

#050009867

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 23, 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 3/23/05 DATE
PRINTED NAME
Executive Director
TITLE

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

I, Jessica Guyman Knighten 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 MARCH, 2005.

MY COMMISSION EXPIRES August 31ST, 2008.
Jessica Guyman Knighten
NOTARY PUBLIC

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. 1/18/05 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.

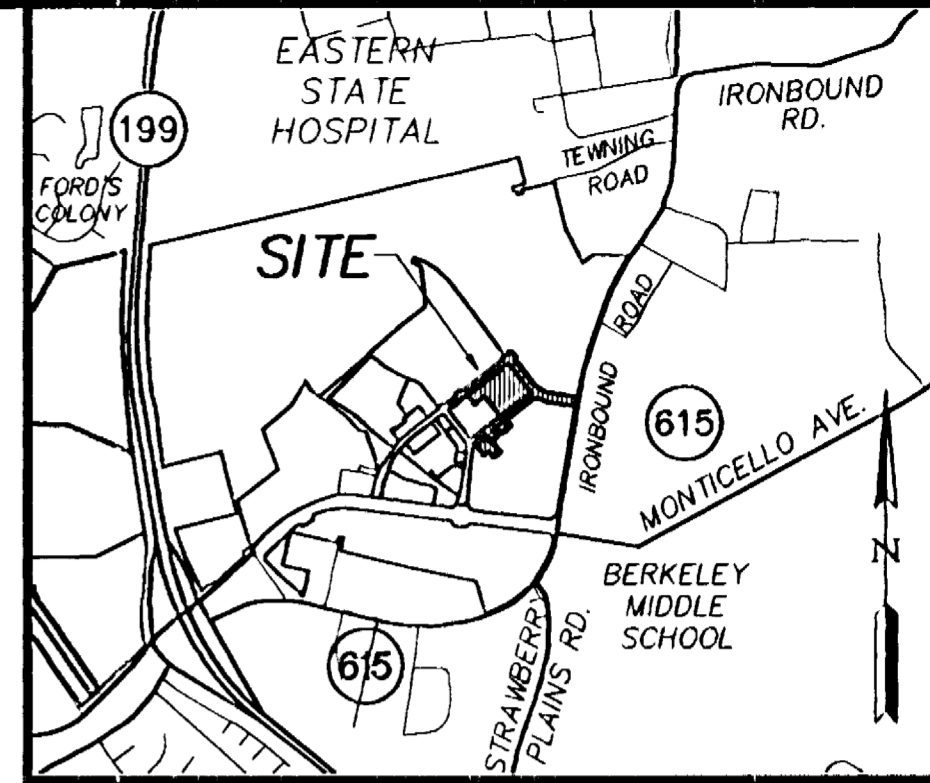
Betsy B. Woolridge 3/24/05 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

Betsy B. Woolridge 4/20/05 DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on May 5, 2005 at 2:23 AM PM. PG. DOCUMENT # 050009867 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 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. THERE ARE NO BUILDING SETBACKS REQUIRED PER THE ZONING ORDINANCE FOR MU, MIXED USE ZONED PROPERTY BUT REFER TO THE NEW TOWN PROFFERS, DESIGN GUIDELINES AND/OR PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS.
- 10. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON FEBRUARY 17, 2005 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- 11. 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.
- 12. THIS PROPERTY LIES WITHIN NEW TOWN SECTION 2 AND 4 AS SHOWN ON THE MASTER PLAN AS APPROVED ON OCTOBER 14, 2004, JCC CASE NO. Z-06-03 AND MP-04-03.
- 13. STREETS DESIGNATED AS PRIVATE R/W SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY PER SECTION 19-14 OF THE COUNTY CODE.



VICINITY MAP SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF BLOCK 2 PARCEL G	26,587	0.610
AREA OF BLOCK 3 PARCEL I	9,766	0.224
AREA OF BLOCK 6 BLOCK 7 PARCEL A	173,909	3.992
AREA OF PUBLIC R/W	132,033	3.031
AREA OF PRIVATE R/W (INCLUDES 4846 S.F. OF FORMER PUBLIC R/W FROM COURTHOUSE STREET)	58,680	1.347
TOTAL AREA SUBDIVDED	400,975	9.204

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF May, 2005
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:23 PM
INSTRUMENT # 050009867
TESTE: Betsy B. Woolridge Dep. Clerk
Betsy B. Woolridge, Clerk

