

#070004370

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 R. McCann 12/07/06
DATE
JOHN R. McCANN
PRINTED NAME
EXECUTIVE DIRECTOR
TITLE

NOTARY

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

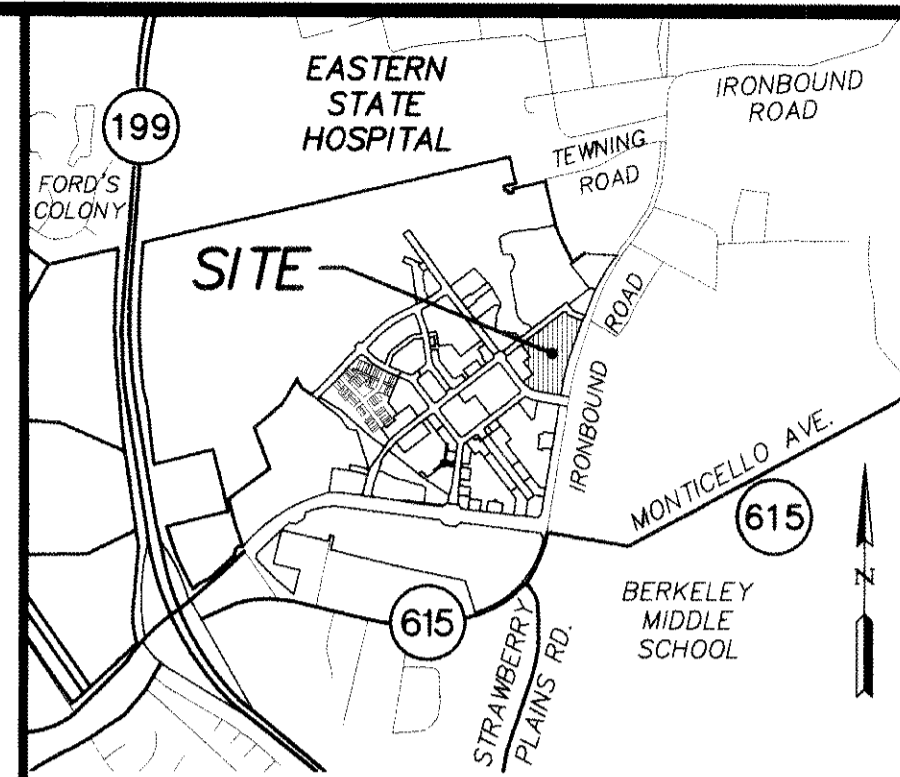
Jessica Luyman Knighton A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 7th DAY OF December, 2006.

MY COMMISSION EXPIRES August 30, 2008.
Jessica Luyman Knighton
NOTARY PUBLIC

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 DECEMBER 14, 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)
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION BMP OR ITS STRUCTURE AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.



VICINITY MAP
SCALE: 1" = 2000'±

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. 7/31/06 11/28/06
DATE

CERTIFICATE OF APPROVAL

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

Walter P. Mays 12-08-06
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

Ellen M. Cook 2/1/07
DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
15 February 2007
at 11:22 AM/PM, PB --- PG ---
DOCUMENT # 070004370
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

AREA TABULATION	S.F.±	ACRES±
AREA OF BLOCK 14 PARCEL "A"	27,399	0.629
AREA OF BLOCK 14 PARCEL "C"	52,051	1.195
AREA OF BLOCK 14 PARCEL "D"	95,657	2.196
AREA OF BLOCK 14 PARCEL "E"	150,244	3.449
TOTAL AREA SUBDIVIDED	325,351	7.469

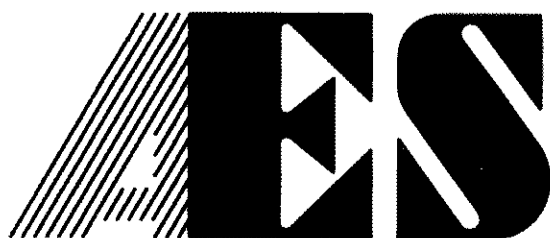
STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 15 DAY OF Feb., 2007.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:22 AM/PM

INSTRUMENT # 070004370. 2 Large/Small Plats/Recorded herewith as # 070004370

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By Claudia Hinkel, Dep. Clerk

