

#080006432

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 SUBMISSION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF NEW TOWN, BLOCK 11, PARCEL B, LOTS 32-39 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

G.C.R., INC. By: [Signature] 2/22/08 OWNER (SIGNATURE) / PRESIDENT DATE

OWNER (PRINTED)

TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Newport News I, Renee E. Withrow, 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 February, 2008. MY COMMISSION EXPIRES 2/28/2010.

[Signature] Renee E. Withrow NOTARY PUBLIC Notary Reg. No.: 7019945

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.

1/30/08 [Signature] 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.

2/26/08 [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION

2/28/08 [Signature] 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 29 DAY OF February, 2008.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

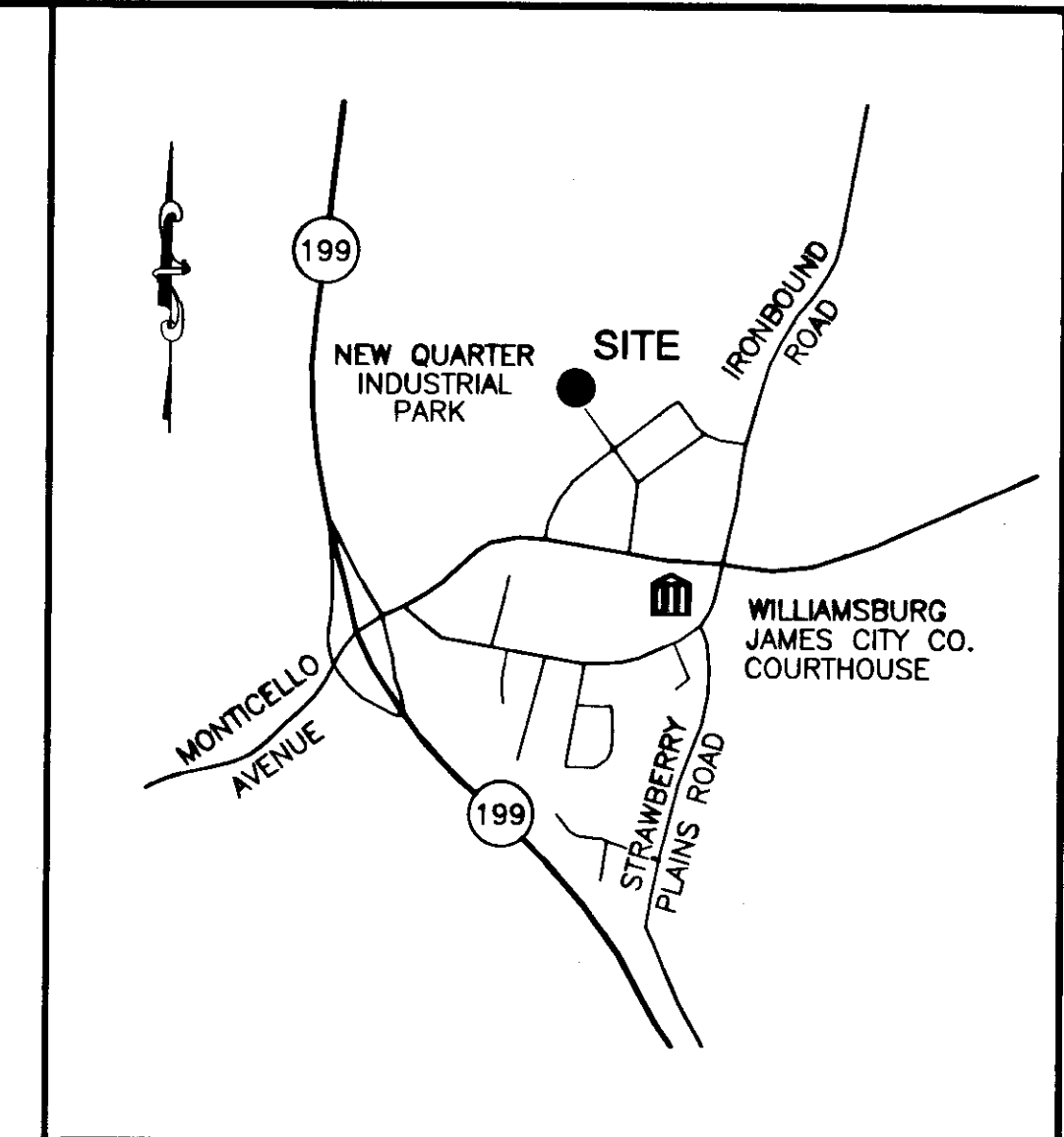
DIRECTS IN INSTRUMENT # 080006432

TESTE [Signature] Betsy B. Woolridge, Clerk BY [Signature] Clerk