No.	DATE	REVISION / COMMENT / NOTE	JFS	BY
1	3/17/05			

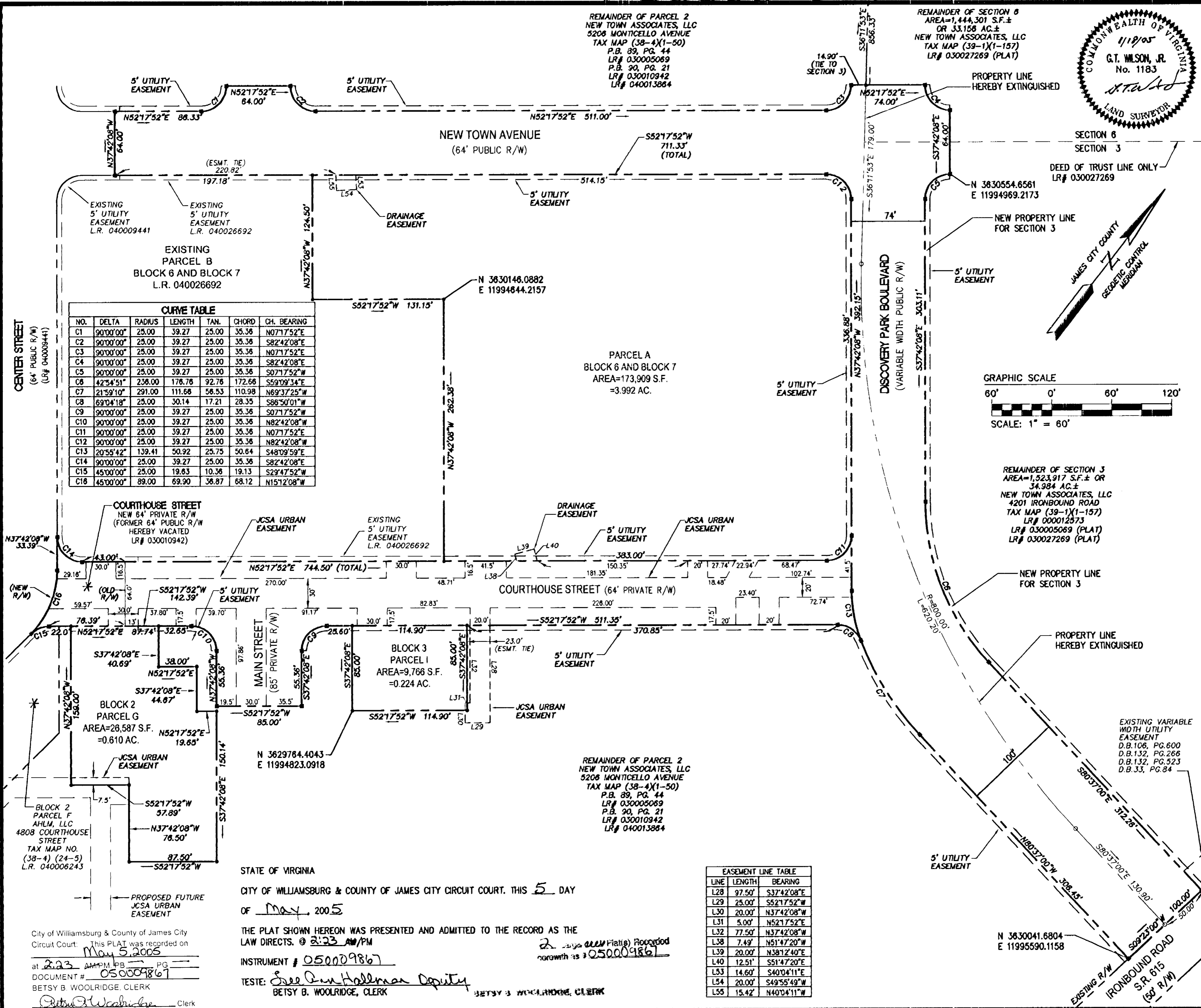
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8984



PLAT OF SUBDIVISION
SHOWING NEW TOWN AVENUE, DISCOVERY PARK BOULEVARD, COURTHOUSE STREET AND MAIN STREET ALSO BLOCK 2 PARCEL G, BLOCK 3 PARCEL I AND PARCEL A OF BLOCK 6 AND BLOCK 7 BEING A PORTION OF THE PROPERTY OWNED BY NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

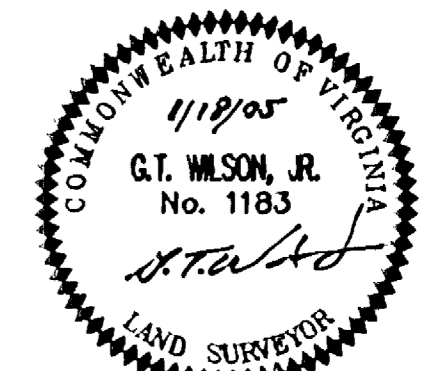
Designed AES	Drawn JFS
Scale 1"=60'	Date 1/18/05
Project No. 6632-E-21-4	
Drawing No. 1 OF 2	

