

#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

PRINTED NAME EXECUTIVE DIRECTOR TITLE

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

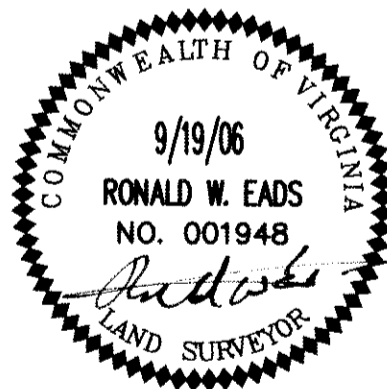
I, Teresa Curfman Knighten, a NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 10th DAY OF January, 2007. MY COMMISSION EXPIRES August 30, 2008. Teresa Curfman 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 09-19-06 DATE RONALD W. EADS, L.S. #1948



CERTIFICATE OF APPROVAL

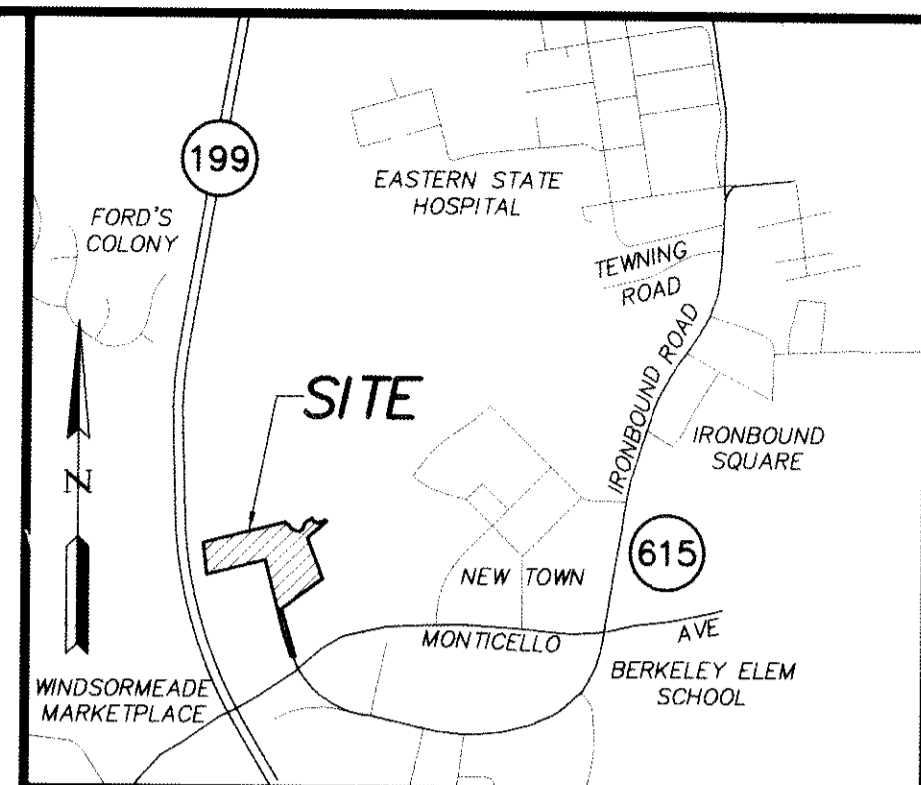
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen M. Cook 1-10-07 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

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 OF 9:32 AM THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. INSTRUMENT # 070004923 TESTE: Betsy B. Woolridge, CLERK

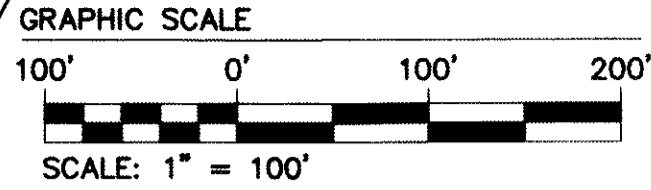
Revision table with columns for No., Date, Revision / Comment / Note, and Revised By.

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. Includes project info: 6632-9-01A, 9/19/06, 1 of 2.

