

070015322

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS BLOCK 10, PARCEL A WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A LIMITED LIABILITY COMPANY AND THE COLLEGE OF WILLIAM & 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 INSTRUMENT #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* 11/9/06
DATE
JOHN P. McCANN
PRINTED NAME
EXECUTIVE DIRECTOR
TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA,
CITY/COUNTY OF James City, Heather Gilbert
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 9th DAY OF November, 2006. MY COMMISSION EXPIRES 12-31-07
Heather Gilbert
SIGNATURE I was commissioned as
Notary Public

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTIES SHOWN ON THIS PLAT AS BLOCK 10, PARCELS E & F WERE CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO HHJV, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 22, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #060015515.

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: HHJV, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

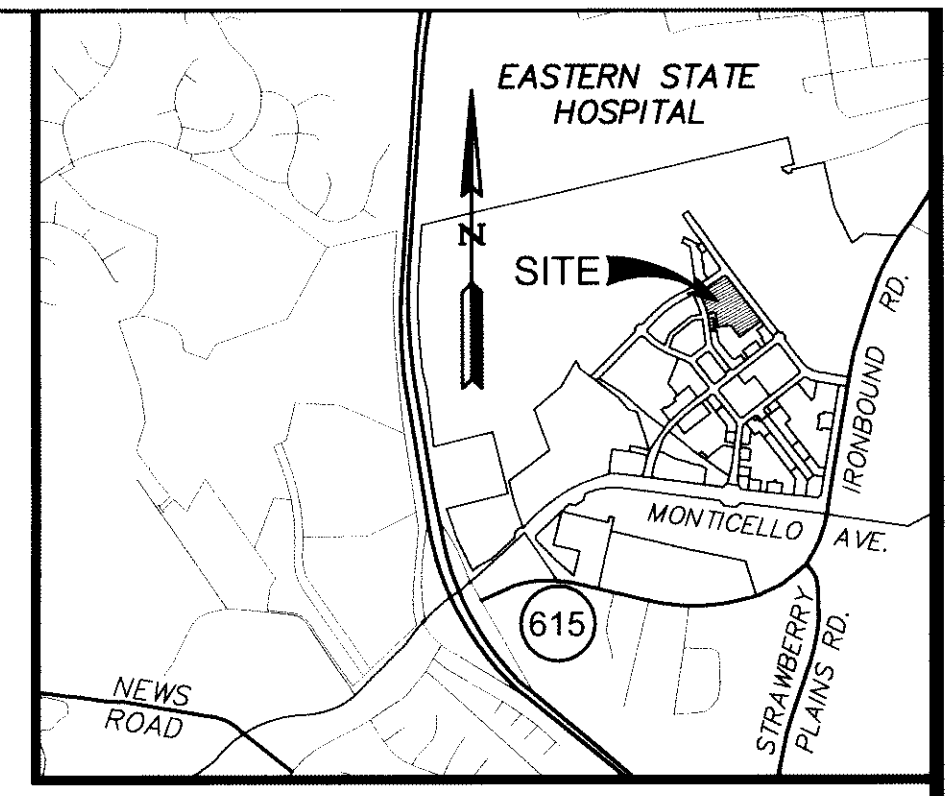
BY: *Kenneth L. Allen* 11/20/06
DATE
Kenneth L. Allen
PRINTED NAME
Managing Member
TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA,
CITY/COUNTY OF Westport News, Joan W. Smith
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 20th DAY OF Nov., 2006. MY COMMISSION EXPIRES 6/30/2010
Joan W. Smith
SIGNATURE

