

#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 20th 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] 12/1/05
G.T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

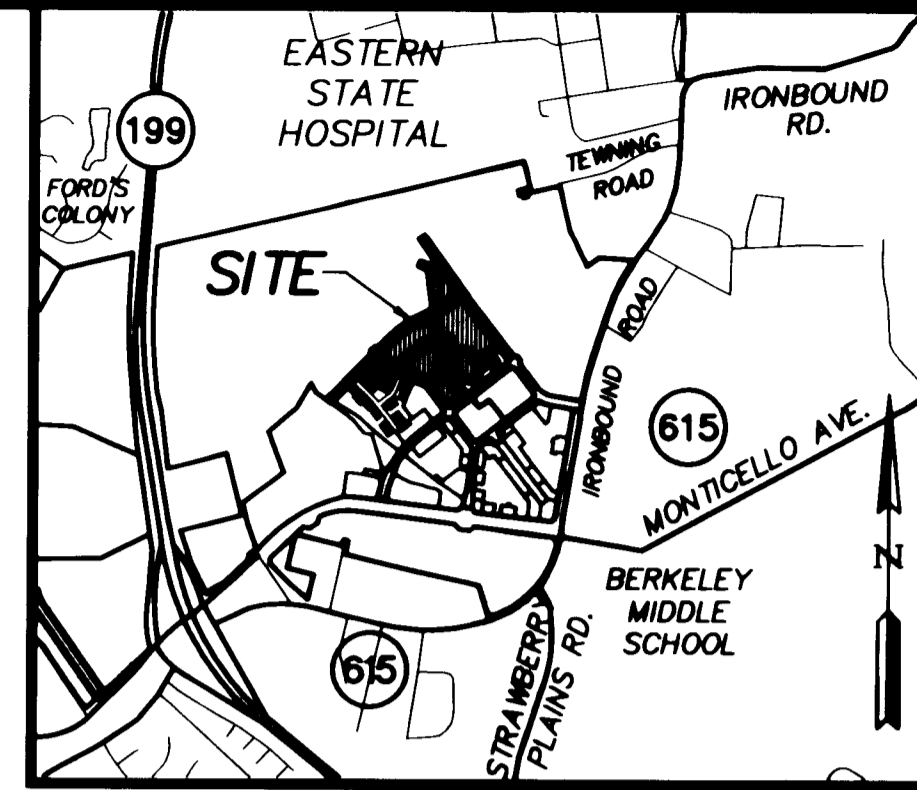
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[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

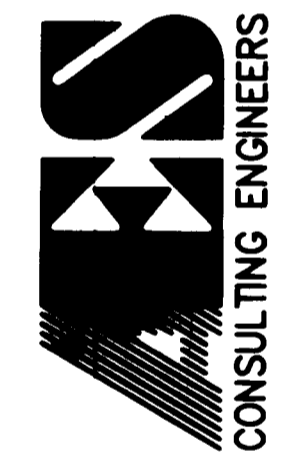
INSTRUMENT # 060004140
TESTE: *[Signature]* *[Signature]*
BETSY B. WOOLRIDGE, CLERK

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. 1
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	12/16/05	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 AES	Drawn JFS
Scale 1"=60'	Date 8/5/05
Project No. 6632-E-23-5	
Drawing No. 1 OF 4	

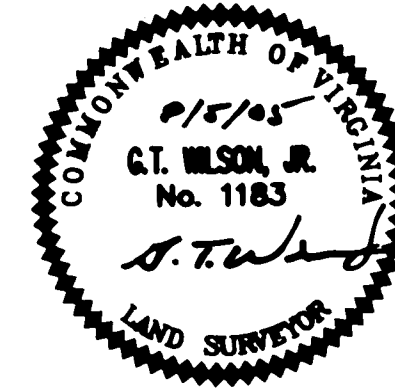
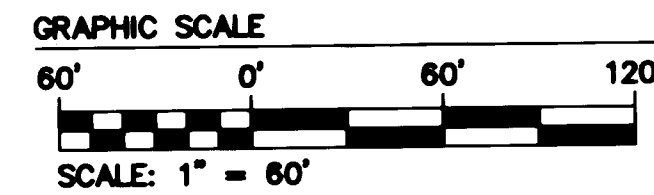
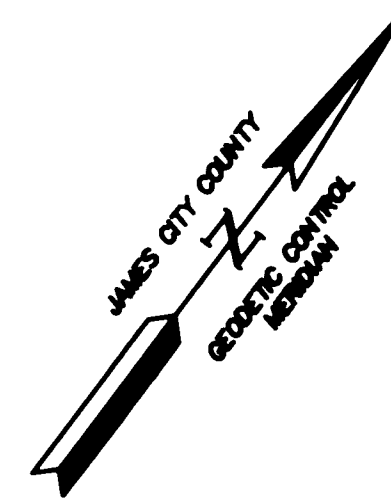
#060004140

