

080016271

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A 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, SECTION 7 PARCEL 1 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 01/11/08
DATE
JOHN P. McCann
PRINTED NAME
EXECUTIVE DIRECTOR
TITLE

NOTARY
STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
Jenna Guyman Keightley NOTARY PUBLIC IN AND FOR THE CITY/
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE
PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
GIVEN UNTO MY HAND THIS 11th DAY OF January, 2008.
MY COMMISSION EXPIRES August 31, 2008.
Jenna Guyman Keightley
NOTARY PUBLIC
381207

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 1/10/08
ROBERT D. MANN, L.S. #002509 DATE

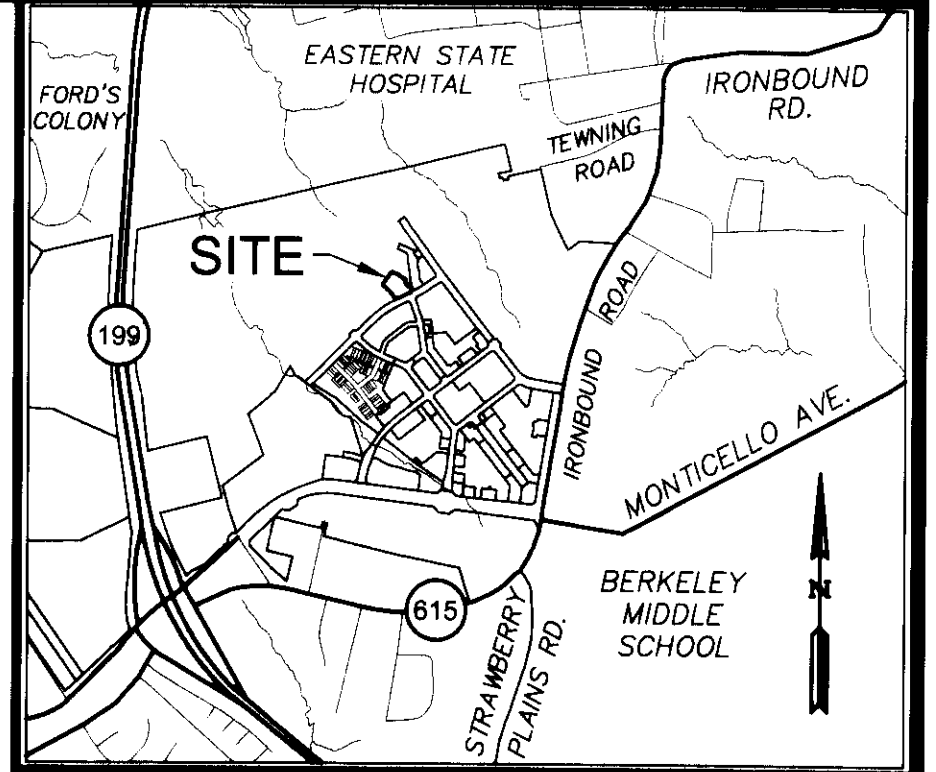
CERTIFICATE OF APPROVAL

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

[Signature] 1/15/08
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE
Jenna W. Brown 1/15/08
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES

1. PROPERTY IS A PORTION OF TAX MAP NO: (38-4)(1-56).
2. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
3. THERE ARE NO BUILDING SETBACKS REQUIRED PER THE ZONING ORDINANCE FOR PROPERTY ZONED MU, MIXED USE. REFER TO NEW TOWN PROFFERS, DESIGN GUIDELINES AND/OR PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS AND RESTRICTIONS.
4. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOOD PLAIN.) AS SHOWN ON MAP #51095C0140C EFFECTIVE DATE SEPTEMBER 28, 2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 15, 2007 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
10. 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.
11. THIS PROPERTY LIES WITHIN NEW TOWN SECTION 7 AND 8 AS SHOWN ON THE MASTER PLAN AS APPROVED ON FEBRUARY 13, 2007, JCC CASE NO. Z-005-06 AND MP-007-06.
12. PLAT MERIDIAN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STATION NO. 325 WHICH IS VIRGINIA STATE PLANE (NAD 83)(1986) SOUTH ZONE IN U.S. SURVEY FEET WITH COORDINATES N=3628200.301, E=11995286.983.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
14. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



