

#050027946

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* 9/27/05
DATE
JOHN P. McCANN
PRINTED NAME
EXECUTIVE DIRECTOR
TITLE

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

I, Terresa Curfman Knighten 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 27th DAY OF September, 2005.
MY COMMISSION EXPIRES August 31, 2008.
Terresa Curfman Knighten
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE: (BLOCK 2 PARCEL G)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO WILLIAMSBURG DEVELOPERS, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED APRIL 29, 2005 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.# 050009869.

OWNER'S CONSENT AND DEDICATION

THE EASEMENT DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
WILLIAMSBURG DEVELOPERS, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: *Joseph R. Baranowski* 10/3/05
DATE
Joseph R. Baranowski
PRINTED NAME
Member
TITLE

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

I, DARLENE A WAGE 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 3rd DAY OF October, 2005.
MY COMMISSION EXPIRES August 31, 2007.
Darlene A Wage
NOTARY PUBLIC
DARLENE A. WAGE

DARLENE A. WAGE
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2007

CERTIFICATION OF SOURCE OF TITLE: BLOCK 2, PARCEL B

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO BRECK AND TAYLOR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 26, 2003 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.# 030026440.

OWNER'S CONSENT AND DEDICATION

THE EASEMENT DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
BRECK AND TAYLOR, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: *Richard Thurmond* 10/9/05
DATE
Richard Thurmond
PRINTED NAME
Member
TITLE

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

I, LINDA RUTHEAFORD 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 19 DAY OF OCTOBER, 2005.
MY COMMISSION EXPIRES JUNE 30, 2009.
Linda J. Rutheaford
NOTARY PUBLIC

AREA TABULATION	S.F.±	AC.±
AREA OF BLOCK 1 PARCEL A	33,496	0.769
AREA OF BLOCK 2 PARCEL A	205,074	4.708
AREA OF BLOCK 2 PARCEL H	22,278	0.511
AREA OF BLOCK 2 PARCEL I	17,500	0.402
AREA OF BLOCK 2 PARCEL J	32,907	0.755
AREA OF BLOCK 3 PARCEL A	297,126	6.821
AREA OF BLOCK 3 PARCEL E	22,717	0.522
AREA OF BLOCK 3 PARCEL F	18,700	0.429
AREA OF BLOCK 3 PARCEL G	60,089	1.380
AREA OF BLOCK 2 OPEN SPACE 1	3,090	0.071
AREA OF BLOCK 3 OPEN SPACE 1	3,408	0.078
AREA OF PUBLIC R/W (IRONBOUND ROAD)	24,751	0.568
AREA OF PRIVATE R/W (MAIN STREET)	67,015	1.538
TOTAL AREA SUBDIVIDED	808,151	18.552

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.

