

#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.

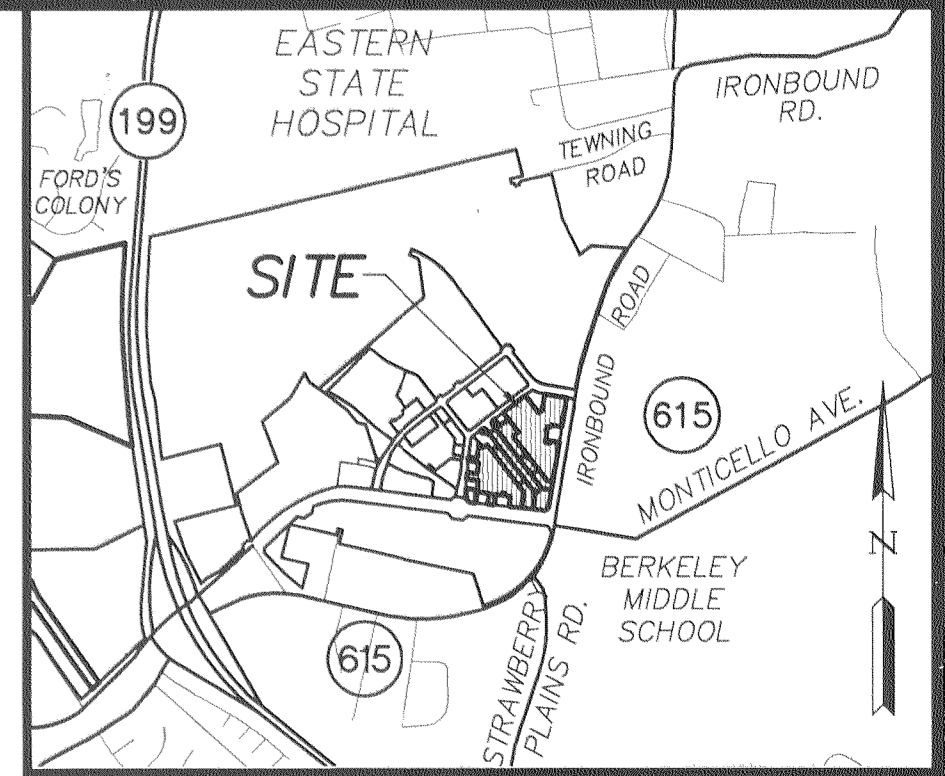
G.T. Wilson, Jr. 9/16/05
G.T. WILSON, JR., L.S. #1183 DATE

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

Assistant 11/9/05
DATE
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.

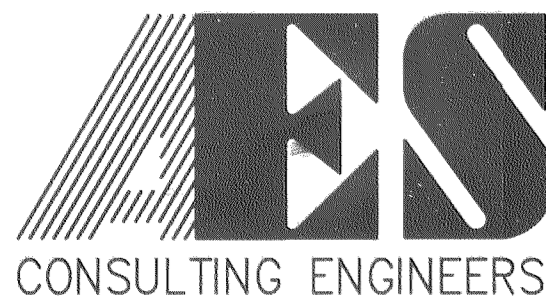
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23 DAY OF November 2005.

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\6632E-21-5-Hom. St. Vmg.Via.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	

#050027946

NOTE:
FOR A FURTHER DESCRIPTION OF THE EASEMENTS SEE
INSTRUMENT #050010506 AND INSTRUMENT #050010508.

NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT
(NEW TOWN COMMERCIAL ASSOCIATION)

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)

STATE OF VIRGINIA

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

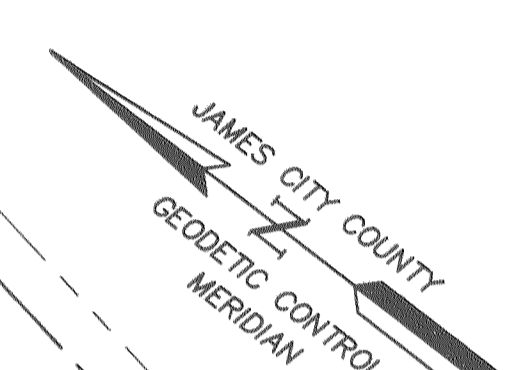
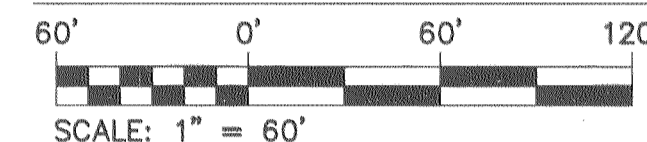
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
LAW DIRECTS. @ 10:39 AM/PM

