

#070004923

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 01/10/07 DATE
EXECUTIVE DIRECTOR TITLE

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

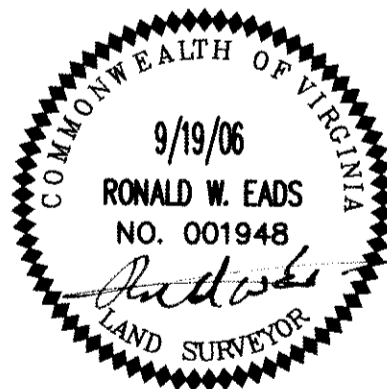
TERESA CURRYMAN KNIGHTEN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 10th DAY OF January, 2007. MY COMMISSION EXPIRES August 30, 2008. Teresa Curryman Knighten 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.

Ronald W. Eads, L.S. #1948 09-19-06 DATE



CERTIFICATE OF APPROVAL

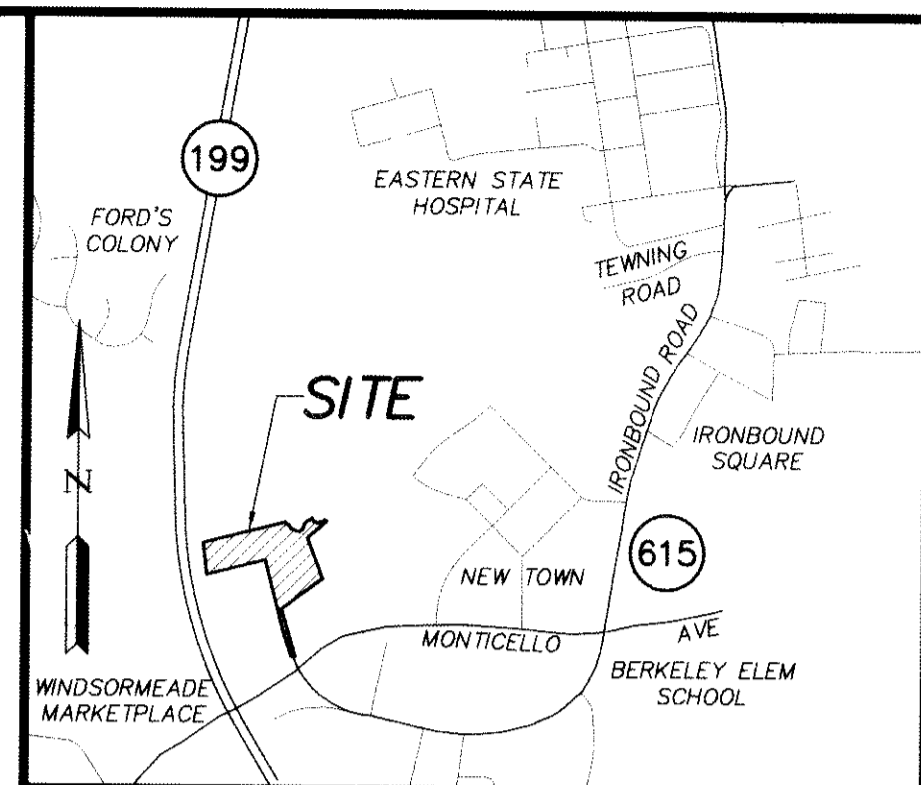
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Virginia Department of Transportation 1-10-07 DATE

Ellen M. Cook 2/8/07 DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

GENERAL NOTES:

- 1. PROPERTIES AS SHOWN ARE PORTIONS OF TAX MAP PARCEL (38-4)(1-51), AREA TO BE SUBDIVIDED = 10.147 ACRES AND TAX MAP PARCEL (38-4)(1-56), AREA TO BE SUBDIVIDED = 112.394 ACRES. AREAS TAKEN FROM JAMES CITY COUNTY REAL ESTATE ASSESSMENT.
2. PROPERTY STREET ADDRESS: #5248 MONTICELLO AVENUE TAX MAP PARCEL (38-4)(1-51) #5240 MONTICELLO AVENUE TAX MAP PARCEL (38-4)(1-56)
3. PORTION OF TAX MAP PARCEL (38-4)(1-51) IS CURRENTLY ZONED MU, MIXED USE WITH PROFFERS (PROPOSED SECTION 9 PARCEL B) PORTION OF TAX MAP PARCEL (38-4)(1-51) IS CURRENTLY ZONED R8 W/PROFFERS, RURAL RESIDENTIAL DISTRICT (REMAINING PARCEL)
4. THIS PLAT WAS MADE TO AGREE WITH RECORD PLATS AND FOUND GROUND EVIDENCE AS NEAR AS POSSIBLE.
5. PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER COMMUNITY PANEL 510201 0035B. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.
6. THERE WERE "NO BUILDINGS" OBSERVED ON THESE PARCELS.
7. PLAT MERIDIAN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STATION NO. 325 WHICH IS VIRGINIA STATE PLANE (NAD 83)(1986) SOUTH ZONE IN U.S SURVEY FEET WITH COORDINATES N=3628200.301, E=11995286.983
8. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
11. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON OCTOBER 19, 2006 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
12. THIS PROPERTY LIES WITHIN NEW TOWN SECTION 9 AS SHOWN ON THE MASTER PLAN FOR SECTION 9 OF NEW TOWN AS APPROVED ON MAY 9, 2006, JCC CASE NO. Z-16-06 AND MP-13-05.
13. THE JAMES CITY COUNTY CASE NUMBER FOR THIS PLAT IS S-82-06.
14. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
15. WETLANDS AND LAND 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.
16. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
17. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



VICINITY MAP SCALE: 1" = 2000'±

- REFERENCES: INSTRUMENT #000012572 DEED BOOK 84, PAGE 257 DEED BOOK 174, PAGE 238 DEED BOOK 598, PAGE 231 PLAT BOOK 2, PAGE 22 PLAT BOOK 15, PAGE 45 PLAT BOOK 19, PAGE 24 PLAT BOOK 37, PAGE 96 PLAT BOOK 53, PAGE 71 PLAT BOOK 59, PAGE 67 PLAT BOOK 77, PAGE 94-96 PLAT BOOK 87, PAGE 83 PLAT BOOK 89, PAGE 43-44

2 Large (Small Plats) Recorded Instrument # 070004923

AREA TABULATION table with columns for Existing Tax Map Parcel, New Tax Map Parcel, and Remaining Tax Map Parcel, listing areas in acres.

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 21st DAY

OF February 2007

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:32 AM/PM

INSTRUMENT # 070004923

TESTE: Betsy B. Woolridge, CLERK By Claudia H. Brinkley, Dep. Clerk

Revision table with columns for No., Date, Revision / Comment / Note, and Revised By.

5248 Old Towne Road, Suite 1 Williamsburg, Virginia 23186 (757) 253-0040 Fax (757) 220-8894



PLAT OF SUBDIVISION & PROPERTY LINE EXTINGUISHMENT OF PROPERTY OWNED BY NEW TOWN ASSOCIATES, L.L.C. CONTAINING A TOTAL OF 14.098± ACRES JAMES CITY COUNTY VIRGINIA BERKELEY DISTRICT

Project information table including Designed (RWE), Drawn (AWT), Scale, Date (9/19/06), Project No. (6632-9-01A), and Drawing No. (1 of 2).