

040032259

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY TO SLN CASEY ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 28, 2004, 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.# 040024401.

OWNER'S CERTIFICATE

THE RESUBDIVISION OF PARCEL 1 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

SLN CASEY ASSOCIATES, L.L.C.

BY: SLN WILLIAMSBURG ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, MANAGER

BY: S.L. NUSBAUM REALTY CO., A VIRGINIA CORPORATION, MANAGER

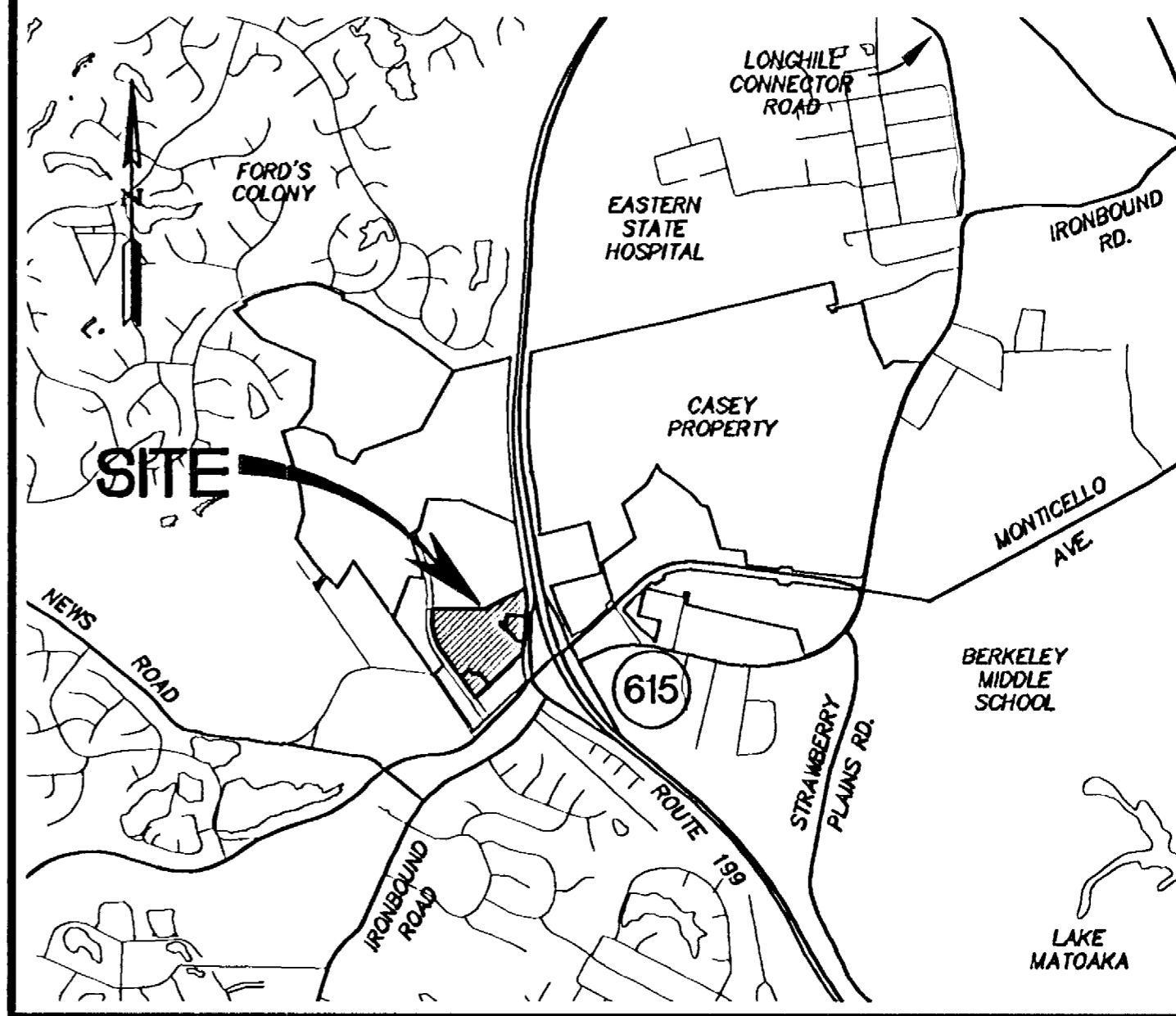
BY: Alan Nordlinger 12-13-04
 DATE
ALAN NORDLINGER Service President
 PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Norfolk, Valerie B. Meyer
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 13th DAY OF December, 2004. MY COMMISSION EXPIRES 9/30/05.
Valerie B. Meyer
 SIGNATURE

GENERAL NOTES

- PROPERTY IS ZONED MIXED USE WITH PROFFERS (FOR PROFFERS REFERENCE JCC CASE NOS. Z-03-01, MP-02-97, Z-05-03, AND MP-08-03.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 18, 2004 IN ACCORDANCE WITH THE WINDSORMEADE MARKETPLACE PROFFERS.
- THE PROPERTY TAX PARCEL NUMBER AND ADDRESS FOR PARCEL 1 HAS NOT BEEN ASSIGNED.
- SETBACKS AND BUFFERS WILL BE AS SET FORTH IN THE PROFFERS AND AS IDENTIFIED FOR MIXED USE IN THE JAMES CITY ZONING ORDINANCE.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. 510201-0035B, DATED 2/8/91.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.



