

#090025511

**CERTIFICATION OF SOURCE OF TITLE: WAL-MART REAL ESTATE BUSINESS TRUST**

THE PROPERTY SHOWN ON THIS PLAT, TAX MAP (38-4)(33-10) AND (38-4)(33-20) WAS CONVEYED BY SETTLERS MARKET DEVELOPERS, LLC, TO WAL-MART REAL ESTATE BUSINESS TRUST BY DEED DATED JULY 28, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #080019271.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "LOT D-1 & LOT D-2, SECTION 9, SETTLER'S MARKET AT NEW TOWN" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:  
WAL-MART REAL ESTATE BUSINESS TRUST

6/23/09  
DATE

*B. Hooper*  
SIGNATURE  
Brian E. Hooper  
PRINTED NAME  
Regional Vice President,  
Real Estate and Design  
TITLE

**NOTARY PUBLIC:**

STATE OF ARKANSAS, COUNTY OF BENTON, TO WIT:

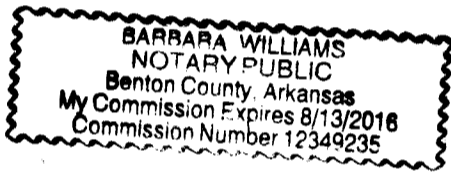
I, Barbara Williams A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNTO MY MAND THIS 23 DAY OF JUNE, 2009.

SIGNED Barbara Williams

NOTARY REGISTRATION # 12349235

MY COMMISSION EXPIRES August 13, 2016



**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.

*Ronald W. Eads* 09-24-08  
RONALD W. EADS, L.S. #1948 DATE

PRINTED NAME: RONALD W. EADS

**CERTIFICATE OF APPROVAL**

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

*Bruce A. W.* 7/14/09  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

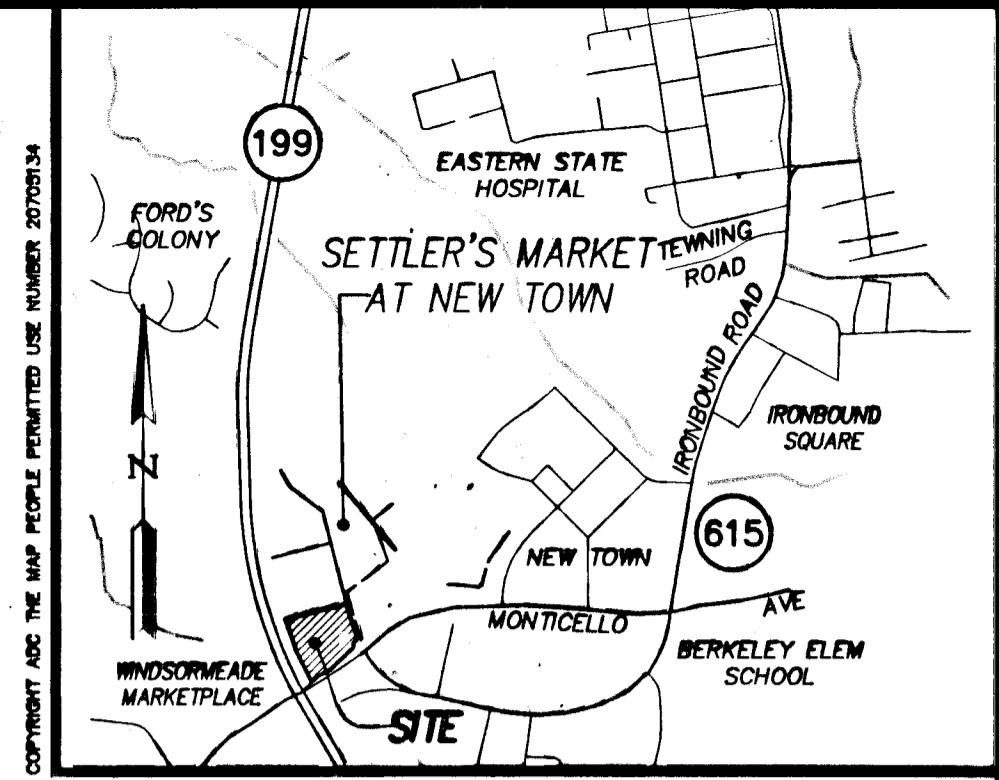
*Christine A. W.* 9/4/09  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

