

070019904

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC TO G.C.R., INC. BY DEED DATED FEBRUARY 23, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 060004322.

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF NEW TOWN, BLOCK 11, PARCEL B, LOTS 1-10, 28-31, AND 40-43 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

By: G.C.R., INC. 6/22/07
OWNER (SIGNATURE) DATE
By: ROBERT F. RIPLEY, JR.
OWNER (PRINTED)
PRESIDENT
TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City i. Nancy R Smith, A
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY
CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 22ND DAY OF June, 2007.
MY COMMISSION EXPIRES 7/31/08.
Nancy R. Smith
NOTARY PUBLIC

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

6/22/07 ChA. Calhoun
DATE CHARLES A. CALHOUN, L.S. # 002554

CERTIFICATE OF APPROVAL

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

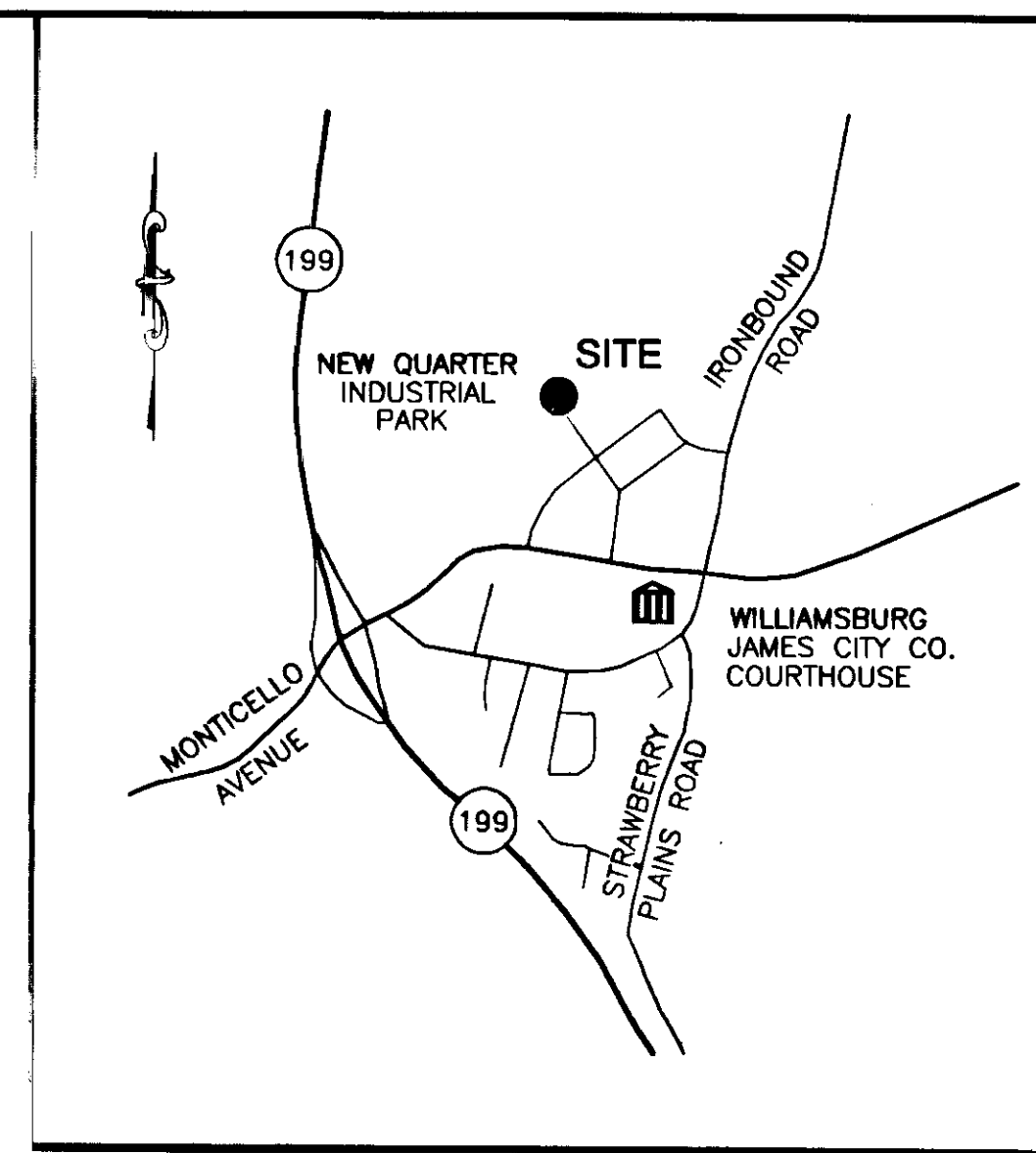
6/22/07 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
7/5/07 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 10th DAY OF July, 2007.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 070019904
TESTE Betsy B. Woolridge, Clerk
BY [Signature] Dep. CLERK