VICINITY MAP
SCALE: 1" = 2000'

AREA TABULATION

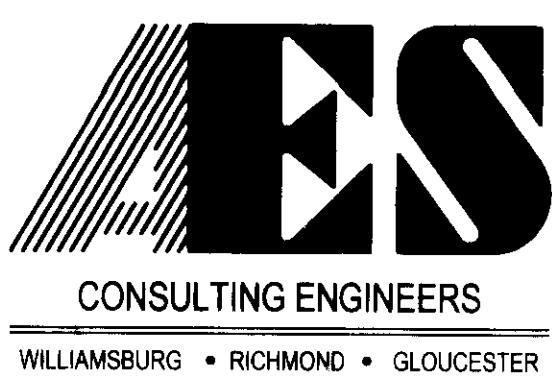
EXISTING REMAINDER TAX MAP #38-4(1-56) =	4,483,849 S.F.±	OR 102.935 AC.±
PROPOSED REMAINDER TAX MAP #38-4(1-56) =	4,433,259 S.F.±	OR 101.774 AC.±
SECTION 7, PARCEL 1 =	50,590 S.F.±	OR 1.161 AC.±
TOTAL AREA SUBDIVDED	4,483,849 S.F.±	OR 102.935 AC.±

2 Large/Small Plat(s) Recorded
herewith as # 080016271

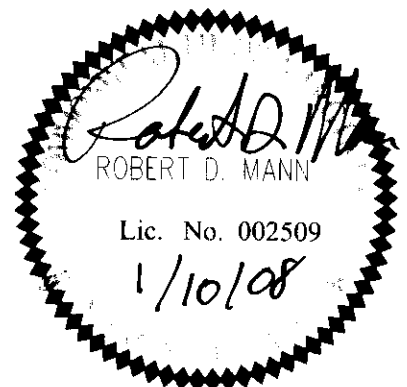
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 26th DAY OF June, 2008.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:23 AM/PM
INSTRUMENT # 080016271

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By: Claudia H. Biskobetz, Doc Clerk

S:\lobst6632\S7-00-S7-Base\dwg\Sur\Plats\6632S7 SUBD PARCEL 1 SH 1.dwg, 1/11/2008 1:50:43 PM, Tony Taylor



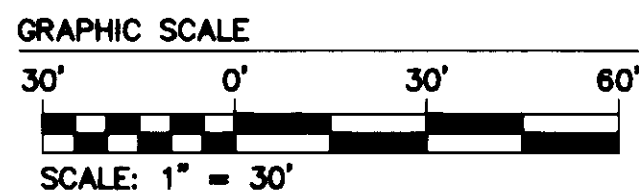
PLAT OF SUBDIVISION
PARCEL 1
NEW TOWN SECTION 7
BEING A PORTION OF THE PROPERTY OWNED BY
NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	AWT	RDM
1	1/10/08	REVISED PER COUNTY COMMENTS	AWT	RDM

Designed REC	Drawn AWT
Scale N/A	Date 11/8/07
Project No. 6632-S7	
Drawing No. 1 of 2	

