

#05001814

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 4/7/05
DATE
John P. McCann
PRINTED NAME
Executive Director
TITLE

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

I, TERRESA CURFMAN KNIGHTEN 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 7th DAY OF APRIL, 2005.
MY COMMISSION EXPIRES August 31st, 2008.
Terrisa Curfman 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. 2/14/05
DATE
G.T. WILSON, JR., L.S. #1183



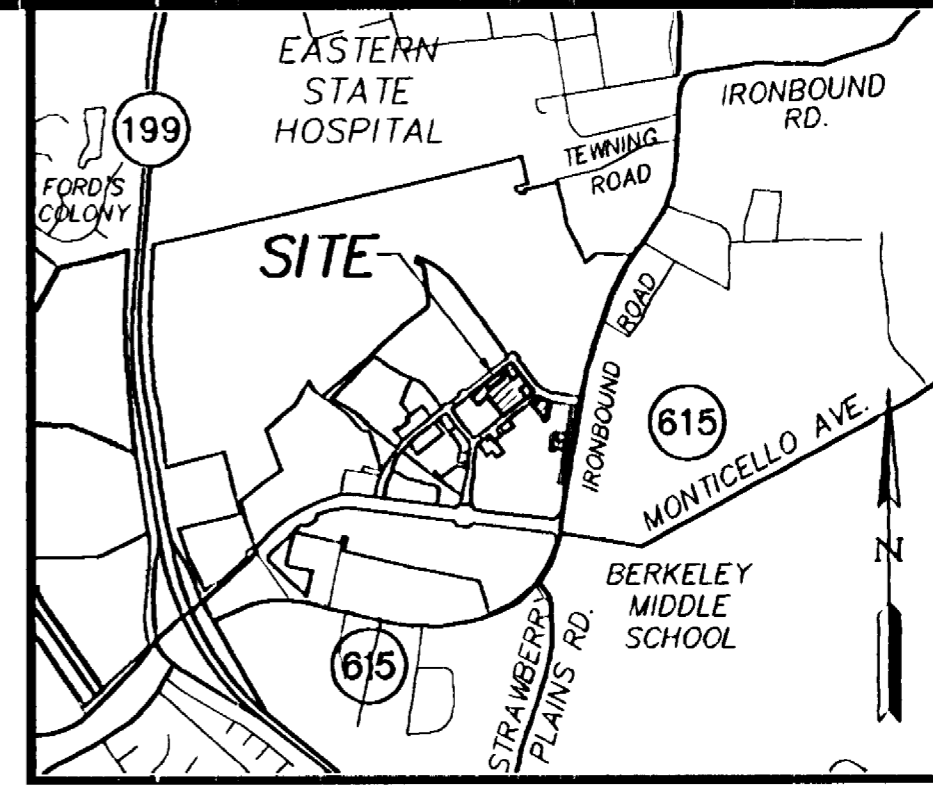
CERTIFICATE OF APPROVAL

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

Betsy B. Woolridge 4/7/05
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] 3/16/05
DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

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. SEE PLAT BY AES CONSULTING ENGINEERS DATED JANUARY 18, 2005 AND TITLED "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 FOR ROAD RIGHT OF WAYS AND EASEMENTS.
14. 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 6 AND 7 NEW PARCEL A	135,618	3.113
AREA OF BLOCK 6 AND 7 PARCEL C	14,250	0.327
AREA OF BLOCK 6 AND 7 PARCEL D	12,965	0.298
AREA OF BLOCK 6 AND 7 PARCEL E	11,076	0.254
AREA OF BLOCK 3 PARCEL B	26,433	0.607
AREA OF BLOCK 3 PARCEL C	8,788	0.202
AREA OF BLOCK 3 PARCEL D	15,864	0.364
R/W TO VDOT FOR IRONBOUND ROAD	57,282	1.315
TOTAL AREA SUBDIVIDED	282,255	6.480

