

#050002055

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO NEWTOWN OF WILLIAMSBURG, VA., L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 23, 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 INSTR. #040016174.

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: NEWTOWN OF WILLIAMSBURG, VA., L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Robert F. Ripley, Jr. 11/24/04
DATE
ROBERT F. RIPLEY, JR.
PRINTED NAME
CO-MANAGER
TITLE

CERTIFICATE OF NOTARIZATION

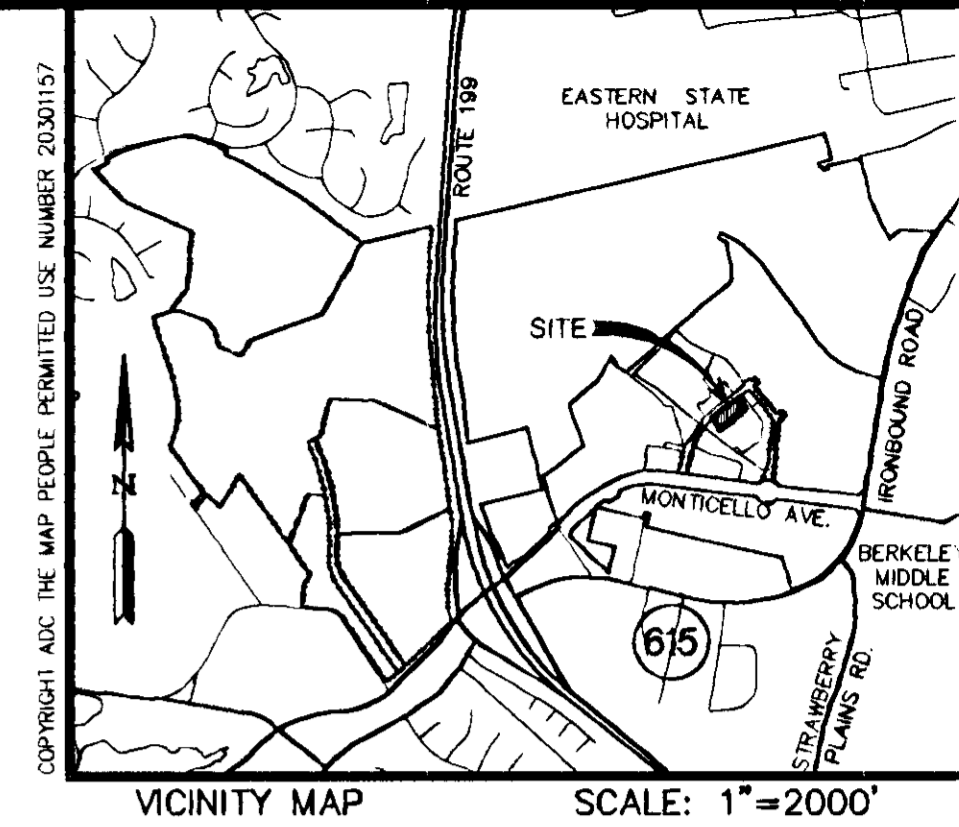
STATE OF VIRGINIA
CITY/COUNTY OF James City, Minouy BRUNDAS
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 27
DAY OF November, 2004. MY COMMISSION EXPIRES 6-30-09
Minouy Brundas
SIGNATURE

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.
Robert D. Mann 11/24/04
ROBERT D. MANN, L.S. #2509 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 TAX MAP NO: (38-4)(26-1)
PROPERTY ADDRESS: 4140 NEW TOWN AVENUE, WILLIAMSBURG, VA.
6. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-03-01 AND MP-02-97 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 11, 2001.
7. ALL 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. SETBACK REQUIREMENTS VARY. REFERENCE SEC. 24-527 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
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.
11. 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.
12. THIS SUBDIVISION WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON OCTOBER 21, 2004.
13. A WAIVER TO SEC. 24-527(a), SETBACK REQUIREMENTS FROM A PLANNED OR EXISTING PUBLIC ROAD RIGHT-OF-WAY, WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON APRIL 5, 2004 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN REVIEW GUIDELINES.
14. THIS PROPERTY LIES WITHIN NEW TOWN SECTION 4 AS SHOWN ON CONSTRUCTION PLANS PREPARED BY AES CONSULTING ENGINEERS AND APPROVED BY THE COUNTY ON JUNE 15, 2004. REFERENCE COUNTY CASE NO. SP-139-03.