LINE	LENGTH	BEARING
L1	107.90'	N82°17'52"E
L2	31.54'	S07°42'08"E
L3	19.52'	S82°17'52"W
L4	78.49'	S07°42'08"E
L5	39.01'	N82°20'43"E
L6	20.00'	S07°42'08"E
L7	59.51'	S82°20'43"W
L8	98.48'	N07°42'08"W
L9	65.83'	S82°17'52"W
L10	23.00'	N52°17'52"E
L11	5.00'	S37°42'08"E
L12	18.00'	N52°17'52"E
L13	20.00'	S37°42'08"E
L14	17.39'	S52°17'52"W
L15	21.91'	S37°42'08"E
L16	20.00'	S52°17'52"W
L17	26.91'	N37°42'08"W
L18	3.61'	S52°17'52"W
L19	20.00'	N37°42'08"W
L20	48.52'	N01°49'26"E
L21	6.49'	N82°42'08"W
L22	88.99'	N37°42'08"W
L23	20.00'	N52°17'52"E
L24	79.49'	S37°42'08"E
L25	103.47'	N08°45'12"E
L26	20.71'	N37°42'07"W
L27	20.00'	N52°17'52"E
L28	15.00'	S37°42'07"E
L29	58.50'	N52°17'53"E
L30	45.01'	S52°17'53"W
L31	30.50'	S37°42'08"E
L32	20.00'	S52°17'54"W
L33	30.03'	N37°42'08"W
L34	103.43'	S08°45'12"W
L35	12.84'	S82°42'08"E
L36	35.89'	S37°42'08"E
L37	20.00'	S52°17'52"W
L38	27.41'	N37°42'08"W
L39	5.38'	N82°42'08"W
L40	30.10'	S01°48'28"W
L41	25.93'	S52°17'52"W
L42	20.00'	S37°42'08"E

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. 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	90°00'00"	25.00	39.27	25.00	35.36	N07°17'52"E
C4	90°00'00"	25.00	39.27	25.00	35.36	S82°42'08"E
C5	0°58'23"	532.00	9.19	4.59	9.19	N08°11'50"W
C6	5°23'53"	532.00	50.12	25.08	50.10	N11°23'27"W
C7	88°29'45"	25.00	38.61	24.35	34.89	S81°57'01"E
C8	8°43'34"	1537.00	234.08	117.27	233.86	N58°09'54"E
C9	82°11'49"	25.00	35.87	21.81	32.87	N21°25'47"E
C10	5°34'43"	532.00	51.80	25.92	51.78	N16°52'46"W
C11	11°57'59"	532.00	111.11	55.76	110.91	N13°41'08"W
C13	30°00'00"	78.00	41.36	21.17	40.89	N22°42'08"W
C14	80°00'00"	25.00	28.18	14.43	25.00	S82°17'52"W
C15	80°00'00"	25.00	28.18	14.43	25.00	S22°17'52"W
C16	1°07'30"	488.00	9.19	4.59	9.19	S08°15'53"E
C17	30°00'00"	25.00	13.09	6.70	12.94	N67°17'52"E
C18	32°28'11"	25.00	14.17	7.28	13.99	N36°03'16"E
C19	1°52'56"	733.00	24.08	12.04	24.08	N68°45'40"W
C20	23°31'22"	787.00	327.21	165.94	324.92	S55°58'27"E
C21	91°18'47"	25.00	39.84	25.58	35.76	S89°50'10"E
C22	3°08'17"	3170.89	173.68	86.85	173.64	N48°04'36"E
C25	3°24'45"	3098.89	184.44	92.25	184.41	S48°12'49"W
C26	88°38'21"	25.00	38.68	24.41	34.93	S00°11'16"W
C27	91°21'39"	25.00	39.86	25.60	35.77	N89°48'44"W
C28	19°13'23"	1037.00	347.92	175.61	346.29	S54°07'08"W
C29	9°55'43"	1463.00	253.52	127.08	253.20	N58°45'58"E
C30	89°30'15"	25.00	39.05	24.78	35.20	S08°02'50"W
C31	4°42'02"	488.00	38.40	19.21	38.39	S17°19'08"E
C32	96°36'03"	25.00	42.15	28.06	37.33	S87°58'09"E
C33	19°13'23"	983.00	323.09	163.08	321.58	N54°07'08"E
C34	88°28'32"	25.00	38.60	24.34	34.88	N00°16'11"E
C35	17°55'08"	733.00	228.24	115.56	228.31	N52°55'39"W
C36	32°28'11"	75.00	42.52	21.85	41.96	S36°03'16"W
C37	30°00'00"	75.00	39.27	20.10	38.82	S67°17'52"W
C38	10°57'11"	840.00	179.70	90.12	178.42	N64°18'48"W
C39	5°40'37"	880.00	87.19	43.83	87.15	S86°57'05"E
C40	56°24'38"	25.00	24.61	13.41	23.63	S35°54'27"E
C41	52°09'14"	25.00	22.76	12.23	21.98	S18°22'29"W
C42	5°41'09"	1463.00	145.18	72.85	145.12	S80°53'15"W
C43	4°14'34"	1463.00	108.33	54.19	108.31	S55°55'24"W

