

#060021403

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO NEWTOWN OF WILLIAMSBURG, VA., L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 11, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. #040020838.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN, BLOCK 8, PARCEL "C", LOTS 78-82 & 97-98, BEING A PORTION OF THE PROPERTY OWNED BY NEWTOWN OF WILLIAMSBURG, VA., L.L.C. IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR:
NEWTOWN OF WILLIAMSBURG, VA., L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] 8/22/06
ROBERT F. RIPLEY, JR. MANAGER DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA,
OFFICE/COUNTY OF James City

I, Brittany L Mangold

A NOTARY PUBLIC IN AND FOR THE OFFICE/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY NAME THIS 22 DAY OF August, 2006

[Signature]
SIGNATURE

MY COMMISSION EXPIRES June 30, 2007

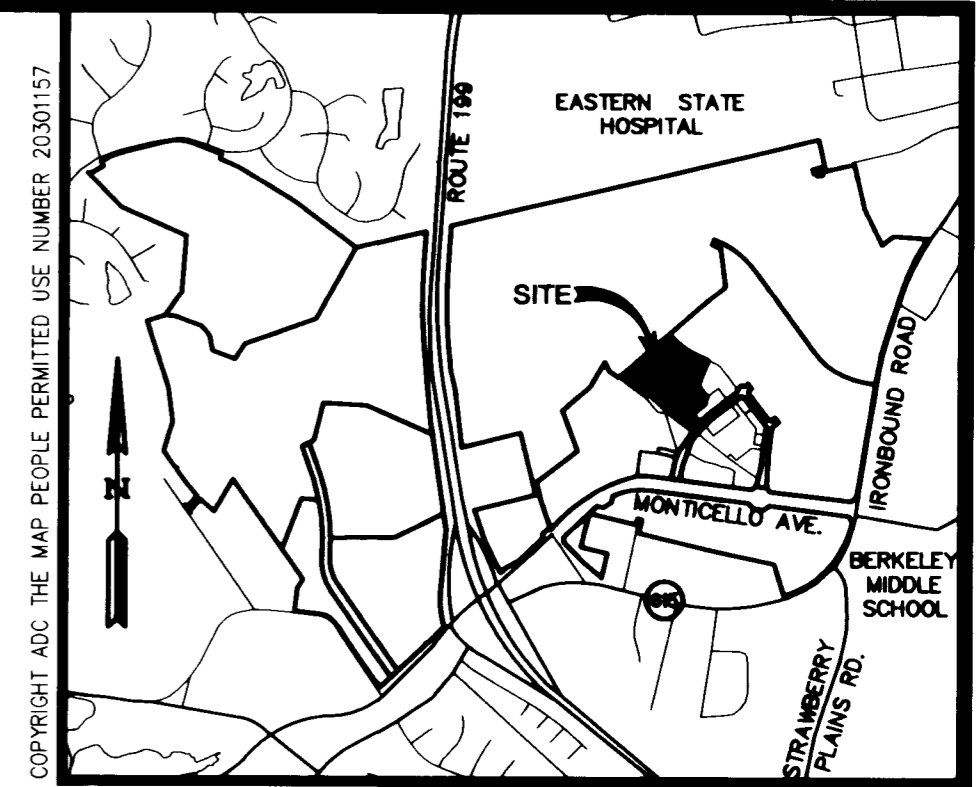
SURVEYOR'S CERTIFICATE

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] 8/18/06
ROBERT D. MANN, L.S. #2509 DATE

GENERAL NOTES

- PROPERTY TAX MAP NO.: (38-4)(26-2)
- PROPERTY ADDRESS: 4135 NEW TOWN AVENUE, WILLIAMSBURG, VA.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-03-01 AND MP-02-97 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 11, 2001.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS OF SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0035 B, DATED 2/8/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- SETBACK REQUIREMENTS VARY. REFERENCE SEC. 24-527 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- THIS SUBDIVISION WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 18, 2004.
- THIS PROPERTY LIES WITHIN NEW TOWN SECTION 4 AS SHOWN ON CONSTRUCTION PLANS PREPARED BY AES CONSULTING ENGINEERS AND APPROVED BY THE COUNTY ON AUGUST 13, 2004. REFERENCE COUNTY CASE NO. SP-18-04.
- A WAIVER TO SEC. 24-527(a), SETBACK REQUIREMENTS FROM A PLANNED OR EXISTING PUBLIC ROAD RIGHT-OF-WAY, WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON APRIL 5, 2004 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN REVIEW GUIDELINES.
- ALL STREETS DENOTED AS PRIVATE WITHIN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY BUT SHALL BE PRIVATELY MAINTAINED.
- REFERENCE DOCUMENTS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #050010506, INSTRUMENT #050010506, AND INSTRUMENT #050013787.