080016271



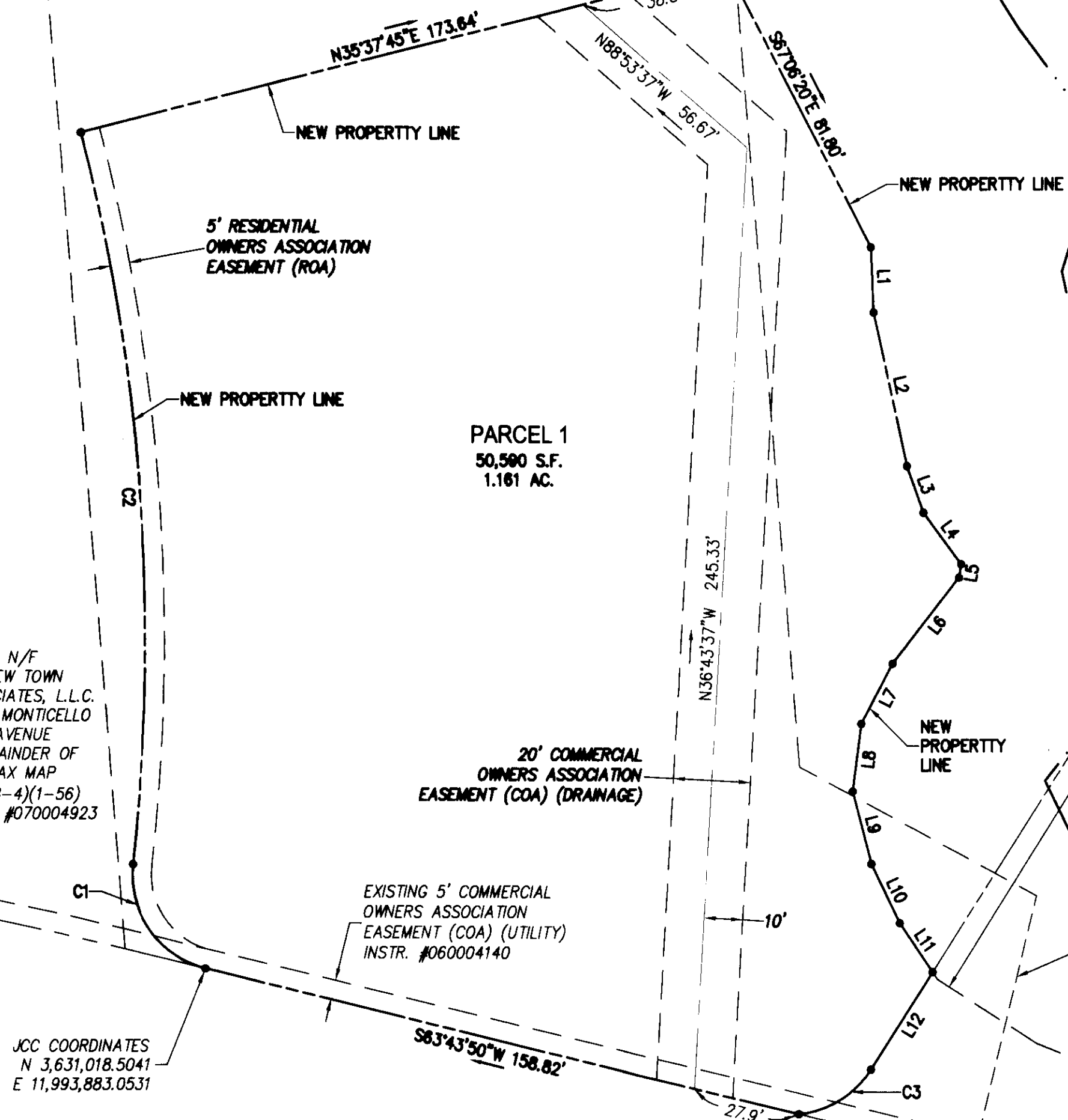
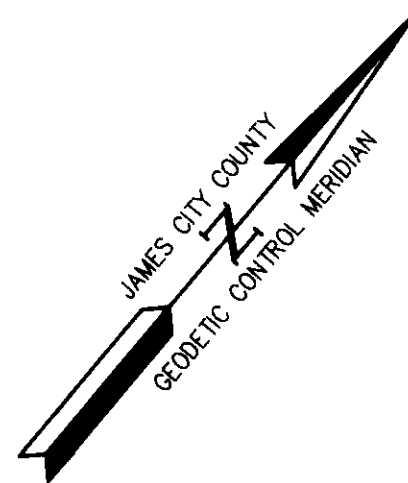
EXISTING VARIABLE WIDTH COMMERCIAL OWNERS ASSOCIATION EASEMENT COA (DRAINAGE) HEREBY VACATED INSTR. #060004140