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 29 February 2008 at 10:18 AM/PM-PB PG DOCUMENT # 080006432 BETSY B. WOOLRIDGE, CLERK [Signature] 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 1/14/2008 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. A WAIVER TO SEC. 24-527(a), SETBACK REQUIREMENTS FROM PLANNED OR EXISTING PUBLIC ROAD RIGHT-OF-WAY, WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON FEBRUARY 2, 2005 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN REVIEW GUIDELINES.
13. 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.
14. PROPERTY ADDRESS: #4300 CASEY BOULEVARD
15. THIS SUBDIVISION PLAT HAS BEEN ASSIGNED IDENTIFICATION NUMBER: S-94-07
16. THIS SUBDIVISION IS A PORTION OF TAX PARCEL #3822400017.
17. SEE INSTR. #070019904 FOR LOTS 1-10, 28-31, AND 40-43



VICINITY MAP 1"=2000'

AREA CALCULATIONS

Table with 2 columns: Description and Area. Includes rows for Area of Lots 32-39 (16,167 S.F. / 0.37 AC), Residual Area of Parcel B for Future Development (36,569 S.F. / 0.84 AC), and Total Area Encompassed by this Plat (52,736 S.F. / 1.21 AC).

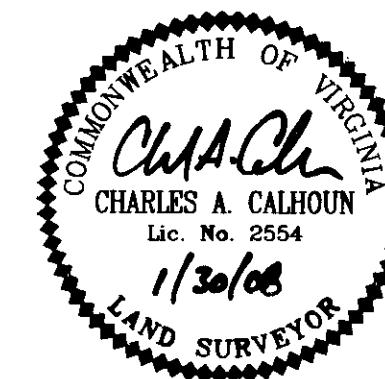
SUBDIVISION PLAT OF NEW TOWN SECTION 2 & 4 BLOCK 11, PARCEL B LOTS 32-39 OWNED BY G.C.R., INC. BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 11/14/07 SCALE: 1"=30' JOB #06-439 REV. 01/30/08

