

090006228

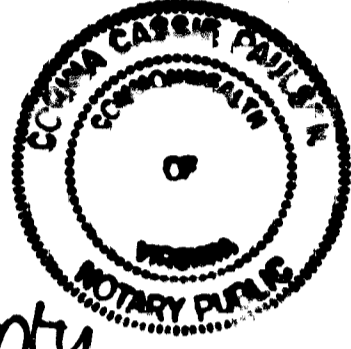
CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY AND THE COLLEGE OF WILLIAM AND MARY REAL ESTATE FOUNDATION, INC. A VIRGINIA NONSTOCK CORPORATION TO NEW TOWN ASSOCIATES, LLC BY DEED 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 PHASE IX, SECTION 7 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: LAURENCE SALZMAN PRINTED NAME AUTHORIZED AGENT TITLE

1/8/09 DATE



CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City County I, Corina Paulsen 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 8 DAY OF January 2009

MY COMMISSION EXPIRES Oct. 31, 2012

NOTARY REGISTRATION NUMBER: 7199097

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 1/7/09 DATE ROBERT D. MANN, L.S. #2509

CERTIFICATE OF APPROVAL

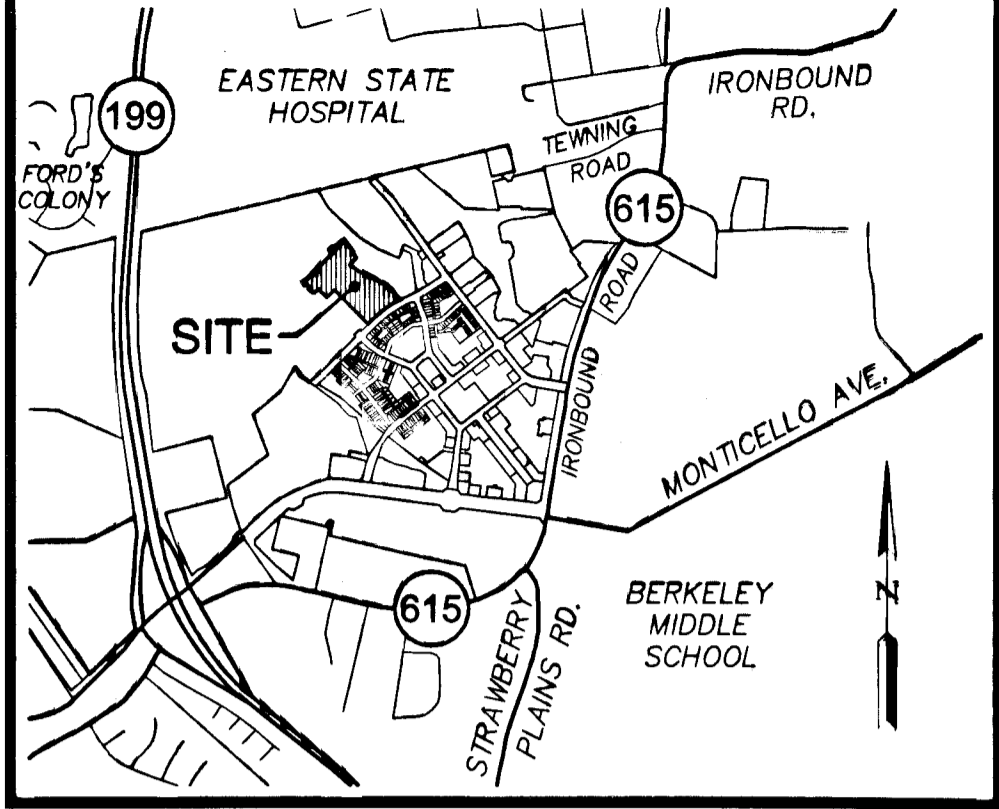
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Billy A. W. 1/9/09 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

