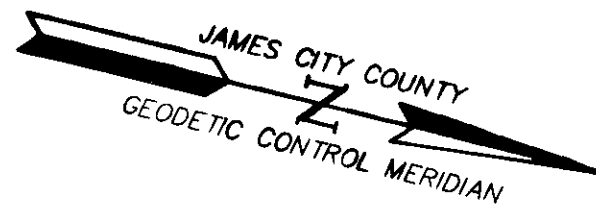


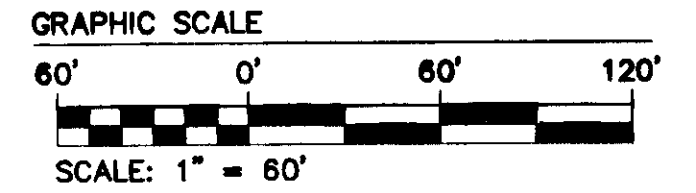
080008540



STATE ROUTE 199
VARIABLE WIDTH R/W
(PROJECT 0199-047-F03 RW-205-C503)

6 Large/Small Plat(s) Recorded
herewith as # 080008540

City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on
3-27-2008
at 2:22 PM, PG
DOCUMENT # 080008540
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk



NOTE:
TOTAL AREA OF JCSA URBAN EASEMENT
(UNLESS OTHERWISE NOTED) IS 71699 S.F.± OR
1.646 AC.±

LINE	BEARING	LENGTH
L1	S75°50'00"W	9.00'
L2	N14°10'00"W	20.00'
L3	N75°50'00"E	9.00'
L4	N34°29'44"W	15.05'
L5	S55°30'16"W	5.00'
L6	N34°29'44"W	22.00'
L7	N55°30'16"E	5.00'
L8	N34°29'44"W	17.02'
L9	S75°50'00"W	10.00'
L10	N14°10'00"W	27.00'
L11	N75°50'00"E	10.00'
L12	S75°50'00"W	12.00'
L13	N14°10'00"W	20.00'
L14	N75°50'00"E	11.82'
L15	S82°02'22"W	7.00'
L16	N07°57'38"W	20.00'
L17	N82°02'22"E	7.00'
L18	N07°57'38"W	19.25'
L19	S46°37'30"W	26.00'
L20	N45°27'20"W	27.02'
L21	N46°37'30"E	28.00'
L22	N82°02'22"E	21.00'
L23	S07°57'38"E	30.00'
L24	S82°02'22"W	21.00'
L25	N85°51'51"E	20.00'
L26	S04°08'09"E	30.00'
L27	S85°51'51"W	20.00'
L28	N87°25'22"E	20.00'
L29	S02°34'38"E	34.50'
L30	S87°25'22"W	20.25'
L31	N14°10'00"W	14.00'
L32	N75°50'00"E	20.00'
L33	S14°10'00"E	14.00'
L34	S65°01'43"E	9.00'
L35	S24°58'17"W	20.00'
L36	N65°01'43"W	9.00'
L37	S65°01'43"E	5.00'
L38	N24°58'17"E	15.56'
L39	S65°01'32"E	25.00'
L40	N24°58'28"E	28.00'
L41	N65°01'32"W	30.00'
L42	N24°58'28"E	7.34'
L43	N14°10'00"W	7.00'
L44	N75°50'00"E	16.83'
L45	N06°39'54"E	15.84'
L46	S83°20'06"E	26.00'
L47	S06°39'54"W	21.00'

N/F
SETTLERS MARKET DEVELOPERS
#5244 MONTICELLO AVENUE
INSTR. # 000012573
TAX PARCEL (38-4)(1-52)

PARCEL "1A"

PARCEL 1
AIG BAKER
WILLIAMSBURG, L.L.C.
#5246 MONTICELLO AVENUE
INSTR. # 070003399
INSTR. # 070003400
D.B. 167, PG. 828
D.B. 150, PG. 86
P.B. 17, PG. 45
INSTR. # 000019245
TAX PARCEL (38-4)(1-2)
OLD AREA = 9.992 AC.±

