

# 060026876

**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.

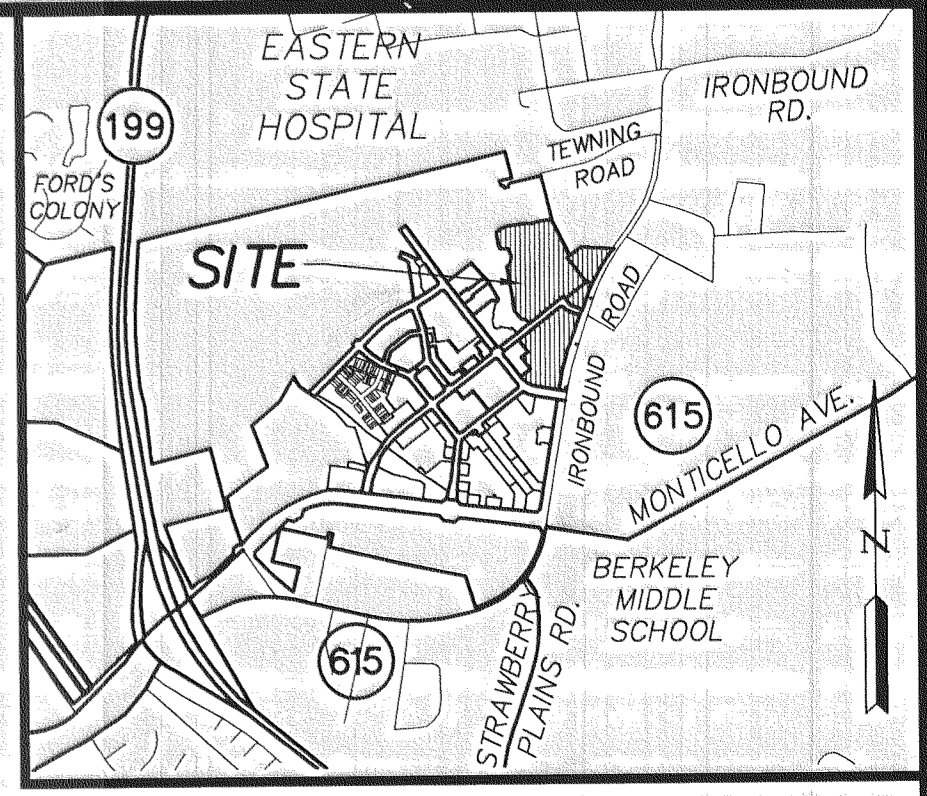
FOR:  
 NEW TOWN ASSOCIATES, LLC  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: [Signature] 10/02/06  
JOHN P. McCANN DATE  
 PRINTED NAME  
**EXECUTIVE DIRECTOR**  
 TITLE

**NOTARY**  
 STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
TERESA CURFMAN KNIGHT 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 2<sup>ND</sup> DAY OF OCTOBER, 2006.  
 MY COMMISSION EXPIRES 08-31-08.  
Jenese Curfman-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.  
[Signature] 6/1/06  
 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.  
[Signature] 10/05/06  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
[Signature] 11/1/2006  
 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 MAY 25, 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 AND 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)
  - WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.



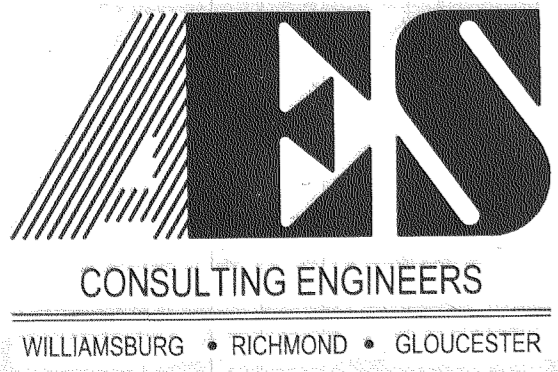
**VICINITY MAP**  
 SCALE: 1" = 2000'±

AREA TABULATION	S.F.±	AC.±
AREA OF BLOCK 17 PARCEL "A"	37,446	0.860
AREA OF BLOCK 17 PARCEL "B"	592,364	13.599
AREA OF REMAINDER BLOCK 14	325,351	7.469
AREA OF REMAINDER BLOCK 18	100,768	2.314
AREA OF SECTION 3 WITHIN THE R/W OF NEW TOWN AVENUE WATFORD LANE	40,546	0.931
AREA OF SECTION 3 WITHIN THE R/W OF IRONBOUND ROAD	54,409	1.249
<b>TOTAL AREA SUBDIVIDED</b>	<b>1,150,884</b>	<b>26.422</b>
AREA TABULATION SECTION 3	S.F.±	AC.±
FORMER AREA OF SECTION 3 (PER PLAT RECORDED AS LR 060006889)	1,469,057	33.725
<b>TOTAL AREA SUBDIVIDED WITHIN SECTION 3 BY THIS PLAT</b>	<b>1,150,884</b>	<b>26.422</b>
AREA OF SECTION 3 WITHIN THE R/W OF IRONBOUND ROAD PREVIOUSLY DEDICATED PER LR 060010643	27,999	0.643
<b>TOTAL AREA (SUBTRACTED)</b>	<b>1,178,883</b>	<b>27.065</b>
<b>NEW REMAINING AREA FOR SECTION 3</b>	<b>290,174</b>	<b>6.660</b>

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 17 November 2006 at 3:21 AM/PM, PB --- PG --- DOCUMENT # 060026876 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

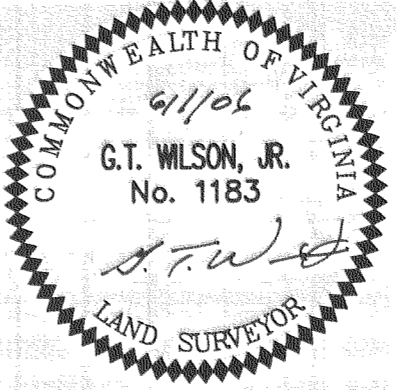
STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1<sup>ST</sup> DAY OF November 2006.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:21 AM/PM  
 INSTRUMENT # 060026876  
 TESTE: Betsy B. Woolridge 2 Large/Small Plat(s) Recorded  
 BETSY B. WOOLRIDGE, CLERK  
By Claudia H. Bisholz, Dep. Clerk 060026876

S:\Jobs\6632\56\17-Block 17.dwg\Sur\Plats\663256BLK514&17&18P01.dwg, 10/2/2006 10:44:07 AM, AES Mylar Plotter (Williamsburg).pc3



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

**PLAT OF SUBDIVISION**  
**BLOCK 17 PARCEL "A" AND PARCEL "B",**  
**AND THE REMAINDER OF BLOCK 14 AND BLOCK 18**  
**BEING A PORTION OF SECTIONS 3 AND 6**  
**NEW TOWN**  
**OWNED BY NEW TOWN ASSOCIATES, LLC**  
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
5	10/31/06	REVISED RIGHT OF WAY PER COUNTY COMMENTS	JFS	GTW
4	10/5/06	REVISED RIGHT OF WAY PER OWNER COMMENTS	JFS	GTW
3	9/29/06	REVISED PER JAMES CITY COUNTY COMMENTS	JFS	GTW
2	9/11/06	REVISED PROPERTY LINES FOR BLK 17 AND BLK 18	JFS	GTW
1	8/30/06	REVISED PER JAMES CITY COUNTY COMMENTS	JFS	GTW

Designed	Drawn
AES	JFS
Scale	Date
NOTED	6/1/06
Project No.	
6632-S6-17	
Drawing No.	
1 OF 2	