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 TAX MAP NO. & STREET ADDRESS:
PARCEL A - T.M. #(38-2)(24-12), 4319 NEW TOWN AVENUE
PARCEL E - T.M. #(38-2)(24-13), 5228 FOUNDATION STREET
PARCEL F - T.M. #(38-2)(24-14), 4330 CASEY BOULEVARD
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-06-03 AND MP-04-03 APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 14, 2003.
- ALL 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.
- SETBACK REQUIREMENTS VARY. REFERENCE SEC. 24-527 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 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.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
- THIS SUBDIVISION PLAT WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON AUGUST 17, 2006.
- A WAIVER TO SEC. 24-527(a), SETBACK REQUIREMENTS FROM A PLANNED OR EXISTING PUBLIC ROAD RIGHT-OF-WAY, WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON JANUARY 9, 2006 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN REVIEW GUIDELINES.
- THIS PROPERTY LIES WITHIN NEW TOWN SECTIONS 2 & 4 AS SHOWN ON CONSTRUCTION PLANS PREPARED BY AES CONSULTING ENGINEERS AND APPROVED BY THE COUNTY ON AUGUST 24, 2006. REFERENCE COUNTY CASE NO. SP-029-06.



VICINITY MAP SCALE: 1" = 2000'

REFERENCE: INSTRUMENT #060004140

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. 8/21/06
G. T. WILSON, JR., L.S. #183 DATE

CERTIFICATE OF APPROVAL

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

Wesley P. Boyd 11/21/06
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Wesley P. Boyd 5/12/07
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

AREA TABULATION

	S.F.±	AC±
AREA OF LOTS	108,417	2.489
AREA OF COMMON AREA	54,322	1.247
AREA OF PRIVATE RIGHT-OF-WAY	34,436	0.791
AREA OF PUBLIC RIGHT-OF-WAY	21,370	0.490
TOTAL AREA SUBDIVDED	218,545	5.017

3 Large Small Plat Records
herein as # 070015322

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 30 DAY OF May 2007

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:24 AM/PM

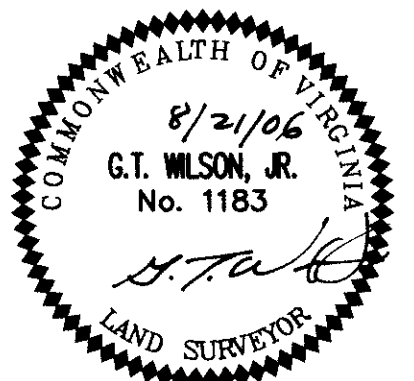
INSTRUMENT # 070015322

TESTE: Betsy B. Woolridge, Clerk
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Binkholz, Dep. Clerk J.C.C. # S-076-06



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

PLAT OF SUBDIVISION & LOT LINE EXTINGUISHMENT
NEW TOWN
SECTION 2 & 4, BLOCK 10, PARCEL A, E & F
LOTS 1 THRU 69
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC & HHJV, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