VICINITY MAP SCALE: 1"=2000'

AREA TABULATION

OLD AREA	NEW AREA
LOT 78 = 3,569 S.F.±; 0.082 AC.±	LOT 78 = 3,674 S.F.±; 0.084 AC.±
LOT 79 = 2,550 S.F.±; 0.058 AC.±	LOT 79 = 2,550 S.F.±; 0.058 AC.±
LOT 80 = 2,550 S.F.±; 0.058 AC.±	LOT 80 = 2,340 S.F.±; 0.054 AC.±
LOT 81 = 2,550 S.F.±; 0.058 AC.±	LOT 81 = 2,550 S.F.±; 0.058 AC.±
LOT 82 = 3,569 S.F.±; 0.082 AC.±	LOT 82 = 3,674 S.F.±; 0.084 AC.±
LOT 97 = 2,854 S.F.±; 0.066 AC.±	LOT 97 = 2,815 S.F.±; 0.060 AC.±
LOT 98 = 3,905 S.F.±; 0.091 AC.±	LOT 98 = 4,144 S.F.±; 0.095 AC.±
TOTAL = 21,547 S.F.±; 0.495 AC.±	TOTAL = 21,547 S.F.±; 0.495 AC.±

CERTIFICATE OF APPROVAL

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

[Signature] 8/22/06
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

LOT ADDRESSES

LOT 78	4301 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 79	4303 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 80	4305 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 81	4307 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 82	4309 LYDIAS DRIVE	WILLIAMSBURG, VA 23188
LOT 97	5219 CENTER STREET	WILLIAMSBURG, VA 23188
LOT 98	5221 CENTER STREET	WILLIAMSBURG, VA 23188

2 Large/Small Platts) Recorded herewith as # 060021403

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 24 DAY OF August, 2006

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

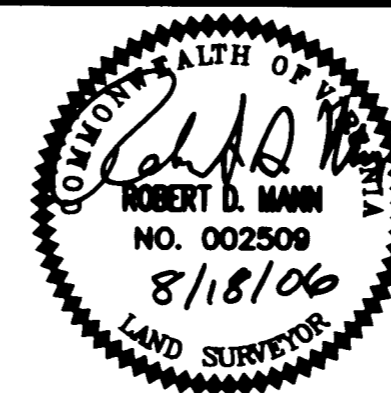
INSTRUMENT # 060021403

TESTE: [Signature]
BETSY B. WOOLRIDGE, CLERK



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

PLAT OF BOUNDARY LINE ADJUSTMENT
LOTS 78 - 82 & 97 - 98
NEW TOWN
BLOCK 8, PARCEL "C"
BEING A PORTION OF THE PROPERTY OWNED BY
NEWTOWN OF WILLIAMSBURG, VA., L.L.C.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

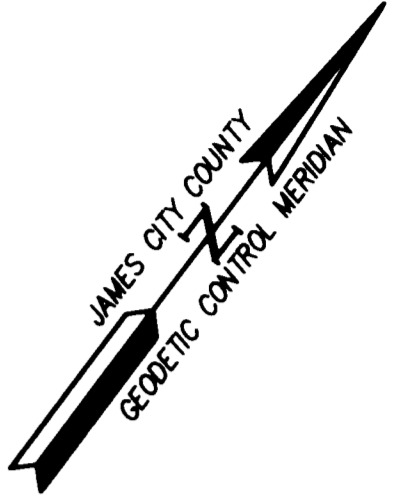
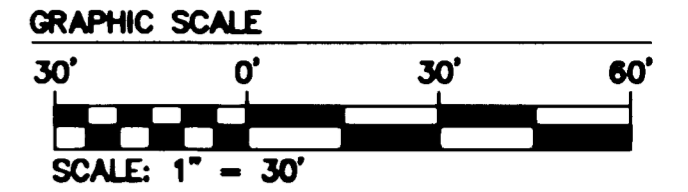
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 24 August 2006
at 10:08 AM/PM, PG.
DOCUMENT # 060021403
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

Designed	Drawn
RDM	AWT
Scale	Date
N/A	8/18/06
Project No.	
6632-E-12-2	
Drawing No.	
1 OF 2	

