

#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 OWNER.

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

BY: *J.P. McCann*
JOHN P. McCANN

9/8/05
DATE

PRINTED NAME

EXECUTIVE DIRECTOR

TITLE

NOTARY

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

Teresa 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 8th DAY OF September, 2005.

MY COMMISSION EXPIRES August 31, 2008.

Teresa Curfman Knighten
NOTARY PUBLIC

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.
G.T. WILSON, JR., L.S. #1183

6/24/05
DATE

CERTIFICATE OF APPROVAL

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

Burr A. Wi
VIRGINIA DEPARTMENT OF
TRANSPORTATION

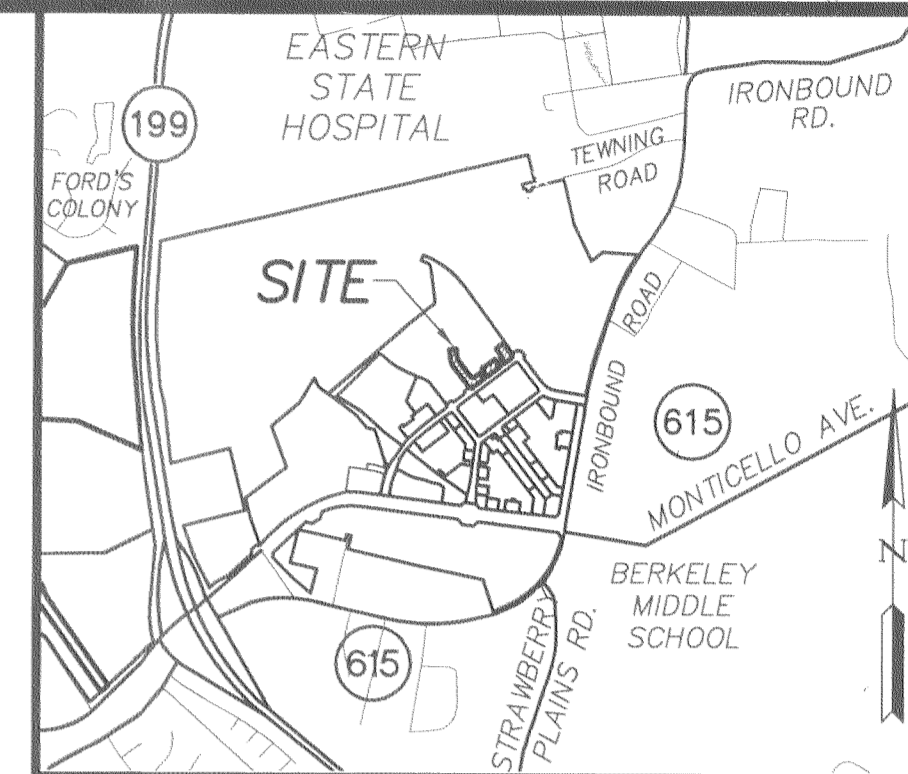
9/12/05
DATE

[Signature]
SUBDIVISION AGENT OF
THE COUNTY OF JAMES CITY

9/30/05
DATE

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 JULY 21, 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.



VICINITY MAP

SCALE: 1" = 2000'±

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5 December 2005
at 11:08 AM/PM PB PG
DOCUMENT # 050028771
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA

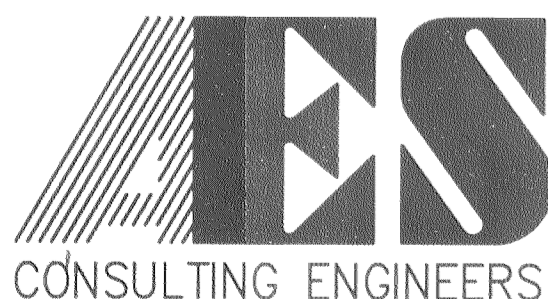
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF December 2005.