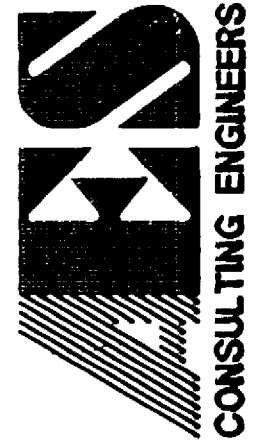
3 Large Small Plat(s) Recorded
herewith as # 05001814

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 27, 2005
at 12:40 AM/PM PB PG
DOCUMENT # 05001814
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27th DAY
OF May, 2005.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
LAW DIRECTS. @ 12:40 AM/PM
INSTRUMENT # 05001814
TESTE: BETSY B. WOOLRIDGE, CLERK
BETSY B. WOOLRIDGE, CLERK

No.	DATE	REVISION / COMMENT / NOTE	BY
3	5/20/05	ADDED EASEMENT NOTE (DWG. NO. 2 AND NO. 3)	JFS
2	5/5/05	REVISED PER JCSA COMMENTS	JFS
1	4/4/05	REVISED PER COUNTY COMMENTS	JFS

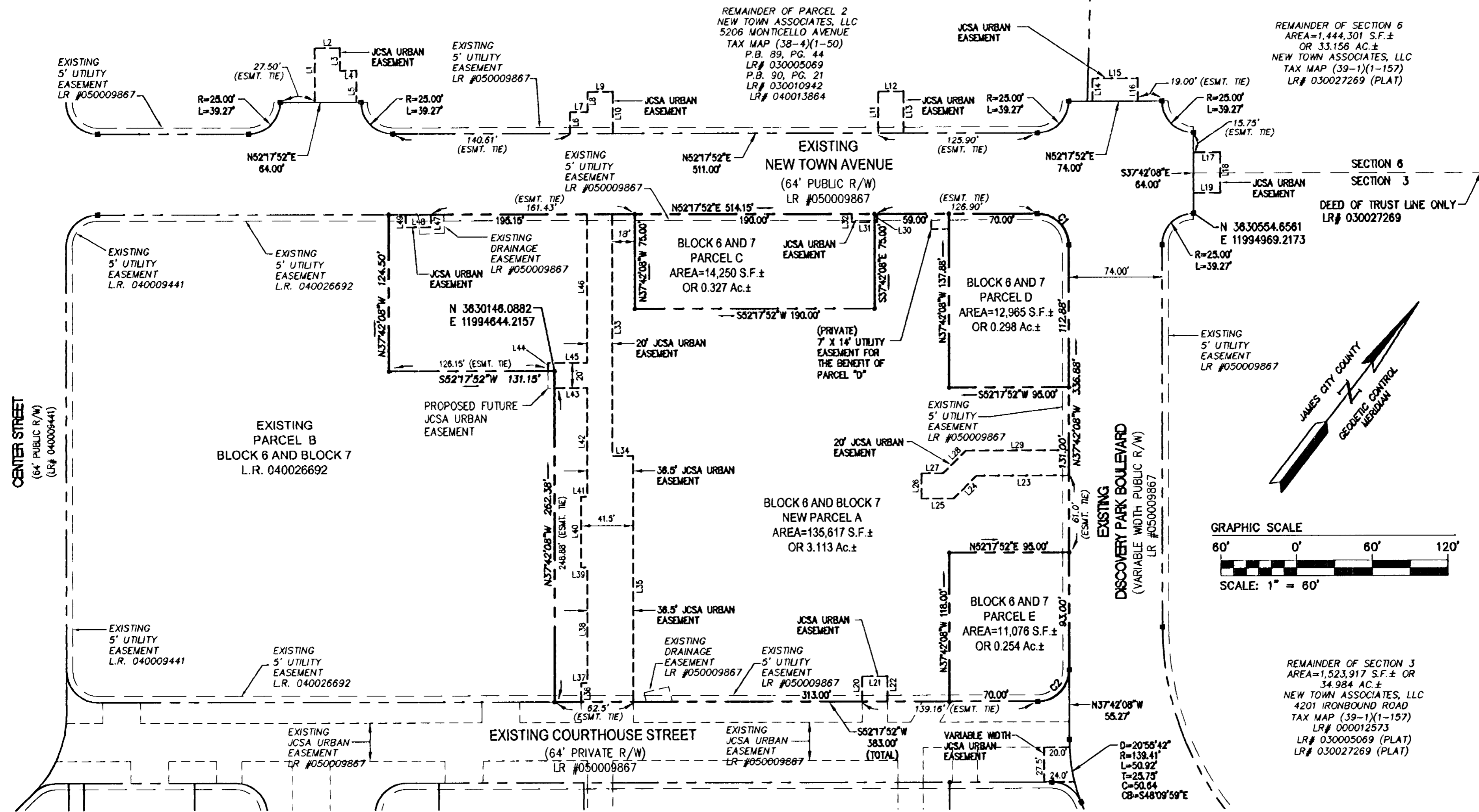
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994