Ellen H. Cook 2/13/09 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. 2. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 3. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 4. 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. 5. PROPERTY IS A PORTION OF TAX MAP NO. (38-4)(1-56). THE PROPERTY ADDRESS FOR TAX MAP NO (38-4)(1-56) IS 4301 CASEY BOULEVARD. 6. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS. 7. REFERENCE JAMES CITY COUNTY CASE NO. Z-0004-2007 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY. 8. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER. 9. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 10. 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. 11. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOV. 20, 2008 IN ACCORDANCE WITH THE NEW TOWN PROFFERS. 12. UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY (JCSA) FOR THE EXCLUSIVE USE OF 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. 13. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SURVITUTES, AND COVENANTS OF RECORD. 14. 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. 15. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE. 16. ALL EASEMENTS DESIGNATED ROA ARE HEREBY DEDICATED TO RESIDENTIAL OWNERS ASSOCIATION. 17. ALL EASEMENTS DESIGNATED JCSA ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY. 18. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE, THE STREETS IN THIS SUBDIVISION WITHIN THE PRIVATE RIGHTS-OF-WAY ARE PRIVATE, DO NOT MEET STATE DESIGN STANDARDS, AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY. 19. ALL RIGHT OF WAY DESIGNATED AS PUBLIC HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.



VICINITY MAP SCALE: 1" = 2000'

REFERENCES

INSTRUMENT NO. 050013787 AND INSTRUMENT NO. 050010508 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON PLAT.

LEGEND

- BSL - BUILDING SETBACK LINE COA - COMMERCIAL OWNERS ASSOCIATION ROA - RESIDENTIAL OWNERS ASSOCIATION CA# - COMMON AREAS - IRON ROD SET - IRON ROD SET

AREA TABULATION

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Residential Lots, Right of Way (Public/Private), Common Areas, Total Area Subdivided, Average Lot Size, Smallest/Largest Lot, Gross Lots per Acre, and Area of Remainder Tax Map # (38-4)(1-56).

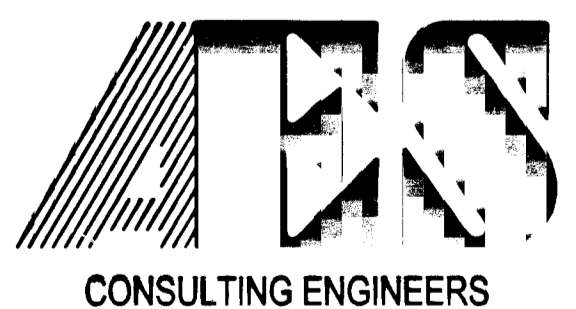
STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3rd DAY OF March, 2009