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

INSTRUMENT # 050028771

TESTE: Betsy B. Woolridge [Signature]
BETSY B. WOOLRIDGE, CLERK [Signature]

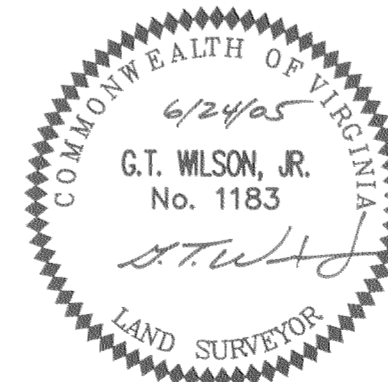
AREA TABULATION	S.F.±	AC.±
AREA OF BLOCK 10 PARCEL B	17,769	0.408
AREA OF BLOCK 10 PARCEL C	16,340	0.375
AREA OF BLOCK 10 PARCEL D	41,401	0.950
TOTAL AREA SUBDIVIDED	75,510	1.733



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

BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

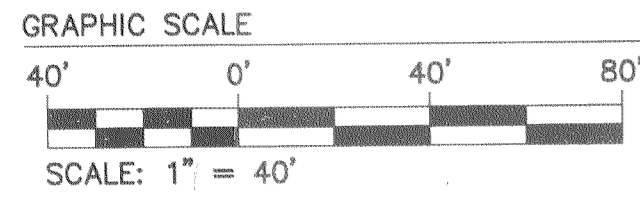


No.	DATE	REVISION / COMMENT / NOTE	BY
2	9/8/05	REVISED COMMERCIAL ASSOCIATION EASEMENTS	JFS
1	8/31/05	REVISED PARCEL "D"	JFS

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

S:\Jobs\6632-E-24-1-3810\Map\6632E241P01.dwg 9/12/2005 10:50:39 AM EST

050028771



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

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

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY
OF December, 2005.

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

INSTRUMENT # 050028771

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

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	S07°17'52"W
C2	90°00'00"	25.00	39.27	25.00	35.36	N82°42'08"W
C3	30°00'00"	79.00	41.36	21.17	40.89	N22°42'08"W

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N37°42'08"W	33.00'
L2	N37°42'08"W	54.00'
L3	N52°17'52"E	48.89'
L4	S37°42'08"E	24.59'
L5	S52°17'52"W	20.00'
L6	N37°42'08"W	4.59'
L7	S52°17'52"W	8.89'
L8	S37°42'08"E	34.00'
L9	S52°17'52"W	20.00'

Large/Small Plat(s) Recorded
herewith as # 050028771

REMAINDER OF PARCEL 2
NEW TOWN ASSOCIATES, LLC
5206 MONTICELLO AVENUE
TAX MAP (38-4)(1-50)

