

090022398

CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (39-1)(1-3))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT T. CASEY, MARILYN T. CASEY, CARLTON D. CASEY, ELIZABETH W. CASEY, C. LEWIS CASEY AND ERIC H. CASEY TO THE JAMES CITY SERVICE AUTHORITY BY DEED DATED JANUARY 3, 1991 AND RECORDED IN DEED BOOK 501, PAGE 297, BY DEED DATED DECEMBER 10, 1982 AND RECORDED IN DEED BOOK 228, PAGE 267 AND ALSO BY DEED DATED APRIL 23, 1974 AND RECORDED IN DEED BOOK 152, PAGE 114. ALL BEING DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (39-1)(1-156))

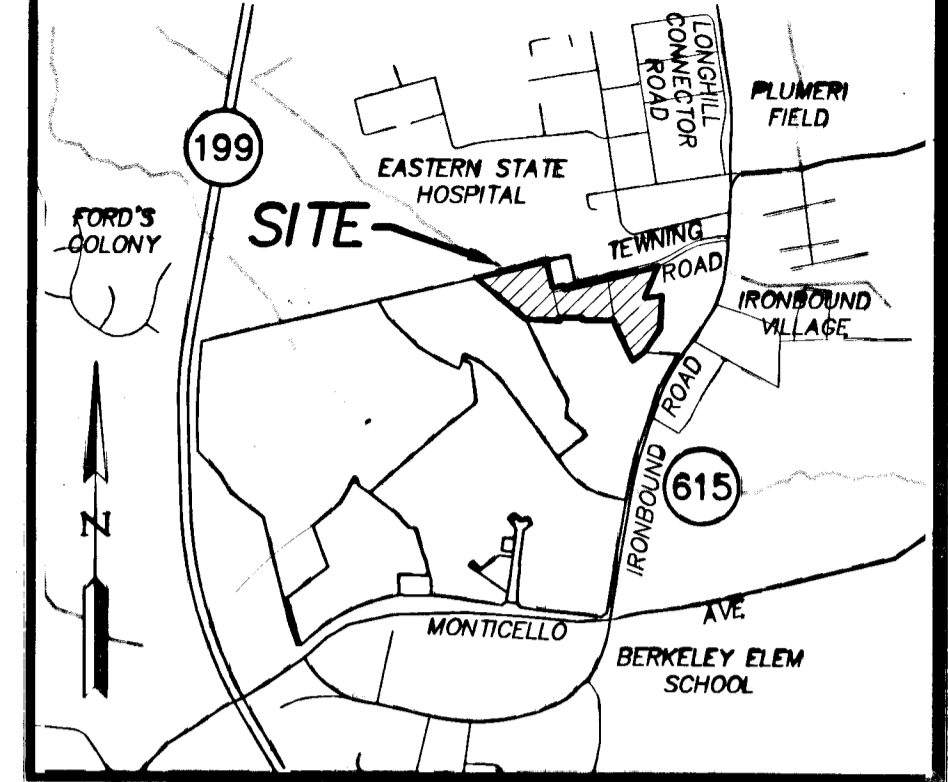
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC TO THE JAMES CITY SERVICE AUTHORITY BY DEED DATED AUGUST 28, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #000016533.

CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (38-2)(1-4))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC TO THE JAMES CITY SERVICE AUTHORITY BY DEED DATED APRIL 27, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #060009892.

GENERAL NOTES

1. ALL UTILITIES AVAILABLE TO SITE SHALL BE INSTALLED UNDERGROUND.
2. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. PROPERTY ADDRESSES ARE 105, 149 AND 155 TEWNING ROAD, WILLIAMSBURG, VA
4. PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #S10201 0035 B, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
5. PROPERTY IS ALL OF TAX MAP PARCELS: (39-1)(1-3), (39-1)(1-156) AND (38-2)(1-4)
6. TAX PARCELS (39-1)(1-3) AND (39-1)(1-156) ARE CURRENTLY ZONED PL (PUBLIC LAND). TAX PARCEL (38-2)(1-4) IS ZONED M-1 (LIMITED BUSINESS/INDUSTRIAL) WITH PROFFERS. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C) (1) OF THE JAMES CITY COUNTY CODE.
8. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



VICINITY MAP
SCALE: 1" = 2000'±

OWNER'S CERTIFICATION

THE PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

6/17/09 DATE
Larry M. Foster SIGNATURE
 LARRY M. FOSTER NAME PRINTED

SURVEYOR'S 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.