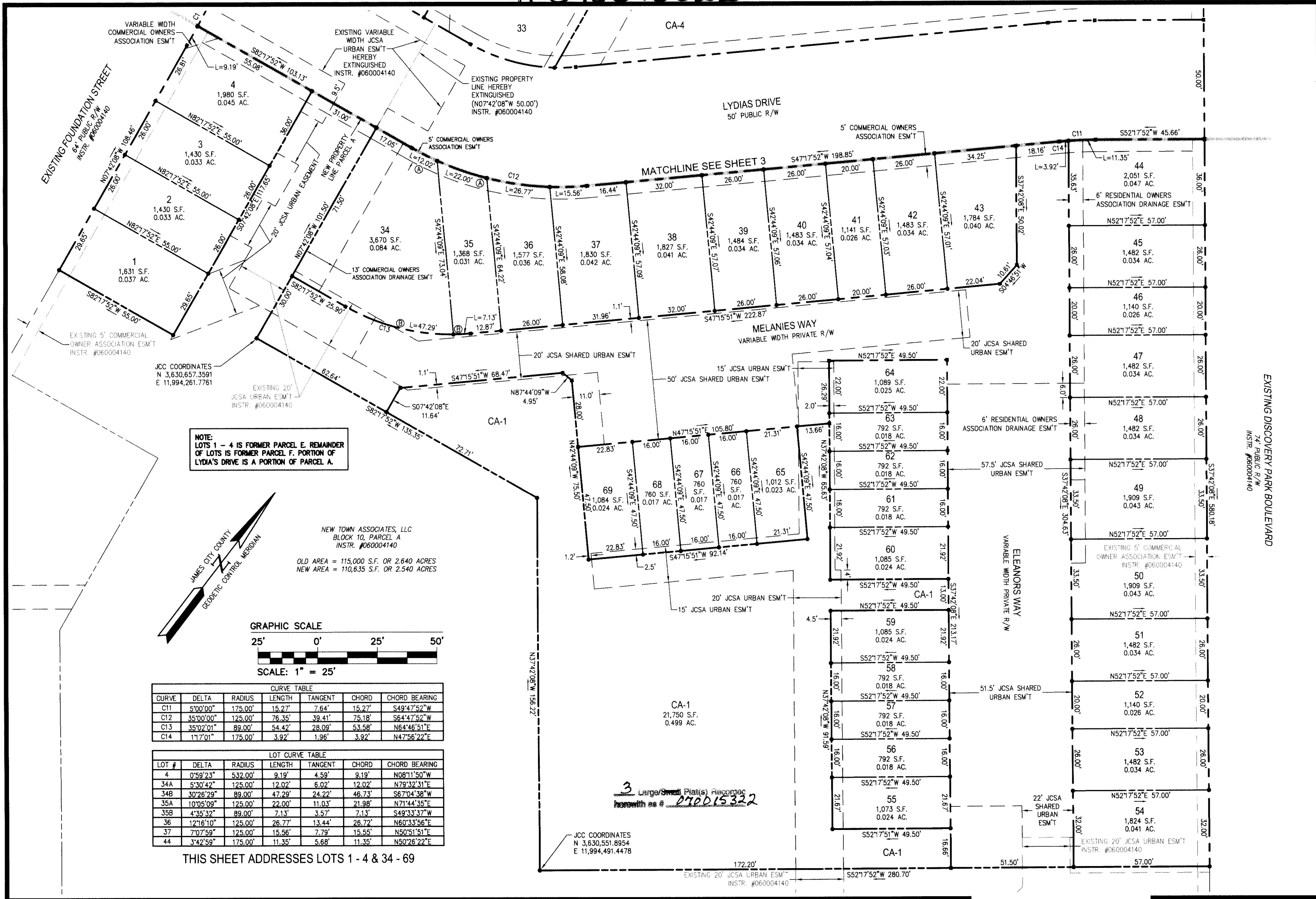


1	10/3/06	REVISED PER JCC COMMENT LETTERS	AWT
No.	DATE	REVISION / COMMENT / NOTE	BY

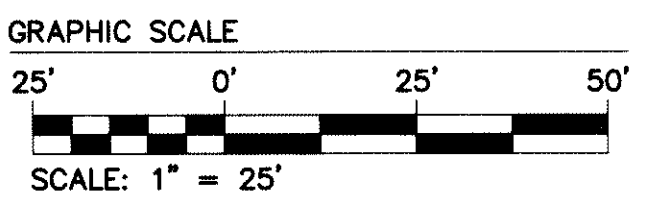
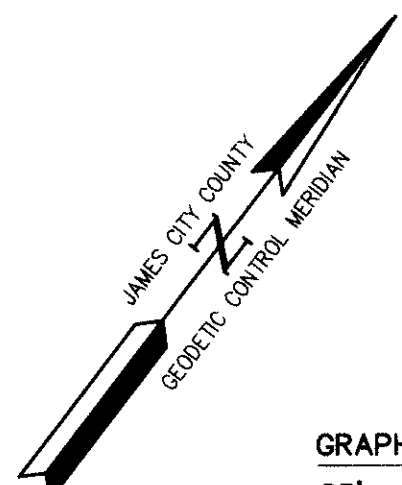
Designed REC	Drawn AWT
Scale N/A	Date 8/21/06
Project No. 6632-E-24-5	
Drawing No. 1 OF 3	

S:\Jobs\6632\EI\24-5-Blk 10-Residential\dwg\Plats\6632E245SUBD SH1.dwg, 11/17/2006 2:29:42 PM, mayauda.hawkins

#070015322



NOTE:
LOTS 1 - 4 IS FORMER PARCEL E. REMAINDER
OF LOTS IS FORMER PARCEL F. PORTION OF
LYDIA'S DRIVE IS A PORTION OF PARCEL A.



