#050028771

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

NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY

PRINTED NAME

TITLE

EXECUTIVE DIRECTOR

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City

1. lerresa Curtman 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 8th DAY OF September, 2005 MY COMMISSION EXPIRES

Terresa Cureman Knighten NOTARY PUBLIC \mathcal{O}

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.

Sand the Commence of the Comme G.T.WILSON, JR., L.S. #1183

6/24/05

CERTIFICATE OF APPROVAL

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

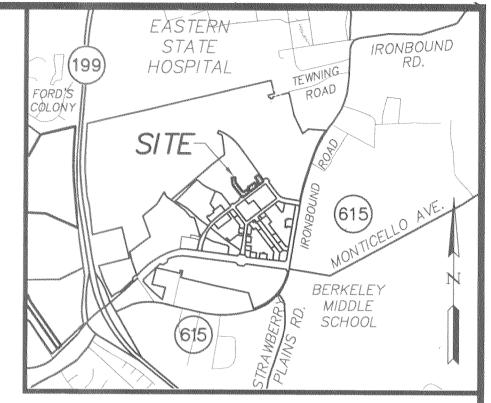
VIRGINIA DEPARTMENT OF TRANSPORTATION

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

9/12/05

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 JULY 21, 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, ADDITIONALLLY, 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.



VICINITY MAP SCALE: 1" = 2000'±

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on at 11:08 AM/RM.PB - PG DOCUMENT # 050008771 BETSY B. WOOLRIDGE, CLERK Retru & Woodridge

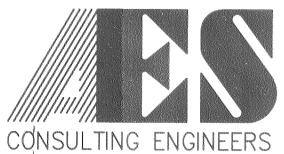
STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS _____ DAY OF Deember 2005

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:08 AM/PM

INSTRUMENT # 050028291

TESTE: Better B. WOOLRIDGE, CLERK Buffunder Buffunder Broken



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

PLAT OF SUBDIVISION SHOWING PARCELS B. C. AND D. BLOCK 10 BEING A PORTION OF SECTION 2 AND 4 **NEW TOWN**

AREA TABULATION

AREA OF BLOCK 10 PARCEL B

AREA OF BLOCK 10 PARCEL C

AREA OF BLOCK 10 PARCEL D

TOTAL AREA SUBDIVIDED

BEING A PORTION OF THE PROPERTY OWNED BY NEW TOWN ASSOCIATES. LLC

BERKELEY DISTRICT

COUNTY OF JAMES CITY

VIRGINIA

S.F.±

17,769

16,340

41,401

75,510

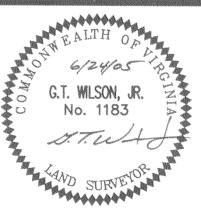
AC.±

0.408

0.375

0.950

1.733



		ACCIDITION OF THE PROPERTY OF	
	Large/Smell Plat(s) Recorded		*******************************
MANAGE BUILDING	harawith as # 0500 28711		
PARESCHOLOGIER II			Mark Billion and Market Construction and
1004HBM0H00H			
2	9/8/05	REVISED COMMERCIAL ASSOCIATION EASEMENTS	JFS
1	8/31/05	REVISED PARCEL "D"	JFS
	DATE	REVISION / COMMENT / NOTE	-

Designed	Drawn			
AES	JFS			
Scale	Date			
1"=40'	6/24/05			
Project No.				
6632-E-24-1				
Drawing No.				
1 OF 2				