AREA TABULATION

	S.F.±	AC.±
AREA OF LOTS	10,266	0.236
REMAINDER OF PARCEL "F"	39,695	0.911
TOTAL AREA SUBDIVIDED	49,961	1.147

LOT ADDRESSES

LOT 21	4208 NEW TOWN AVENUE
LOT 22	4210 NEW TOWN AVENUE
LOT 23	4212 NEW TOWN AVENUE
LOT 24	4214 NEW TOWN AVENUE

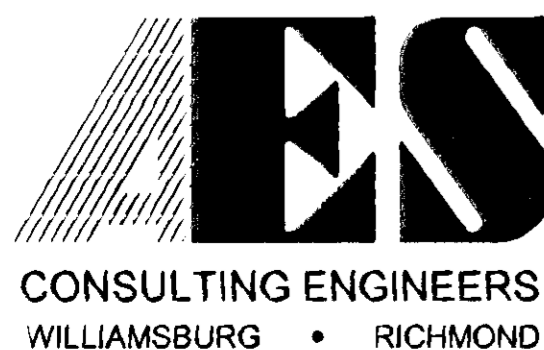
CERTIFICATE OF APPROVAL

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

Bud A. Win 11/29/04
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 2/2/05
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

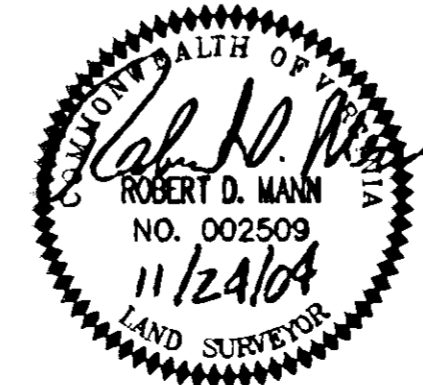
City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 4 February 2005 at 12:14 AM/PM PB — PG — DOCUMENT # 050002055 BETSY B WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 4 DAY OF February 2005.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:14 AM/PM
INSTRUMENT # 050002055
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By: [Signature], Dep. Clerk



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

PLAT OF SUBDIVISION
NEW TOWN
BLOCK 5, PARCEL "F"
LOTS 21 THRU 24
BEING A PORTION OF THE PROPERTY OWNED BY
NEWTOWN OF WILLIAMSBURG, VA., L.L.C.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	11/24/04	REVISIONS PER COUNTY COMMENTS DATED 11/9/04	RDM

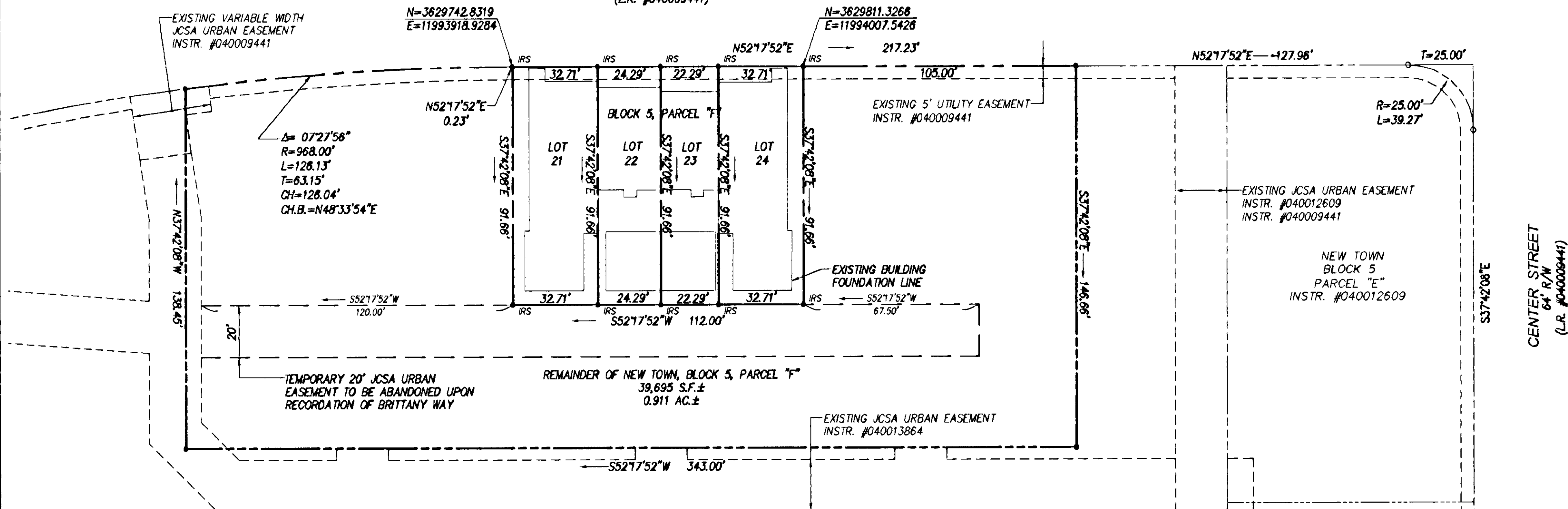
Designed RDM	Drawn EAW
Scale 1"=30'	Date 10/15/04
Project No. 6632-E-12-2	
Drawing No. 1 OF 2	

