

#070013941

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 12/07/06 DATE  
John P. McCann PRINTED NAME  
EXECUTIVE DIRECTOR TITLE

NOTARY

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

Jessica Crawford 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 7<sup>th</sup> DAY OF December, 2006.

MY COMMISSION EXPIRES August 30, 2008.

Jessica Crawford Knighton 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.

G.T. Wilson, Jr. 7/30/06 11/30/06 DATE  
G.T. WILSON, JR., L.S. #1183

CERTIFICATE OF APPROVAL

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

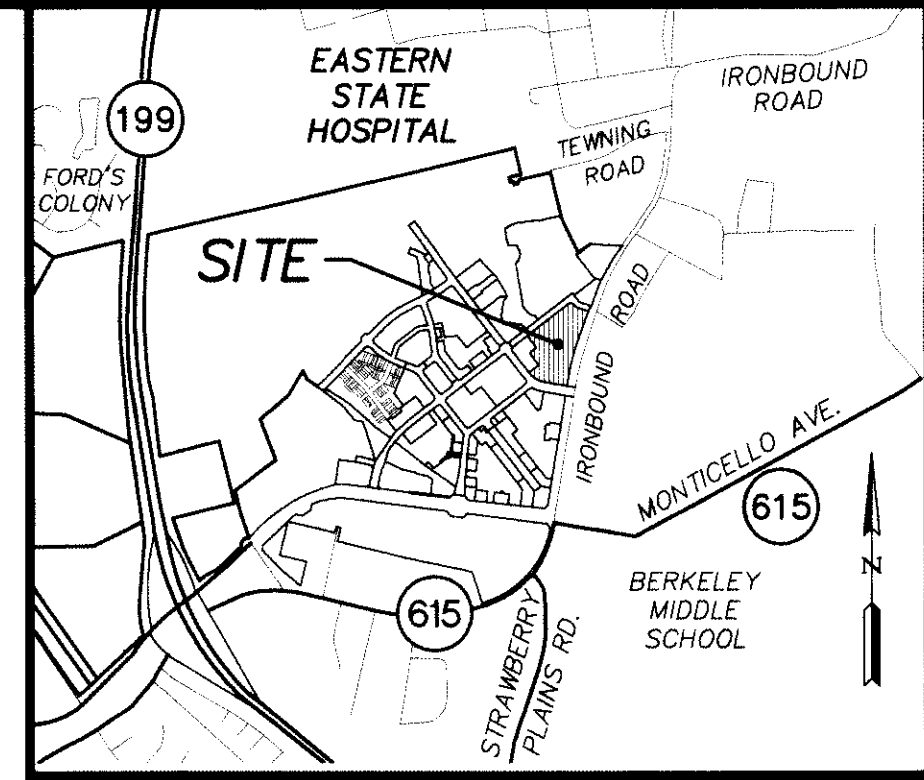
Monty Rags 12-08-06 DATE  
VIRGINIA DEPARTMENT OF TRANSPORTATION

Ellen A. Cook 5/1/07 DATE  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

AREA OF ADDITIONAL NEW TOWN AVE R/W = 26,036 S.F. OR 0.598 AC.

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 2. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 3. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 4. 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.
- 5. 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.
- 6. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- 7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 9. 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.
- 10. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON DECEMBER 14, 2006 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- 11. 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.
- 12. 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)
- 13. 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'±

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14<sup>th</sup> DAY OF May 2007

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:59 AM/PM

INSTRUMENT # 070013941

TESTE: Betsy B. Woolridge BY Claree A. Bickel 3, App Clerk  
BETSY B. WOOLRIDGE, CLERK

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 14 May 2007

at 8:59 AM/PM PG 1  
DOCUMENT # 070013941  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
2	11/30/06	REMOVED PARCELS A, C, D & E FROM SUBDIVISION	AWT	GTW
1	10/17/06	REVISED PER JCC COMMENT LETTERS	AWT	GTW