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

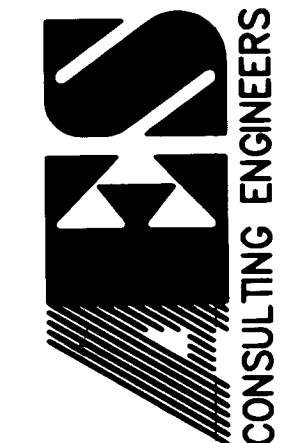
NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT
(NEW TOWN COMMERCIAL ASSOCIATION)



City of Williamsburg & County of James City
Circuit Court; This PLAT was recorded on
at 1:22 AM/PM, PB _____ PG _____
DOCUMENT # 060004140
BETSY B. WOOLRIDGE, CLERK
Clerk
REV. BLK 9 PAR. A AND URBAN ESMTS. PER OWNER
REVISED PER COUNTY COMMENTS
REVISED PARCEL A AND E AND JCSA URBAN ESM. JFS
BY

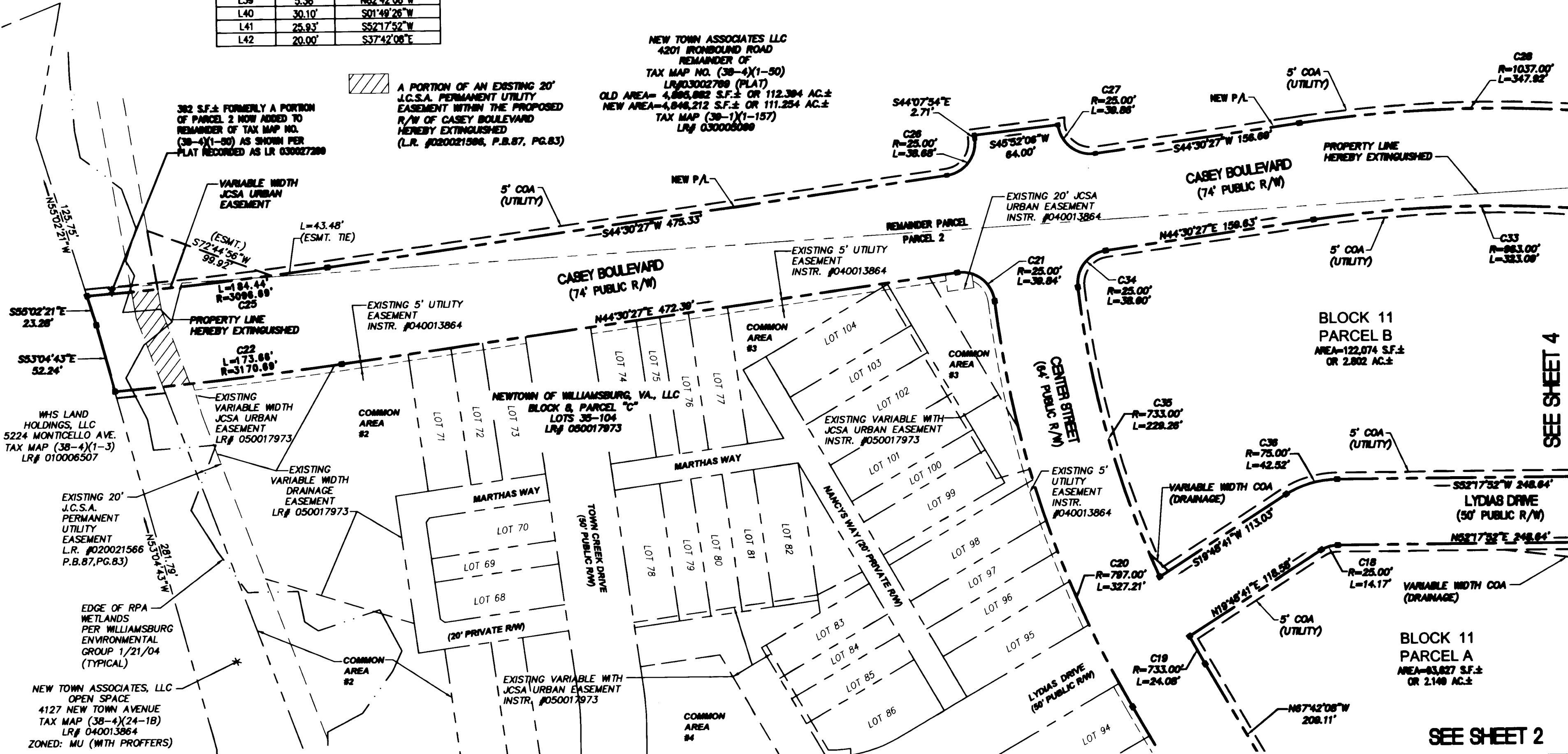
No.	DATE	REVISION / COMMENT / NOTE
3	12/20/05	REV. BLK 9 PAR. A AND URBAN ESMTS. PER OWNER
2	12/8/05	REVISED PER COUNTY COMMENTS
1	9/1/05	REVISED PARCEL A AND E AND JCSA URBAN ESM. JFS

