

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC TO TAKE FIVE, LLC. BY DEED DATED MARCH 24TH, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 060007236.

**OWNERS CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF NEW TOWN, BLOCK 14, PARCEL B, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

T.D. G.L. 6-20-08  
 OWNER DATE  
TAKE FIVE, LLC MEMBER  
 TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City, Sharon L. Dye, 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 20 DAY OF June, 2008. MY COMMISSION EXPIRES Nov. 30, 2008.

Sharon L. Dye 6-20-08  
 NOTARY PUBLIC DATE  
341857  
 REGISTRATION NO.

**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.

Charles A. Calhoun 6-20-08  
 CHARLES A. CALHOUN, LIC. NO. 2554 DATE

**CERTIFICATE OF APPROVAL**

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

[Signature] 6/20/08  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
[Signature] 6/24/08  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

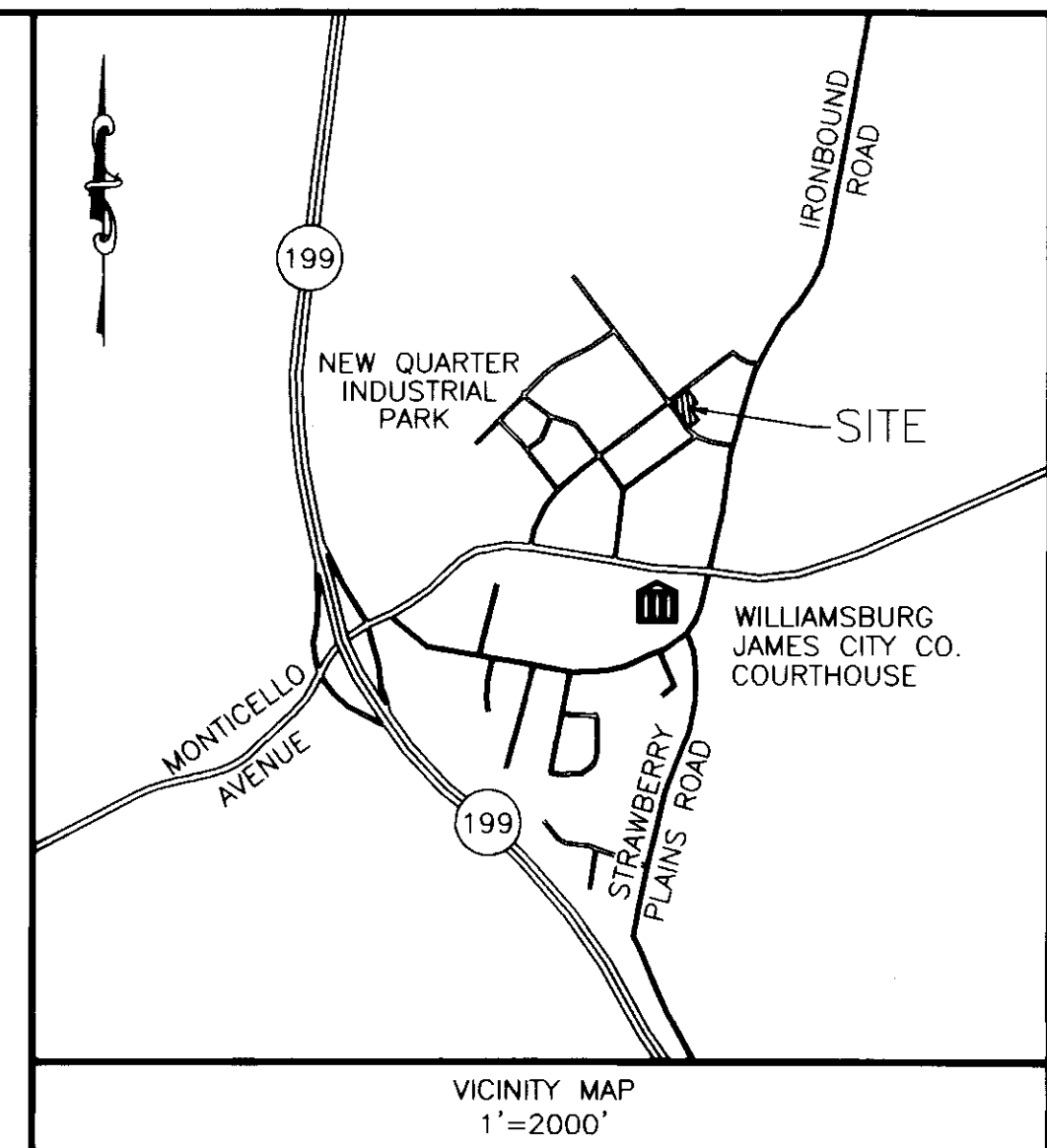
**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 9th DAY OF July, 2008. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080017016.  
 TESTE Betsy B. Workidge, Clerk  
 BY Claudia H. Birkholz, Dep. CLERK

**GENERAL NOTES**

080017016

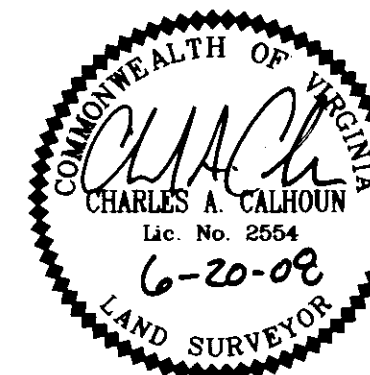
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
4. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
5. THE PROPERTY LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 5109C0140C, DATED SEPTEMBER 28, 2007.
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 JUNE 17TH 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. THIS PROPERTY LIES WITHIN NEW TOWN SECTION 3 AND 6 AS SHOWN ON THE MASTER PLAN AS APPROVED ON OCTOBER 26, 2004, JCC CASE NO. Z-05-04 AND MP-05-04. (ALSO SEE PLAT RECORDED AS LR#030027269)
13. EXISTING PARCEL ID: #3911500002
14. EXISTING ADDRESS: 4350 NEW TOWN AVE.



**AREA CALCULATIONS**

AREA OF PARCEL B1:	35,962 S.F./ 0.826 AC.
AREA OF PARCEL B2:	18,248 S.F./ 0.419 AC.
TOTAL SUBDIVIDED AREA	54,210 S.F./ 1.245 AC.

SUBDIVISION PLAT OF  
 NEW TOWN  
 BLOCK 14 - PARCEL B  
 STANDING IN THE NAME OF  
 TAKE FIVE, LLC.  
 BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA  
 DATE: 05/27/2008 SCALE: 1"=30' JOB #07-419  
 REV: 06/20/2008  
 SHEET 1 OF 2



**LandTech Resources, Inc.**  
 Surveying • Engineering • GPS

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

2 Large/Small Plat(s) Recorded  
 herewith as # 080017016