

#090018827

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC TO G.C.R., INC. BY DEED DATED FEBRUARY 23, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 060004322.

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF NEW TOWN, BLOCK 11, PARCEL B, LOTS 11-14 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

G.C.R., INC.
By: Robert F. Ripley Jr. 6/29/09
OWNER (SIGNATURE) DATE
Robert F. Ripley Jr.
OWNER (PRINTED)
President
TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News, CAROL A. Motley, 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 29th DAY OF June, 2009.

MY COMMISSION EXPIRES 3-31-2011
Carol A. Motley 802747
NOTARY PUBLIC 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, L.S. # 002554 6/26/09
DATE

CERTIFICATE OF APPROVAL

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

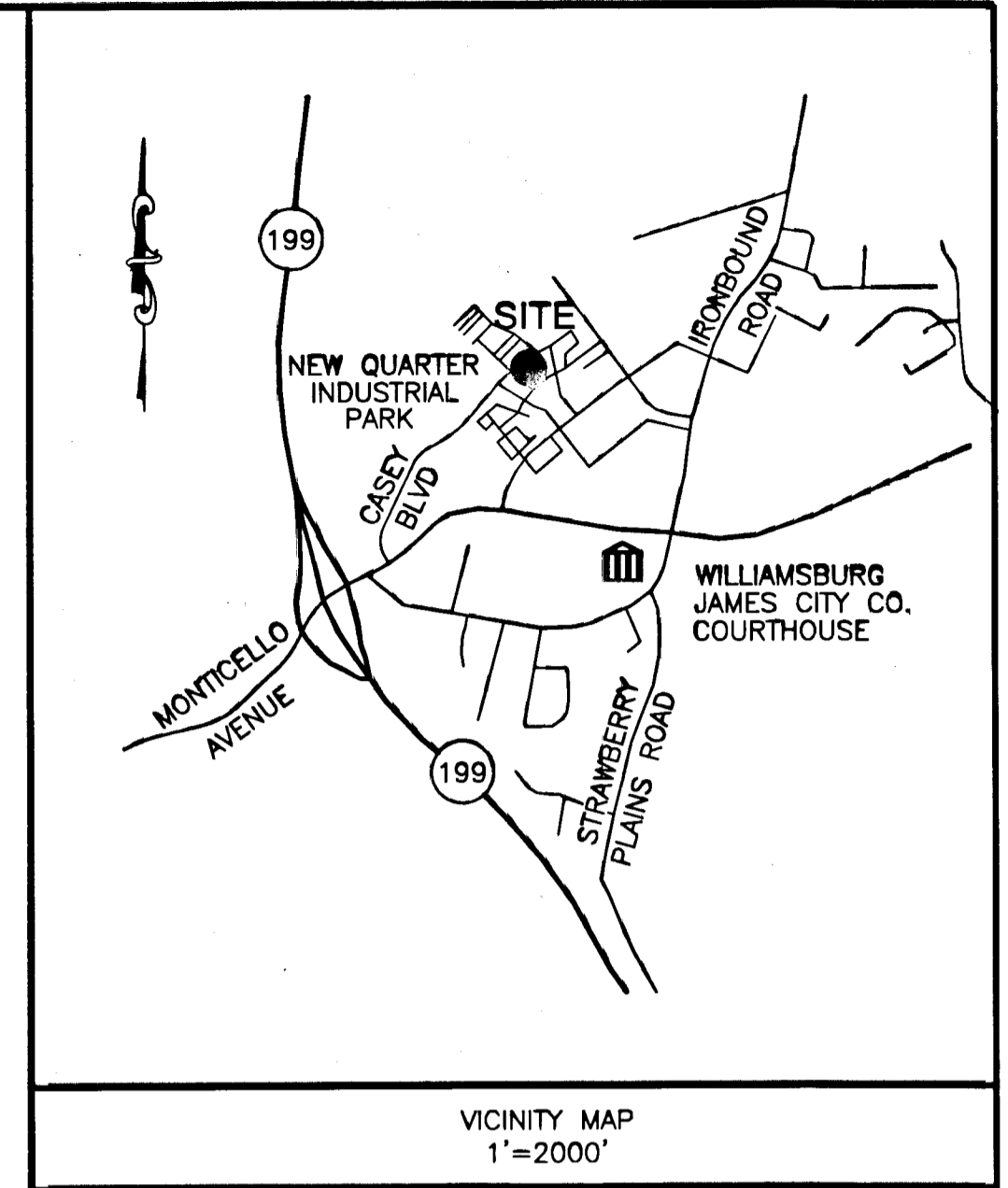
BWJAW 6/29/09
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Subdivision Agent of James City County 7-1-09
DATE

