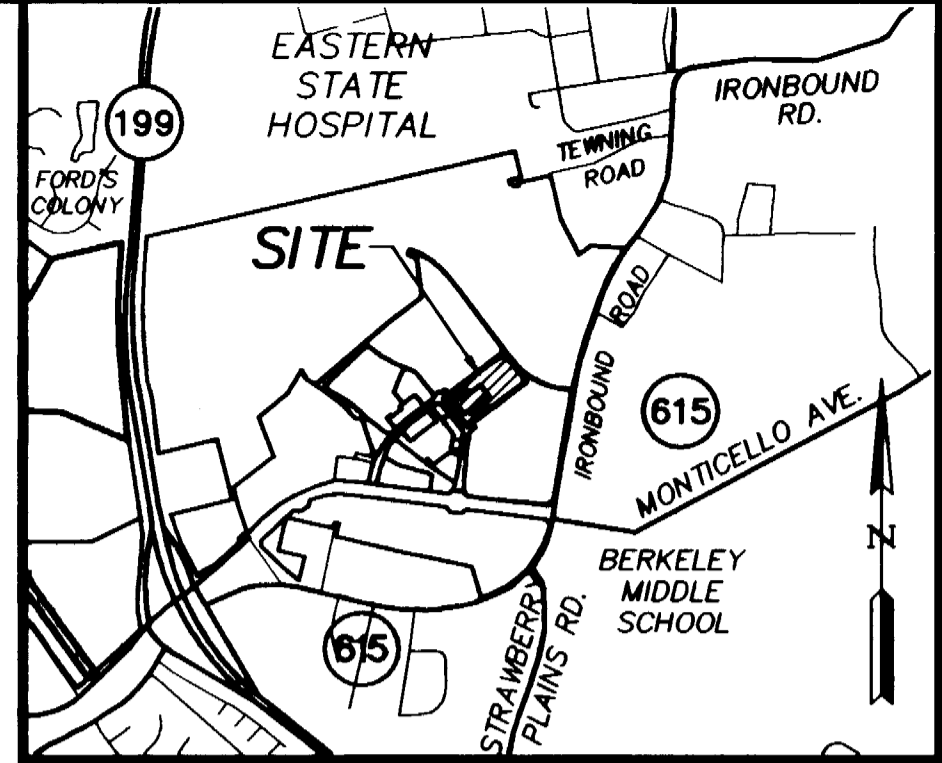


#040026692



VICINITY MAP
SCALE: 1" = 2000'±

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
 PRINTED NAME
EXECUTIVE DIRECTOR
 TITLE

9/28/04
 DATE

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 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.
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.

NOTARY

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

I, Brittany Mangold 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 28 DAY OF September, 2004
 MY COMMISSION EXPIRES June 30, 2007

Brittany J. Mangold
 NOTARY PUBLIC

10. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON AUGUST 19, 2004 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.

AREA TABULATION

	S.F.±	AC.±
AREA OF BLOCK 6 AND 7 (PARCEL "B")	132,934	3.05

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.
 G.T. WILSON, JR., L.S. #1183
9/17/04
 DATE

CERTIFICATE OF APPROVAL

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

Bruce A. Winn
 VIRGINIA DEPARTMENT OF TRANSPORTATION
9/29/04
 DATE

[Signature]
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY
9/29/04
 DATE

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 21 October 2004 at 12:27 AM/PM, PG. 1 DOCUMENT # 040026692 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA

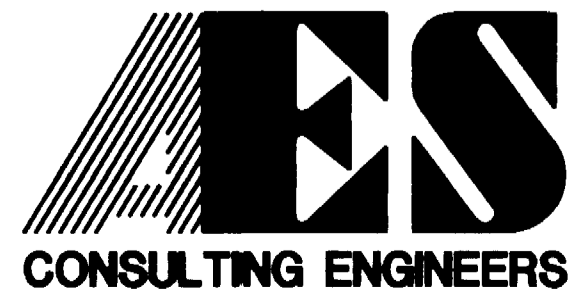
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 21 DAY OF October, 2004

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:27 AM/PM

INSTRUMENT # 040026692

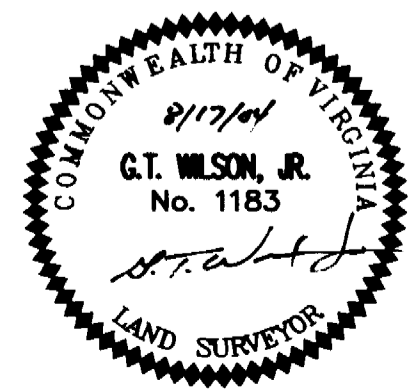
TESTE: Betsy B. Woolridge, Clerk

S:\Jobs\6638\EA-21-1 Block 6_7.dwg Plots\6638E21B1.k67P01.dwg 9/28/2004 10:39:00 AM EST