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PLAT OF SUBDIVISION
AND BOUNDARY LINE ADJUSTMENT
SHOWING VARIOUS PARCELS
BEING PORTIONS OF PARCEL 2 AND SECTION 6
NEW TOWN
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

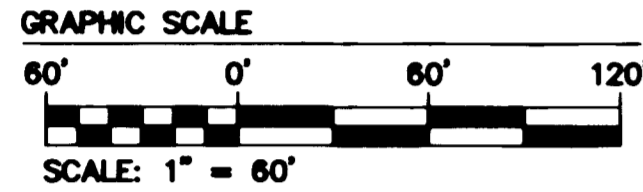
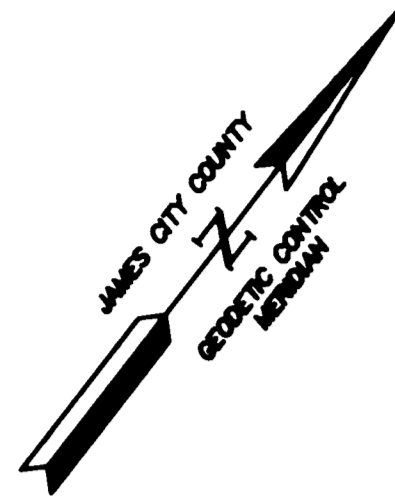
Designed AES	Drawn JFS
Scale 1"=60'	Date 8/5/05
Project No. 6632-E-23-5	
Drawing No. 3 OF 4	



