

**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.

Ronald W. Eads 12-13-07  
 RONALD W. EADS, L.S. #1948 DATE

**CERTIFICATION OF SOURCE OF TITLE: SETTLERS MARKET DEVELOPERS, LLC.**

THE PROPERTY SHOWN ON THIS PLAT TAX MAP (38-4)(1-52) WAS CONVEYED BY NEW TOWN ASSOCIATES, L.L.C. TO SETTLERS MARKET DEVELOPERS, LLC, BY DEED DATED MAY 23, 2007 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.# 070015568.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:  
 SETTLERS MARKET DEVELOPERS, LLC

BY: Joseph R. Baranowski 4-10-08  
 DATE  
 PRINTED NAME  
Member  
 TITLE

**NOTARY:**

STATE OF CONNECTICUT, COUNTY OF HARTFORD, TO WIT:

I, Tara DiFranco, A NOTARY PUBLIC IN AND FOR THE 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 COUNTY AND STATE AFORESAID.

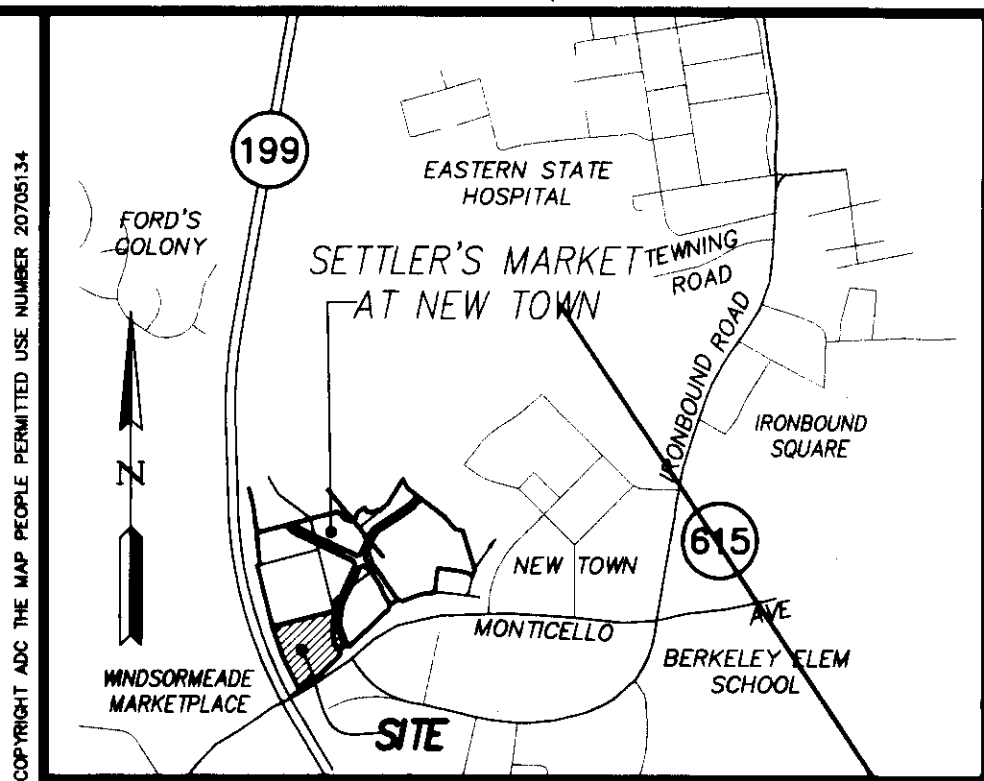
GIVEN UNTO MY HAND THIS 10<sup>th</sup> DAY OF April, 2008.  
 MY COMMISSION EXPIRES 12/31/10

**GENERAL NOTES**

- PROPERTY AS SHOWN IS PARCEL ID# 3840100052 AND IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS. BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE Z-16-05/MP-13-05.
- PROPERTY STREET ADDRESS: #5244 MONTICELLO AVENUE.
- PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER COMMUNITY PANEL 510201 0035B. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.
- 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
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- A WAIVER TO SECTION 24-527 OF THE ZONING ORDINANCE, SETBACK REQUIREMENTS, WAS APPROVED BY THE PLANNING COMMISSION ON DECEMBER 5, 2006, PROVIDED THAT THE PROPOSALS ARE IN ACCORDANCE WITH THE APPROVED NEW TOWN DESIGN GUIDELINES. BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE Z-16-05/MP-13-05.
- THIS PLAT WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON DECEMBER 20, 2007 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.

**REFERENCES:**

INSTRUMENT #070014344 (DECLARATION OF EASEMENTS AND COVENANTS)  
 INSTRUMENT #070015568  
 INSTRUMENT #000012573



**VICINITY MAP**  
 SCALE 1"=2000'

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 20708134

**AREA TABULATION**

PARCEL D-1 = 277503 S.F. ± OR 6.371 ACRES ±  
 PARCEL D-2 = 66411 S.F. ± OR 1.525 ACRES ±

EXISTING PARCEL D-TOTAL AREA SUBDIVIDED = 343914 S.F. ± OR 7.896 ACRES ±

**CERTIFICATE OF APPROVAL**

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

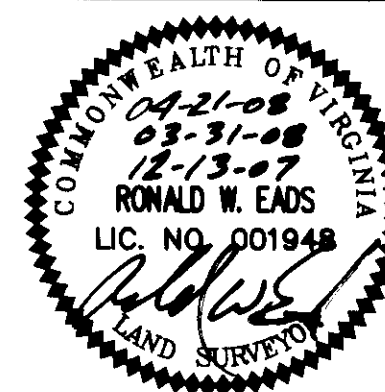
Paul L. Das 4/22/08  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 4/22/08  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1<sup>st</sup> DAY OF August 2008.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:45 AM/PM  
 INSTRUMENT # 080019270

TESTE: Betsy B. Woolridge By Claudia H. Binkley  
 BETSY B. WOOLRIDGE, CLERK [Signature]

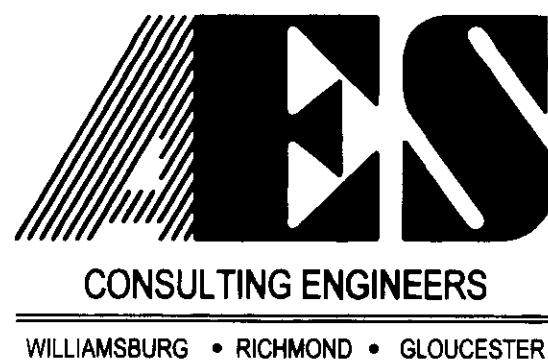
2 Large/Small Plat(s) Recorded  
 herewith as # 080019270



PLAT OF RESUBDIVISION  
 PARCEL "D", OWNED BY  
 SETTLERS MARKET DEVELOPERS, LLC  
 BEING A PART OF NEW TOWN,  
 SECTION 9  
 "SETTLER'S MARKET AT NEW TOWN"  
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY
2	04-21-08	REVISED PER JCSA & VDOT COMMENTS	RWE
1	03-31-08	REVISED PER JCC COMMENTS	RWE

Designed AES	Drawn RLS
Scale 1"=60'	Date 12/13/07
Project No. 6632-09-01B	
Drawing No. 1 OF 2	



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

080019270