PLAT OF SUBDIVISION
SHOWING BLOCK 6 AND 7, PARCELS A, C, D AND E
AND BLOCK 3, PARCELS B, C, AND D
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 2/14/05
Project No. 6832-E-21-1	
Drawing No. 1 OF 3	

#050011814



SEE SHEET 3

SEE SHEET 3

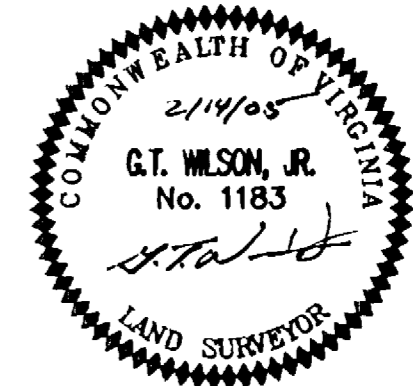
NEW PARCEL A, PARCEL C, PARCEL D AND PARCEL E COMPRISE FORMER PARCEL "A" AS SHOWN PER PLAT BY AES CONSULTING ENGINEERS DATED JANUARY 18, 2005 AND TITLED "PLAT OF SUBDIVISION SHOWING NEW TOWN AVENUE, DISCOVERY PARK BOULEVARD, COURTHOUSE STREET AND MAIN STREET ALSO BLOCK 2 PARCEL G, BLOCK 3 PARCEL I AND PARCEL A OF BLOCK 6 AND BLOCK 7 BEING A PORTION OF THE PROPERTY OWNED BY NEW TOWN ASSOCIATES, LLC."

City of Williamsburg & County of James City
 Circuit Court. This PLAT was recorded on
May 27, 2005
 at 12:40 AM/PM PG ---
 DOCUMENT # 050011814
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	S82°42'08"E
C2	90°00'00"	25.00	39.27	25.00	35.36	S07°17'52"W

EASEMENT LINE TABLE					
LINE	DIRECTION	LENGTH			
L1	N37°42'08"W	43.00'			
L2	N52°17'52"E	20.00'			
L3	S37°42'08"E	18.00'			
L4	N52°17'52"E	13.00'			
L5	S37°42'08"E	25.00'			
L6	N37°42'08"W	17.00'			
L7	N52°17'52"E	14.00'			
L8	N37°42'08"W	16.00'			
L9	N52°17'52"E	20.00'			
L10	S37°42'08"E	33.00'			
L11	N37°42'08"W	33.00'			
L12	N52°17'52"E	20.00'			
L13	S37°42'08"E	33.00'			
L14	N37°42'08"W	18.00'			
L15	N52°17'52"E	36.00'			
L16	S37°42'08"E	18.00'			
L17	N52°17'52"E	21.50'			
L18	S37°42'08"E	32.00'			
L19	S52°17'52"W	21.50'			
L20	N37°42'08"W	20.00'			
L21	N52°17'52"E	20.00'			
L22	S37°42'08"E	20.00'			
L23	S52°17'52"W	73.36'			
L24	S07°17'52"W	25.46'			
L25	S52°17'52"W	25.50'			
L26	N37°42'08"W	20.00'			
L27	N52°17'52"E	17.21'			
L28	N07°17'52"E	25.46'			
L29	N52°17'52"E	81.65'			
L30	S37°42'08"E	6.50'			
L31	S52°17'52"W	20.00'			
L32	N37°42'08"W	6.50'			
L33	S37°42'08"E	191.92'			
L34	N52°17'52"E	16.50'			
L35	S37°42'08"E	194.96'			
L36	N37°42'08"W	15.00'			
L37	N52°17'52"E	5.00'			
L38	N37°42'08"W	91.73'			
L39	S52°17'52"W	5.00'			
L40	N37°42'08"W	56.15'			
L41	N52°17'52"E	5.00'			
L42	N37°42'08"W	86.00'			
L43	S52°17'52"W	28.00'			
L44	N37°42'08"W	6.50'			
L45	N52°17'52"E	31.00'			
L46	N37°42'08"W	118.00'			
L47	S37°42'08"E	10.00'			
L48	S52°17'52"W	20.00'			
L49	N37°42'08"W	10.00'			