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:29 AM/PM

INSTRUMENT # 090006228

TESTE: Betsy B. Woolridge, Clerk By: Claudia M. Binkhalz, Dep. Clerk



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

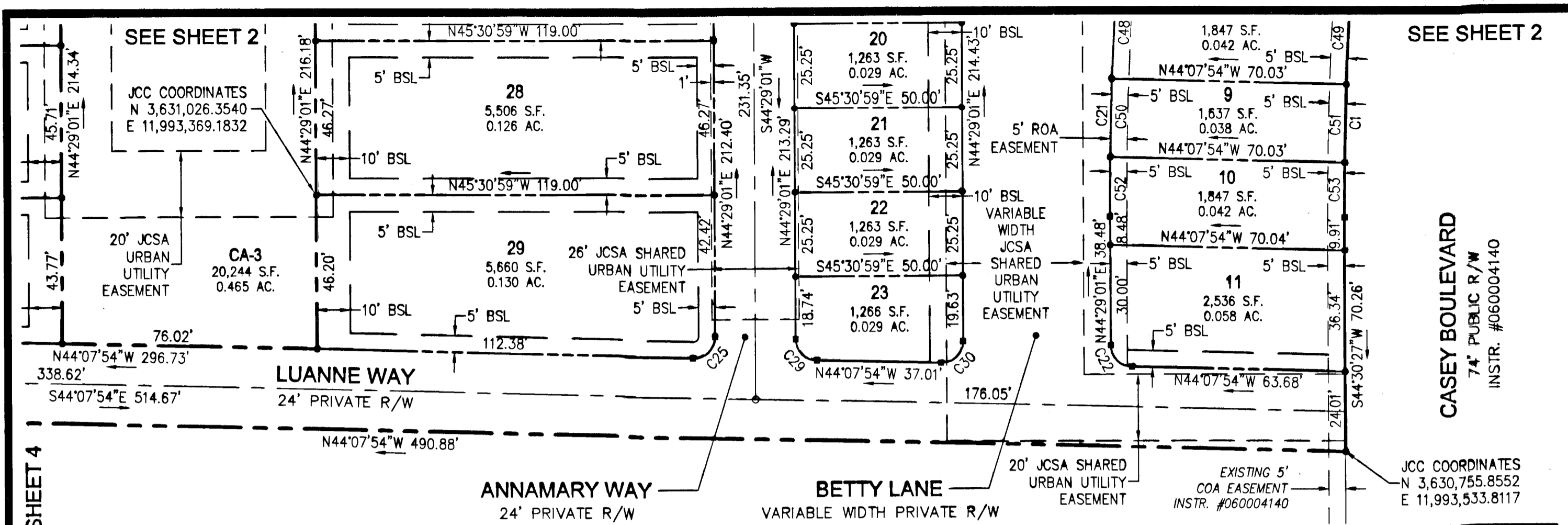
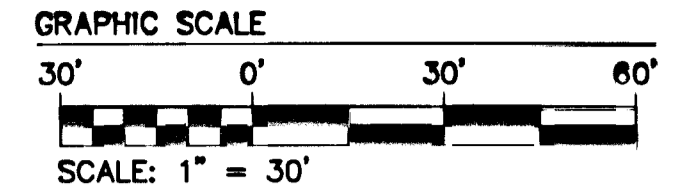
PLAT OF SUBDIVISION PHASE IX, SECTION 7 NEW TOWN OWNED BY NEW TOWN ASSOCIATES, LLC. BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



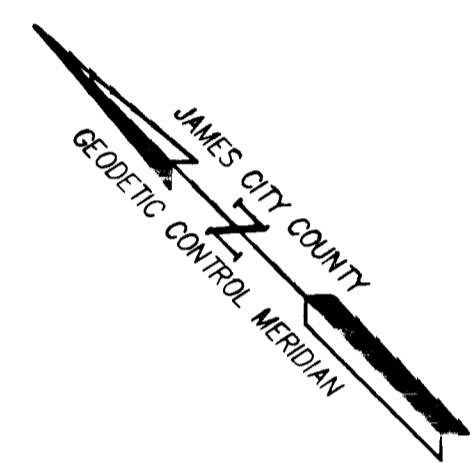
Table with columns for No., Date, Revision / Comment / Note, and By. Includes entry for 1/7/09 revised per county comments.

Table with columns for Designed (AES), Drawn (AWT), Scale (N/A), Date (11/18/09), Project No. (6632-07-02), Drawing No. (1 of 5).

S:\Jobs\6632\5702-Phase9\dwg\Sur\Plats\663257 PH IX SUBD SH 1.dwg, 1/7/2009 1:31:25 PM, stephen.cooke



