

#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: *John P. McCann* 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.

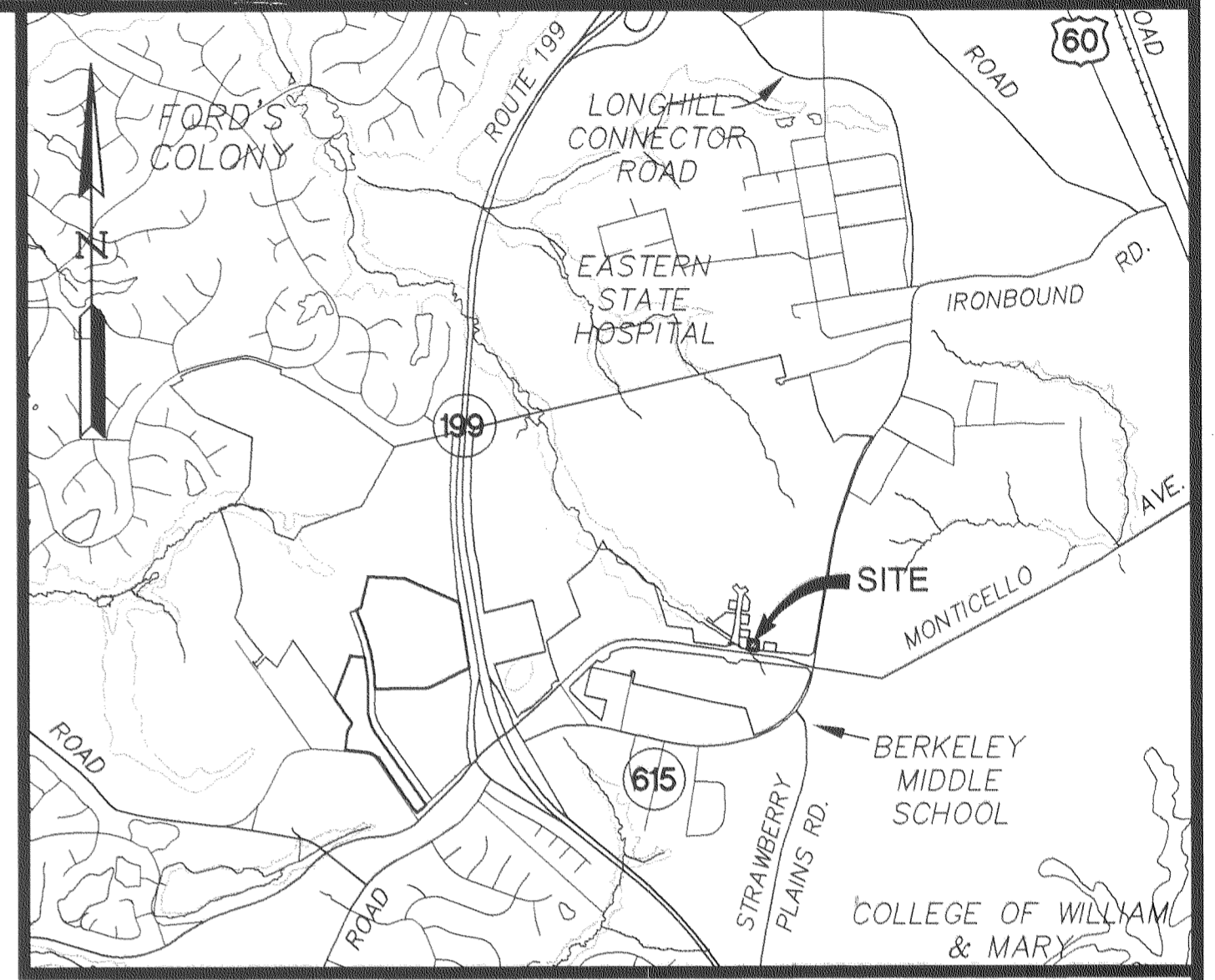
GIVEN UNTO MY HAND THIS 20<sup>th</sup> DAY OF JANUARY, 2005.