LOCATION MAP

SCALE: 1"=2000'

**AREA TABULATION
 PARCELS 1A, 1B, 1C**

	SQUARE FEET	ACRES
AREA OF PARCEL 1A	867,758 S.F.	19.921 AC.±
AREA OF PARCEL 1B	72,127 S.F.	1.655 AC.±
AREA OF PARCEL 1C	63,070 S.F.	1.448 AC.±
TOTAL AREA SUBDIVIDED (FORMER PARCEL 1)	1,002,955 S.F.	23.024 AC.±

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., L.S. 10/11/04
 DATE

CERTIFICATE OF APPROVAL

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

Betty A. Woolridge 12/14/04
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Betty B. Woolridge 12/14/04
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

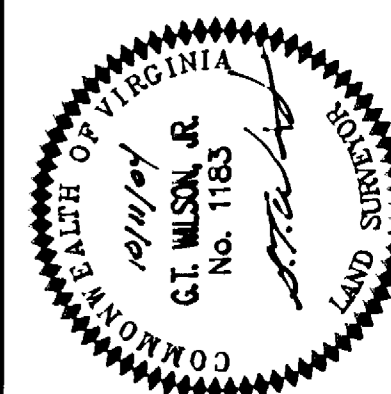
City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 28 December 2004 at 2:49 AM/PM, PG 1 DOCUMENT # 040032259 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28 DAY OF December 2004 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:49 AM/PM
 INSTRUMENT # 040032259
 TESTE: Betsy B. Woolridge, Clerk

BETSY B. WOOLRIDGE, CLERK
Claudia B. Brinkley, Dep. Clerk

NO.	DATE	REVISION / COMMENT / NOTE	BY
2	12/1/04	REVISED PER COUNTY COMMENTS	JFS
1	10/20/04	REVISED PER ATTORNEY COMMENTS	JFS

