

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 10th DAY OF April, 2008.

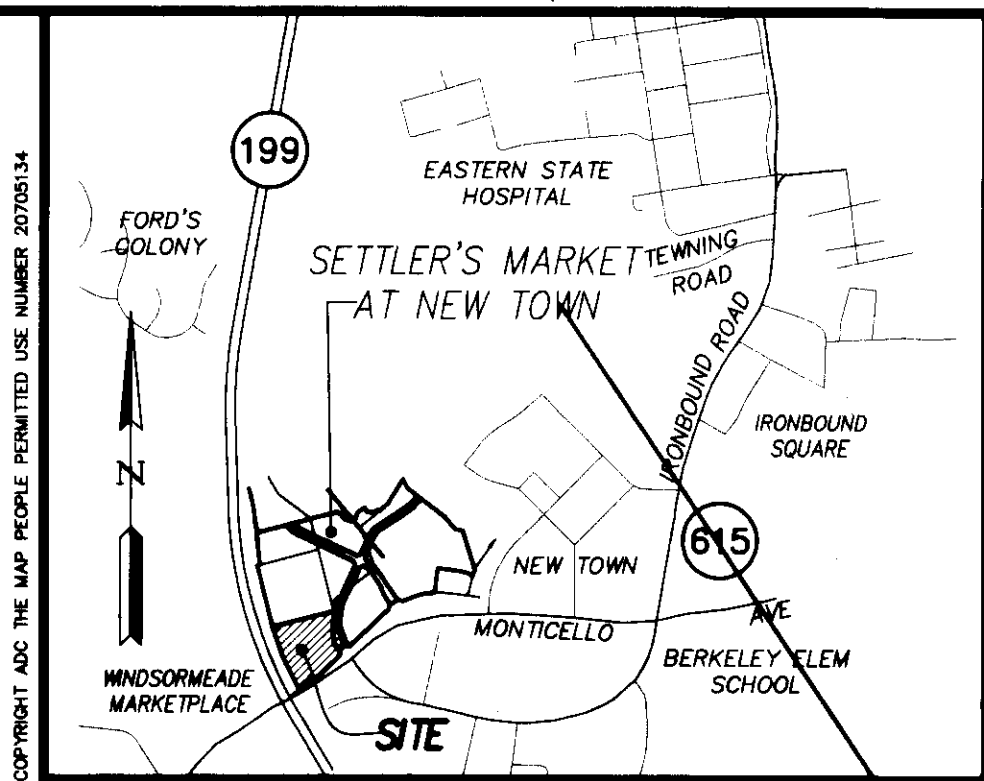
MY COMMISSION EXPIRES 12/31/10

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

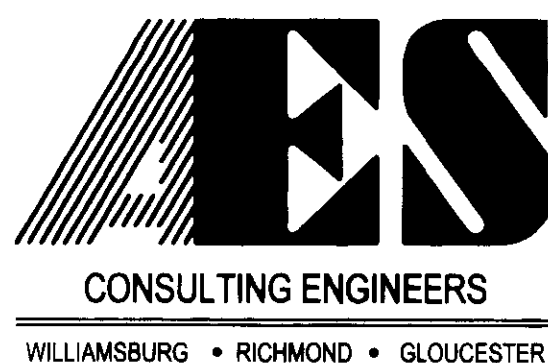
[Signature] 4/22/08
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1st 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

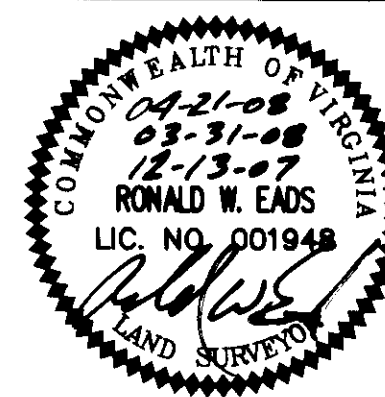
2 Large/Small Plat(s) Recorded
 herewith as # 080019270

080019270



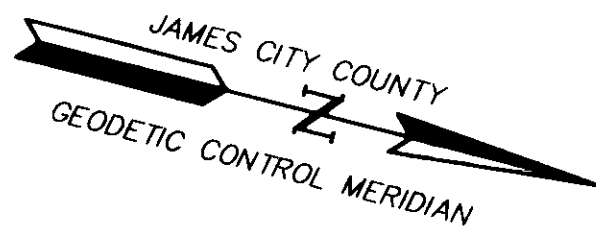
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