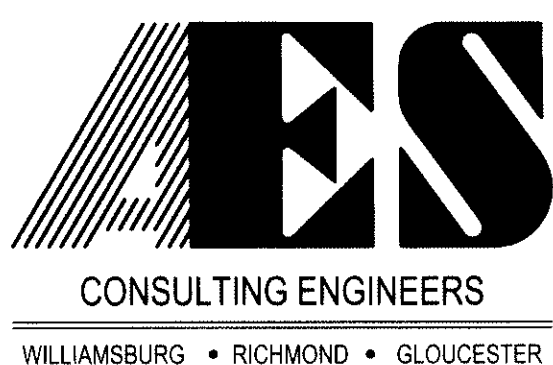
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C11	5°00'00"	175.00'	15.27'	7.64'	15.27'	S49°47'52"W
C12	35°00'00"	125.00'	76.35'	39.41'	75.18'	S64°47'52"W
C13	35°02'01"	89.00'	54.42'	28.09'	53.58'	N64°46'51"E
C14	1°17'01"	175.00'	3.92'	1.96'	3.92'	N47°56'22"E

LOT CURVE TABLE						
LOT #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
4	0°39'23"	532.00'	9.19'	4.59'	9.19'	N08°11'50"W
34A	5°30'42"	125.00'	12.02'	6.02'	12.02'	N79°32'31"E
34B	30°26'29"	89.00'	47.29'	24.22'	46.73'	S67°04'38"W
35A	10°05'09"	125.00'	22.00'	11.03'	21.98'	N71°44'35"E
35B	4°35'32"	89.00'	7.13'	3.57'	7.13'	S49°33'37"W
36	12°16'10"	125.00'	26.77'	13.44'	26.72'	N60°33'56"E
37	7°07'59"	125.00'	15.56'	7.79'	15.55'	N50°51'51"E
44	3°42'59"	175.00'	11.35'	5.68'	11.35'	N50°26'22"E

THIS SHEET ADDRESSES LOTS 1 - 4 & 34 - 69

3 Large (Small) Plats) Recorded
herewith as # 070015322

S:\Jobs\6632\1E\24-5-Blk10-Residential\wg\Plats\6632\245SUBD SH2.dwg, 11/7/2006 2:30:33 PM, mayauda hawkins



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

PLAT OF SUBDIVISION & LOT LINE EXTINGUISHMENT
NEW TOWN
SECTION 2 & 4, BLOCK 10, PARCEL A, E & F
LOTS 1 THRU 69
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC & HHJV, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