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.

*G.T. Wilson, Jr.* 10/6/04  
G.T. WILSON, JR., L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

*Brian A. Wainwright* 1/21/05  
DATE  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
*[Signature]* 9/8/05  
DATE  
*[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

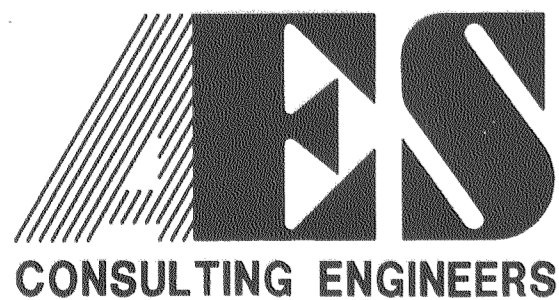
INSTRUMENT # 050022471

TESTE: *Betsy B. Woolridge*  
BETSY B. WOOLRIDGE, CLERK  
*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. 1 DOCUMENT # 050022471 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

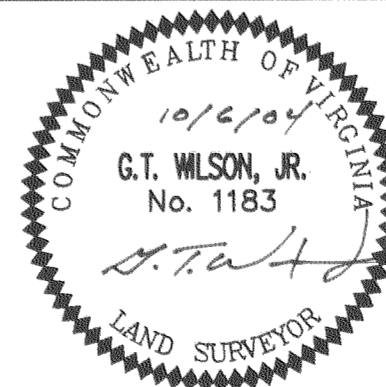
S:\pba\6632\E\13-1 Block 2\dwg\pba\6632E13\p05.dwg 10/6/2004 10:22:44 AM EST



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	

# #050022471

RIVER CITY ASSOCIATES, LLC  
BLOCK 5, PARCEL C  
TAX MAP NO. (38-4)(24-2)  
L.R. #030010942  
P.B. 90, PG. 20-21

BLOCK 5  
A PORTION OF FORMER  
PARCEL 2  
ZONED: MU (WITH PROFFERS)

CASEY OFFICE, L.L.C.  
BLOCK 5, PARCEL B  
TAX MAP NO. (38-4)(1-56)  
ZONED: MU (WITH PROFFERS)  
L.R. #020022489  
L.R. #030010942  
P.B. 90, PG. 20-21

COURTHOUSE STREET  
(VARIABLE WIDTH R/W)  
(LR# 030010942 - P.B. 90, PG. 21)

BLOCK 2, PARCEL F (EXISTING)

JCSA URBAN EASEMENT

PROPOSED FUTURE JCSA URBAN EASEMENT

BLOCK 2 PARCEL E (EXISTING)

EXISTING VARIABLE WIDTH JCSA URBAN EASEMENT  
P.B. 90, PG. 21

EXISTING 20' PRIVATE DRAINAGE EASEMENT  
P.B. 90, PG. 21

PROPOSED FUTURE PRIVATE DRAINAGE EASEMENT

BLOCK 2 PARCEL D (EXISTING)

EXISTING 15' VA POWER AND VERIZON EASEMENT  
LR #030018325 AND LR #030029066

EX. VARIABLE WIDTH UTILITY EASEMENT  
P.B. 90, PG. 21

20' JCSA URBAN EASEMENT

N: 3629058.85  
E: 11994710.88

PARCEL 2  
NEW TOWN ASSOCIATES, LLC  
5206 MONTICELLO AVENUE  
TAX MAP (38-4)(1-50)  
P.B. 89, PG. 44  
LR# 030005069  
P.B. 90, PG. 21  
LR# 030010942

NEW P/L

JCSA URBAN EASEMENT (SEE DETAIL)

BLOCK 2 PARCEL C  
AREA = 14,297 S.F.  
0.33 ACRES±

WILLIAM E. WOOD  
BLOCK 2, PARCEL B  
L.R. #030026253

N: 3629011.07  
E: 11994470.87

N37°42'08"W 52.33'

20' SLOPE EASEMENT (LR# 010005794)

N82°42'08"W 70.49'