SEE SHEET 4



090006228

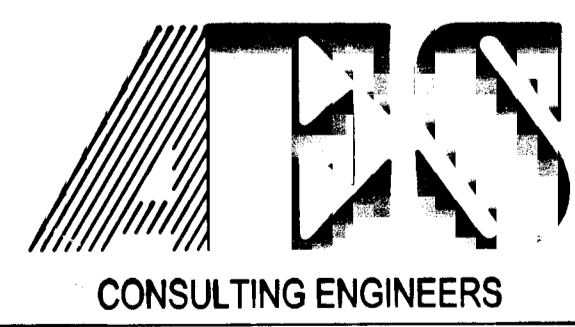
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	19°13'23"	1037.00'	347.92'	175.61'	346.29'	S54°07'08"W
C2	91°23'05"	11.50'	18.34'	11.78'	16.46'	N89°49'27"W
C3	91°23'05"	9.00'	14.35'	9.22'	12.88'	N89°49'27"W
C4	88°36'55"	9.00'	13.92'	8.79'	12.57'	N0°10'33"E
C5	59°09'09"	14.00'	14.45'	7.95'	13.82'	N73°42'29"W
C6	32°13'56"	100.00'	56.26'	28.89'	55.52'	N60°35'59"E
C7	82°45'38"	10.00'	14.44'	8.81'	13.22'	N3°06'12"E
C8	0°52'16"	825.00'	12.54'	6.27'	12.54'	S37°50'29"E
C9	17°31'48"	696.00'	212.95'	107.31'	212.12'	S57°01'23"E
C10	32°13'15"	529.00'	297.49'	152.79'	293.58'	N49°40'40"W
C11	82°42'08"	25.00'	36.09'	22.00'	33.03'	S74°55'06"E
C12	4°41'36"	1037.00'	84.94'	42.50'	84.92'	S61°23'02"W
C13	93°55'20"	25.00'	40.98'	26.77'	36.54'	N12°04'34"E
C14	30°54'12"	471.00'	254.04'	130.19'	250.97'	N50°20'12"W
C15	20°17'44"	754.00'	267.09'	134.96'	265.69'	S55°38'25"E
C16	90°01'26"	10.00'	15.71'	10.00'	14.15'	S89°29'44"W
C17	88°36'55"	5.00'	7.73'	4.88'	6.99'	S0°10'33"W
C18	6°43'34"	775.00'	90.98'	45.54'	90.93'	S40°46'08"E
C19	1°22'04"	771.00'	18.40'	9.20'	18.40'	S44°48'31"E
C20	20°17'44"	696.00'	246.54'	124.58'	245.25'	S55°38'25"E
C21	15°41'43"	1097.00'	300.50'	151.20'	299.57'	S52°21'18"W
C22	88°36'55"	6.50'	10.05'	6.34'	9.08'	S0°10'33"W
C23	1°50'12"	754.00'	24.17'	12.09'	24.17'	S52°16'50"E
C24	88°36'55"	11.50'	17.79'	11.23'	16.07'	S0°10'33"W
C25	91°23'05"	6.50'	10.37'	6.66'	9.30'	S89°49'27"E
C26	14°25'12"	388.00'	97.65'	49.08'	97.39'	N37°16'25"E
C27	2°55'11"	471.00'	24.00'	12.00'	24.00'	N59°56'11"W
C28	14°25'12"	412.00'	103.69'	52.12'	103.42'	N37°16'25"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C29	88°36'55"	6.50'	10.05'	6.34'	9.08'	S0°10'33"W
C30	91°23'04"	6.50'	10.37'	6.66'	9.30'	S89°49'27"E
C31	14°29'58"	472.00'	119.44'	60.04'	119.13'	N37°14'02"E
C32	12°11'45"	471.00'	100.26'	50.32'	100.07'	N46°13'41"W
C33	1°26'34"	1037.00'	26.11'	13.06'	26.11'	S58°18'57"W
C34	2°35'05"	1097.00'	49.49'	24.75'	49.48'	S58°54'37"W
C35	5°14'43"	471.00'	43.12'	21.57'	43.10'	N37°30'27"W
C36	1°27'26"	1037.00'	26.38'	13.19'	26.37'	S56°51'57"W
C37	1°22'39"	1097.00'	26.38'	13.19'	26.37'	S56°55'45"W
C38	1°17'30"	1037.00'	23.38'	11.69'	23.38'	S55°29'29"W
C39	1°13'16"	1097.00'	23.38'	11.69'	23.38'	S55°37'48"W
C40	1°22'42"	1097.00'	26.39'	13.20'	26.39'	S54°19'49"W