SEE SHEET 4

SEE SHEET 2

#060004140



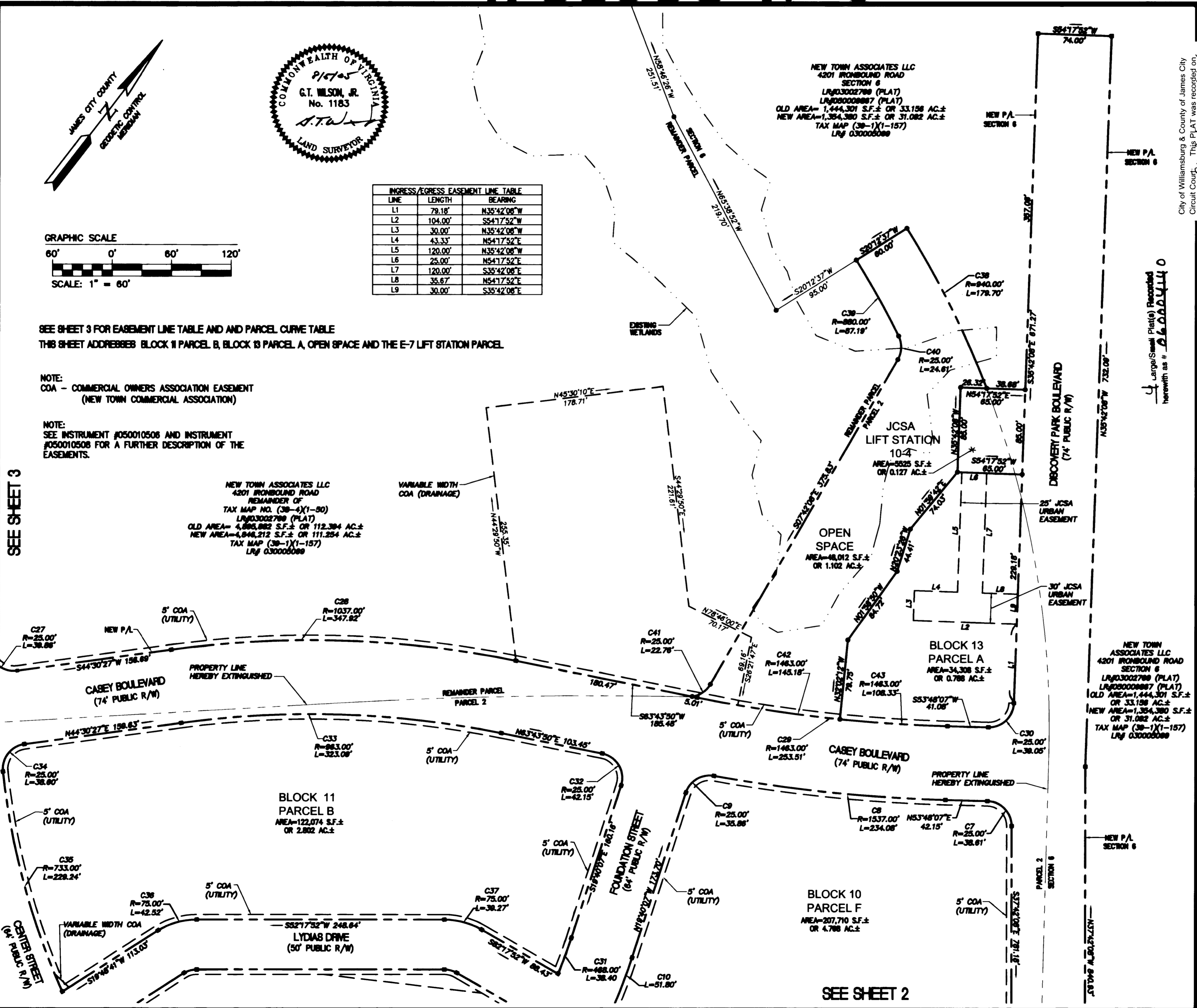
LINE	LENGTH	BEARING
L1	79.18'	N35°42'08"W
L2	104.00'	S54°17'52"W
L3	30.00'	N35°42'08"W
L4	43.33'	N54°17'52"E
L5	120.00'	N35°42'08"W
L6	25.00'	N54°17'52"E
L7	120.00'	S35°42'08"E
L8	35.67'	N54°17'52"E
L9	30.00'	S35°42'08"E

SEE SHEET 3 FOR EASEMENT LINE TABLE AND AND PARCEL CURVE TABLE
 THIS SHEET ADDRESSES BLOCK 11 PARCEL B, BLOCK 13 PARCEL A, OPEN SPACE AND THE E-7 LIFT STATION PARCEL

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

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

SEE SHEET 3



SEE SHEET 2

City of Williamsburg & County of James City
 Circuit Court, This PLAT was recorded on
 at 1:32 AM PM, PG 11
 DOCUMENT # 060004140
 BETSY B. WOOLRIDGE, CLERK
 Clerk

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

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2	12/6/05	REVISED PER COUNTY COMMENTS	JFS
1	9/1/05	REVISED PARCEL A AND E AND JCSA URBAN ESMT.	JFS

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PLAT OF SUBDIVISION
 AND BOUNDARY LINE ADJUSTMENT
 SHOWING VARIOUS PARCELS
 BEING PORTIONS OF PARCEL 2 AND SECTION 6
 NEW TOWN
 BEING A PORTION OF THE PROPERTY OWNED BY
 NEW TOWN ASSOCIATES, LLC

BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

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