N82°42'08"W 101.84'

N84°00'42"W 22.67'

PRIVATE 15' AND VARIABLE WIDTH DRAINAGE EASEMENT (SEE DETAIL)

EX. 20' PRIVATE DRAINAGE EASEMENT  
P.B. 90, PG. 21

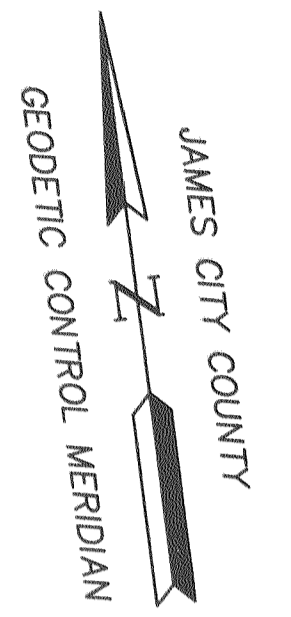
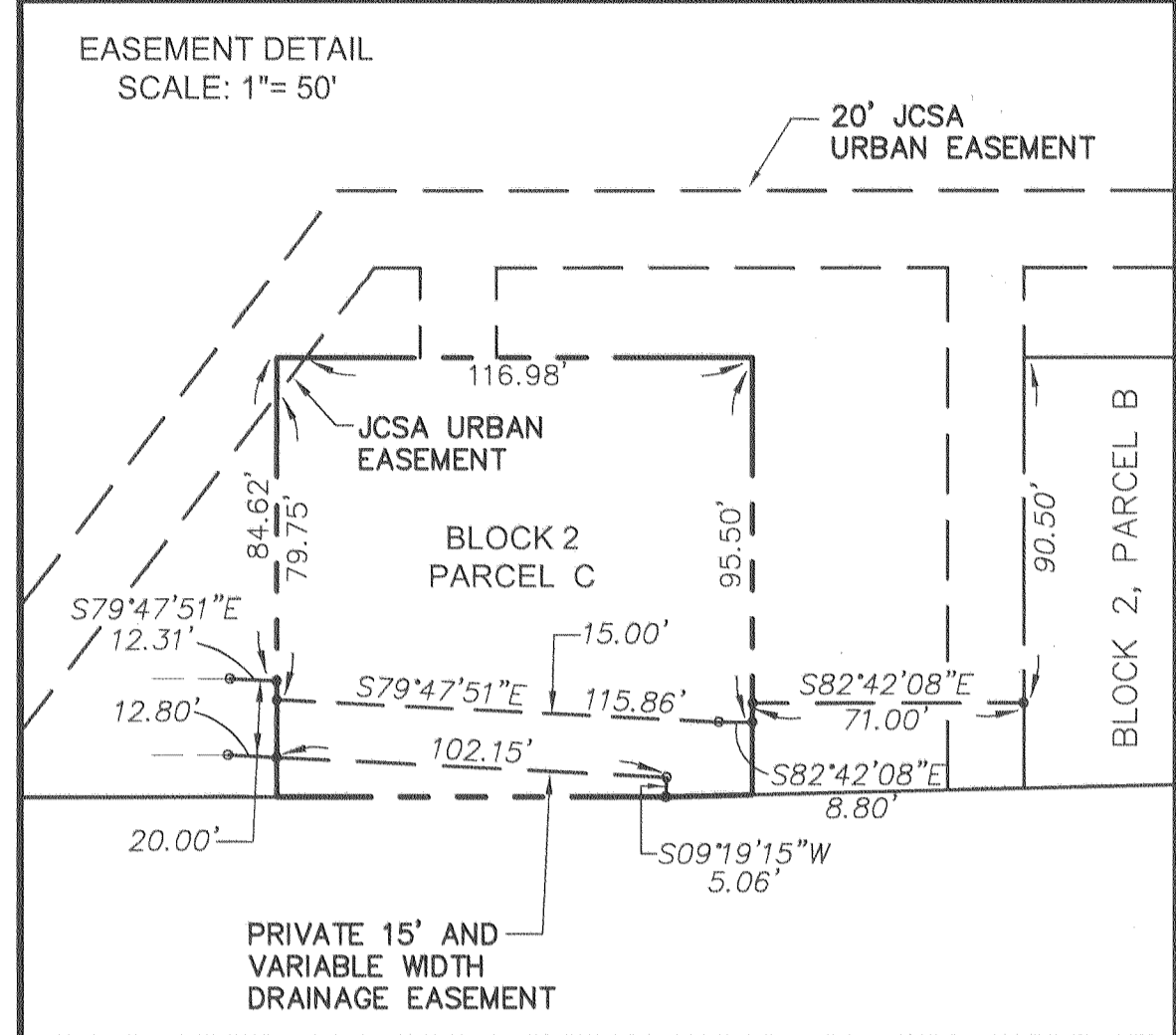
N84°00'42"W 71.02'