070004923



LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRF IRON ROD SET

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.99'	S56°52'18"E
L2	35.06'	S26°18'43"E
L3	35.80'	S56°03'09"E
L4	67.86'	S75°05'24"E
L5	48.28'	N48°25'10"E
L6	47.39'	N16°11'12"E
L7	30.79'	N41°49'10"E
L8	52.86'	N54°23'10"E
L9	19.14'	N62°02'26"E
L10	50.90'	S29°52'16"E
L11	53.28'	S85°09'06"E
L12	66.48'	N63°49'01"E
L13	20.95'	S52°55'57"E
L14	40.49'	N88°36'09"W
L15	2.13'	S46°23'51"W

NOW OR FORMERLY
WHS LAND HOLDINGS, L.L.C.
& RICHARDSON
D.B. 110, PG. 463
D.B. 184, PG. 513
P.B. 15, PG. 45
P.B. 35, PG. 6
INSTR. #0023742
INSTR. #010006507
TAX PARCEL (38-4)(1-3)
PROPERTY ADDRESS:
#5224 MONTICELLO AVENUE

**TOTAL AREA OF
PROPOSED SECTION 9
PARCEL B**

614,138 S.F.±
14.098 ACRES±

PORTION OF
NEW TOWN ASSOCIATES, L.L.C.
TAX MAP PARCEL (38-4)(1-56)
ZONING MU W/PROFFERS
INSTR. #000012573
PROPERTY ADDRESS:
5240 MONTICELLO AVENUE

**PROPOSED
SECTION 9
PARCEL B**

EXISTING 40' EASEMENT &
ACCESS R/W TO REMAIN
P.B. 19, PG. 24

EXISTING
50' EASEMENT
& ACCESS R/W
TO REMAIN
D.B. 184, PG. 513

EXISTING OVERHEAD
ELECTRIC VEPCO EASEMENT
D.B. 72, PG. 168

EXISTING PARCEL LINE
P.B. 19, PG. 24

NOW OR FORMERLY
NEW TOWN ASSOCIATES, L.L.C.
INSTR. #000012573
TAX PARCEL (38-4)(1-52)
PROPERTY ADDRESS:
#5244 MONTICELLO AVENUE

**PROPOSED
SECTION 9
PARCEL A**

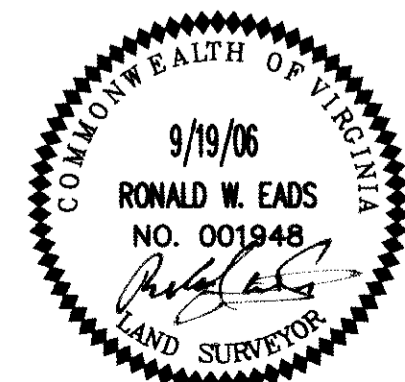
NOW OR FORMERLY
WHS HOLDINGS, L.L.C.
LR#000019245
D.B. 167, PG. 828
D.B. 150, PG. 86
P.B. 17, PG. 45
TAX PARCEL (38-4)(1-2)
PROPERTY ADDRESS:
#5246 MONTICELLO AVENUE

PORTION OF NEW TOWN
ASSOCIATES, L.L.C.
INSTR. #000012573
TAX MAP PARCEL (38-4)(1-51)
ZONING MU W/PROFFERS
PROPERTY ADDRESS:
5248 MONTICELLO AVENUE

20' VEPCO EASEMENT
INSTR. #010013217

STATE ROUTE 199
(RAMP "C")
(VARIABLE WIDTH R/W)
(PROJECT 0199-047-F03, PE-103 RW-205-C503)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
21 February 2007
at 9:32 AM/PM, PG. - PG. -
DOCUMENT # 070004923
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



No.	DATE	REVISION / COMMENT / NOTE
1	10/24/06	REVISED PER JCC COMMENT LETTERS

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



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

Designed RWE	Drawn AWT
Scale 1"=100'	Date 9/19/06
Project No. 6632-9-01A	
Drawing No. 2 of 2	

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