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

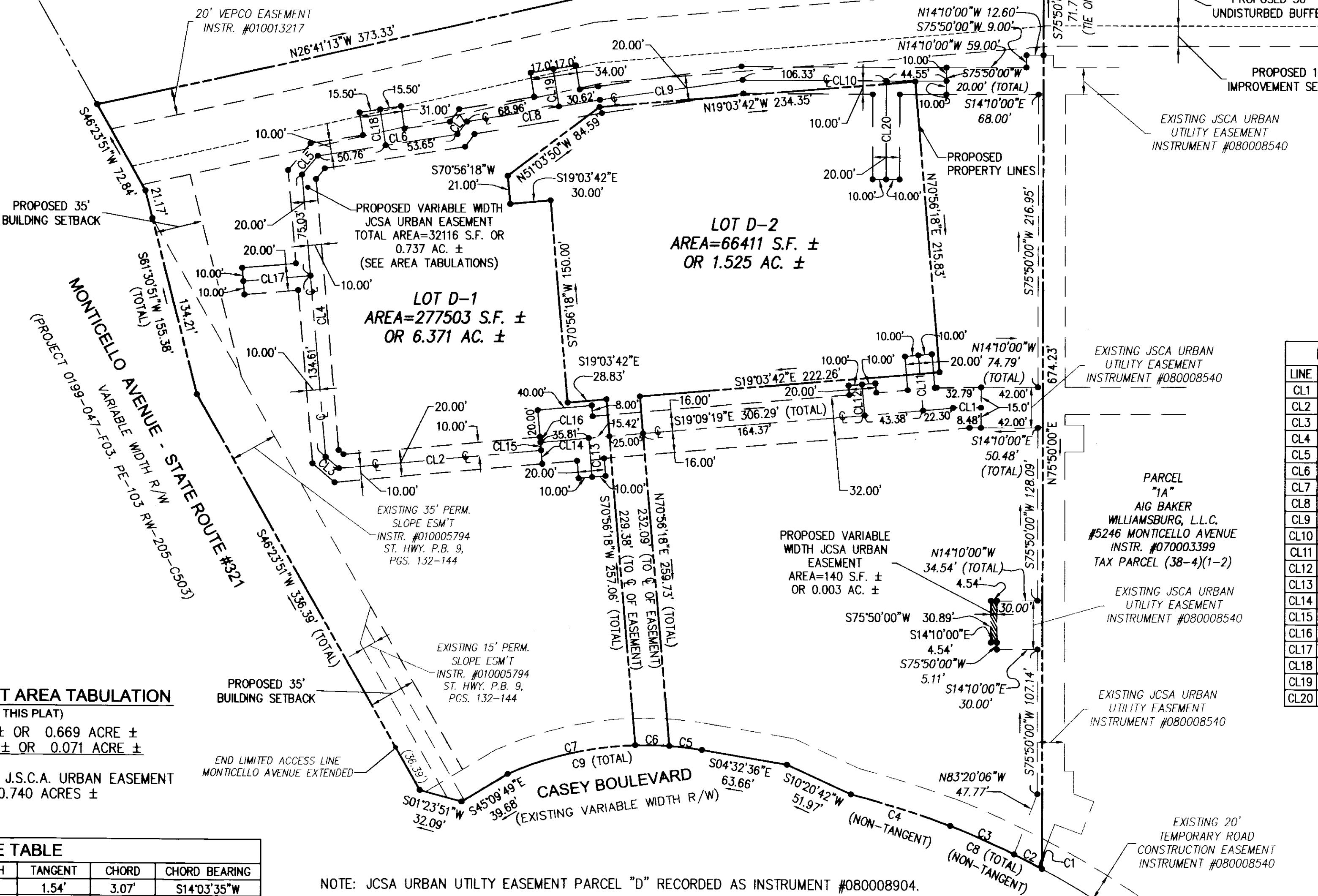


No.	DATE	REVISION / COMMENT / NOTE	BY
2	04-21-08	REVISED PER JCSA & VDOT COMMENTS	RWE
1	03-31-08	REVISED PER JCC COMMENTS	RWE

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



STATE ROUTE 199
VARIABLE WIDTH R/W - LIMITED ACCESS
(PROJECT 0199-047-F03 RW-205-C503)