SHEET 1 OF 2

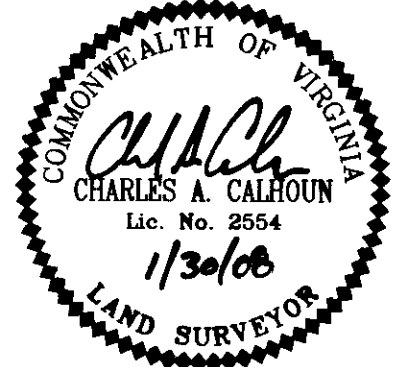
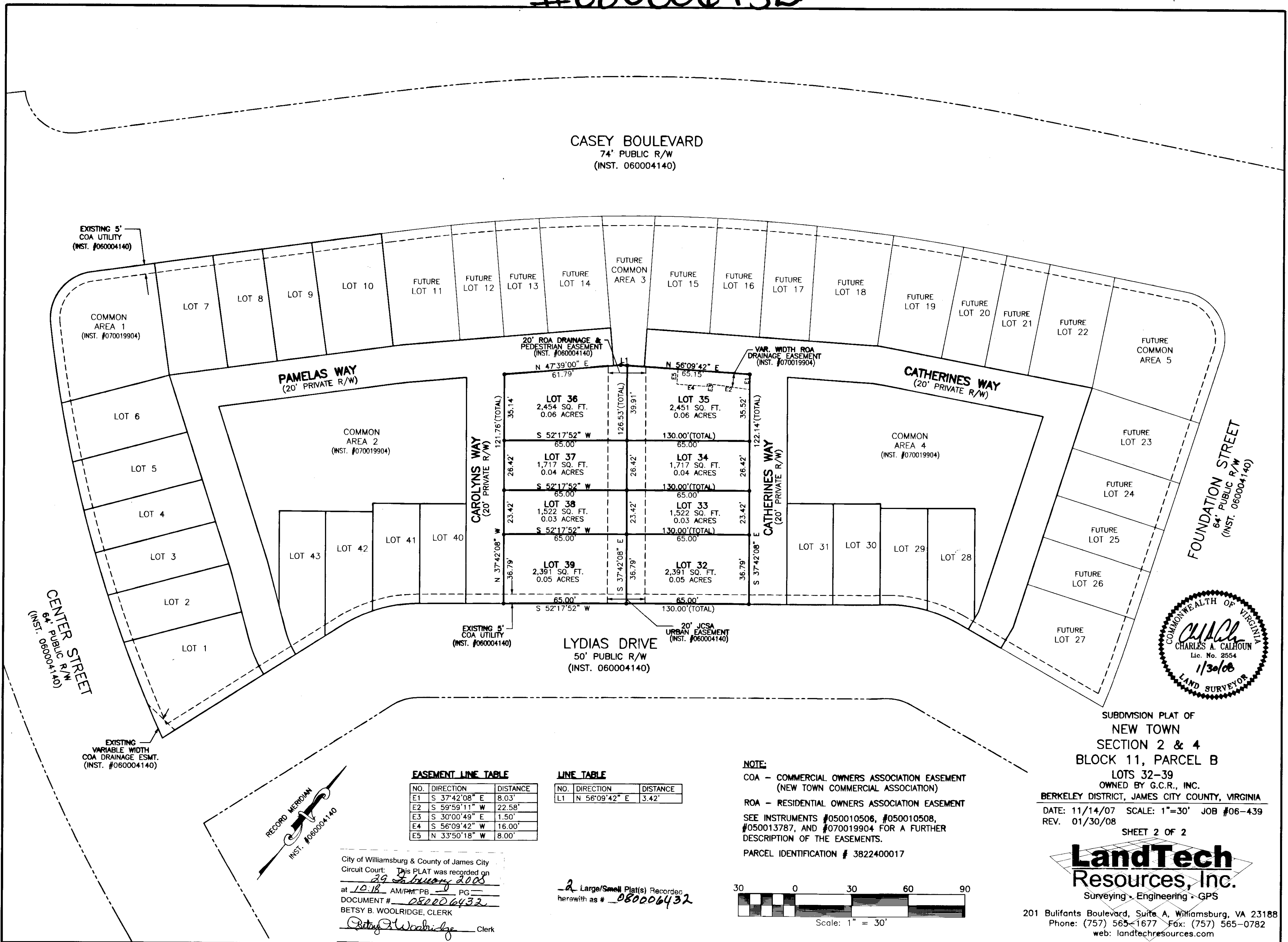
LandTech Resources, Inc. Surveying - Engineering - GPS

201 Bulifants Boulevard, Suite A, Williamsburg, VA 23188 Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com



#080006432

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



SUBMISSION PLAT OF
NEW TOWN
SECTION 2 & 4
BLOCK 11, PARCEL B
LOTS 32-39

OWNED BY G.C.R., INC.
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 11/14/07 SCALE: 1"=30' JOB #06-439
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SHEET 2 OF 2

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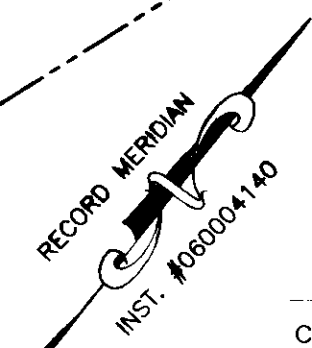
NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT
(NEW TOWN COMMERCIAL ASSOCIATION)
ROA - RESIDENTIAL OWNERS ASSOCIATION EASEMENT
SEE INSTRUMENTS #050010506, #050010508,
#050013787, AND #070019904 FOR A FURTHER
DESCRIPTION OF THE EASEMENTS.
PARCEL IDENTIFICATION # 3822400017

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 56°09'42" E	3.42'



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
29 February 2008
at 10:18 AM/PM/PP PG
DOCUMENT # 080006432
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

2 Large/Small Plat(s) Recorded
herewith as # 080006432