C41	1°27'30"	1037.00'	26.39'	13.20'	26.39'	S54°06'59"W
C42	2°00'03"	1097.00'	38.31'	19.16'	38.31'	S52°38'26"W
C43	2°07'03"	1037.00'	38.32'	19.16'	38.32'	S52°19'43"W
C44	1°35'58"	1097.00'	30.62'	15.31'	30.62'	S50°50'26"W
C45	0°59'14"	1037.00'	17.87'	8.93'	17.87'	S50°46'35"W
C46	1°59'59"	1097.00'	38.29'	19.15'	38.29'	S49°02'28"W
C47	2°06'57"	1037.00'	38.30'	19.15'	38.29'	S49°13'29"W
C48	1°22'41"	1097.00'	26.38'	13.19'	26.38'	S47°21'07"W
C49	1°27'28"	1037.00'	26.38'	13.19'	26.38'	S47°26'17"W
C50	1°13'15"	1097.00'	23.38'	11.69'	23.38'	S46°03'09"W
C51	1°17'30"	1037.00'	23.38'	11.69'	23.38'	S46°03'48"W
C52	0°56'05"	1097.00'	17.90'	8.95'	17.90'	S44°58'29"W
C53	0°54'36"	1037.00'	16.47'	8.24'	16.47'	S44°57'45"W
C54	3°22'32"	472.00'	27.81'	13.91'	27.80'	N31°40'19"E
C55	3°01'53"	412.00'	21.80'	10.90'	21.80'	N31°34'46"E
C56	6°09'02"	471.00'	50.56'	25.30'	50.54'	N55°24'04"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C57	3°15'35"	472.00'	26.85'	13.43'	26.85'	N34°59'23"E
C58	3°28'07"	412.00'	24.94'	12.48'	24.94'	N34°49'46"E
C59	3°15'54"	472.00'	26.90'	13.45'	26.89'	N38°15'08"E
C60	3°28'31"	412.00'	24.99'	12.50'	24.99'	N38°18'05"E
C61	3°22'47"	472.00'	27.84'	13.93'	27.84'	N41°34'28"E
C62	3°26'35"	412.00'	24.76'	12.38'	24.75'	N41°45'38"E
C63	1°13'09"	472.00'	10.04'	5.02'	10.04'	N43°52'27"E
C64	1°00'06"	412.00'	7.20'	3.60'	7.20'	N43°58'58"E
C65	4°23'31"	471.00'	36.10'	18.06'	36.09'	N63°35'32"W
C66	8°56'28"	388.00'	60.55'	30.34'	60.49'	N34°32'03"E
C67	10°16'39"	269.00'	48.25'	24.19'	48.19'	N35°56'03"E
C68	5°28'44"	388.00'	37.10'	18.57'	37.09'	N41°44'39"E
C69	3°24'39"	269.00'	16.01'	8.01'	16.01'	N42°46'42"E
C70	8°59'54"	754.00'	118.42'	59.33'	118.30'	S57°41'53"E
C71	11°31'17"	193.00'	38.81'	19.47'	38.74'	N38°43'22"E
C72	5°52'11"	754.00'	77.24'	38.66'	77.21'	S48°25'39"E
C73	2°45'56"	696.00'	33.59'	16.80'	33.59'	S46°52'31"E
C74	1°28'47"	775.00'	20.01'	10.01'	20.01'	S43°23'32"E
C75	5°14'48"	775.00'	70.97'	35.51'	70.94'	S40°01'45"E
C76	92°58'02"	10.00'	16.23'	10.53'	14.50'	N89°01'58"W
C77	88°57'19"	10.00'	15.53'	9.82'	14.01'	N0°00'22"E
C78	91°23'05"	4.00'	6.38'	4.10'	5.72'	S89°49'27"E
C79	88°36'55"	4.00'	6.19'	3.90'	5.59'	S0°10'33"W
C80	3°35'27"	754.00'	47.26'	23.64'	47.25'	S63°59'34"E
C81	13°41'18"	269.00'	64.27'	32.29'	64.11'	N37°38'22"E
C82	1°55'21"	825.00'	27.68'	13.84'	27.68'	S43°30'37"E

