

# #060009887

**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. McCann  
PRINTED NAME

10/18/05  
DATE

EXECUTIVE DIRECTOR  
TITLE

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

Teresa Curfman Knighton 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 18<sup>th</sup> DAY OF October, 2005.

MY COMMISSION EXPIRES 08/31/08.

Teresa Curfman Knighton  
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. 01/14/05  
G.T. WILSON, JR., L.S. #1183 DATE



**CERTIFICATE OF APPROVAL**

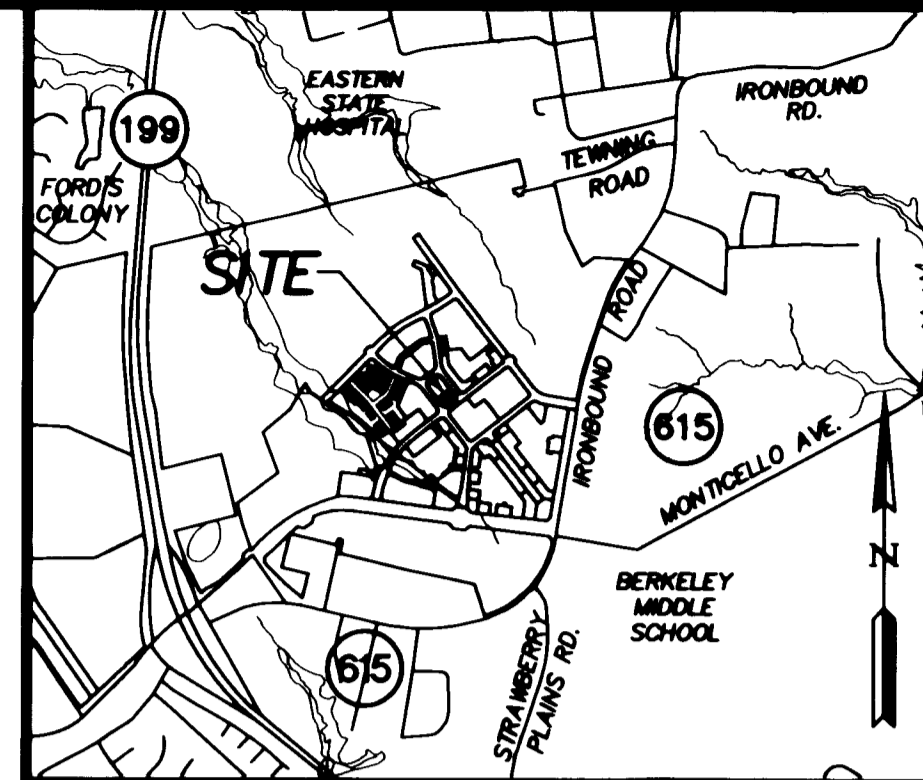
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Bruce A. Williams 10/18/05  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 12/14/05  
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 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #010201 0035 B, DATED 2/8/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTY IS A PORTION OF FORMER TAX MAP NO: (30-4)(1-50). THE PROPERTY ADDRESS: 5208 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 SEPTEMBER 15, 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 (90° 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-08-03 AND MP-04-03.



**VICINITY MAP**  
SCALE: 1" = 2000'±

No.	DATE	REVISION / COMMENT / NOTE	BY
2	12/18/05	REVISED PARCEL B TO 10,000 S.F.±	JFS
1	9/15/05	REVISIONS PER COUNTY COMMENTS DATED 9/15/05	EAW

5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8984



PLAT OF SUBDIVISION  
SHOWING BLOCK 9, PARCEL "B"  
NEW TOWN  
BEING A PORTION OF THE PROPERTY OWNED BY  
NEW TOWN ASSOCIATES, LLC  
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28 DAY  
OF April, 2006

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE  
LAW DIRECTS. @ 1:58 AM/PM  
BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

INSTRUMENT # 060009887

TESTE: Betsy B. Woolridge Deputy  
BETSY B. WOOLRIDGE, CLERK  
Large/Small Plat(s) Recorded  
herewith as # 060009887

Designed AES	Drawn EAW
Scale NONE	Date 8/4/05
Project No. 6632-E-23	
Drawing No. 1 OF 2	