Thomas C. Sublett 12/22/08 DATE
 THOMAS C. SUBLETT, L.S. #1886

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY

I, TINA ROBIN CANTWELL A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 18th DAY OF JUNE, 2009.
Tina R Cantwell
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: July 13, 2013
 NOTARY REGISTRATION NUMBER: 7255810

CERTIFICATE OF APPROVAL

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

6/17/09 DATE
Buxaw
 VIRGINIA DEPARTMENT OF TRANSPORTATION

6/19/09 DATE
[Signature]
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

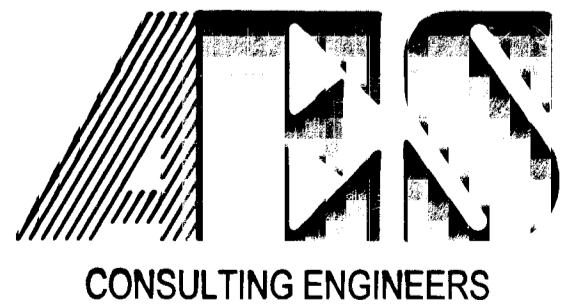
AREA TABULATION	S.F.±	AC.±
AREA OF TAX PARCEL (39-1)(1-3)	344,527	7.909
AREA OF TAX PARCEL (39-1)(1-156)	192,859	4.427
AREA OF TAX PARCEL (38-2)(1-4)	317,076	7.279
TOTAL NEW AREA	854,462	19.615

2. Large/Small Plat(s) Recorded
Instrument # 090022398

JCC-S-0017-2009

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 16 DAY OF August, 2009
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 09:19 AM/PM
 INSTRUMENT # 090022398

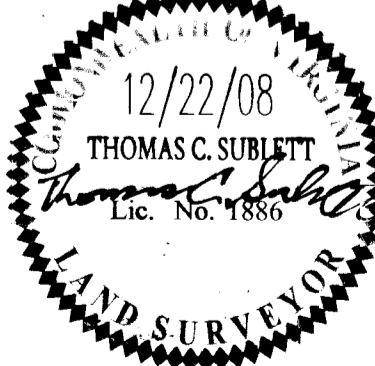
TESTE: *Betsy B. Woolridge*
 BETSY B. WOOLRIDGE, CLERK
 By: *Claudia H. Bankholz, Dep. Clerk*



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

PROPERTY LINE EXTINGUISHMENT
 ON PROPERTIES ALONG TEWNING ROAD OWNED BY
 JAMES CITY SERVICE AUTHORITY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