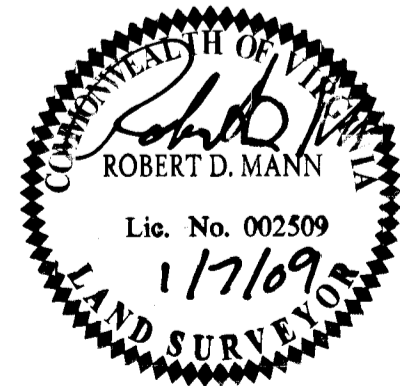
5 Large/Small Plat(s) Recorded herewith as # 090006228

S:\Jobs\6632\ST102-Phase9\dwg\Surf\Plats\663257 PH IX SUBD SH 3.dwg, 1/7/2009 1:29:07 PM, stephen.cooke



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

PLAT OF SUBDIVISION
PHASE IX, SECTION 7
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



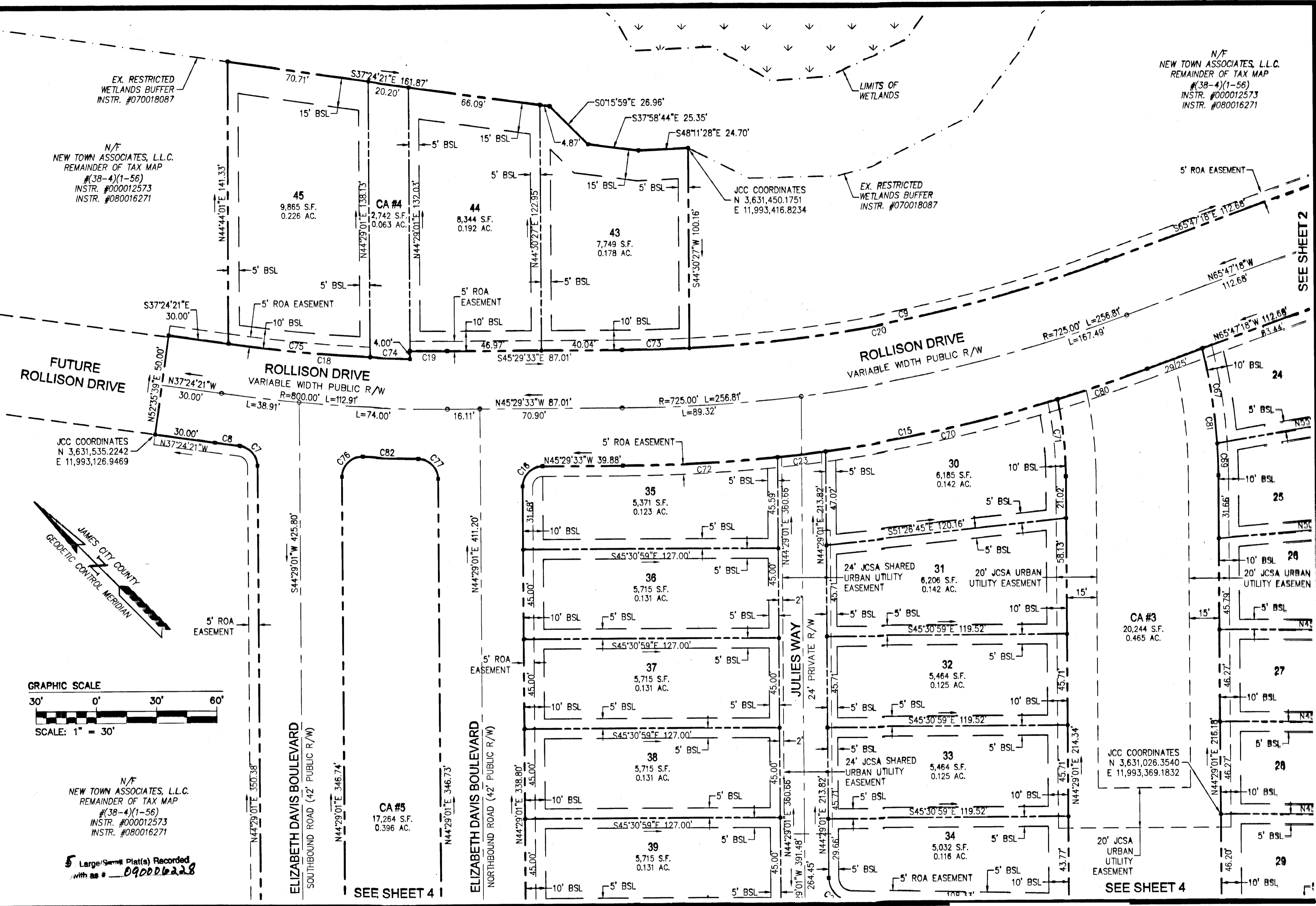
City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
		3 March 2009	
at 1:29 AM PM, PB PG			
DOCUMENT # 090006228			
BETSY B. WOOLRIDGE, CLERK			
Patsy P. Woolridge Clerk			
1	1/7/09	REVISOR PER COUNTY COMMENTS	RDM RDM
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY REVIEWED BY