LINE	BEARING	LENGTH
CL1	S14°10'00"E	20.64'
CL2	S19°09'19"E	149.92'
CL3	S26°33'02"W	13.08'
CL4	S70°56'18"W	209.64'
CL5	N64°06'41"W	18.07'
CL6	N22°51'23"W	104.42'
CL7	N67°57'04"W	11.70'
CL8	N23°29'10"W	99.58'
CL9	N22°17'47"W	106.60'
CL10	N14°10'00"W	150.88'
CL11	S70°50'41"W	41.00'
CL12	S70°50'41"W	23.00'
CL13	N70°50'41"E	29.00'
CL14	N70°50'41"E	10.00'
CL15	N70°50'41"E	6.00'
CL16	S70°50'41"W	4.00'
CL17	S19°03'42"E	50.00'
CL18	S67°08'25"W	27.00'
CL19	S67°08'25"W	28.00'
CL20	N75°50'00"E	73.00'

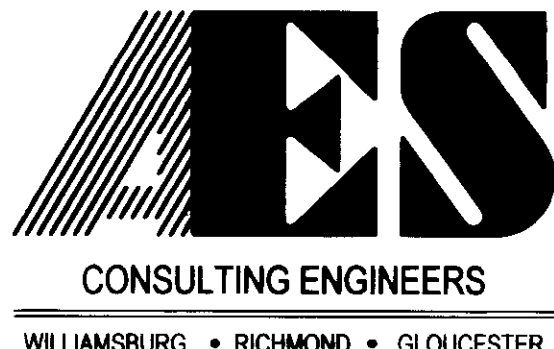
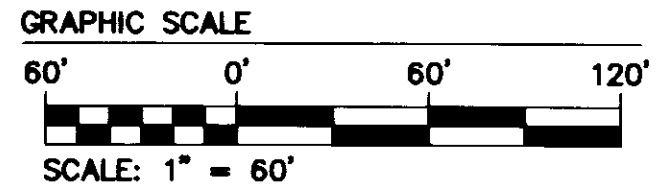
JCSA URBAN EASEMENT AREA TABULATION
(DEDICATED BY THIS PLAT)

PARCEL D-1 = 29159 S.F. ± OR 0.669 ACRE ±
PARCEL D-2 = 3097 S.F. ± OR 0.071 ACRE ±
EXISTING PARCEL D-TOTAL AREA J.S.C.A. URBAN EASEMENT
= 32256 S.F. ± OR 0.740 ACRES ±

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°15'18"	690.54'	3.07'	1.54'	3.07'	S14°03'35"W
C2	1°40'13"	690.54'	20.13'	10.07'	20.13'	S13°05'50"W
C3	4°17'07"	690.54'	51.65'	25.84'	51.63'	S10°07'10"W
C4	6°23'58"	692.50'	77.35'	38.71'	77.31'	S03°22'47"W
C5	5°32'58"	251.69'	24.38'	12.20'	24.37'	S07°19'29"E
C6	5°43'33"	251.69'	25.15'	12.59'	25.14'	S12°57'44"E
C7	22°11'35"	251.69'	97.49'	49.36'	96.88'	S26°55'18"W
C8	6°12'37"	690.54'	74.85'	37.46'	74.81'	S11°04'55"W
C9	33°28'06"	251.69'	147.02'	75.68'	144.94'	S21°17'03"E

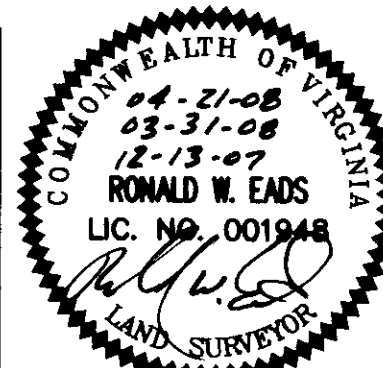
NOTE: JCSA URBAN UTILITY EASEMENT PARCEL "D" RECORDED AS INSTRUMENT #080008904.

UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY (JCSA) AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS OR THOSE AT NOT LESS THAN A 60 DEGREE ANGLE OR GREATER THAN A 120 DEGREE ANGLE TO THE FACILITIES, 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.



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SECTION 9
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BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



City of Williamsburg & County of James City
Circuit Court
at 9:45 AM/PM PB PG
DOCUMENT # 080019270
BETSY B. WOOLRIDGE, CLERK
Clerk

No.	DATE	REVISION / COMMENT / NOTE	RWE	RWS
2.	04/21/08	REVISED PER JCSA & VDOT COMMENTS	RWE	RWE
1.	03/27/08	REVISED PER JCC COMMENTS	RWE	RLS

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

080019270