#050009867



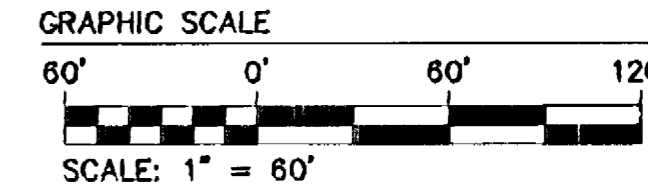
REMAINDER OF PARCEL 2
NEW TOWN ASSOCIATES, LLC
5208 MONTICELLO AVENUE
TAX MAP (38-4)(1-50)
P.B. 89, PG. 44
LR# 030005069
P.B. 90, PG. 21
LR# 030010942
LR# 040013864

REMAINDER OF SECTION 6
AREA=1,444,301 S.F.±
OR 33.158 AC.±
NEW TOWN ASSOCIATES, LLC
TAX MAP (39-1)(1-157)
LR# 030027269 (PLAT)



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TAN.	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	S82°42'08"E
C3	90°00'00"	25.00	39.27	25.00	35.36	N07°17'52"E
C4	90°00'00"	25.00	39.27	25.00	35.36	S82°42'08"E
C5	90°00'00"	25.00	39.27	25.00	35.36	S07°17'52"W
C6	42°54'51"	236.00	176.76	92.76	172.66	S59°09'34"E
C7	21°59'10"	291.00	111.66	56.53	110.98	N69°37'25"W
C8	69°04'18"	25.00	30.14	17.21	28.35	S86°50'01"W
C9	90°00'00"	25.00	39.27	25.00	35.36	S07°17'52"W
C10	90°00'00"	25.00	39.27	25.00	35.36	N82°42'08"W
C11	90°00'00"	25.00	39.27	25.00	35.36	N07°17'52"E
C12	90°00'00"	25.00	39.27	25.00	35.36	N82°42'08"W
C13	20°55'42"	139.41	50.92	25.75	50.64	S48°09'59"E
C14	90°00'00"	25.00	39.27	25.00	35.36	S82°42'08"E
C15	45°00'00"	25.00	19.63	10.36	19.13	S29°47'52"W
C16	45°00'00"	89.00	69.90	36.87	68.12	N15°12'08"W



No.	DATE	REVISION / COMMENT / NOTE	JFS	BY
1	3/17/05			

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



PLAT OF SUBDIVISION
SHOWING NEW TOWN AVENUE, DISCOVERY PARK
BOULEVARD, COURTHOUSE STREET AND MAIN STREET
ALSO BLOCK 2 PARCEL G, BLOCK 3 PARCEL I AND
PARCEL A OF BLOCK 6 AND BLOCK 7
BEING A PORTION OF THE PROPERTY
OWNED BY NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

Designed: AES
Scale: 1"=60'
Drawn: JFS
Date: 1/18/05
Project No.: 6632-E-21-4
Drawing No.: 2 OF 2

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 2:23 AM PM on PG
DOCUMENT # 050009867
BETSY B. WOOLRIDGE, CLERK

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY
OF May, 2005
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
LAW DIRECTS. @ 2:23 AM/PM
INSTRUMENT # 050009867
TESTE: See Dan Holloman Deputy
BETSY B. WOOLRIDGE, CLERK

REMAINDER OF PARCEL 2
NEW TOWN ASSOCIATES, LLC
5208 MONTICELLO AVENUE
TAX MAP (38-4)(1-50)
P.B. 89, PG. 44
LR# 030005069
P.B. 90, PG. 21
LR# 030010942
LR# 040013864

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L28	97.50'	S37°42'08"E
L29	25.00'	S52°17'52"W
L30	20.00'	N37°42'08"W
L31	5.00'	N52°17'52"E
L32	77.50'	N37°42'08"W
L38	7.49'	N51°47'20"W
L39	20.00'	N38°12'40"E
L40	12.51'	S51°47'20"E
L53	14.60'	S40°04'11"E
L54	20.00'	S49°55'49"W
L55	15.42'	N40°04'11"W

REMAINDER OF SECTION 3
AREA=1,523,917 S.F.± OR
34.984 AC.±
NEW TOWN ASSOCIATES, LLC
4201 IRONBOUND ROAD
TAX MAP (39-1)(1-157)
LR# 000012573
LR# 030005069 (PLAT)
LR# 030027269 (PLAT)

EXISTING VARIABLE
WIDTH UTILITY
EASEMENT
D.B. 106, PG. 600
D.B. 132, PG. 266
D.B. 132, PG. 523
D.B. 33, PG. 84