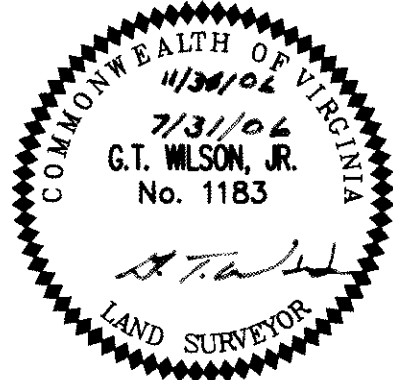
Designed	Drawn
AES	AWT
Scale	Date
NOTED	7/31/06
Project No.	
6632-S6-14	
Drawing No.	
1 OF 2	



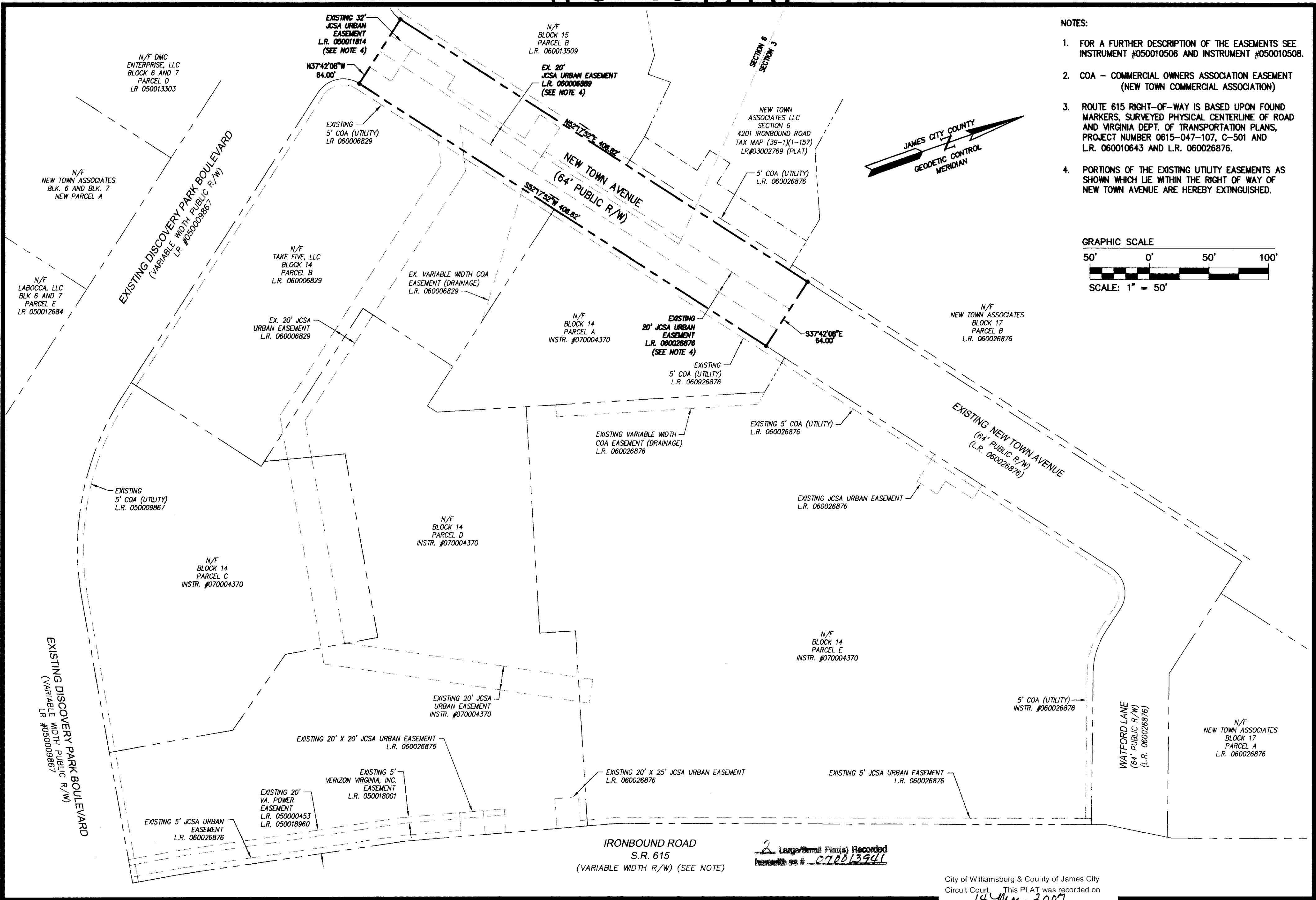
CONSULTING ENGINEERS  
WILLIAMSBURG • RICHMOND • GLOUCESTER

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

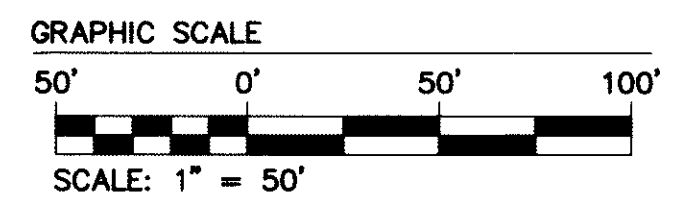
PLAT OF SUBDIVISION  
ADDITIONAL NEW TOWN AVENUE RIGHT-OF-WAY  
BEING A PORTION OF SECTION 3 AND 6  
NEW TOWN  
OWNED BY NEW TOWN ASSOCIATES, LLC  
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



#070013941



- 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.
  - PORTIONS OF THE EXISTING UTILITY EASEMENTS AS SHOWN WHICH LIE WITHIN THE RIGHT OF WAY OF NEW TOWN AVENUE ARE HEREBY EXTINGUISHED.

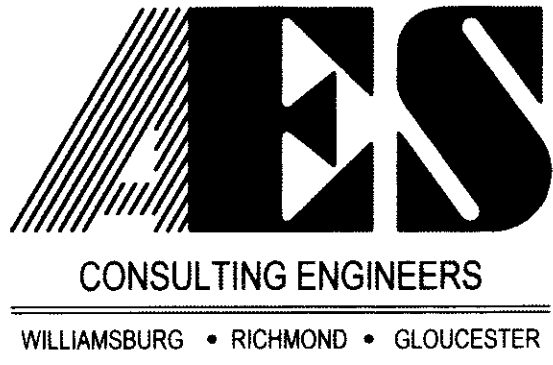


S:\Jobs\6632\S614 - Block 14\dwg\Sur\Plats\6632E BLK 14 NEW TOWN AVE SUBD SH2.DWG, 2/19/2007 12:07:29 PM, Plotter HP 500 Mjlar.pc3