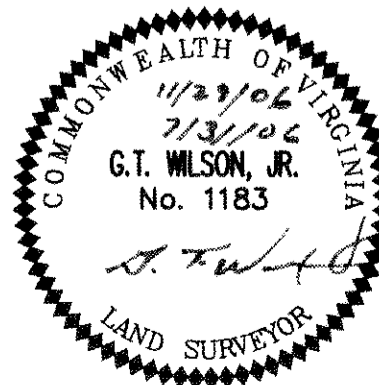


CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER

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

PLAT OF SUBDIVISION
BLOCK 14
PARCELS A, C, D & E
BEING A PORTION OF SECTION 3 AND 6
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



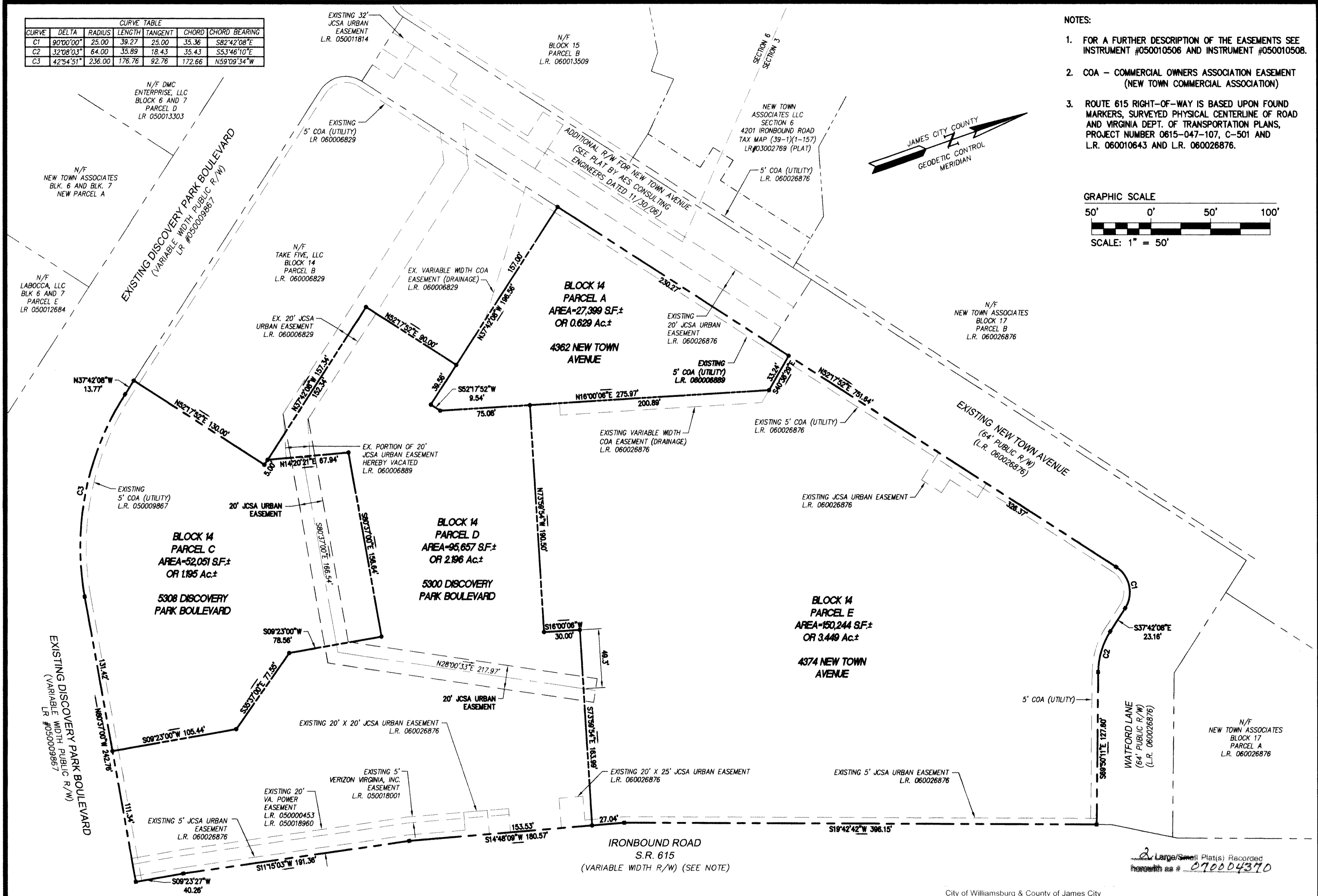
No.	DATE	REVISION / COMMENT / NOTE	AWT	GTW
2	11/29/06	REMOVED RIGHT-OF-WAY FROM SUBDIVISION	AWT	GTW
1	10/17/06	REVISED PER JCC COMMENT LETTERS	AWT	GTW
			REVISED BY	REVIEWED BY