NOTE:
 FOR DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS SHOWN PER L.R. 050009867 (PLAT) SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508 FOR DEEDS.



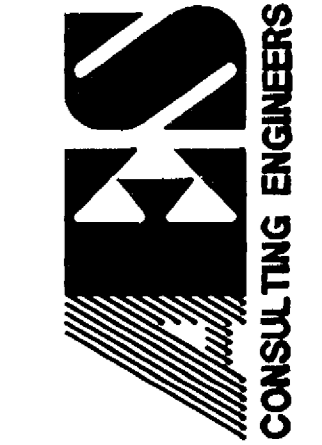
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27th DAY OF May, 2005.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:40 AM/PM
 INSTRUMENT # 050011814
 TESTE: BETSY B. WOOLRIDGE, CLERK
 BETSY B. WOOLRIDGE, CLERK

THIS SHEET ADDRESSES BLOCK 6 AND 7 PARCELS A, C, D, AND E

3 Large Sheets recorded herewith as # 050011814

No.	DATE	REVISION / COMMENT / NOTE	BY
3	5/20/05	ADDED EASEMENT NOTE	JFS
2	5/5/05	REVISED PER JCSA COMMENTS	JFS
1	4/4/05	REVISED PER COUNTY COMMENTS	JFS

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



PLAT OF SUBDIVISION SHOWING BLOCK 6 AND 7, PARCELS A, C, D AND E AND BLOCK 3, PARCELS B, C, AND D BEING A PORTION OF THE PROPERTY OWNED BY NEW TOWN ASSOCIATES, LLC
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