STATE OF VIRGINIA, JAMES CITY COUNTY

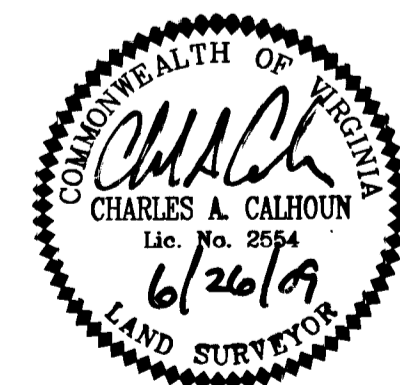
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 1st DAY OF July, 2009.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 090018827 @ 2:48 PM
TESTE: Betsy B. Workman, Clerk
BY: Claudia H. Binkholz, Dep. CLERK

GENERAL NOTES

- 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# 51095C0140C, DATED SEPTEMBER 28TH, 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 6/08/09 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. A WAIVER TO SEC. 24-527(g), SETBACK REQUIREMENTS FROM PLANNED OR EXISTING PUBLIC ROAD RIGHT-OF-WAY, WAS GRANTED BY THE DEVELOPMENT REVIEW COMMITTEE ON JANUARY 4, 2006.
13. THIS PROPERTY LIES WITHIN NEW TOWN SECTION 2 AND 4 AS SHOWN ON THE MASTER PLAN AS APPROVED ON OCTOBER 14, 2004, JCC CASE NO. Z-06-03 AND MP-04-03.
14. PROPERTY ADDRESS: #4300 CASEY BOULEVARD
15. THIS SUBDIVISION PLAT HAS BEEN ASSIGNED IDENTIFICATION NUMBER: JCC-S-0030-2009
16. THIS SUBDIVISION IS A PORTION OF TAX PARCEL #3822400017.
17. SEE INSTR. #070019904 FOR LOTS 1-10, 28-31, AND 40-43, AND INSTR. #080006432 FOR LOTS 32-39.



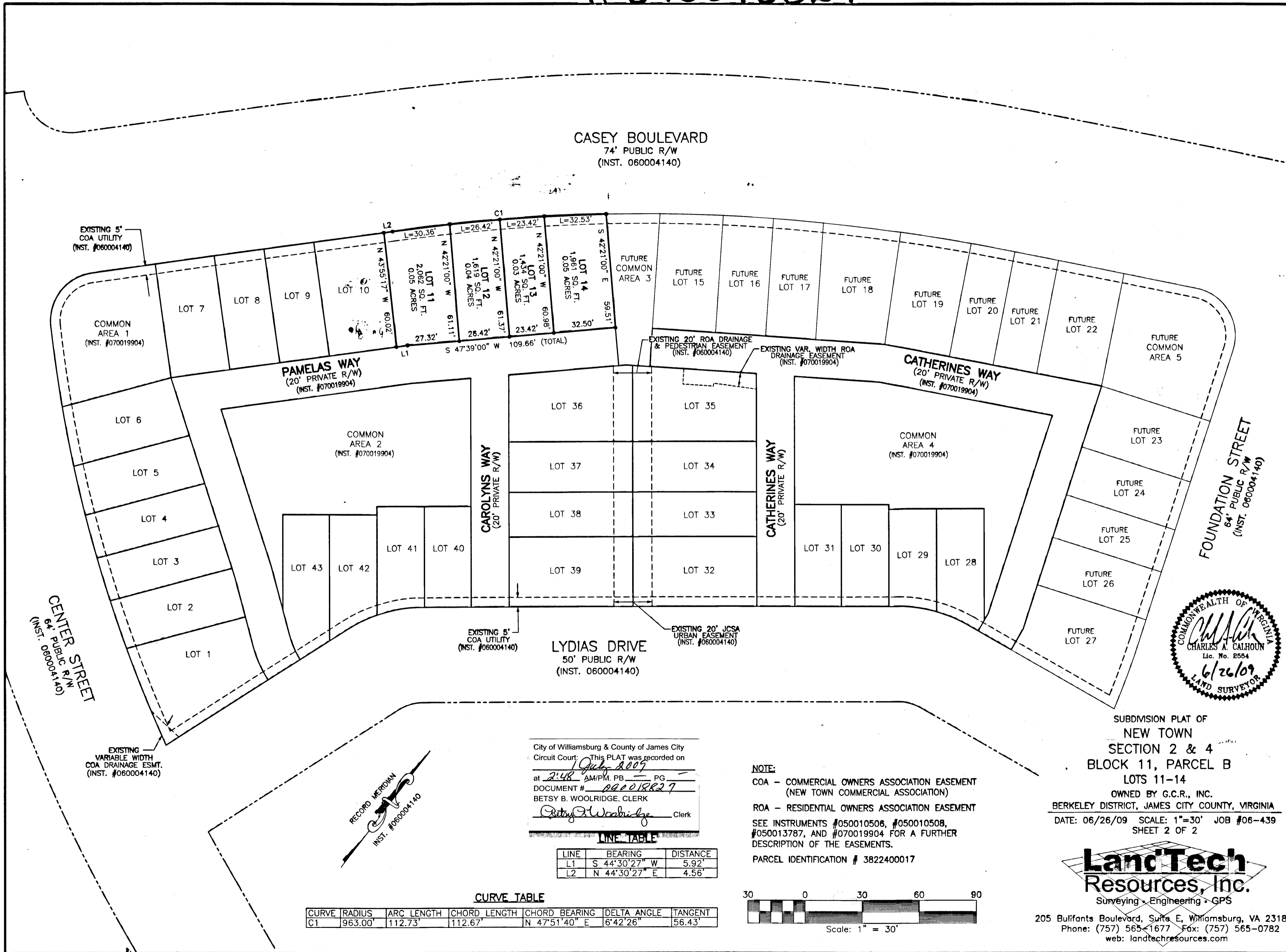
AREA CALCULATIONS
AREA OF LOTS 11-14: 7,076 S.F. / 0.17 AC.
RESIDUAL AREA OF PARCEL B FOR FUTURE DEVELOPMENT: 29,493 S.F. / 0.68 AC.
TOTAL AREA ENCOMPASSED BY THIS PLAT: 36,569 S.F. / 0.85 AC.