**GENERAL NOTES**

- PROPERTY AS SHOWN IS PARCEL ID #3843300001-D AND ID #3843300002-D 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: #4670 MONTICELLO AVENUE & #4680 MONTICELLO AVENUE.
- PROPERTY IS IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FEMA) #51095C0140C WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
- 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 4, 2006, PROVIDED THAT THE PROPOSALS ARE IN ACCORDANCE WITH THE APPROVED NEW TOWN DESIGN GUIDELINES. BUILDING SETBACKS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN REVIEW BOARD AND WITH APPROVED SITE PLAN SP-0085-2006.
- THIS PLAT WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON FEBRUARY 19, 2009 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.

**REFERENCES:**

- INSTRUMENT #080019271
- INSTRUMENT #080019270 (PLAT & PLAT AFFIDAVIT)
- INSTRUMENT #070014344 (DECLARATION OF EASEMENTS AND COVENANTS)
- INSTRUMENT #070015568
- INSTRUMENT #000012573



VICINITY MAP  
SCALE 1"=2000'

**AREA TABULATION**

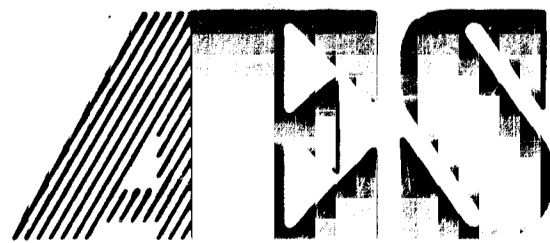
EXISTING PARCEL D-1 = 277501 S.F. ± OR 6.370 ACRES ±  
EXISTING PARCEL D-2 = 66410 S.F. ± OR 1.525 ACRES ±  
EXISTING PARCEL D-TOTAL AREA SUBDIVIDED = 343911 S.F. ± OR 7.895 ACRES ±  
NEW LOT D-1 = 118,551 S.F. ± OR 2.721 ACRES ±  
NEW LOT D-2 = 198,138 S.F. ± OR 4.549 ACRES ±  
NEW LOT D-3 = 27,222 S.F. ± OR 0.625 ACRES ±  
EXISTING PARCEL D-TOTAL AREA SUBDIVIDED = 343,911 S.F. ± OR 7.895 ACRES ±

2 Large/Small Plat(s) Recorded herewith as # 090025511

NOTE: IT IS THE INTENT AND PURPOSE OF THIS PLAT TO EXTINGUISH THE EXISTING PROPERTY LINES OF LOTS "D-1" AND "D-2" AS RECORDED AT INSTRUMENT #080019270 AND TO RESUBDIVIDE PARCEL "D" INTO THREE (3) NEW LOTS.

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 9<sup>th</sup> DAY OF September, 2009.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:22 AM/PM.  
INSTRUMENT # 090025511  
TESTE: *Betsy B. Woolridge, Clerk*  
BETSY B. WOOLRIDGE, CLERK *Bh: Claudia...*

S:\vobss\6632\09\010\dwg\Sur\Plats\6632-09-01B-PARCEL-D1-RESUB-PLAT.dwg 1/28/2009 2:35:46 PM EST