Designed	Drawn
AES	AWT
Scale	Date
1"=30'	11/18/08
Project No.	
6632-07-02	
Drawing No.	
3 of 5	

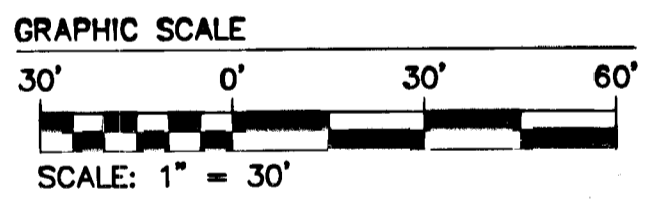
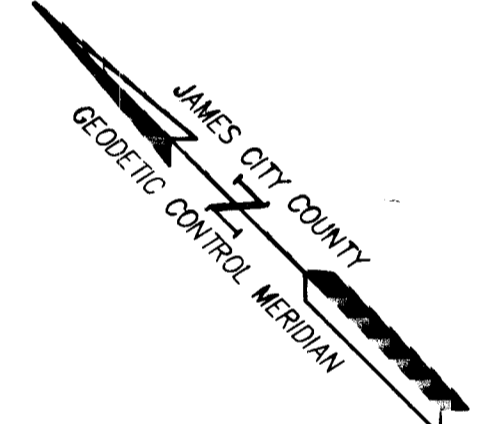
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

N/F
NEW TOWN ASSOCIATES, L.L.C.
REMAINDER OF TAX MAP
#(38-4)(1-56)
INSTR. #000012573
INSTR. #080016271

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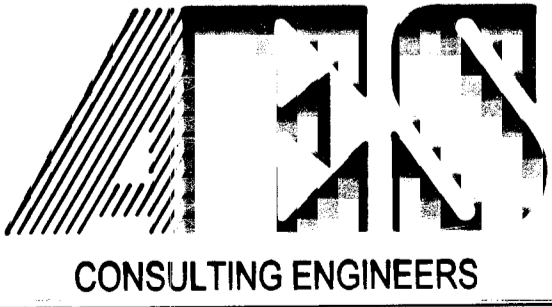


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N/F
NEW TOWN ASSOCIATES, L.L.C.
REMAINDER OF TAX MAP
#(38-4)(1-56)
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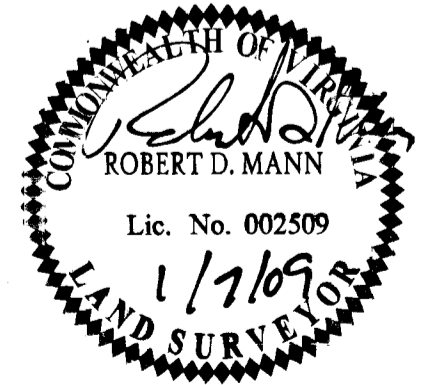
5 Large Small Plats Recorded
with as # 090006228



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PLAT OF SUBDIVISION
PHASE IX, SECTION 7
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, L.L.C.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>3 March 2009</u>			
at <u>1:29</u> AM/PM, PG			
DOCUMENT # <u>090006228</u>			
BETSY B. WOOLRIDGE, CLERK			
<u>Betsy Woolridge</u> Clerk			
1	1/7/09	REVISED PER COUNTY COMMENTS	RDM RDM
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY REVIEWED BY

Designed AES	Drawn AWT
Scale 1"=30'	Date 11/18/08
Project No. 6632-07-02	
Drawing No. 5 of 5	

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