LIMIT OF WETLAND RESTRICTED AREA INSTR. #070018087

N/F NEW TOWN ASSOCIATES, L.L.C. 5240 MONTICELLO AVENUE REMAINDER OF TAX MAP # (38-4)(1-56) INSTR. #070004923

FIELD LOCATED WETLANDS

JCC COORDINATES N 3,631,305.7165 E 11,993,819.6875



N/F NEW TOWN ASSOCIATES, L.L.C. 5240 MONTICELLO AVENUE REMAINDER OF TAX MAP # (38-4)(1-56) INSTR. #070004923

20' COMMERCIAL OWNERS ASSOCIATION EASEMENT (COA) (DRAINAGE)

EXISTING 5' COMMERCIAL OWNERS ASSOCIATION EASEMENT (COA) (UTILITY) INSTR. #060004140

JCC COORDINATES N 3,631,018.5041 E 11,993,883.0531

LIMIT OF WETLAND RESTRICTED AREA INSTR. #070018087

EXISTING VARIABLE WIDTH COMMERCIAL OWNERS ASSOCIATION EASEMENT COA (DRAINAGE) HEREBY VACATED INSTR. #060004140

±299.6' TO INTERSECTION WITH DISCOVERY PARK BOULEVARD

CASEY BOULEVARD EXISTING 74' PUBLIC R/W INSTR. #060004140

REFERENCE:
INSTRUMENT #050010506
INSTRUMENT #050010508
INSTRUMENT #060004140
INSTRUMENT #070018087

DISCOVERY PARK BOULEVARD EXISTING 74' PUBLIC R/W INSTR. #060004140

LINE	BEARING	LENGTH
L1	S42°17'39"E	16.99'
L2	S52°04'30"E	40.93'
L3	S59°26'41"E	12.83'
L4	S75°52'41"E	16.64'
L5	S30°51'03"E	3.54'
L6	S2°17'35"E	28.28'
L7	S12°25'35"E	17.59'
L8	S32°46'21"E	17.73'
L9	S54°15'10"E	19.54'
L10	S65°31'14"E	17.12'
L11	S73°47'57"E	15.26'
L12	S7°42'08"E	30.05'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	82°42'08"	25.00'	36.09'	22.00'	33.03'	N74°55'06"W
C2	20°48'13"	529.00'	192.08'	97.11'	191.02'	N43°58'09"W
C3	52°09'15"	25.00'	22.76'	12.23'	21.98'	S18°22'29"W

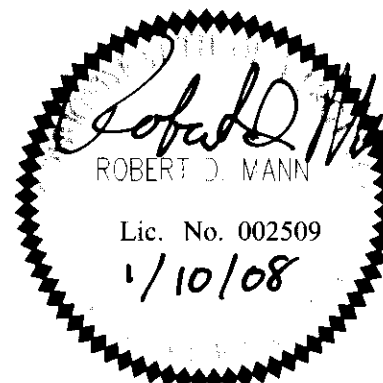
2 Large/Small Platts Recorded herewith as # 080016271

S:\Jobs\6632\5700-S7-Base\dwg\SurfPlats\6632S7 SUBD PARCEL 1 SH 2.dwg, 1/11/2008 1:50:18 PM, Tony Taylor



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

PLAT OF SUBDIVISION
PARCEL 1
NEW TOWN SECTION 7
BEING A PORTION OF THE PROPERTY 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	
		26 June 2008	
at 11:23 AM/PM: PG.			
DOCUMENT # 080016271			
BETSY B. WOOLRIDGE, CLERK			
Betsy B. Woolridge Clerk			
1	1/10/08	REVISED PER COUNTY COMMENTS	AWT RDM
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY

Designed REC	Drawn AWT
Scale 1"=30'	Date 11/8/07
Project No. 6632-S7	
Drawing No. 2 of 2	