

080016011

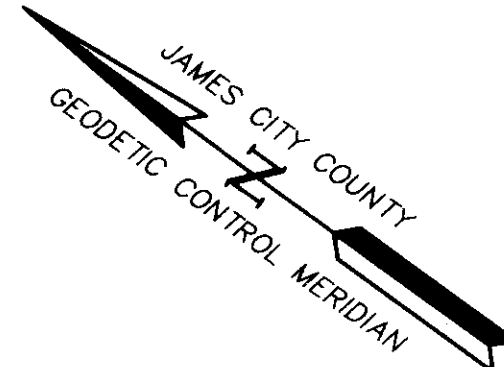
NOTE:
THE LIMIT OF THE WETLAND RESTRICTED AREA IS SHOWN PER PLAT BY AES CONSULTING ENGINEERS TITLED "EXHIBIT "A" PLAT SHOWING WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES" DATED DECEMBER 5, 2006.

NOTE:
SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.

NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)

20' JCSA URBAN EASEMENT
INSTR. #060026876

20' JCSA URBAN EASEMENT
HEREBY DEDICATED TO
JAMES CITY SERVICE
AUTHORITY
SEE SHEET 3



SECTION 3
SECTION 6

REMAINDER OF NEW TOWN
SECTION 6
NEW TOWN ASSOCIATES, LLC
TAX MAP (39-1)(1-157)
LR# 030027269 (PLAT)
LR# 050009867 (PLAT)
LR# 030005069

LIMITS OF WETLAND
RESTRICTED AREA
(TYP.) (SEE NOTE)

20' COA DRAINAGE
EASEMENT HEREBY
DEDICATED TO
COMMERCIAL OWNERS
ASSOCIATION

20' JCSA URBAN EASEMENT
HEREBY DEDICATED TO
JAMES CITY SERVICE
AUTHORITY
SEE SHEET 3

S8°01'50"E
17.13'
S41°12'41"E
17.13'

20' COMMERCIAL OWNERS
ASSOCIATION (COA)
DRAINAGE EASEMENT
INSTR. #060024786

20' COMMERCIAL OWNERS
ASSOCIATION (COA)
DRAINAGE EASEMENT
INSTR. #060024786

PATRIOT DEVELOPMENT
ASSOCIATES, LLC
5388 DISCOVERY PARK BLVD
TAX MAP (38-23)(7-1A)
LR# 060025190

REMAINDER OF NEW TOWN
SECTION 6
NEW TOWN ASSOCIATES, LLC
TAX MAP (39-1)(1-157)
LR# 030027269 (PLAT)
LR# 050009867 (PLAT)
LR# 030005069

PARCEL C
BLOCK 19
AREA = 60,001 S.F. ±
OR 1.377 Ac. ±

PARCEL B
BLOCK 19
AREA = 81,917 S.F. ±
OR 1.881 Ac. ±

PARCEL A
BLOCK 19
COMMON AREA
AREA = 4,250 S.F. ±
OR 0.098 Ac. ±

24' COA
(INGRESS/EGRESS)
INSTR. #060024786

30' COMMERCIAL OWNERS
ASSOCIATION (COA)
INGRESS/EGRESS EASEMENT
INSTR. #060024786

40' JCSA URBAN EASEMENT
HEREBY DEDICATED TO
JAMES CITY SERVICE
AUTHORITY
SEE SHEET 3

842± TO INTERSECTION
WITH NEW TOWN AVE.

N 3,631,598.7364
E 11,994,148.1725

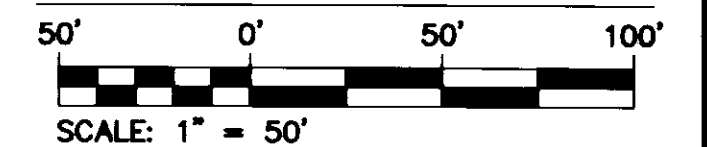
5' COA UTILITY EASEMENT
HEREBY DEDICATED TO
COMMERCIAL OWNERS
ASSOCIATION

DISCOVERY PARK BOULEVARD
(74' PUBLIC R/W)
LR #060004140

N 3,631,275.6481
E 11,994,380.3551

5' COMMERCIAL OWNERS
ASSOCIATION (COA)
INGRESS/EGRESS EASEMENT
INSTR. #060024786

GRAPHIC SCALE



3 Large/Small Plat(s) Recorded
herewith as # 080016011



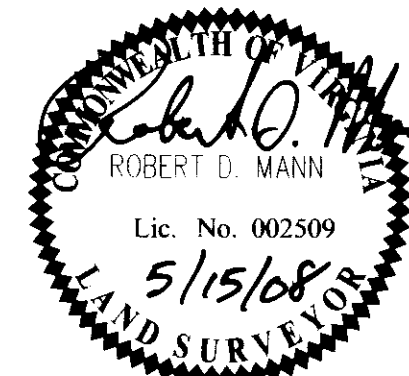
CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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

**PLAT OF SUBDIVISION
PARCELS A, B AND C
SECTION 6
NEW TOWN**
OWNED BY NEW TOWN ASSOCIATES, LLC.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>23rd June 2008</u>	
at <u>1:20</u> AM/PM. PG. <u> </u>	
DOCUMENT # <u>080016011</u>	
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B. Woolridge</u> Clerk	
No.	DATE
REVISION / COMMENT / NOTE	
	BY

Designed AES	Drawn BBS
Scale 1"=50'	Date 4/7/08
Project No. 6632-6-19	
Drawing No. 2 of 3	