AIG BAKER WILLIAMSBURG, L.L.C.
5240 MONTICELLO AVENUE
INSTRUMENT #070004923
D.B. 167, PG. 828
D.B. 150, PG. 86
P.B. 17, PG. 45
INSTR. #000019245
TAX PARCEL (38-4)(1-57)
OLD TOTAL AREA OF PARCEL
= 14.098 AC.±

N/F
NEW TOWN ASSOCIATES, L.L.C.
5248 MONTICELLO AVENUE
INSTR. #000012573
TAX PARCEL (38-4)(1-51)

A.I.G. BAKER WILLIAMSBURG, L.L.C.
5240 MONTICELLO AVENUE
INSTR. #070014345
TAX PARCEL (38-4)(1-57)

PROPOSED 20'
JCSA URBAN
EASEMENT

PROPOSED 30'
JCSA URBAN
EASEMENT

PROPOSED 20'
JCSA URBAN
EASEMENT

LOT LINES
PROPOSED TO BE
VACATED

C/L OF EXISTING
OVERHEAD ELECTRIC
VEPCO EASEMENT
HEREBY VACATED
P.B. 35, PG. 6
D.B. 72, PG. 168

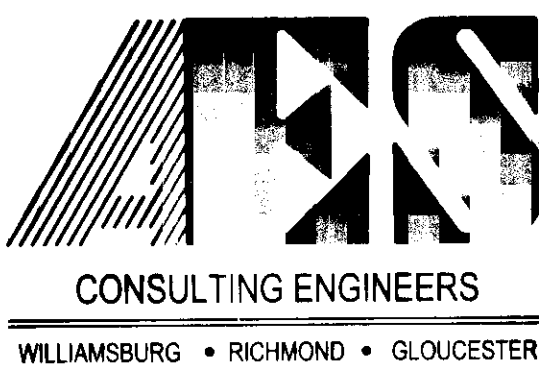
EXISTING 40' EASEMENT AND
ACCESS R/W HEREBY VACATED
D.B. 184, PG. 513
D.B. 71, PG. 176
P.B. 19, PG. 24

FOR DETAIL OF
MAINTENANCE EASEMENT
SEE SHEET 6 OF 6

PARCEL
"C"

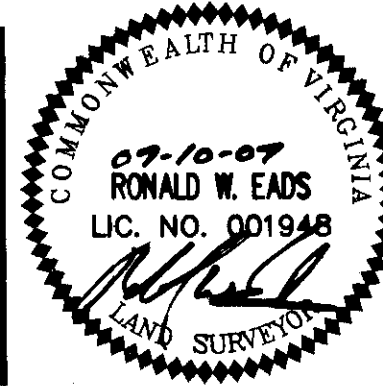
CASEY BOULEVARD
(PROPOSED VARIABLE WIDTH R/W
HEREBY DEDICATED FOR PUBLIC USE)

MATCH LINE
(SEE SHEET 5 OF 6)



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

PLAT OF SUBDIVISION, BOUNDARY LINE ADJUSTMENT, AND
PROPERTY LINE EXTINGUISHMENT OF THE PROPERTIES OWNED
BY AIG BAKER WILLIAMSBURG, L.L.C. AND
SETTLERS MARKET DEVELOPERS, LLC
NEW TOWN, SECTION 9
"SETTLER'S MARKET AT NEW TOWN"
COUNTY OF JAMES CITY BERKELEY DISTRICT VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY
2.	01/28/08	REVISED PER FINAL J.C.C. COMMENTS 01-28-08	RLS	RWE
2.	11/15/07	REVISED PER J.C.S.A. COMMENTS 10-05-07	RLS	RWE
1.	9/5/07	REVISED PER J.C.S.A. COMMENTS 8-31-07	RLS	RWE

Designed	Drawn
AES	RLS
Scale	Date
1"=60'	07/10/07
Project No.	
6632-09-01C	
Drawing No.	
4 OF 6	
URBAN EASEMENTS	