

#050022471

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 OWNERS.

FOR: NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] 11/20/05 DATE  
JOHN P. McCANN PRINTED NAME  
EXECUTIVE DIRECTOR TITLE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

L. TERRESA CUREMAN 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.

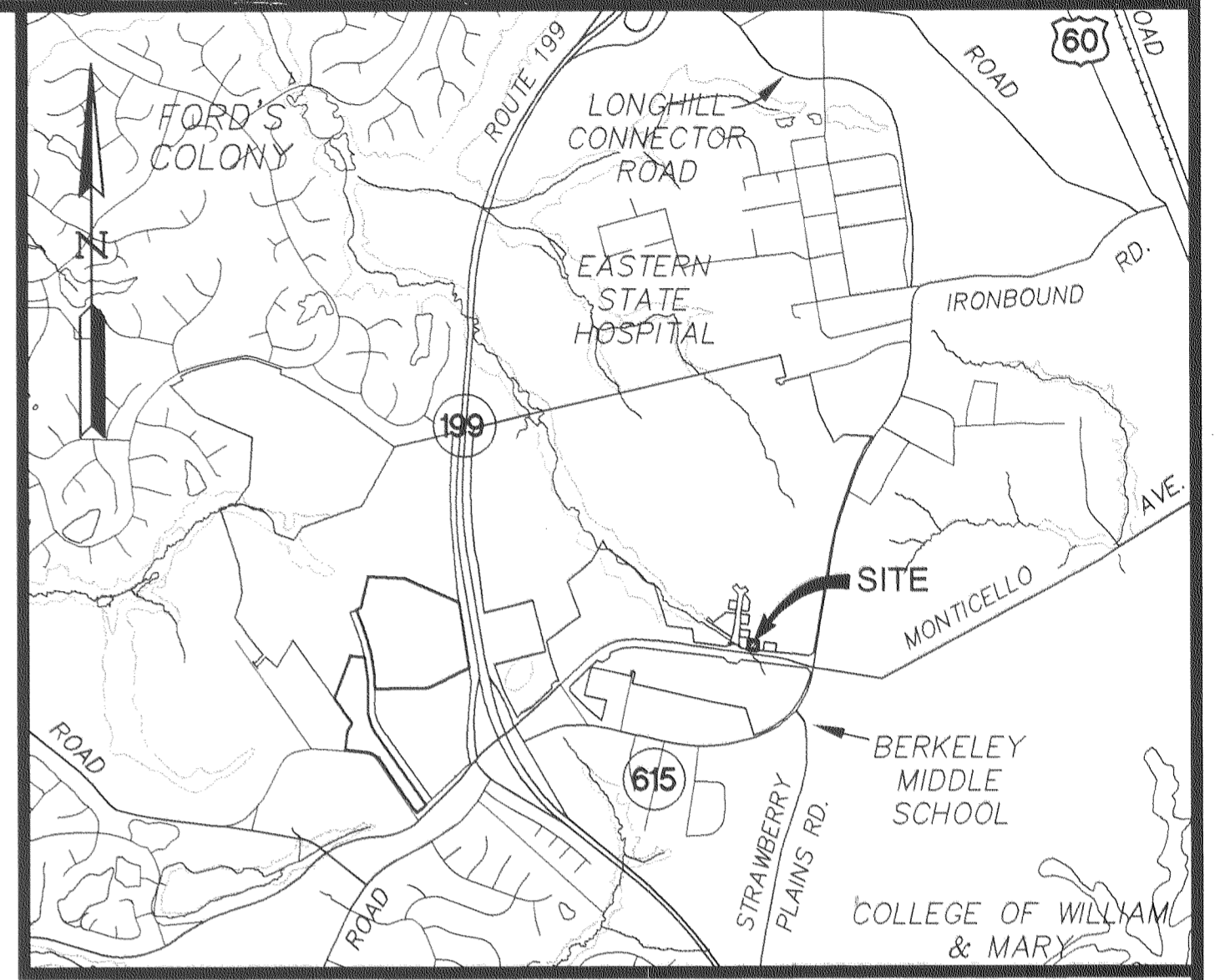
GIVEN UNTO MY HAND THIS 20<sup>th</sup> DAY OF JANUARY, 2005.

MY COMMISSION EXPIRES AUGUST 31, 2008.

Jennesa Curzman Knighten NOTARY PUBLIC

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 TAX MAP NO: (38-4)(1-50).
- 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.
- 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. (SEE DOC. #040014419)
- 11. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON OCTOBER 21, 2004 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.



VICINITY MAP  
SCALE: 1" = 2000'±

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.

[Signature] 10/6/04 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.

[Signature] 1/21/05 DATE  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
[Signature] 9/8/05  
[Signature] 1/25/05 DATE  
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 21<sup>ST</sup> DAY OF Sept, 2005.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:51 AM/PM

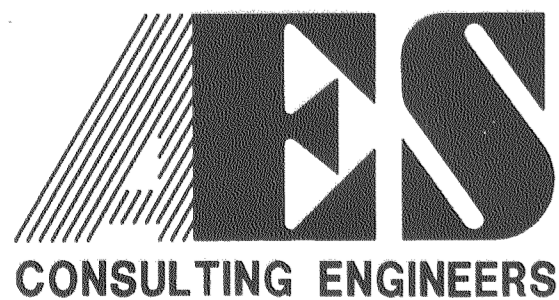
INSTRUMENT # 050022471

TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK  
By Claudia H. Bishel, 3, Dep. Clerk

2 Large/Small Plat(s) Recorded herewith as # 050022471

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 21 September 2005 at 3:51 AM/PM, PG.      DOCUMENT # 050022471 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

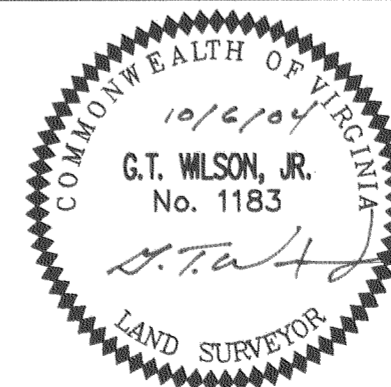
S:\pba\6632\13-1 Block 2\dwg\pba\6632\13\p05.dwg 10/6/2004 10:22:44 AM EST



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

PLAT OF SUBDIVISION  
BLOCK 2, PARCEL C  
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  |
|-----|---------|--|-----|
| 2   | 9/2/05  | REVISED PRIVATE DRAINAGE EASEMENT PER OWNER COMMENTS | JFS |
| 1   | 12/2/04 | REVISED PER COUNTY COMMENTS                          | JFS |

| DESIGNED                | DRAWN   |
|-------------------------|---------|
| REC                     | JFS     |
| Scale                   | Date    |
| NOTED                   | 10/6/04 |
| Project No. 6632-E-13-1 |         |
| Drawing No. 1 OF 2      |         |