

#060013509

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 LR # 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.M.K.* 2/30/06
John P. McCandl DATE
 PRINTED NAME
EXECUTIVE DIRECTOR
 TITLE

NOTARY

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

Jessica Lynn Knight 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 30th DAY OF March, 2006.

MY COMMISSION EXPIRES August 31, 2008.

Jessica Lynn Knight
 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. 1/30/06
 G.T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

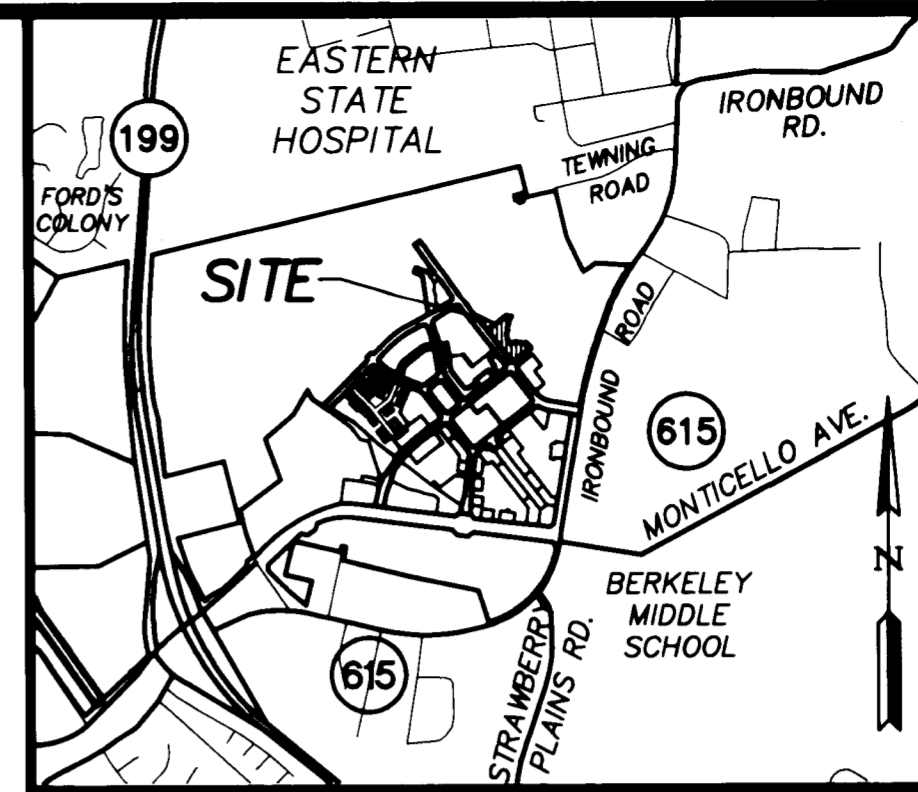
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Burt A. White 3/30/06
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 7/14/06
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

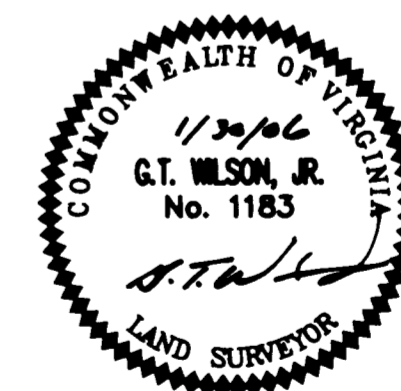
GENERAL NOTES

- 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.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON FEBRUARY 16, 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 6 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. (SEE ALSO PLAT RECORDED AS LR #030027269)



VICINITY MAP
 SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF SECTION 6 (TOTAL AREA SUBDIVIDED)	1,354,360	31.082
AREA OF BLOCK 15 PARCEL B	83,440	1.915
NEW REMAINING AREA FOR SECTION 6	1,270,940	29.177



STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF June 2006

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:54 AM/PM

INSTRUMENT # 060013509

TESTE: *Betsy B. Woolridge*
 BETSY B. WOOLRIDGE, CLERK
By Clerk in Absence, Dep. Clerk

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
12 June 2006
 at 2:54 AM/PM, PG. —
 DOCUMENT # 060013509
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	JFS	BY
1	3/29/06			