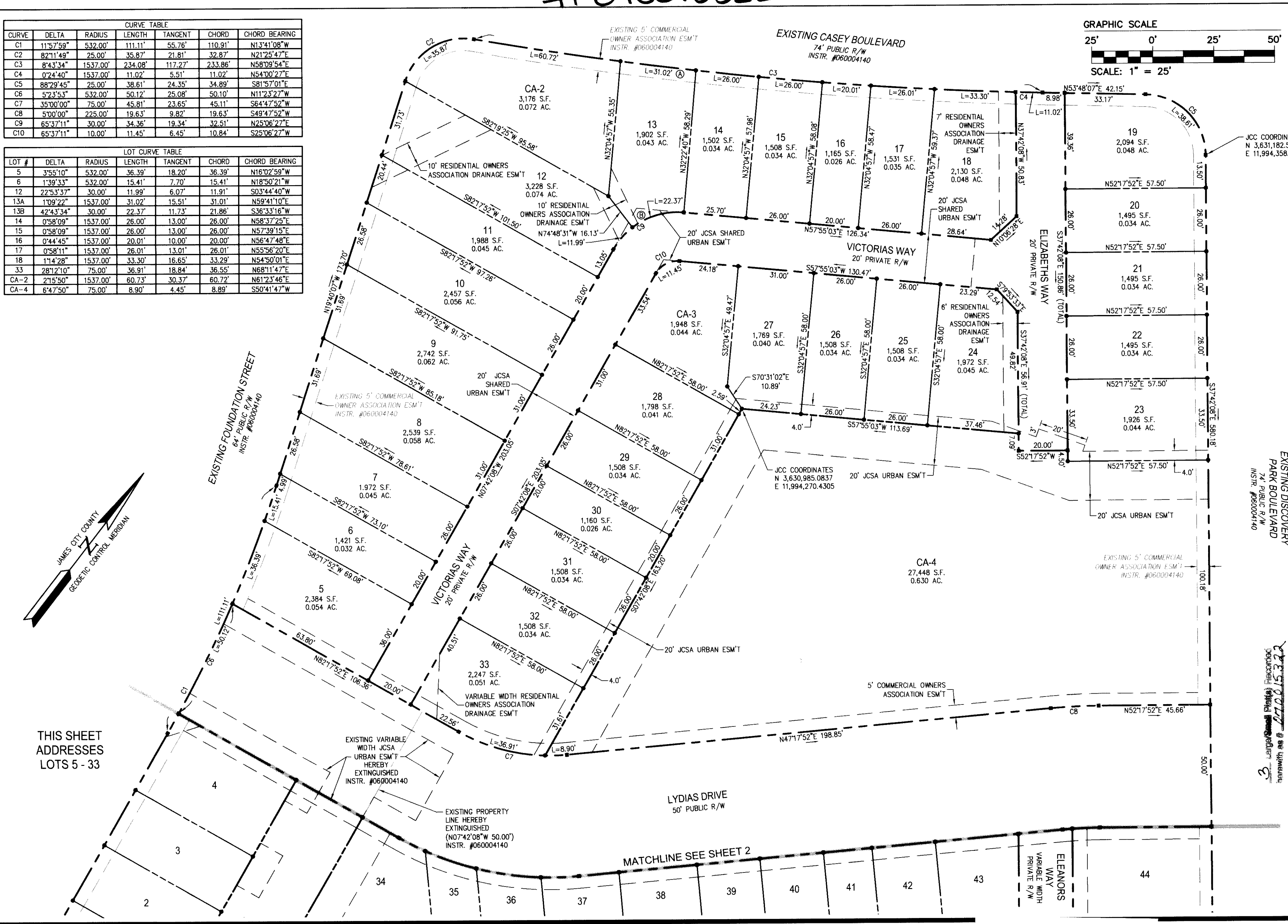
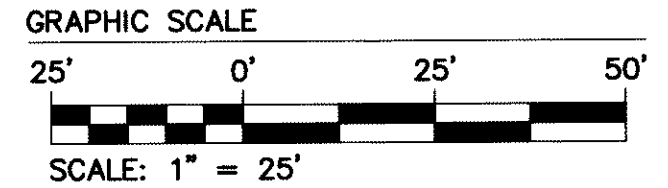
City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on
at 3:24 PM, PG 1	30 May 2007
DOCUMENT # 070015322	
BETSY B. WOOLRIDGE, CLERK	
Betsy B. Woolridge	Clerk
1	10/3/06
REVISION / COMMENT / NOTE	AWT
No.	DATE

Designed REC	Drawn AWT
Scale 1"=25'	Date 8/21/06
Project No. 6632-E-24-5	
Drawing No. 2 OF 3	