EXISTING 15' VA POWER AND VERIZON EASEMENT  
LR #030018325 AND LR #030029066

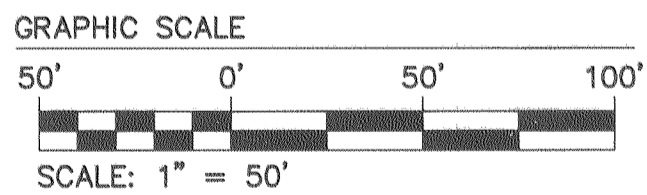
EXISTING 10' PRIVATE DRAINAGE EASEMENT (LR# 030026253)

EXISTING 15' SLOPE EASEMENT (LR# 010005794)

MONTICELLO AVE. (VARIABLE WIDTH R/W) (LR# 010005794)

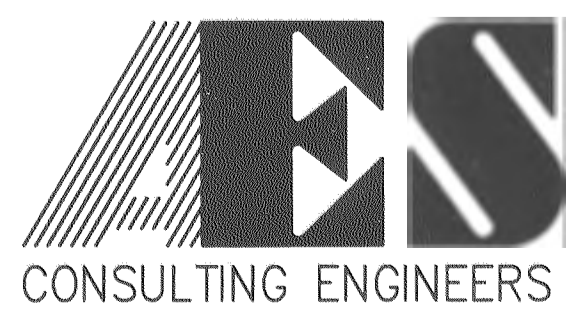


LINE	DIRECTION	LENGTH
L1	S02°01'22"E	49.56'
L2	S82°04'47"E	37.55'
L3	N44°36'06"E	143.16'
L4	S82°42'08"E	401.48'
L5	S07°17'52"W	20.00'
L6	N82°42'08"W	94.04'
L7	S07°17'52"W	23.50'
L8	N82°42'08"W	20.00'
L9	N07°17'52"E	23.50'
L10	N82°42'08"W	107.46'
L11	S07°17'52"W	136.24'
L12	N84°00'42"W	20.01'
L13	N07°17'52"E	136.70'
L14	N82°42'08"W	118.00'
L15	S07°17'52"W	23.50'
L16	N82°42'08"W	20.00'
L17	N07°17'52"E	23.50'
L18	N82°42'08"W	12.08'
L19	S44°36'06"W	143.30'
L20	N82°04'47"W	33.84'



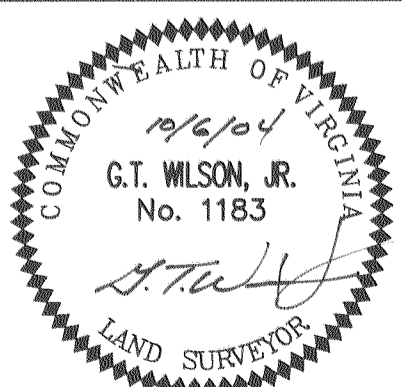
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Designed REC	Drawn JFS
Scale 1"=50'	Date 10/6/04
Project No. 6632-E-13-1	
Drawing No. 2 OF 2	

S:\Jones\6632-E-13-1 Block 2\dwg\Plats\6632E131pl16.dwg 9/2/2005 2:37:39 PM EST