INSTRUMENT # 050027946

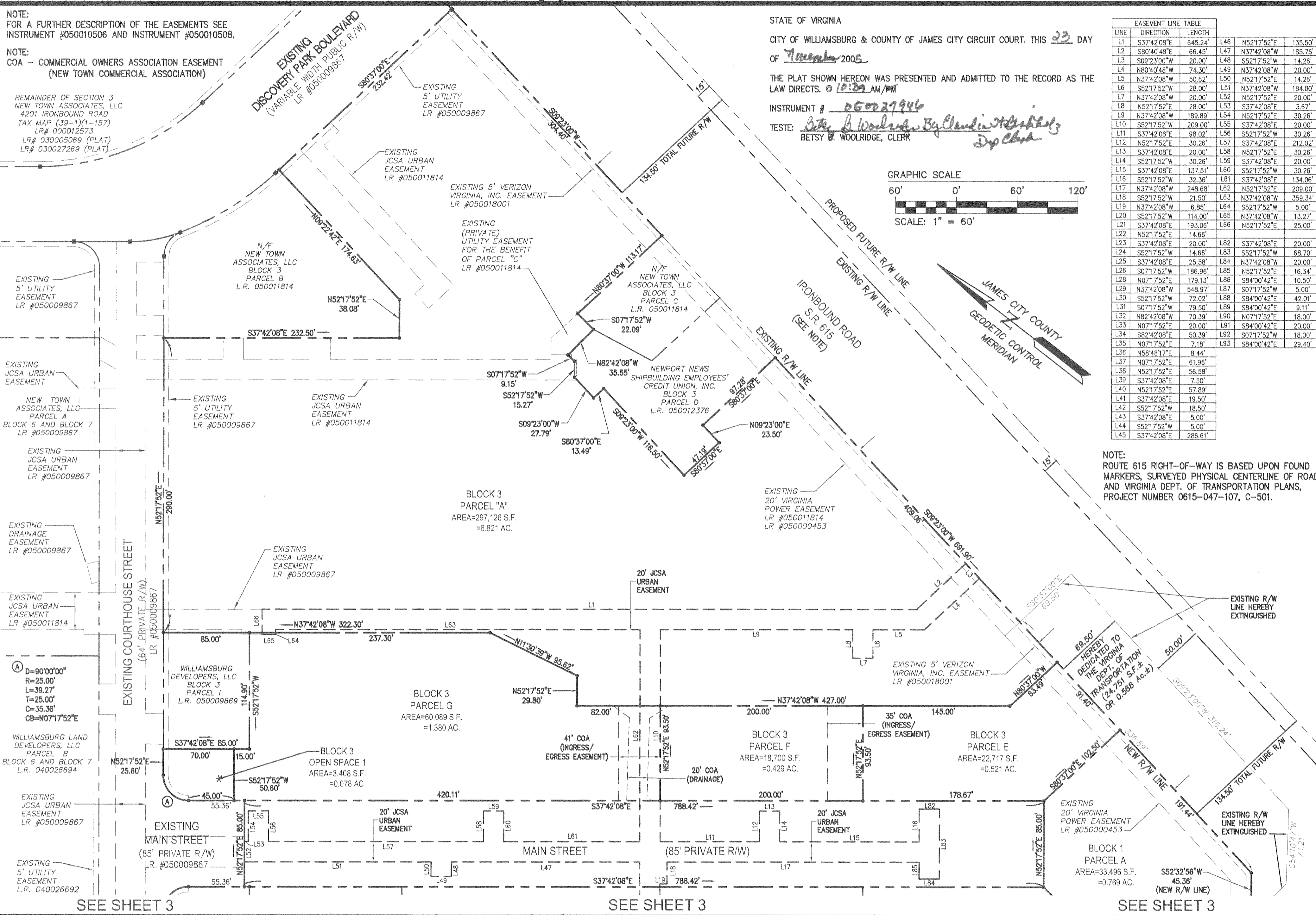
TESTE: Betsy B. Woolridge, By Claudia H. Binkley, Dep. Clerk
BETSY B. WOOLRIDGE, CLERK