SUBDIVISION PLAT OF NEW TOWN SECTION 2 & 4 BLOCK 11, PARCEL B LOTS 11-14 OWNED BY G.C.R., INC. BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA DATE: 06/26/09 SCALE: 1"=30' JOB #06-439 SHEET 1 OF 2
LandTech Resources, Inc. Surveying - Engineering - GPS
205 Bulifants Boulevard, Suite E, Williamsburg, VA 23188 Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com

2 Large/Small Plat(s) Recorded herewith as # 090018827

#090018827



CASEY BOULEVARD
74' PUBLIC R/W
(INST. 060004140)

EXISTING 5' COA UTILITY
(INST. #060004140)

COMMON AREA 1
(INST. #070019904)

PAMELAS WAY
(20' PRIVATE R/W)
(INST. #070019904)

CAROLYNS WAY
(20' PRIVATE R/W)

CATHERINES WAY
(20' PRIVATE R/W)

CATHERINES WAY
(20' PRIVATE R/W)
(INST. #070019904)

LYDIAS DRIVE
50' PUBLIC R/W
(INST. 060004140)

CENTER STREET
(INST. 060004140)

FOUNDATION STREET
64' PUBLIC R/W
(INST. 060004140)

EXISTING VARIABLE WIDTH COA DRAINAGE ESMT.
(INST. #060004140)

EXISTING 5' COA UTILITY
(INST. #060004140)

EXISTING 20' JCSA URBAN EASEMENT
(INST. #060004140)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 2009
at 2:48 AM/PM, PB _____ PG _____
DOCUMENT # 090018827
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

LINE TABLE

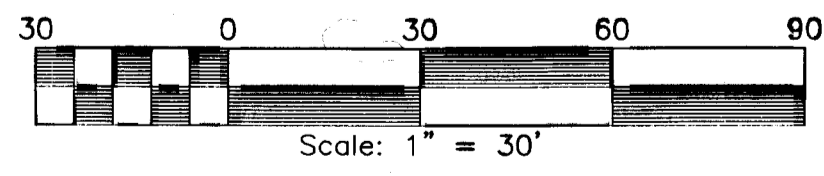
LINE	BEARING	DISTANCE
L1	S 44°30'27" W	5.92'
L2	N 44°30'27" E	4.56'

CURVE TABLE

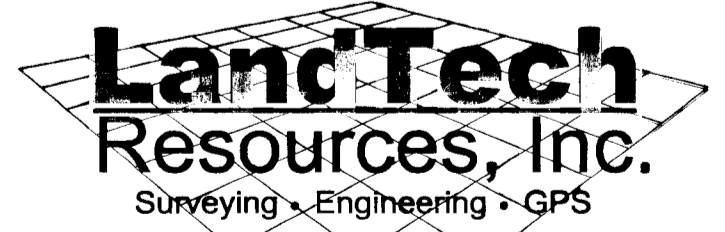
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	963.00'	112.73'	112.67'	N 47°51'40" E	6°42'26"	56.43'



NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)
ROA - RESIDENTIAL OWNERS ASSOCIATION EASEMENT
SEE INSTRUMENTS #050010508, #050010508, #050013787, AND #070019904 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.
PARCEL IDENTIFICATION # 3822400017



SUBMISSION PLAT OF
NEW TOWN
SECTION 2 & 4
BLOCK 11, PARCEL B
LOTS 11-14
OWNED BY G.C.R., INC.
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 06/26/09 SCALE: 1"=30' JOB #06-439
SHEET 2 OF 2



205 Bulifants Boulevard, Suite E, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com