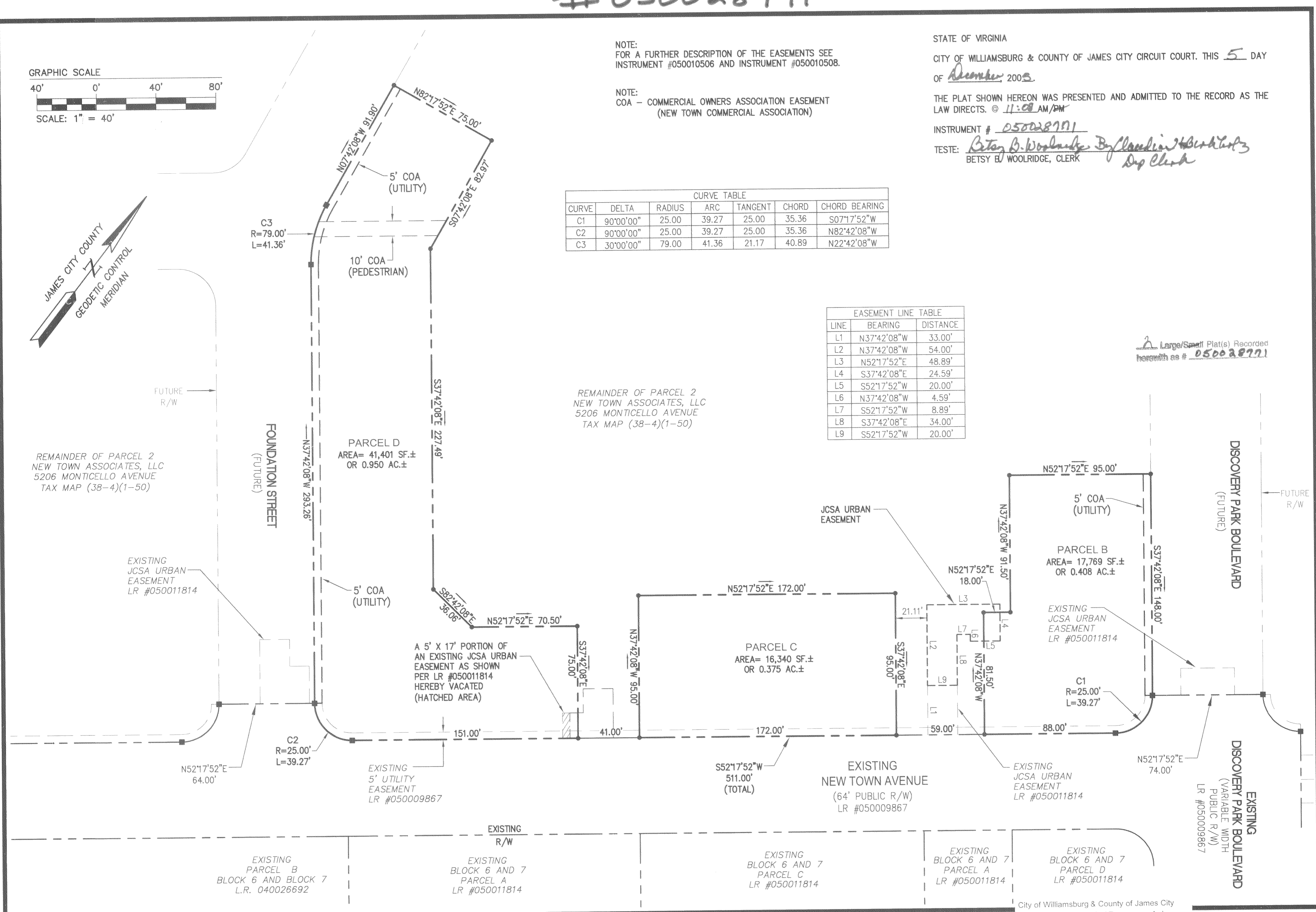
REMAINDER OF PARCEL 2
NEW TOWN ASSOCIATES, LLC
5206 MONTICELLO AVENUE
TAX MAP (38-4)(1-50)

PARCEL D
AREA= 41,401 SF.±
OR 0.950 AC.±

PARCEL C
AREA= 16,340 SF.±
OR 0.375 AC.±

PARCEL B
AREA= 17,769 SF.±
OR 0.408 AC.±

A 5' X 17' PORTION OF
AN EXISTING JCSA URBAN
EASEMENT AS SHOWN
PER LR #050011814
HEREBY VACATED
(HATCHED AREA)



EXISTING
PARCEL B
BLOCK 6 AND BLOCK 7
L.R. 040026692

EXISTING
BLOCK 6 AND 7
PARCEL A
LR #050011814

EXISTING
BLOCK 6 AND 7
PARCEL C
LR #050011814

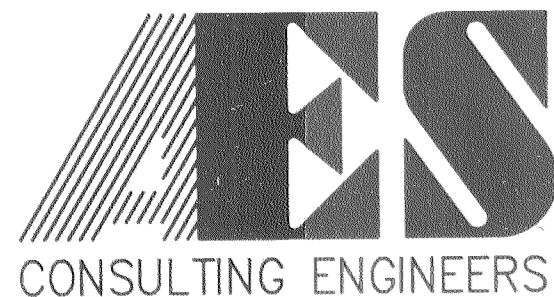
EXISTING
BLOCK 6 AND 7
PARCEL A
LR #050011814

EXISTING
BLOCK 6 AND 7
PARCEL D
LR #050011814

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
5 December 2005

at 11:08 AM/PM PG 1
DOCUMENT # 050028771
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk



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
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	9/8/05	REVISED COMMERCIAL ASSOCIATION EASEMENTS	JFS
1	8/31/05	REVISED PARCEL "D"	JFS

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