

080016011

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY AND THE COLLEGE OF WILLIAM AND 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 L.R.# 000012573.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN PARCELS A, B, AND C, SECTION 6 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

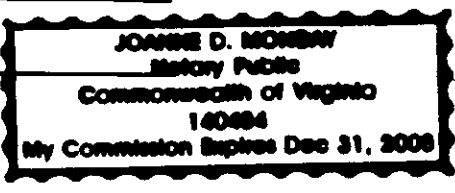
FOR:
 NEW TOWN ASSOCIATES, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY
 BY: John P. McCann 5/16/08
 PRINTED NAME DATE
EXECUTIVE DIRECTOR
 TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF HENRICO
 I, JOANNE D. MONDAY, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY NAME THIS 16th DAY OF MAY, 2008

MY COMMISSION EXPIRES 12/31/08

NOTARY REGISTRATION NUMBER: 140484



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.

Robert D. Mann 5/15/08
 ROBERT D. MANN, L.S. #2509 DATE

CERTIFICATE OF APPROVAL

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

Paul L. Dan, P.E. 5/27/08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 6/12/08
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

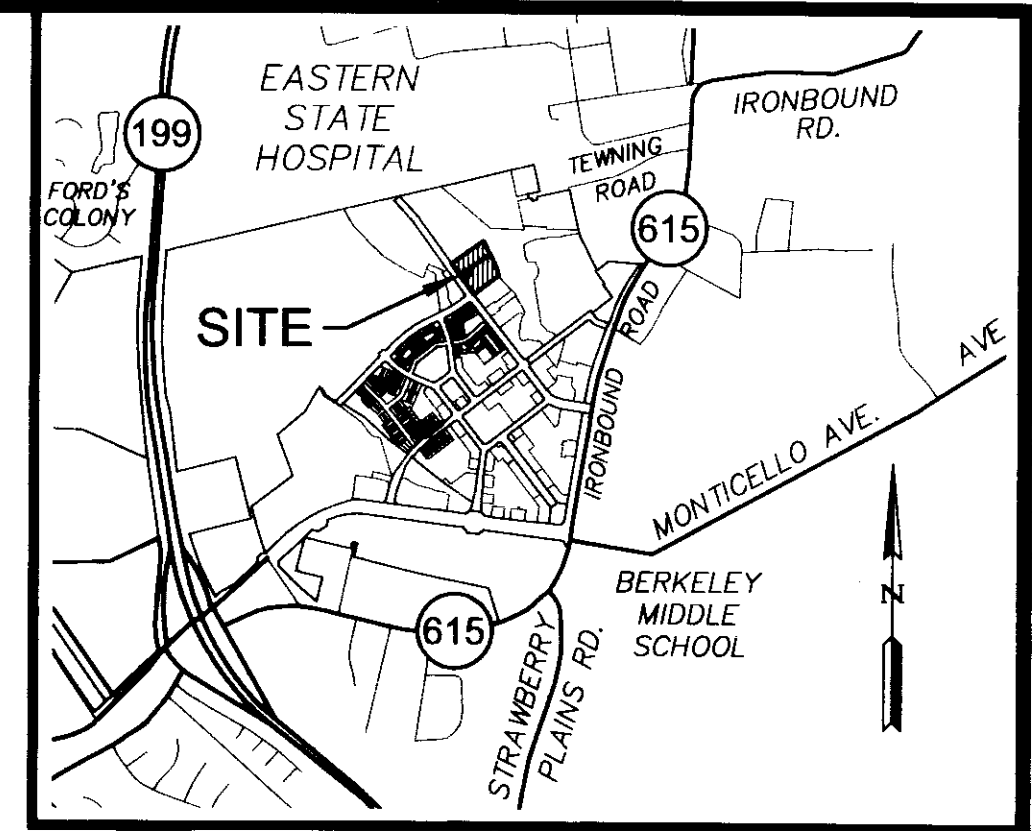
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C-0140C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTY IS A PORTION OF TAX MAP NO. (39-1)(1-157). THE PROPERTY ADDRESS FOR TAX MAP NO (39-1)(1-157) IS 4201 IRONBOUND ROAD.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- 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.
- 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.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON MARCH 20, 2008 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- 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.
- THIS PROPERTY LIES WITHIN NEW TOWN SECTION 6 AS SHOWN ON THE MASTER PLAN FOR SECTION 3 AND 6 OF NEW TOWN AS APPROVED ON OCTOBER 26, 2004, JCC CASE NO. Z-05-04 AND MP-05-04. (SEE ALSO PLAT RECORDED AS LR #030027269)
- HORIZONTAL DATUM
 JAMES CITY COUNTY
 GEODETIC CONTROL NETWORK
 VIRGINIA STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE-NAD 83
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SURVITUDES, AND COVENANTS OF RECORD.
- THIS PLAT IS A COMPOSITE PLAT BASED ON DEEDS, AND PLATS OF RECORD.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