EASEMENT LINE TABLE					
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S37°42'08"E	645.24'	L46	N52°17'52"E	135.50'
L2	S80°40'48"E	66.45'	L47	N37°42'08"W	185.75'
L3	S09°23'00"W	20.00'	L48	S52°17'52"W	14.26'
L4	N80°40'48"W	74.30'	L49	N37°42'08"W	20.00'
L5	N37°42'08"W	50.62'	L50	N52°17'52"E	14.26'
L6	S52°17'52"W	28.00'	L51	N37°42'08"W	184.00'
L7	N37°42'08"W	20.00'	L52	N52°17'52"E	20.00'
L8	N52°17'52"E	28.00'	L53	S37°42'08"E	3.67'
L9	N37°42'08"W	189.89'	L54	N52°17'52"E	30.26'
L10	S52°17'52"W	209.00'	L55	S37°42'08"E	20.00'
L11	S37°42'08"E	98.02'	L56	S52°17'52"W	30.26'
L12	N52°17'52"E	30.26'	L57	S37°42'08"E	212.02'
L13	S37°42'08"E	20.00'	L58	N52°17'52"E	30.26'
L14	S52°17'52"W	30.26'	L59	S37°42'08"E	20.00'
L15	S37°42'08"E	137.51'	L60	S52°17'52"W	30.26'
L16	S52°17'52"W	32.36'	L61	S37°42'08"E	134.06'
L17	N37°42'08"W	248.66'	L62	N52°17'52"E	209.00'
L18	S52°17'52"W	21.50'	L63	N37°42'08"W	359.34'
L19	N37°42'08"W	6.85'	L64	S52°17'52"E	5.00'
L20	S52°17'52"W	114.00'	L65	N37°42'08"W	13.22'
L21	S37°42'08"E	193.06'	L66	N52°17'52"E	25.00'
L22	N52°17'52"E	14.66'	L82	S37°42'08"E	20.00'
L23	S37°42'08"E	20.00'	L83	S52°17'52"W	68.70'
L24	S52°17'52"W	14.66'	L84	N37°42'08"W	20.00'
L25	S37°42'08"E	25.58'	L85	N52°17'52"E	16.34'
L26	S07°17'52"W	186.96'	L86	S84°00'42"E	10.50'
L28	N07°17'52"E	179.13'	L87	S07°17'52"W	5.00'
L29	N37°42'08"W	548.97'	L88	S84°00'42"E	42.01'
L30	S52°17'52"W	72.02'	L89	S84°00'42"E	9.11'
L31	S07°17'52"W	79.50'	L90	N07°17'52"E	18.00'
L32	N82°42'08"W	70.39'	L91	S84°00'42"E	20.00'
L33	N07°17'52"E	20.00'	L92	S07°17'52"W	18.00'
L34	S82°42'08"E	50.39'	L93	S84°00'42"E	29.40'
L35	N07°17'52"E	7.18'			
L36	N58°48'17"E	8.44'			
L37	N07°17'52"E	61.96'			
L38	N52°17'52"E	56.58'			
L39	S37°42'08"E	7.50'			
L40	N52°17'52"E	57.89'			
L41	S37°42'08"E	19.50'			
L42	S52°17'52"W	18.50'			
L43	S37°42'08"E	5.00'			
L44	S52°17'52"W	5.00'			
L45	S37°42'08"E	286.61'			

GRAPHIC SCALE



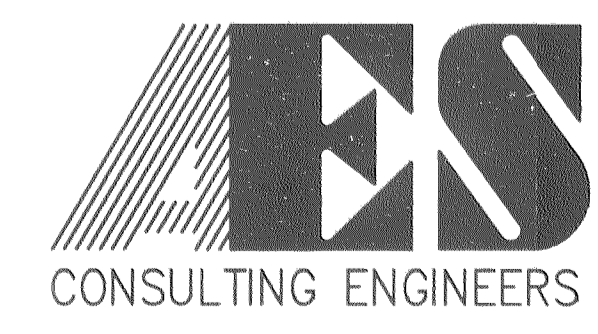
NOTE:
ROUTE 615 RIGHT-OF-WAY IS BASED UPON FOUND
MARKERS, SURVEYED PHYSICAL CENTERLINE OF ROAD
AND VIRGINIA DEPT. OF TRANSPORTATION PLANS,
PROJECT NUMBER 0615-047-107, C-501.