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
4. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
5. THE PROPERTY LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0035B, DATED FEBRUARY 6, 1991
6. PROPERTY IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE 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 6/21/2007 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 2 AND 4 AS SHOWN ON THE MASTER PLAN AS APPROVED ON OCTOBER 14, 2004, JCC CASE NO. Z-06-03 AND MP-04-03.
13. PROPERTY ADDRESS: #4300 CASEY BOULEVARD
14. THIS SUBDIVISION PLAT HAS BEEN ASSIGNED IDENTIFICATION NUMBER JCC-S-0036-2007.
15. THIS SUBDIVISION IS A PORTION OF TAX PARCEL #3822400017.



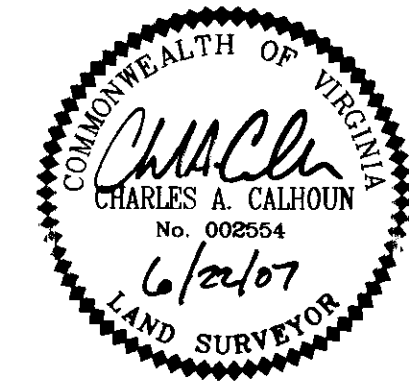
VICINITY MAP
1"=2000'

AREA CALCULATIONS

AREA OF LOTS 1-10, 28-31, AND 40-43:	29,748 S.F. / 0.683 AC.
AREA OF COMMON AREA:	20,059 S.F. / 0.460 AC.
AREA OF PRIVATE R/W:	19,532 S.F. / 0.448 AC.
RESIDUAL AREA OF PARCEL B:	52,735 S.F. / 1.211 AC.
TOTAL AREA PARCEL B:	122,074 S.F. / 2.802 AC.

SUBDIVISION PLAT OF
NEW TOWN
SECTION 2 & 4
BLOCK 11, PARCEL B
LOTS 1-10, 28-31, AND 40-43
OWNED BY G.C.R., INC.
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 4/18/07 SCALE: 1"=30' JOB #06-439
REV: 6/22/07
SHEET 1 OF 2

LandTech Resources, Inc.
Surveying - Engineering - GPS
5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10 July 2007
at 10:09 AM/PM, PB --- PG ---
DOCUMENT # 070019904
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

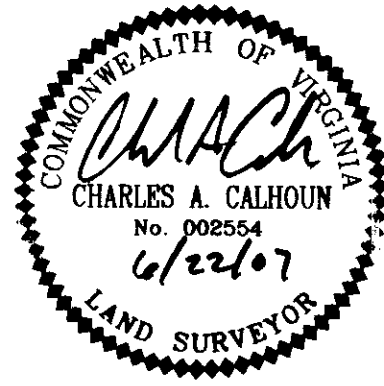
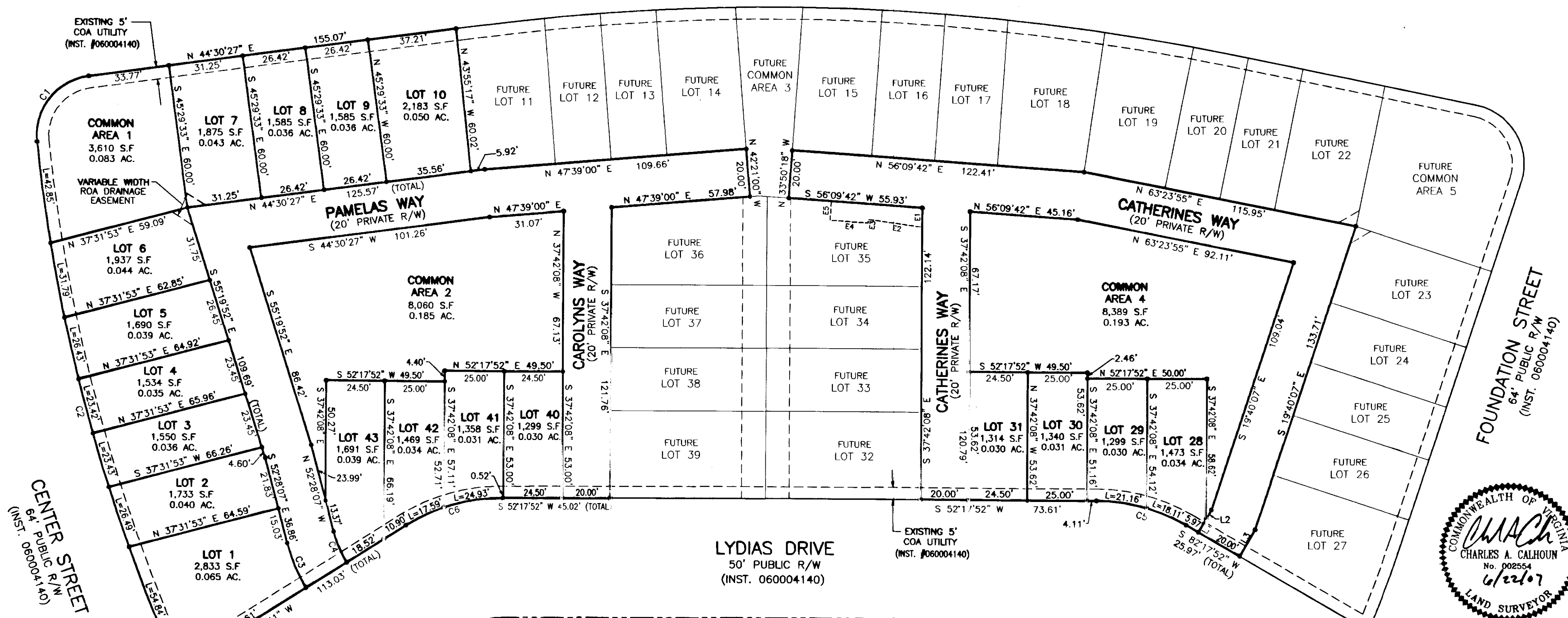
2 - Large/Small Plat(s) Recorded
herewith as # 070019904