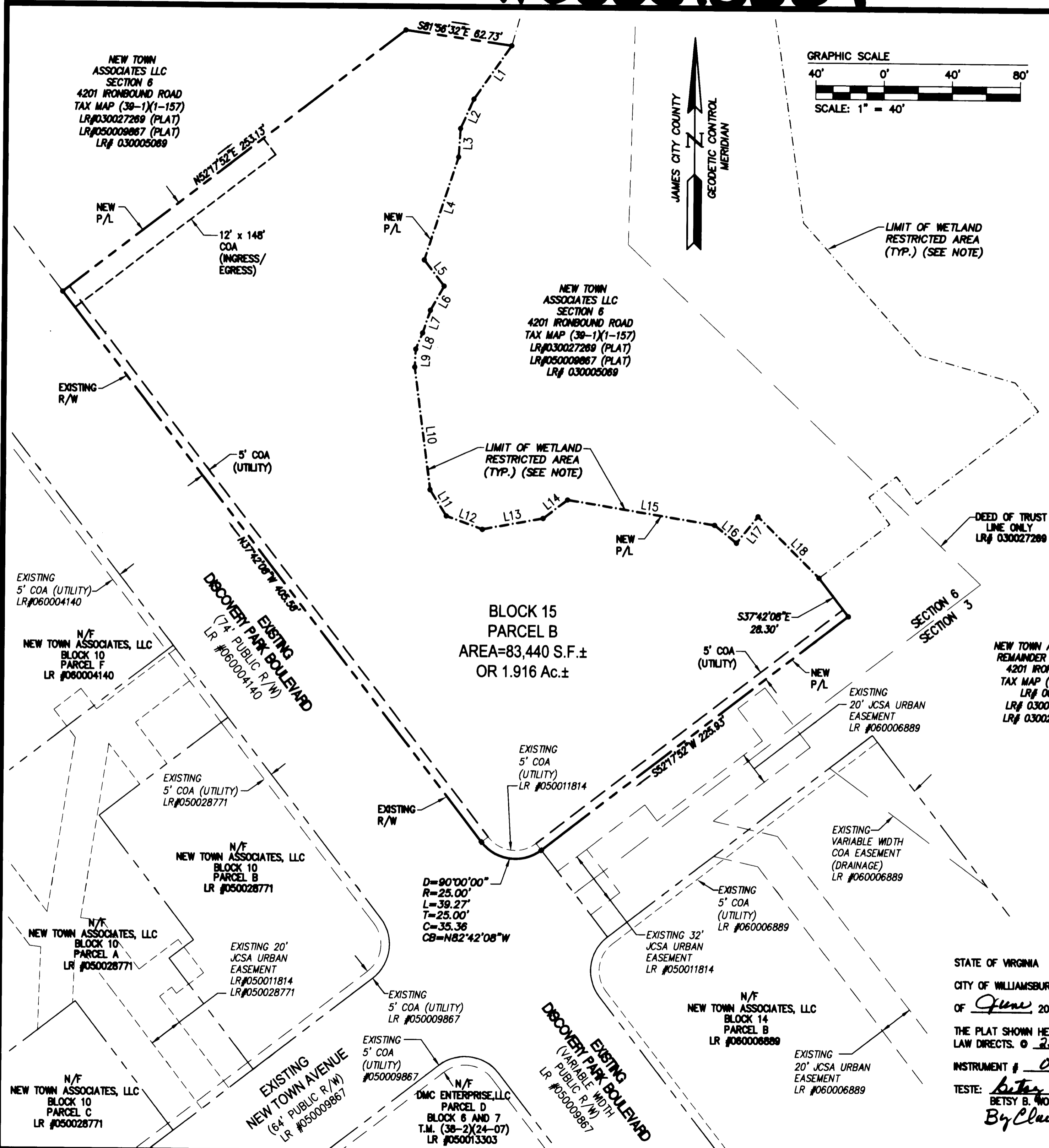
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994



PLAT OF SUBDIVISION
BLOCK 15 PARCEL B
BING A PORTION OF SECTION 6
NEW TOWN
 OWNED BY NEW TOWN ASSOCIATES, LLC
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=40'	Date 1/30/06
Project No. 8632-S6-15	
Drawing No. 1 OF 2	

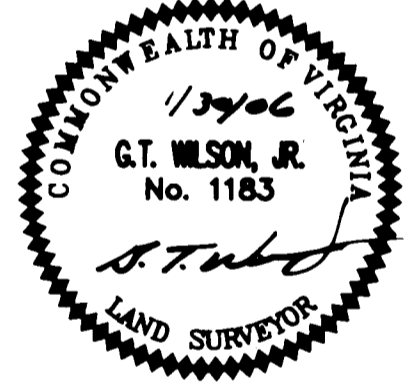
#060013509



LINE TABLE		
LINE	LENGTH	BEARING
L1	38.44'	S34°54'05"W
L2	18.96'	S23°58'29"W
L3	16.71'	S03°25'46"W
L4	63.56'	S18°02'38"W
L5	19.22'	S37°42'08"E
L6	16.31'	S29°12'55"W
L7	14.13'	S18°25'13"W
L8	10.34'	S22°23'17"W
L9	10.52'	S02°53'08"W
L10	72.36'	S07°31'50"E
L11	18.14'	S32°02'31"E
L12	22.49'	S70°06'02"E
L13	36.21'	N79°30'18"E
L14	18.00'	N52°17'52"E
L15	87.34'	S80°35'09"E
L16	16.53'	S51°14'53"E
L17	20.00'	N38°43'49"E
L18	50.75'	S45°12'06"E

NOTE:
THE LIMIT OF THE WETLAND RESTRICTED AREA IS SHOWN PER PLAT BY AES CONSULTING ENGINEERS TITLED "EXHIBIT A" PLAT SHOWING WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES DATED SEPTEMBER 12, 2005.

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12 June 2006 at 2:54 AM/PM, PG. 1 DOCUMENT # 060013509 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



NEW TOWN ASSOCIATES, LLC
REMAINDER OF SECTION 3
4201 IRONBOUND ROAD
TAX MAP (39-1)(1-157)
LR# 000012573
LR# 030005089 (PLAT)
LR# 030027289 (PLAT)

NOTE:
SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.
NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF June 2006
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:54 AM/PM
INSTRUMENT # 060013509
TESTE: *Betsy B. Woolridge*
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Bickelitz, Dep. Clerk

NO.	DATE	REVISION / COMMENT / NOTE	JFS	BY
1	1/3/29/06			

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



PLAT OF SUBDIVISION
BLOCK 15 PARCEL B
BEING A PORTION OF SECTION 6
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=40'	Date 1/30/06
Project No. 6632-S6-15	
Drawing No. 2 OF 2	