AREA TABULATION	S.F.±	AC.±
FORMER AREA OF SECTION 6	1,125,223	25.832
AREA OF BLOCK 19 PARCEL A	4,250	0.098
AREA OF BLOCK 19 PARCEL B	81,917	1.881
AREA OF BLOCK 19 PARCEL C	60,001	1.377
TOTAL AREA FOR PARCELS A, B, AND C	146,168	3.356
NEW REMAINING AREA FOR SECTION 6	979,055	22.476

REFERENCES

- INSTRUMENT NO. 060004140 PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
- INSTRUMENT NO. 060026876 PLAT OF SUBDIVISION
- INSTRUMENT NO. 060024786 PLAT OF SUBDIVISION

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



VICINITY MAP
 SCALE: 1" = 2000±

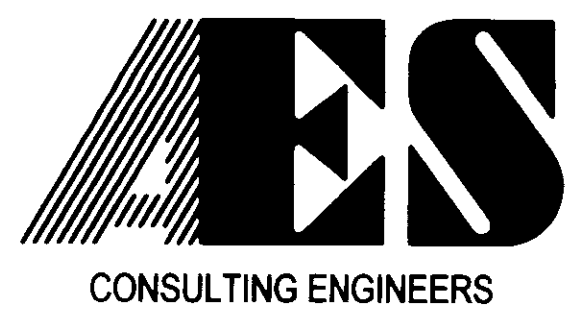
STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23rd DAY OF June, 2008

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:20 AM/PM

INSTRUMENT # 080016011

TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 By Claudia St. Binkholz, Dy Clerk



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

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

PLAT OF SUBDIVISION
 PARCELS A, B AND C
 SECTION 6
 NEW TOWN
 OWNED BY NEW TOWN ASSOCIATES, LLC.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