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City of Williamsburg & County of James City
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 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

2 Large/Small Plat(s) Recorded
 herewith as # 070019904

CASEY BOULEVARD
 74' PUBLIC R/W
 (INST. 060004140)



SUBMISSION PLAT OF
 NEW TOWN
 SECTION 2 & 4
 BLOCK 11, PARCEL B
 LOTS 1-10, 28-31, AND 40-43
 OWNED BY G.C.R., INC.
 BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: 4/18/07 SCALE: 1"=30' JOB #06-439
 REV: 6/22/07 SHEET 2 OF 2

EASEMENT LINE TABLE

NO.	DIRECTION	DISTANCE
E1	S 37°42'08" E	8.03'
E2	S 59°59'11" W	22.58'
E3	S 30°00'49" E	1.50'
E4	S 56°09'42" W	16.00'
E5	N 33°50'18" W	8.00'

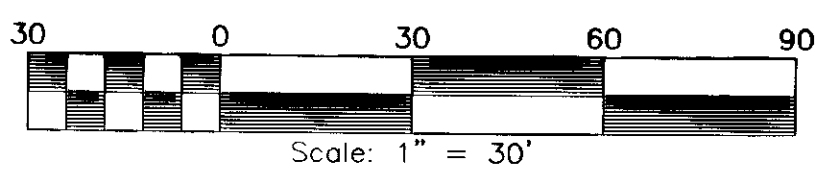
LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 07°42'08" W	6.43'
L2	N 07°42'08" W	4.38'
L3	S 07°42'08" E	12.91'

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	88°28'32"	S 00°16'11" W	24.34	25.00	38.60	34.88
C2	17°55'08"	S 52°55'39" E	115.56	733.00	229.24	228.31
C3	16°43'08"	S 60°49'42" E	10.21	69.50	20.28	20.21
C4	16°18'52"	S 60°37'34" E	7.10	49.50	14.09	14.05
C5	30°00'00"	N 67°17'52" E	20.10	75.00	39.27	38.82
C6	32°29'11"	S 36°03'16" W	21.85'	75.00	42.52	41.96

NOTE:
 COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT
 (NEW TOWN COMMERCIAL ASSOCIATION)
 ROA - RESIDENTIAL OWNERS ASSOCIATION EASEMENT
 SEE INSTRUMENTS #050010506, #050010508, AND
 #050013787 FOR A FURTHER DESCRIPTION OF THE
 EASEMENTS.
 PARCEL IDENTIFICATION # 3822400017



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 Surveying • Engineering • GPS
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EXISTING 5' COA UTILITY (INST. #060004140)

VARIABLE WIDTH ROA DRAINAGE EASEMENT

EXISTING VARIABLE WIDTH COA DRAINAGE ESMT. (INST. #060004140)