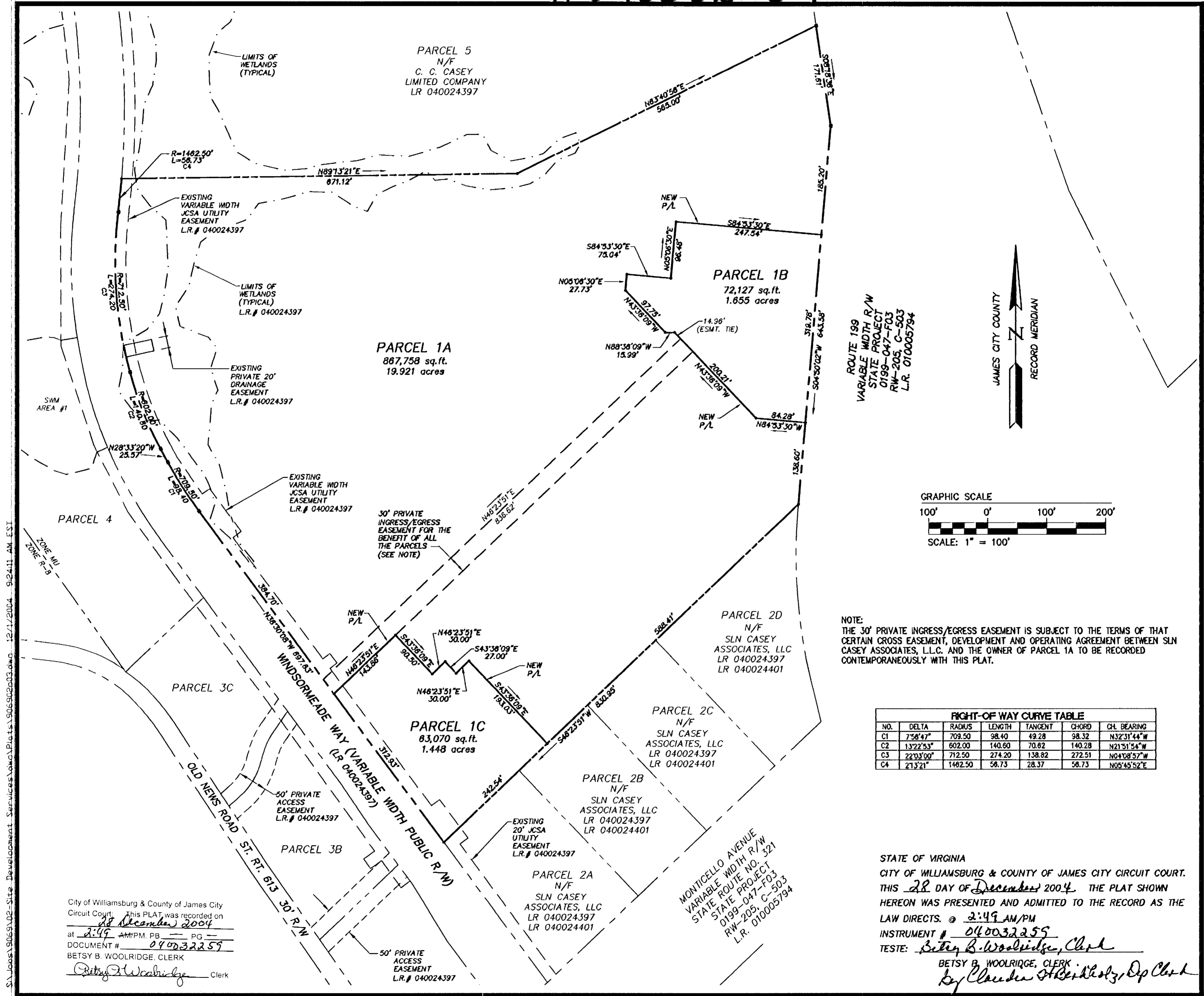


CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8964

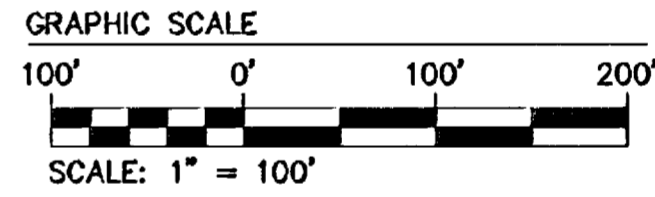
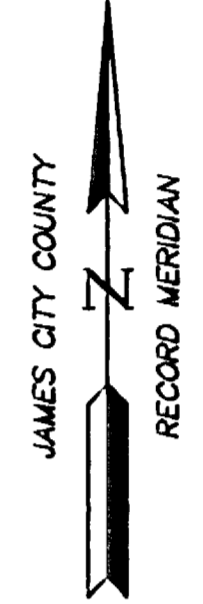
PLAT OF RESUBDIVISION
 PARCEL 1
 BEING THE PROPERTY OF
 SLN CASEY ASSOCIATES, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=100'	Date 10/11/04
Project No. 9069-02	
Drawing No. 1 OF 2	

#040032259



ROUTE 199
VARIABLE WIDTH R/W
STATE PROJECT
0199-047-F03
RW-205, C-503
L.R. 010005794



NOTE:
THE 30' PRIVATE INGRESS/EGRESS EASEMENT IS SUBJECT TO THE TERMS OF THAT CERTAIN CROSS EASEMENT, DEVELOPMENT AND OPERATING AGREEMENT BETWEEN SLN CASEY ASSOCIATES, L.L.C. AND THE OWNER OF PARCEL 1A TO BE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.

RIGHT-OF-WAY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	7°56'47"	709.50	98.40	49.28	98.32	N32°31'44"W
C2	13°22'53"	602.00	140.60	70.62	140.28	N21°51'54"W
C3	22°03'00"	712.50	274.20	138.82	272.51	N04°08'57"W
C4	21°3'21"	1462.50	56.73	28.37	56.73	N05°45'52"E

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 December 2004
at 2:49 AM/PM, PB PG
DOCUMENT # 040032259
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 28 DAY OF December 2004. THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
LAW DIRECTS. @ 2:49 AM/PM
INSTRUMENT # 040032259
TESTE: Betsy B. Woolridge, Clerk
Betsy B. Woolridge, Clerk
Claudia H. Berthelot, Dep Clerk

NO.	DATE	REVISION / COMMENT / NOTE	BY
2	12/1/04	REVISED PER COUNTY COMMENTS	JFS
1	11/20/04	REVISED PER ATTORNEY COMMENTS	JFS



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

PLAT OF RESUBDIVISION
PARCEL 1
BEING THE PROPERTY OF
SLN CASEY ASSOCIATES, L.L.C.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=100'	Date 10/11/04
Project No. 9069-02	
Drawing No. 2 OF 2	

S:\Jobs\9069-02-Site Development Services\Drawings\Plats\9069-02-03.dwg 12/1/2004 9:24:11 AM EST