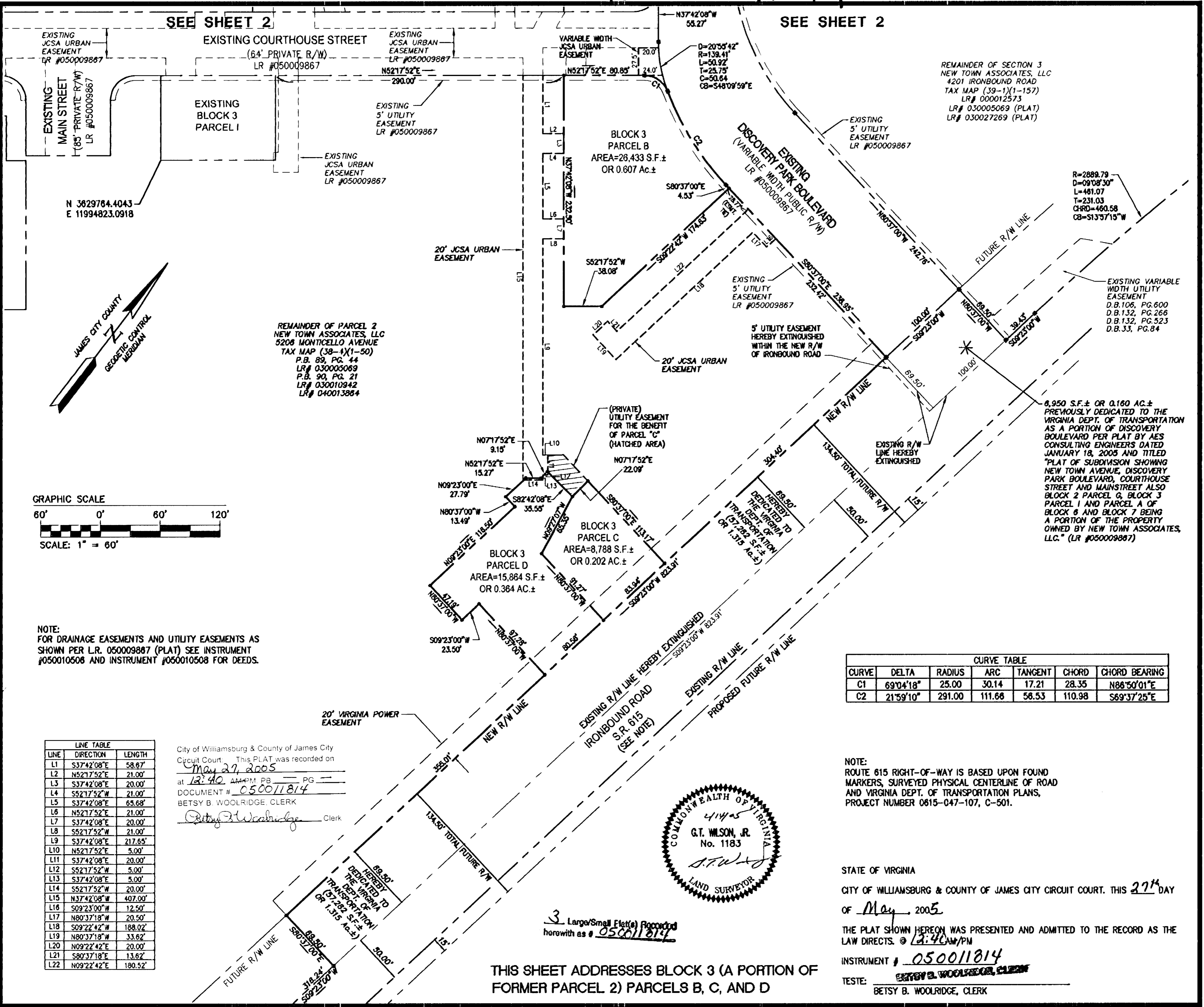
Designed	Drawn
AES	JFS
Scale	Date
1"=60'	2/14/05
Project No.	
6632-E-21-1	
Drawing No.	
2 OF 3	

S:\Jobs\6632E-21-1-Block 6, 7\ang\Plats\6632E21P\A\AES\DEP02.dwg 5/20/2005 11:43:51 AM EST

#050011814

SEE SHEET 2

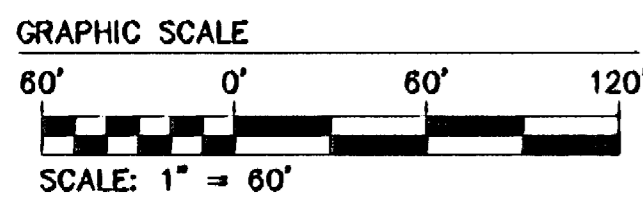
SEE SHEET 2



REMAINDER OF SECTION 3
NEW TOWN ASSOCIATES, LLC
4201 IRONBOUND ROAD
TAX MAP (39-1)(1-157)
LR# 000012573
LR# 030005069 (PLAT)
LR# 030027269 (PLAT)