#070015322

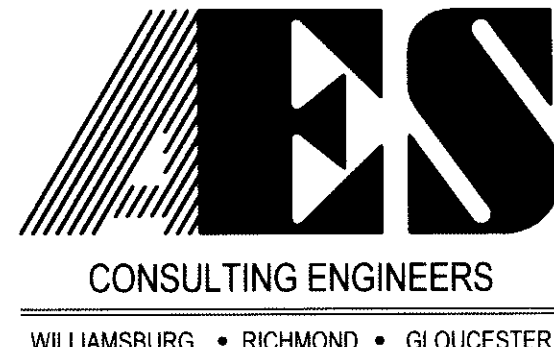
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	11°57'59"	532.00'	111.11'	55.76'	110.91'	N13°41'08"W
C2	82°11'49"	25.00'	35.87'	21.81'	32.87'	N21°25'47"E
C3	8°43'34"	1537.00'	234.08'	117.27'	233.86'	N58°09'54"E
C4	0°24'40"	1537.00'	11.02'	5.51'	11.02'	N54°00'27"E
C5	88°29'45"	25.00'	38.61'	24.35'	34.89'	S81°57'01"E
C6	5°23'53"	532.00'	50.12'	25.08'	50.10'	N11°23'27"W
C7	35°00'00"	75.00'	45.81'	23.65'	45.11'	S64°47'52"W
C8	5°00'00"	225.00'	19.63'	9.82'	19.63'	S49°47'52"W
C9	65°37'11"	30.00'	34.36'	19.34'	32.51'	N25°06'27"E
C10	65°37'11"	10.00'	11.45'	6.45'	10.84'	S25°06'27"W

LOT #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
5	3°55'10"	532.00'	36.39'	18.20'	36.39'	N16°02'59"W
6	1°39'33"	532.00'	15.41'	7.70'	15.41'	N18°50'21"W
12	22°53'37"	30.00'	11.99'	6.07'	11.91'	S03°44'40"W
13A	1°09'22"	1537.00'	31.02'	15.51'	31.01'	N59°41'10"E
13B	42°43'34"	30.00'	22.37'	11.73'	21.86'	S36°33'16"W
14	0°58'09"	1537.00'	26.00'	13.00'	26.00'	N58°37'25"E
15	0°58'09"	1537.00'	26.00'	13.00'	26.00'	N57°39'15"E
16	0°44'45"	1537.00'	20.01'	10.00'	20.00'	N56°47'48"E
17	0°58'11"	1537.00'	26.01'	13.01'	26.01'	N55°56'20"E
18	1°14'28"	1537.00'	33.30'	16.65'	33.29'	N54°50'01"E
33	28°12'10"	75.00'	36.91'	18.84'	36.55'	N68°11'47"E
CA-2	2°15'50"	1537.00'	60.73'	30.37'	60.72'	N61°23'46"E
CA-4	6°47'50"	75.00'	8.90'	4.45'	8.89'	S50°41'47"W



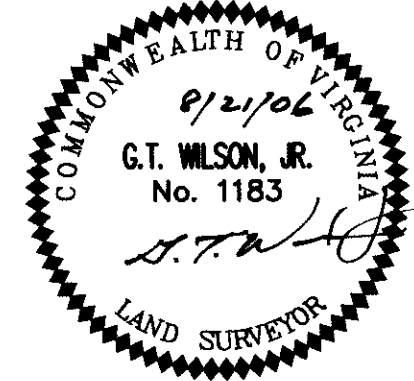
THIS SHEET ADDRESSES LOTS 5 - 33

S:\Jobs\66321\24-5-BLK10-Residential\dwg\Plats\66321\24-5-SUBD SH3.dwg, 1/17/2006 3:00:44 PM, mayauda.hawkins



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

PLAT OF SUBDIVISION & LOT LINE EXTINGUISHMENT
NEW TOWN
SECTION 2 & 4, BLOCK 10, PARCEL A, E & F
LOTS 1 THRU 69
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC & HHJV, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
at 3:24 AM/PM, PB PG		30 May 2007	
DOCUMENT # 070015322		BETSY B. WOOLRIDGE, CLERK	
1 10/3/06		REVISOR / COMMENT / NOTE	
No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/3/06	REVISED PER JCC COMMENT LETTERS	AWT

Designed	REC	Drawn	AWT
Scale	1"=25'	Date	8/21/06
Project No.		6632-E-24-5	
Drawing No.		3 OF 3	

3
 Plat of Subdivision & Lot Line Extinguishment
 #070015322
 as the Upmaster
 of the Upmaster
 #060004140