

# #060006829

**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. McFann 2/7/06  
DATE

John P. McFann  
EXECUTIVE DIRECTOR  
TITLE

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

Teresa Cuffman 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 7<sup>th</sup> DAY OF February, 2006.

MY COMMISSION EXPIRES August 31, 2008.

Teresa Cuffman 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. 1/6/06  
G.T. WILSON, JR., L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

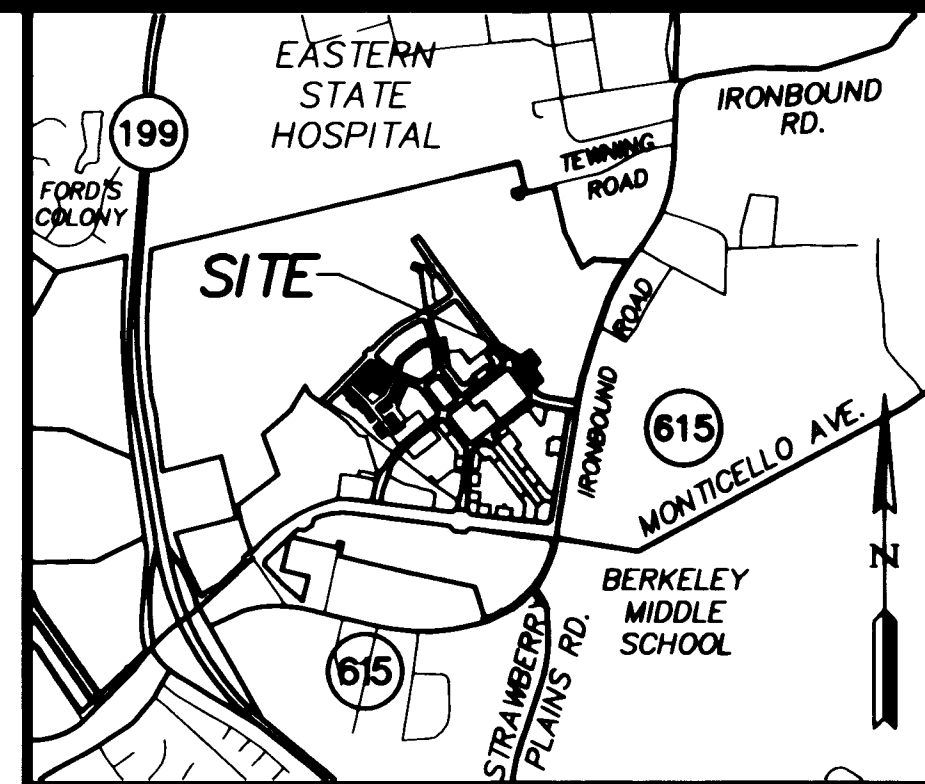
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Bruce A. W... 2/7/06  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 3/22/06  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

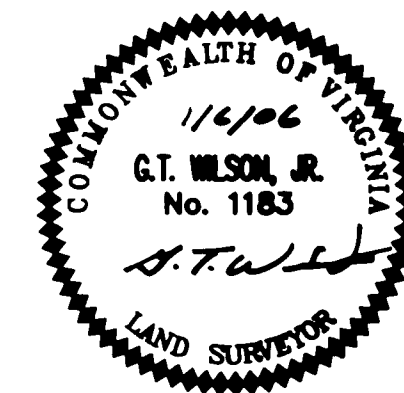
**GENERAL NOTES**

- 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 TAX MAP NO. (39-1)(1-157). 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. A BUILDING SETBACK WAIVER WAS GRANTED JANUARY 9, 2006 BY THE PLANNING COMMISSION AS A PART OF SP-141-05 FOR THIS PARCEL.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON JANUARY 19, 2006 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 3 AS SHOWN ON THE MASTER PLAN FOR SECTION 3 AND 6 OF NEW TOWN AS APPROVED ON OCTOBER 26, 2004, JCC CASE NO. Z-05-04 AND MP-05-04.
- THE JAMES CITY COUNTY CASE NUMBER FOR THIS PLAT IS S-005-06.



**VICINITY MAP**  
SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF SECTION 3 (TOTAL AREA SUBDIVIDED)	1,523,917	34.984
AREA OF BLOCK 14 PARCEL B	54,860	1.259
NEW REMAINING AREA FOR SECTION 3	1,469,057	33.725



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

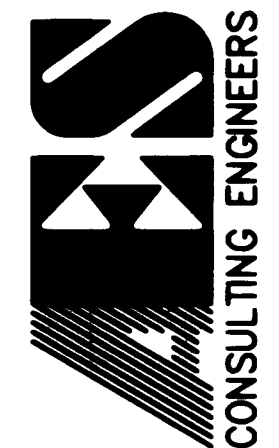
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:55AM/PM

INSTRUMENT # 060006829 BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

TESTE: Betsy B. Woolridge D.C.  
BETSY B. WOOLRIDGE, CLERK  
Large/Small Plat(s) Recorded herewith as # 060006829

No.	DATE	REVISION / COMMENT / NOTE	JFS	JFS	BY
2	3/7/06	REVISED PER JCSA COMMENTS			
1	2/9/06	REVISED PER COUNTY COMMENTS			

524B Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994



PLAT OF SUBDIVISION  
BLOCK 14 PARCEL B  
BEING A PORTION OF SECTION THREE  
NEW TOWN  
OWNED BY NEW TOWN ASSOCIATES, LLC  
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=40'	Date 1/06/06
Project No. 6632-06-14	
Drawing No. 1 OF 2	