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

PLAT OF SUBDIVISION
 BEING PARCEL "B"
 OF BLOCK 6 AND BLOCK 7
 NEW TOWN
 BEING A PORTION OF THE PROPERTY OWNED BY
 NEW TOWN ASSOCIATES, LLC
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

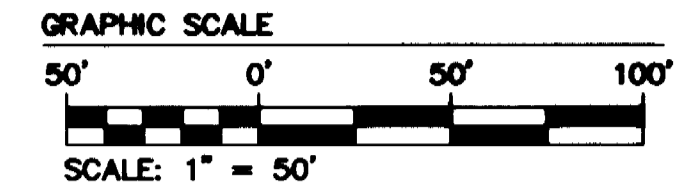
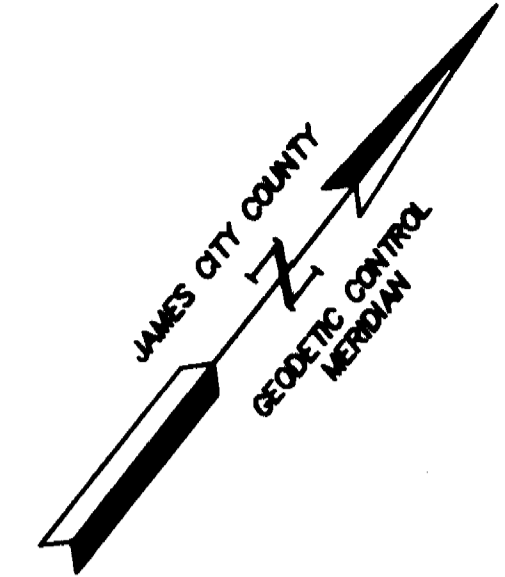


No.	DATE	REVISION / COMMENT / NOTE	BY
1	9/28/04	REVISED PER COUNTY COMMENTS	JFS

Designed AES	Drawn JFS
Scale 1"=50'	Date 8/17/04
Project No. 6632-E-21-1	
Drawing No. 1 OF 2	

#040026692

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
 LR# 040013864



NEW TOWN AVENUE (VARIABLE WIDTH R/W)
 (LR# 040009441)

FUTURE R/W

FUTURE PARCEL A

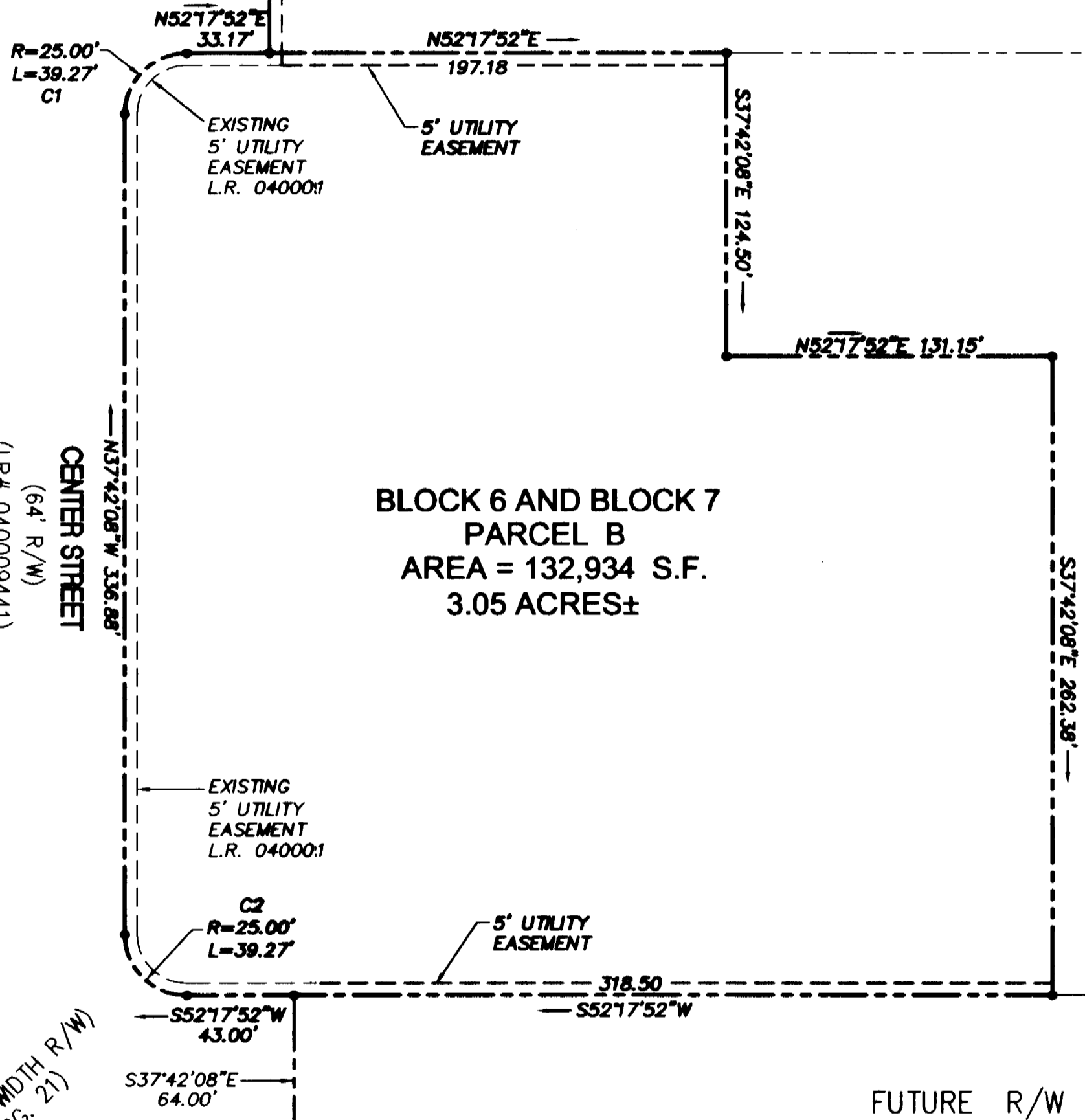
BLOCK 5,
 PARCEL "E"
 NEW TOWN ASSOCIATES, LLC
 5109 CENTER STREET
 TAX MAP NO.
 (38-2) (24-0-0001)
 L.R. 040012609