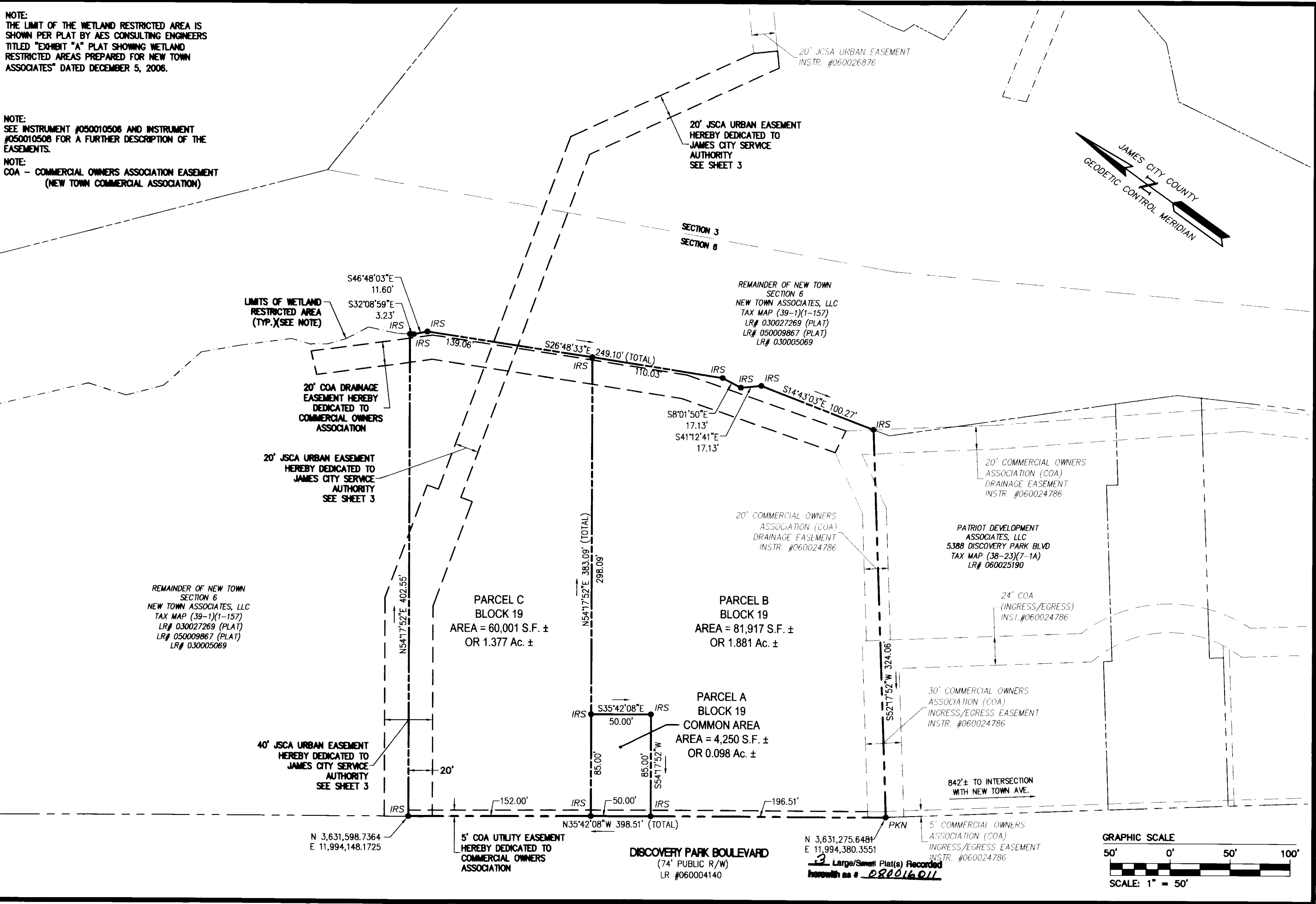
Designed	Drawn
AES	BBS
Scale	Date
AS NOTED	4/7/08
Project No.	
6632-6-19	
Drawing No.	
1 of 3	

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.

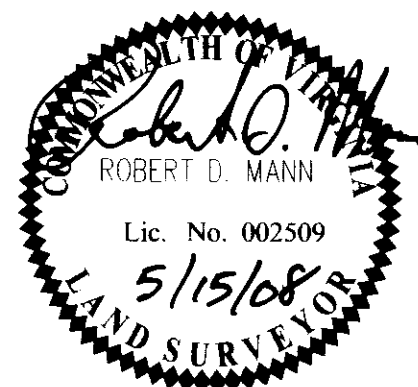
NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)



AES
CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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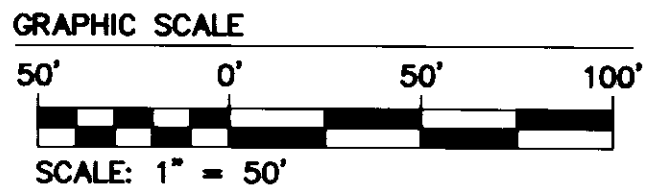
**PLAT OF SUBDIVISION
PARCELS A, B AND C
SECTION 6
NEW TOWN**
OWNED BY NEW TOWN ASSOCIATES, LLC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
23rd June 2008
at 1:20 AM/PM. PB PG
DOCUMENT # 080016011
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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



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