S:\maps\6632-E-12-2 - Block 8.dwg\Plats\6632122301B.plt 11/18/06 11:14:01 AM

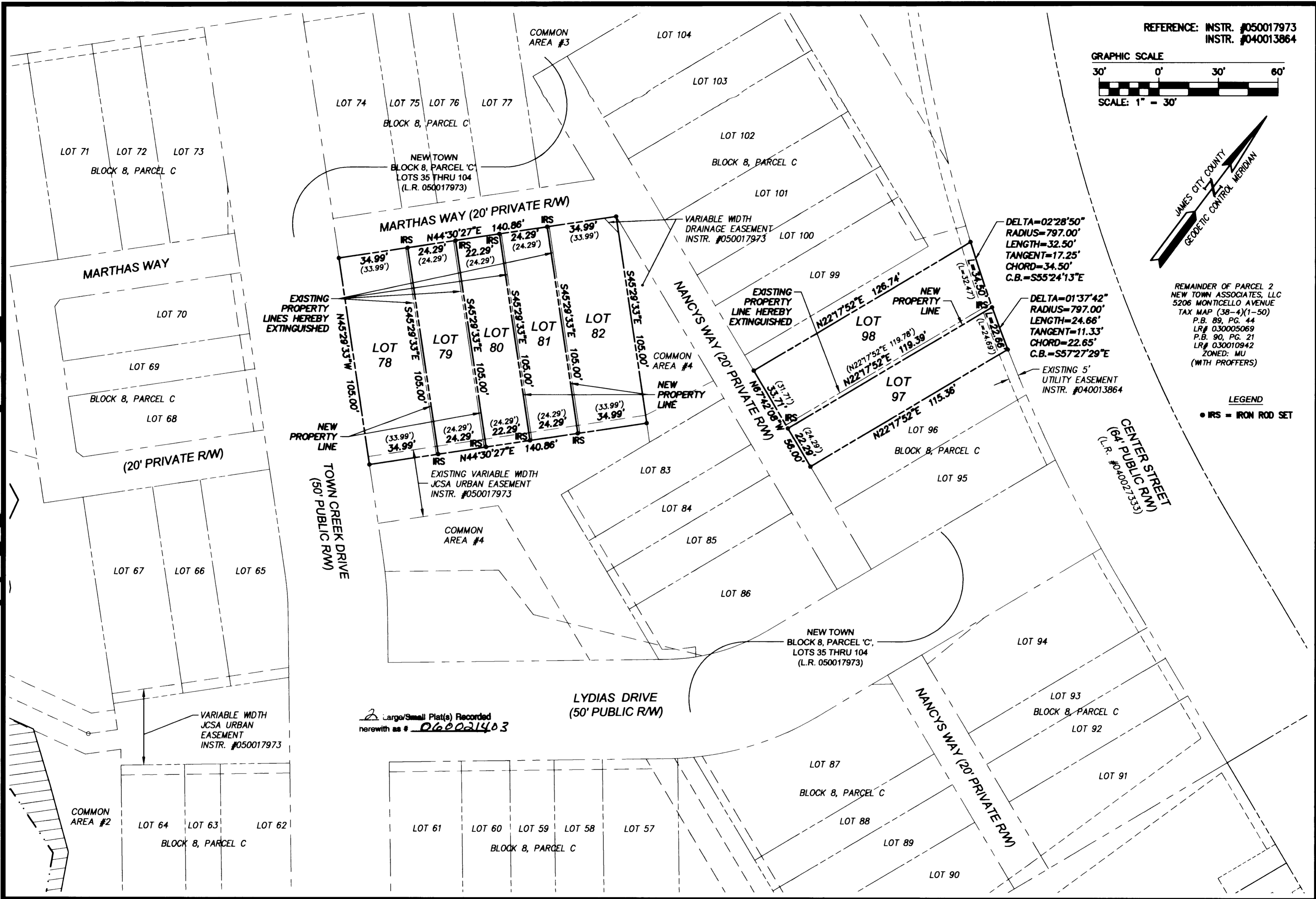
#060021403

REFERENCE: INSTR. #050017973
INSTR. #040013864



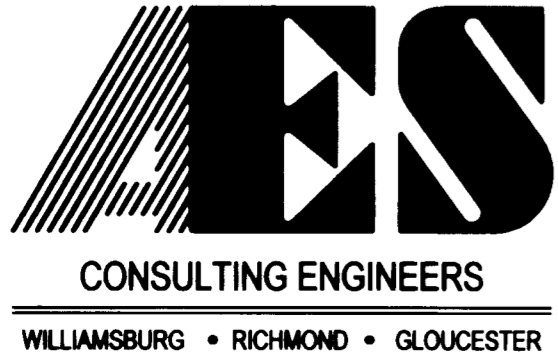
REMAINDER OF PARCEL 2
NEW TOWN ASSOCIATES, LLC
5206 MONTICELLO AVENUE
TAX MAP (38-4)(1-50)
P.B. 89, PG. 44
LR# 030005069
P.B. 90, PG. 21
LR# 030010942
ZONED: MU
(WITH PROFFERS)

LEGEND
• IRS = IRON ROD SET



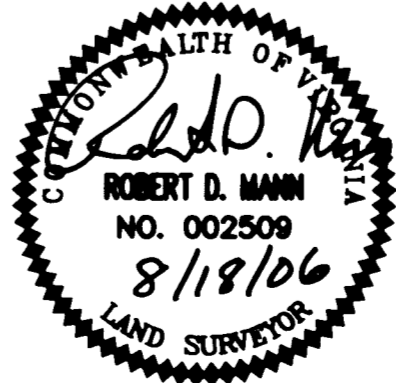
2 Large/Small Plat(s) Recorded
herewith as # 060021403

S:\nos\6632\11-2-Block 8, div\plans\6632\112903_3.dwg - BTA - F02.dwg, 8/17/2006 2:56:56 PM



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LOTS 78 - 82 & 97 - 98
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NEWTOWN OF WILLIAMSBURG, VA., L.L.C.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
RDM	AWT
Scale	Date
1"=30'	8/18/06
Project No.	
6632-E-12-2	
Drawing No.	
2 OF 2	