IRONBOUND ROAD  
S.R. 615  
(VARIABLE WIDTH R/W) (SEE NOTE)

2 Larger Small Plat(s) Recorded  
Instrument # 070013941

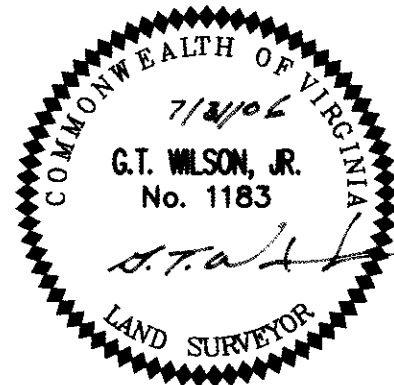
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
14 May 2007  
at 8:59 AM/PM PB PG  
DOCUMENT # 070013941  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



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Williamsburg, Virginia 23188  
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PLAT OF SUBDIVISION  
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NEW TOWN  
OWNED BY NEW TOWN ASSOCIATES, LLC

BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
3	2/16/07	ADDED INSTRUMENT #070004370	AWT	GTW
2	11/30/06	REMOVED PARCELS A, C, D & E FROM SUBDIVISION	AWT	GTW
1	10/17/06	REVISED PER JCC COMMENT LETTERS	AWT	GTW

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