CENTER STREET
 (64' R/W)
 (LR# 040009441)

BLOCK 6 AND BLOCK 7
 PARCEL B
 AREA = 132,934 S.F.
 3.05 ACRES±

BLOCK 5,
 PARCEL "D"
 GCR COMMERCIAL, LLC
 5101 CENTER STREET
 TAX MAP NO.
 (38-4) (24-0-0007)
 L.R. 040012610

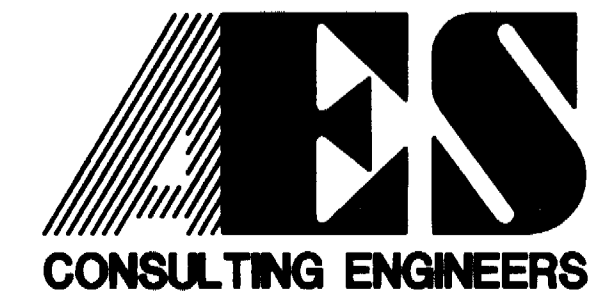
COURTHOUSE STREET (VARIABLE WIDTH R/W)
 (LR# 030010942 - P.B. 90, PG. 21)



CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	N07°17'52"E
C2	90°00'00"	25.00	39.27	25.00	35.36	N82°42'08"W

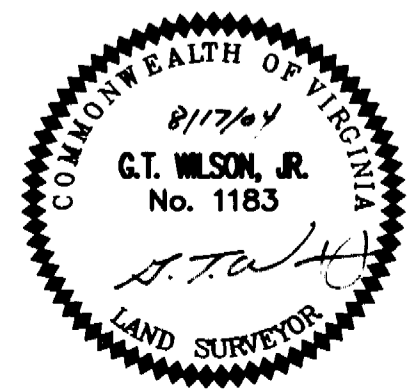
REMAINDER OF PARCEL 2
 NEW TOWN ASSOCIATES, LLC
 5206 MONTICELLO AVENUE
 TAX MAP (38-4)(1-50)
 P.B. 89, PG. 44
 LR# 030005069
 P.B. 90, PG. 21
 LR# 030010942
 LR# 040013864

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 21 October 2004
 at 12:27 AM/PM, PG. 1
 DOCUMENT # 040026692
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk



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 BEING PARCEL "B"
 OF BLOCK 6 AND BLOCK 7
 NEW TOWN
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 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	9/28/04	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
AES	JFS
Scale	Date
1"=50'	8/17/04
Project No.	
6632-E-21-1	
Drawing No.	
2 OF 2	

S:\Jobs\6632-E-21-1_Block 6_7.dwg Plots\6632E211B.MK7P02.dwg 9/29/2004 9:29:21 AM EST