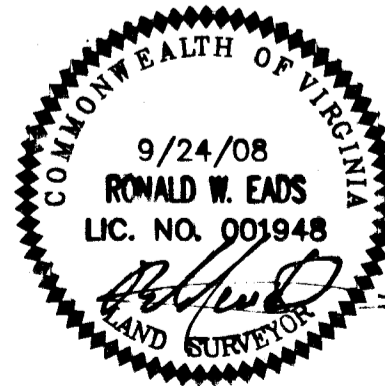


CONSULTING ENGINEERS

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

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

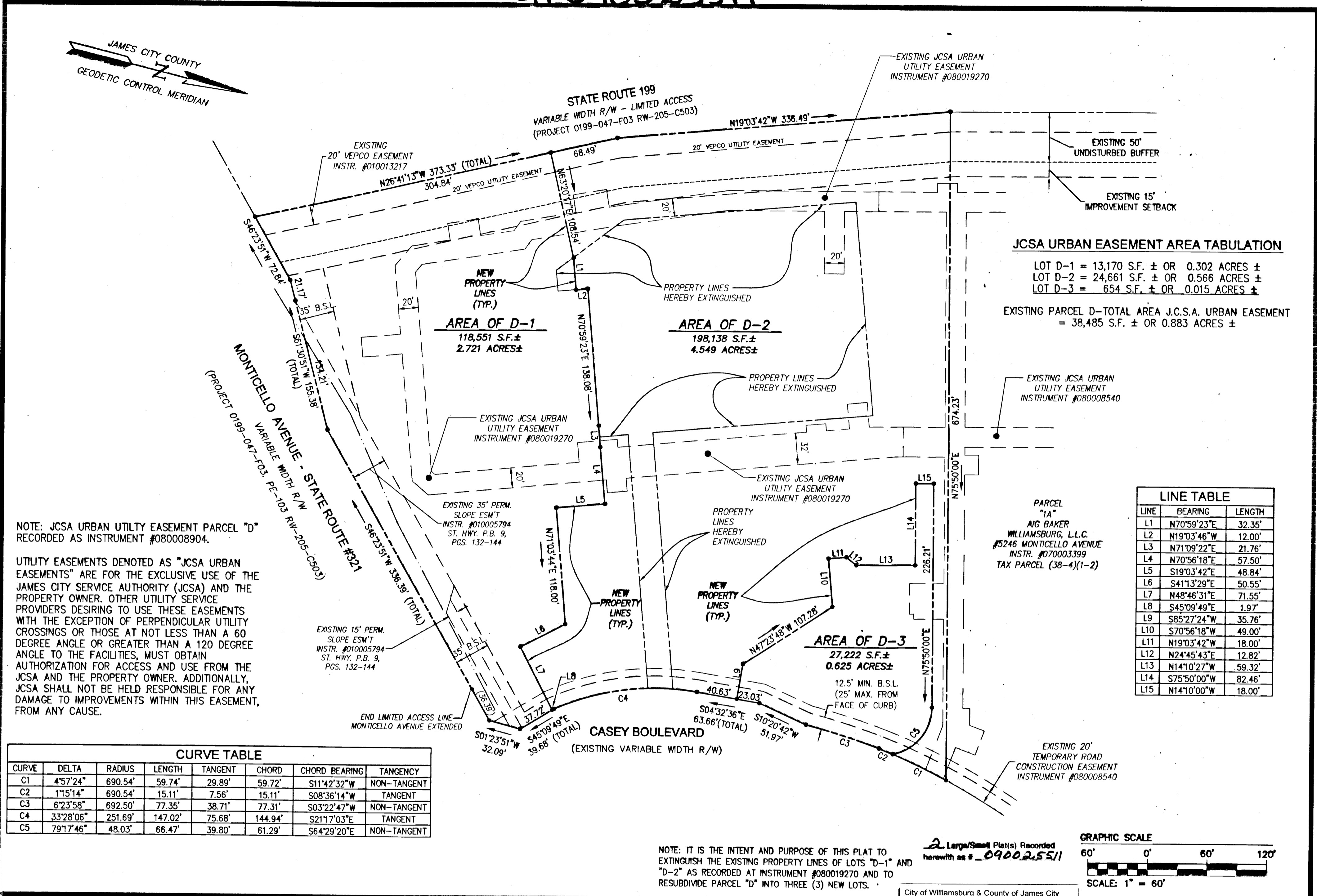
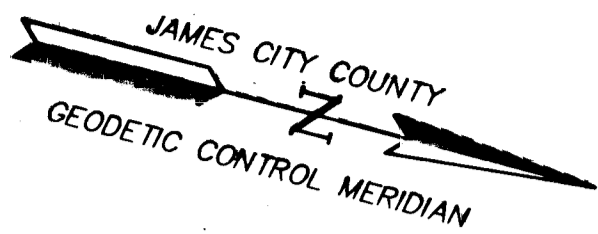
LOT LINE EXTINGUISHMENT OF LOTS D-1 & D-2  
AND  
RESUBDIVISION OF PARCEL "D",  
BEING A PART OF NEW TOWN, SECTION 9  
"SETTLER'S MARKET AT NEW TOWN"  
OWNED BY WAL-MART REAL ESTATE BUSINESS TRUST  
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2.	08-20-09	REVD. PER JCC COMMENTS RECEIVED AUG. 12, 2009	RWE
1.	05-08-09	REVD. PER JCC COMMENTS RECEIVED MAR. 4 & 5, 2009	RWE

