

# #060004140

**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: *[Signature]* 12/30/05  
*[Signature]* DATE  
PRINTED NAME  
**EXECUTIVE DIRECTOR**  
TITLE

**NOTARY**

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

*[Signature]* 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 December, 2005.

MY COMMISSION EXPIRES 02/21/08

*[Signature]*  
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.

*[Signature]* 2/5/05  
G.T. WILSON, JR., L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

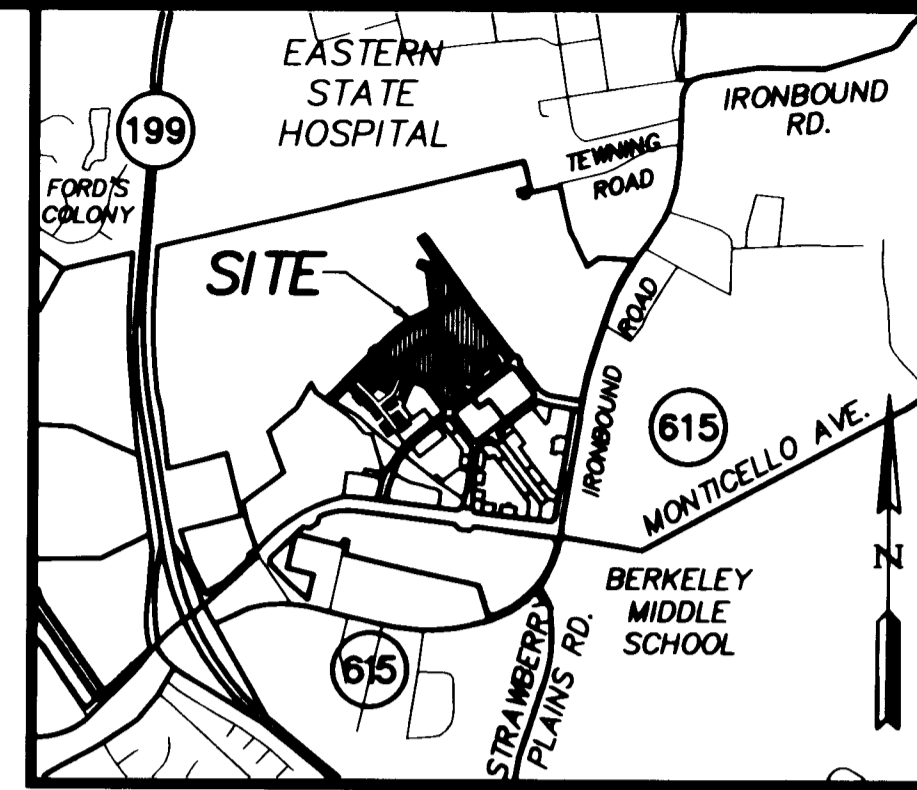
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*[Signature]* 12/21/05  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

*[Signature]* 2/2/06  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY 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) AND TAX MAP NO. (39-1)(1-157). THE PROPERTY ADDRESS FOR FORMER TAX MAP NO. (38-4)(1-50) IS 5206 MONTICELLO AVE, WILLIAMSBURG, VA. THE PROPERTY ADDRESS FOR TAX MAP NO (39-1)(1-157) IS 4201 IRONBOUND ROAD.
- 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 AND IN SECTION 6 AS SHOWN PER DOCUMENT NO. 030027269.
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.



**VICINITY MAP**  
SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF BLOCK 9 PARCEL A	43,025	0.988
AREA OF BLOCK 10 PARCEL A	115,000	2.640
AREA OF BLOCK 10 PARCEL E	6,471	0.149
AREA OF BLOCK 10 PARCEL F	207,710	4.768
AREA OF BLOCK 11 PARCEL A	93,627	2.149
AREA OF BLOCK 11 PARCEL B	122,074	2.802
AREA OF BLOCK 13 PARCEL A	34,308	0.788
AREA OF JCSA LIFT STATION 10-4	5,525	0.127
AREA OF OPEN SPACE	48,012	1.102
AREA OF PUBLIC R/W	368,614	8.462
TOTAL AREA SUBDIVIDED	1,044,366	23.975



STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 24 DAY OF February 2006

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:22 AM PM

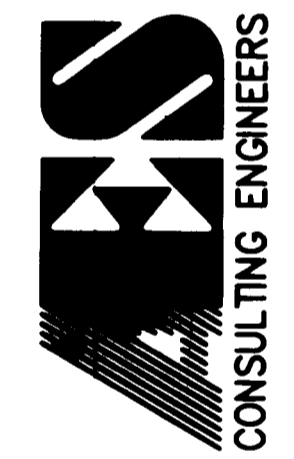
INSTRUMENT # 060004140  
TESTE: *[Signature]* *[Signature]*  
BETSY B. WOOLRIDGE, CLERK

4 Large/Small Plat(s) Recorded herewith as # 060004140

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 24 February 2006  
at 1:22 AM/PM. PG.     
DOCUMENT # 060004140  
BETSY B. WOOLRIDGE, CLERK  
*[Signature]* Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
3	12/20/05	REV. BLK 9 PAR. A AND URBAN ESMTS. PER OWNER	JFS
2	12/6/05	REVISED PER COUNTY COMMENTS	JFS
1	9/1/05	REVISED PARCEL A AND E AND JCSA URBAN ESMT.	JFS

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



PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SHOWING VARIOUS PARCELS NEW TOWN BEING A PORTION OF THE PROPERTY OWNED BY NEW TOWN ASSOCIATES, LLC BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

Designed <b>AES</b>	Drawn <b>JFS</b>
Scale <b>1"=60'</b>	Date <b>8/5/05</b>
Project No. <b>6632-E-23-5</b>	
Drawing No. <b>1 OF 4</b>	