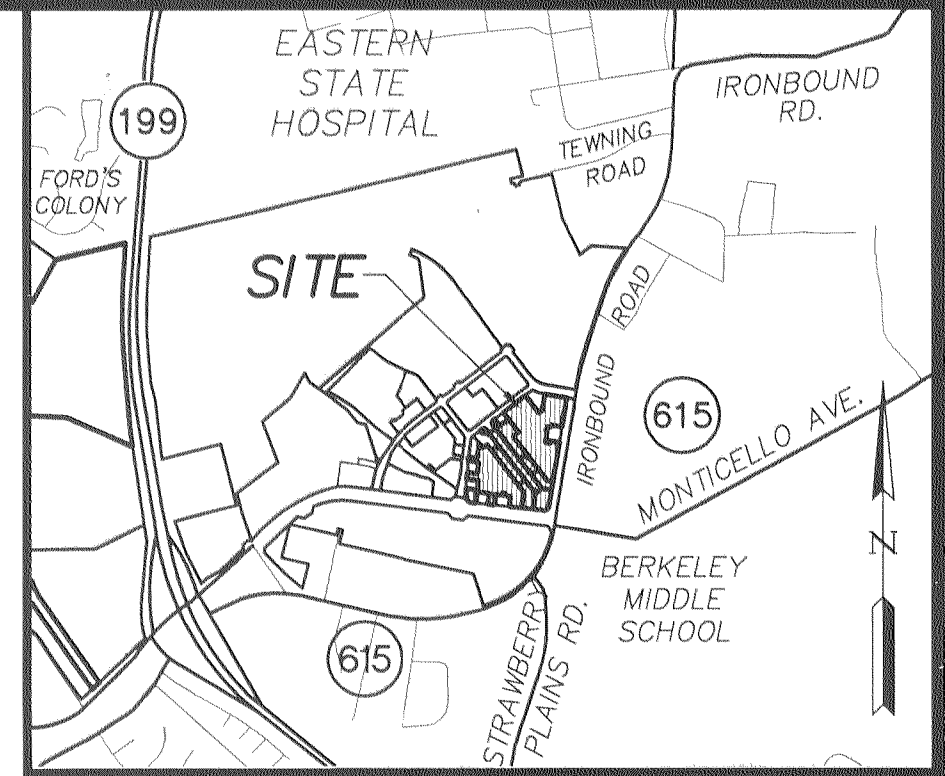
G.T. Wilson, Jr. 9/16/05
G.T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

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

Bruce A. Wilson 10/24/05
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY



VICINITY MAP
SCALE: 1" = 2000'±

GENERAL NOTES

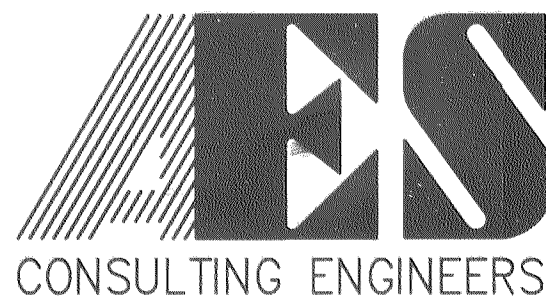
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0035 B, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- 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.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON JUNE 16, 2005 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- 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.
- 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.
- 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.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23 DAY
OF November 2005.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
LAW DIRECTS. @ 10:35AM/PM

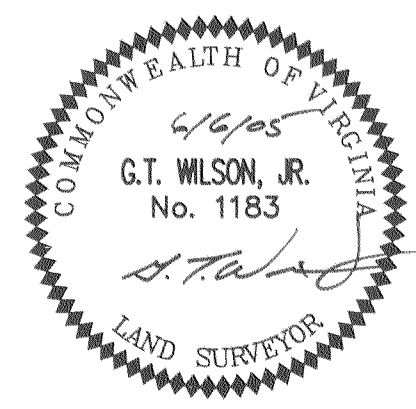
INSTRUMENT # 050027946
TESTE: *Betsy B. Woolridge* By *Pauline H. Henthel*
BETSY B. WOOLRIDGE, CLERK *Dep. Clerk*

S:\Jones\6632\EA21-5-Hour St. Vmg.Via.ES\6632215p01.dwg 9/23/2005 10:24:44 AM EST



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

PLAT OF SUBDIVISION
SHOWING MAIN STREET, BLOCK 1 PARCEL A,
BLOCK 2 PARCELS A, H, I AND J
BLOCK 3 PARCELS A, E, F AND G
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
5	11/03/05	REVISED PER JCSA COMMENTS	JFS
4	10/11/05	REVISED BLOCK 3 PARCEL G	JFS
3	9/22/05	ADDED NEW REFERENCES FOR RECORDING OF BLOCK 2	JFS
		PAR. C AND SIGNATURE BLOCK FOR BRECK AND TAYLOR, LLC	
2	9/9/05	REVISED PARCELS A AND G OF BLOCK 3	JFS
1	8/15/05	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
AES	JFS
Scale	Date
1"=60'	6/6/05
Project No.	
6632-E-21-5	
Drawing No.	
1 OF 3	