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#050002055

NEW TOWN
BLOCK 8, PARCEL "B"
INSTR. #040016174
INSTR. #040013864
TAX PARCEL #(38-2)(26-1)
4143 NEW TOWN AVENUE
ZONED MU

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



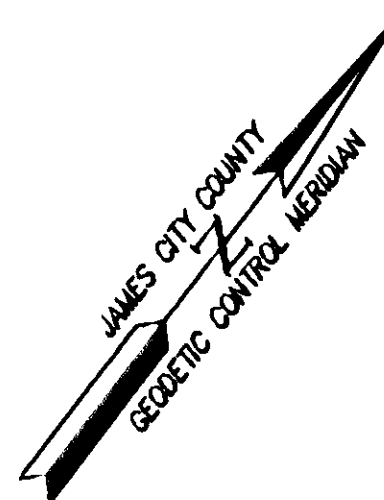
LOT AREA TABLE

LOT	S.F.	ACRES
21	2,998 S.F.±	0.069 AC.±
22	2,227 S.F.±	0.051 AC.±
23	2,043 S.F.±	0.047 AC.±
24	2,998 S.F.±	0.069 AC.±

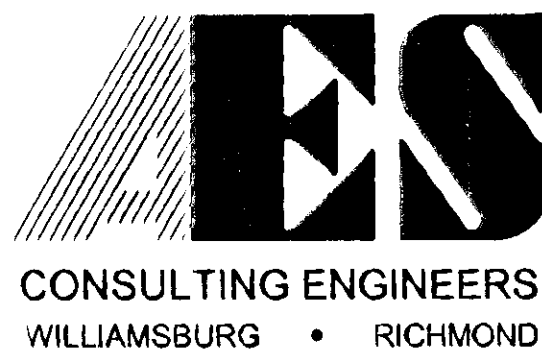
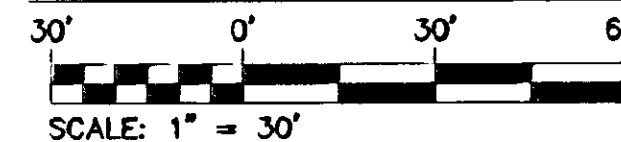
LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
4 February 2005
at 12:14 AM/PM, PB _____ PG _____
DOCUMENT # 050002055
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

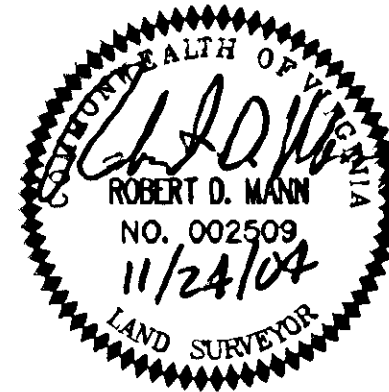


GRAPHIC SCALE



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1	11/24/04	REVISIONS PER COUNTY COMMENTS DATED 11/9/04	RDM

Designed	Drawn
RDM	EAW
Scale	Date
1"=30'	10/15/04
Project No.	
6832-E-12-2	
Drawing No.	
2 OF 2	