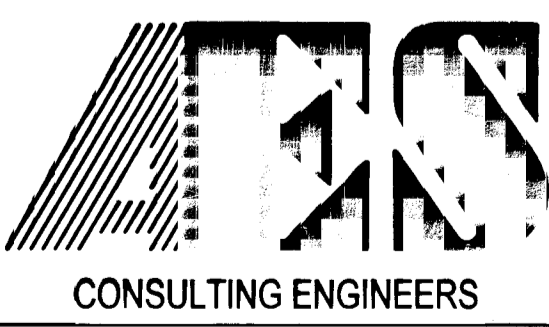
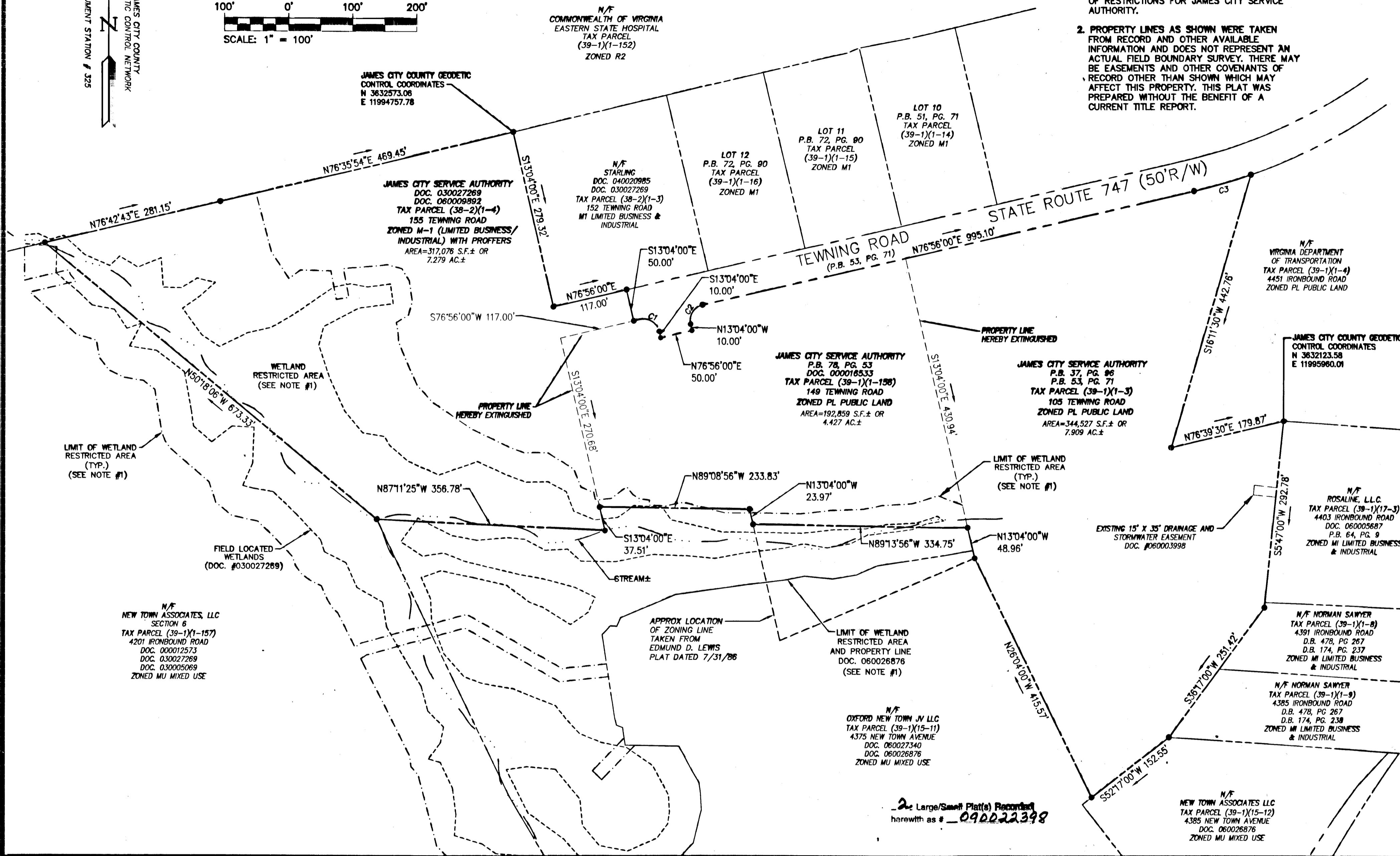
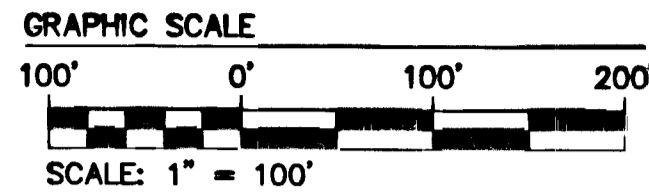
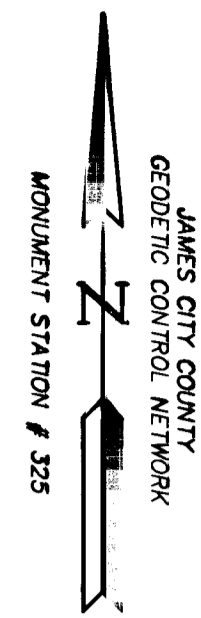
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
1	6/11/09	REVISE PER COUNTY COMMENTS DATED 4/20/09	JFS	TCS

Designed TCS	Drawn MWP/JFS
Scale N/A	Date 12/19/08
Project No. 9801-E-18	
Drawing No. 1 of 2	

090022398

CURVE DATA						
NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	90°00'00"	39.27	25.00	35.36	S58°04'00"E
C2	25.00	90°00'00"	39.27	25.00	35.36	N31°56'00"E
C3	844.02'	06°17'21"	92.65	46.37	92.60	N73°47'20"E

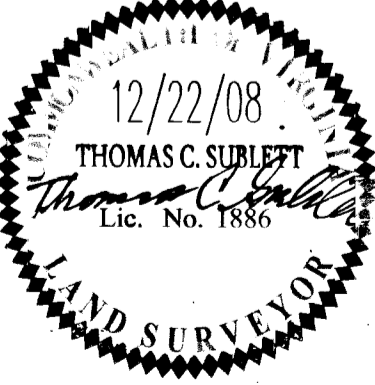
- NOTES:
- SEE PLAT BY AES CONSULTING ENGINEERS DATED 9/12/05, RECORDED AS DOC. #060002522 AND TITLED "EXHIBIT "A" PLAT SHOWING WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES, LLC." ALSO SEE DOC. 060003165 FOR DECLARATION OF RESTRICTIONS FOR JAMES CITY SERVICE AUTHORITY.
 - PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



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**PROPERTY LINE EXTINGUISHMENT
ON PROPERTIES ALONG TEWNING ROAD OWNED BY
JAMES CITY SERVICE AUTHORITY**

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on	
16 August 2009	
at 9:19 AM/PMT PB PG	
DOCUMENT # 090022398	
BETSY B. WOOLRIDGE, CLERK	
Clerk	
City of Williamsburg	
1	6/11/09
REVISE PER COUNTY COMMENTS DATED 4/20/09	
No.	DATE
REVISION / COMMENT / NOTE	
REVISED BY	REVIEWED BY

Designed	Drawn
TCS	MWP/JFS
Scale	Date
N/A	12/19/08
Project No.	
9801-E-18	
Drawing No.	
2 of 2	