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

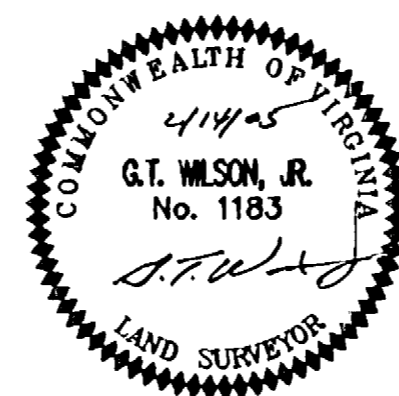
6,950 S.F.± OR 0.160 AC.±
PREVIOUSLY DEDICATED TO THE
VIRGINIA DEPT. OF TRANSPORTATION
AS A PORTION OF DISCOVERY
BOULEVARD PER PLAT BY AES
CONSULTING ENGINEERS DATED
JANUARY 18, 2005 AND TITLED
"PLAT OF SUBDIVISION SHOWING
NEW TOWN AVENUE, DISCOVERY
PARK BOULEVARD, COURTHOUSE
STREET AND MAINSTREET ALSO
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." (LR #050009867)



NOTE:
FOR DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS
SHOWN PER L.R. 050009867 (PLAT) SEE INSTRUMENT
#050010508 AND INSTRUMENT #050010508 FOR DEEDS.

LINE	DIRECTION	LENGTH
L1	S37°42'08"E	58.67'
L2	N52°17'52"E	21.00'
L3	S37°42'08"E	20.00'
L4	S52°17'52"W	21.00'
L5	S37°42'08"E	65.68'
L6	N52°17'52"E	21.00'
L7	S37°42'08"E	20.00'
L8	S52°17'52"W	21.00'
L9	S37°42'08"E	217.65'
L10	N52°17'52"E	5.00'
L11	S37°42'08"E	20.00'
L12	S52°17'52"W	5.00'
L13	S37°42'08"E	5.00'
L14	S52°17'52"W	20.00'
L15	N37°42'08"W	407.00'
L16	S09°23'00"W	12.50'
L17	N80°37'18"W	20.50'
L18	S09°22'42"W	188.02'
L19	N80°37'18"W	33.62'
L20	N09°22'42"E	20.00'
L21	S80°37'18"E	13.62'
L22	N09°22'42"E	180.52'

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
May 27, 2005
at 12:40 AM PB PG
DOCUMENT # 050011814
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	69°04'18"	25.00	30.14	17.21	28.35	N86°50'01"E
C2	21°59'10"	291.00	111.66	56.53	110.98	S69°37'25"E

NOTE:
ROUTE 615 RIGHT-OF-WAY IS BASED UPON FOUND
MARKERS, SURVEYED PHYSICAL CENTERLINE OF ROAD
AND VIRGINIA DEPT. OF TRANSPORTATION PLANS,
PROJECT NUMBER 0615-047-107, C-501.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27th DAY
OF May, 2005

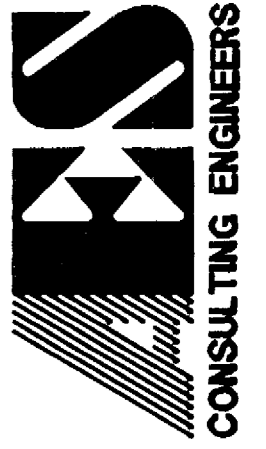
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LAW DIRECTS. @ 12:40 AM/PM
INSTRUMENT # 050011814
TESTE: Betsy B. Woolridge, Clerk
BETSY B. WOOLRIDGE, CLERK

THIS SHEET ADDRESSES BLOCK 3 (A PORTION OF
FORMER PARCEL 2) PARCELS B, C, AND D

3 Large/Small Plat(s) Recorded
herewith as # 050011814

No.	DATE	REVISION / COMMENT / NOTE	BY
3	5/20/05	ADDED EASEMENT NOTE	JFS
2	5/5/05	REVISED PER JCSA COMMENTS	JFS
1	4/4/05	REVISED PER COUNTY COMMENTS	JFS

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PLAT OF SUBDIVISION
SHOWING BLOCK 6 AND 7, PARCELS A, C, D AND E
AND BLOCK 3, PARCELS B, C, AND D
BEING A PORTION OF THE PROPERTY
OWNED BY NEW TOWN ASSOCIATES, LLC

Designed AES	Drawn JFS
Scale 1"=60'	Date 2/14/05
Project No. 6632-E-21-1	
Drawing No. 3 OF 3	

Berkeley District COUNTY OF JAMES CITY VIRGINIA