Designed AES	Drawn RED/JDB
Scale 1"=60'	Date 9/24/08
Project No. 6632-09-01D	
Drawing No. 1 OF 2	

#090025511



**JCSA URBAN EASEMENT AREA TABULATION**

LOT D-1 = 13,170 S.F. ± OR 0.302 ACRES ±  
 LOT D-2 = 24,661 S.F. ± OR 0.566 ACRES ±  
 LOT D-3 = 654 S.F. ± OR 0.015 ACRES ±  
 EXISTING PARCEL D-TOTAL AREA J.C.S.A. URBAN EASEMENT  
 = 38,485 S.F. ± OR 0.883 ACRES ±

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N70°59'23"E	32.35'
L2	N19°03'46"W	12.00'
L3	N71°09'22"E	21.76'
L4	N70°56'18"E	57.50'
L5	S19°03'42"E	48.84'
L6	S41°13'29"E	50.55'
L7	N48°46'31"E	71.55'
L8	S45°09'49"E	1.97'
L9	S85°27'24"W	35.76'
L10	S70°56'18"W	49.00'
L11	N19°03'42"W	18.00'
L12	N24°45'43"E	12.82'
L13	N14°10'27"W	59.32'
L14	S75°50'00"W	82.46'
L15	N14°10'00"W	18.00'

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

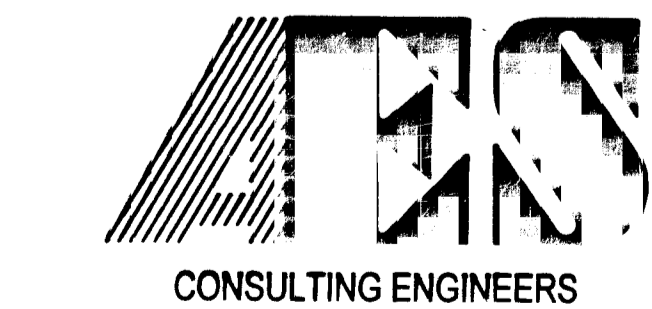
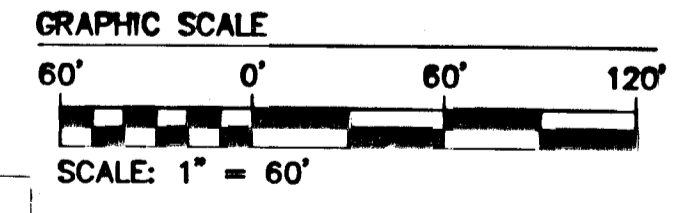
UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY (JCSA) AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS OR THOSE AT NOT LESS THAN A 60 DEGREE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

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	TANGENCY
C1	4°57'24"	690.54'	59.74'	29.89'	59.72'	S11°42'32"W	NON-TANGENT
C2	1°15'14"	690.54'	15.11'	7.56'	15.11'	S08°36'14"W	TANGENT
C3	6°23'58"	692.50'	77.35'	38.71'	77.31'	S03°22'47"W	NON-TANGENT
C4	33°28'06"	251.69'	147.02'	75.68'	144.94'	S21°17'03"E	TANGENT
C5	79°17'46"	48.03'	66.47'	39.80'	61.29'	S64°29'20"E	NON-TANGENT

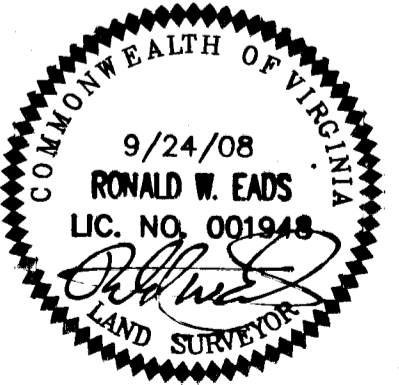
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**LOT LINE EXTINGUISHMENT OF LOTS D-1 & D-2 AND RESUBDIVISION OF PARCEL "D", BEING A PART OF NEW TOWN, SECTION 9 "SETTLER'S MARKET AT NEW TOWN" OWNED BY WAL-MART REAL ESTATE BUSINESS TRUST**  
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 9 September 2009 at 10:22 AM P.M. PG. DOCUMENT # 090025511 Betsy B. Woolridge, CLERK

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