SEE SHEET 3

SEE SHEET 3

SEE SHEET 3



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2 OF 3	

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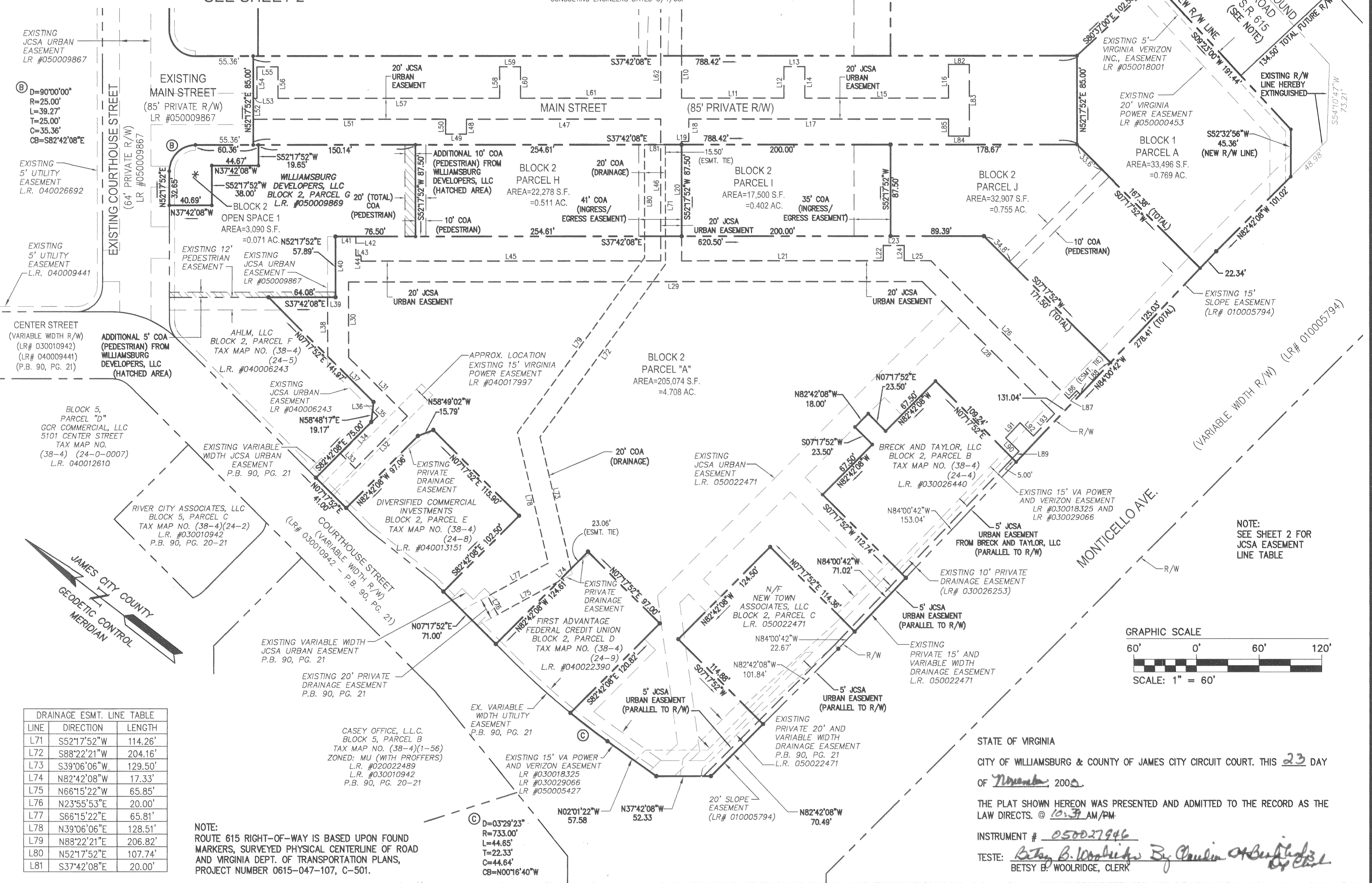
NOTE:
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(NEW TOWN COMMERCIAL ASSOCIATION)

NOTE:
FOR A FURTHER DESCRIPTION OF THE EASEMENTS SEE
INSTRUMENT #050010506 AND INSTRUMENT #050010508.

SEE ALSO PLAT OF BOUNDARY LINE
ADJUSTMENT AND LOT LINE EXTINGUISHMENT
BLOCK 2, PARCEL F, NEW TOWN BETWEEN
THE PROPERTIES OWNED BY AHLM, LLC AND
NEW TOWN ASSOCIATES, LLC BY AES
CONSULTING ENGINEERS DATED 5/4/05.

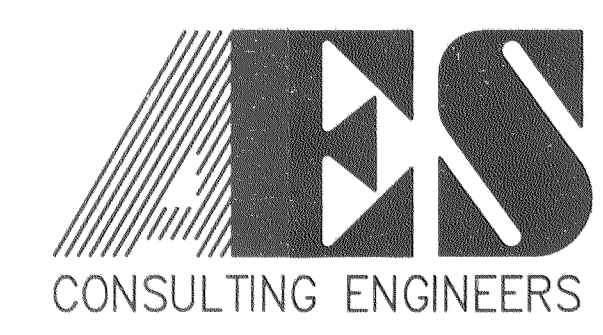
SEE SHEET 2

SEE SHEET 2



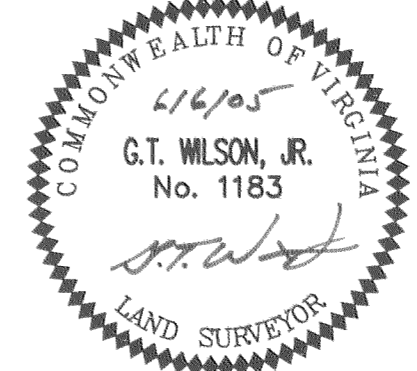
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BETSY B. WOOLRIDGE, CLERK

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