Designed	Drawn
AES	AWT
Scale	Date
NOTED	7/31/06
Project No.	
6632-S6-14	
Drawing No.	
1 OF 2	

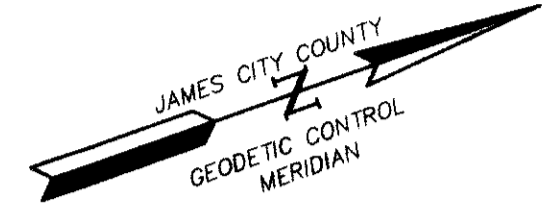
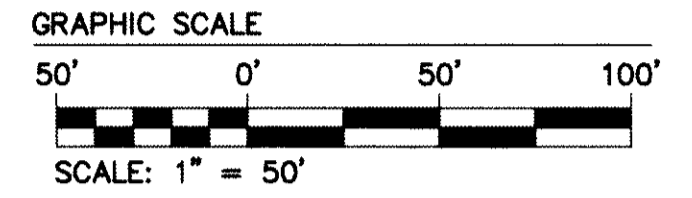
S:\Jobs\6632\56114 - Block 14\dwg\SunPlat\6632E.BLK 14 PARCELS A C-E SUBD SH1.DWG. 12/16/2006 9:33:49 AM

#070004370

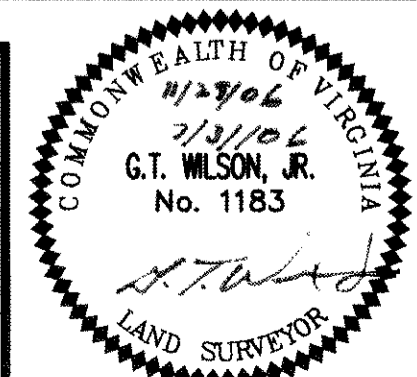
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	S82°42'08"E
C2	32°08'03"	64.00	35.89	18.43	35.43	S53°46'10"E
C3	42°54'51"	236.00	176.76	92.76	172.66	N59°09'34"W



- NOTES:
- FOR A FURTHER DESCRIPTION OF THE EASEMENTS SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508.
 - COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)
 - ROUTE 615 RIGHT-OF-WAY IS BASED UPON FOUND MARKERS, SURVEYED PHYSICAL CENTERLINE OF ROAD AND VIRGINIA DEPT. OF TRANSPORTATION PLANS, PROJECT NUMBER 0615-047-107, C-501 AND L.R. 060010643 AND L.R. 060026876.



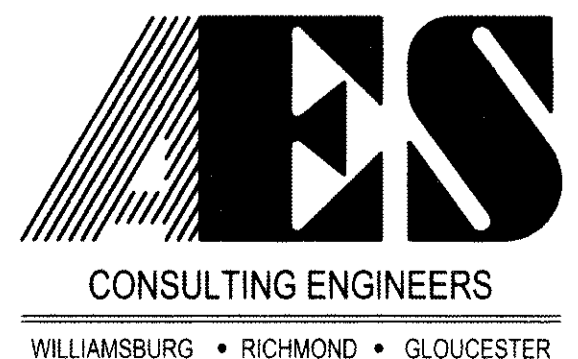
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 15 February 2007
 at 11:22 AM/PM, PB — PG —
 DOCUMENT # 070004370
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



PLAT OF SUBDIVISION
 BLOCK 14
 PARCELS A, C, D & E
 BEING A PORTION OF SECTION 3 AND 6
 NEW TOWN
 OWNED BY NEW TOWN ASSOCIATES, LLC
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	AWT	GTW
2	11/29/06	REMOVED RIGHT-OF-WAY FROM SUBDIVISION	AWT	GTW
1	10/17/06	REVISED PER JCC COMMENT LETTERS	AWT	GTW
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY

Drafted AES	Drawn AWT
Scale 1"=50'	Date 7/31/06
Project No. 6632-S6-14	
Drawing No. 2 OF 2	



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

S:\Jobs\6632\6614 - Block 14\dwg\SurfPlat\6632E BLK 14 PARCELS A C-E SUBD SH2.DWG, 12/16/2006 9:33:22 AM