

090033631

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 APRIL 26, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR.# 030005069.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN PARCELS B AND C, SECTION 6 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: Lawrence Salzman 1/8/09
PRINTED NAME DATE
Authorised Agent
TITLE



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: 7199497

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 12/29/08
ROBERT D. MANN, L.S. #2509 DATE

CERTIFICATE OF APPROVAL

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

Ellen Cook 1/9/09
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Ellen Cook 1/30/09
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

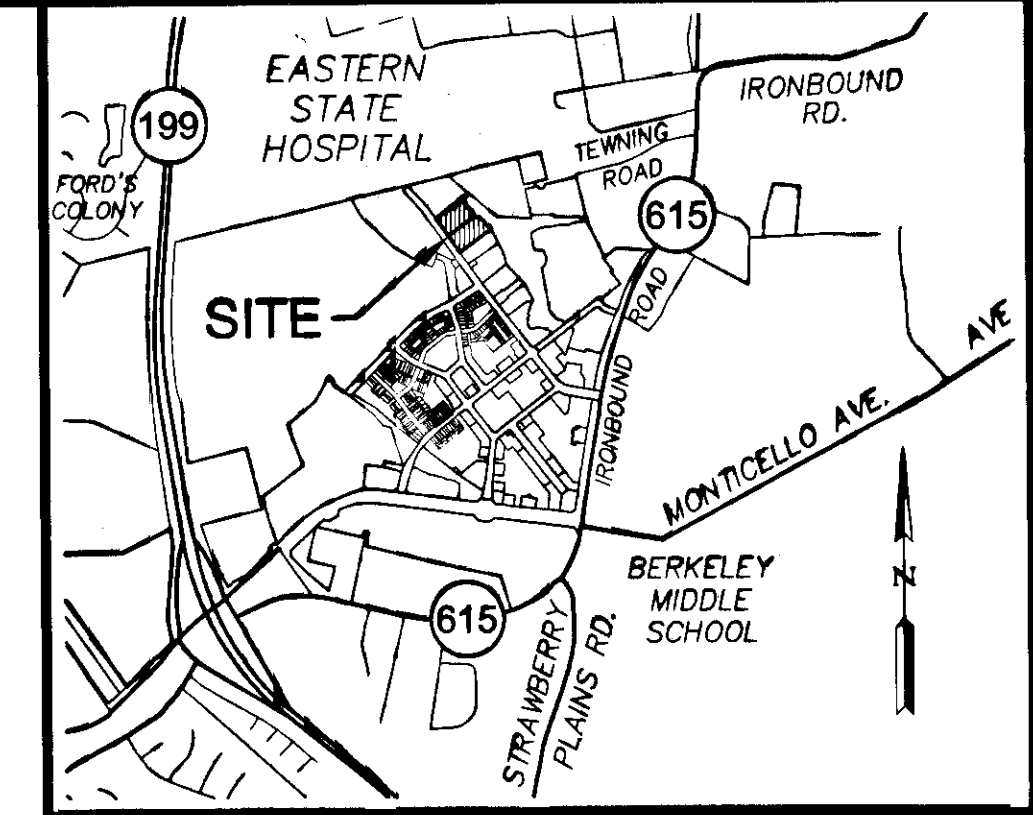
GENERAL NOTES

- 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. (39-1)(1-157). THE PROPERTY ADDRESS FOR TAX MAP NO (39-1)(1-157) IS 4201 IRONBOUND ROAD.
- 6. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- 7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 8. ALL EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND 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 NOVEMBER 20, 2008 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. THIS PROPERTY LIES WITHIN NEW TOWN SECTION 6 AS SHOWN ON THE MASTER PLAN FOR SECTION 3 AND 6 OF NEW TOWN AS APPROVED ON OCTOBER 26, 2004, JCC CASE NO. Z-05-04 AND MP-05-04. (SEE ALSO PLAT RECORDED AS LR #030027269)
- 13. HORIZONTAL DATUM
JAMES CITY COUNTY
GEODETIC CONTROL NETWORK
VIRGINIA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE-NAD 83
- 14. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SURVITUDES, AND COVENANTS OF RECORD.
- 15. THIS PLAT IS A COMPOSITE PLAT BASED ON DEEDS, AND PLATS OF RECORD.
- 16. REFERENCE COUNTY CASE NUMBERS Z-0005-2004 AND Z-0007-2006 FOR PROFFERS AFFECTING THIS PROPERTY.

AREA TABULATION	S.F.±	AC.±
FORMER AREA OF SECTION 6	979,055	22.478
AREA OF BLOCK 20 PARCEL B	82,392	1.891
AREA OF BLOCK 20 PARCEL C	79,397	1.823
TOTAL AREA FOR PARCELS B AND C	161,789	3.714
NEW REMAINING AREA FOR SECTION 6	817,266	18.762

REFERENCES

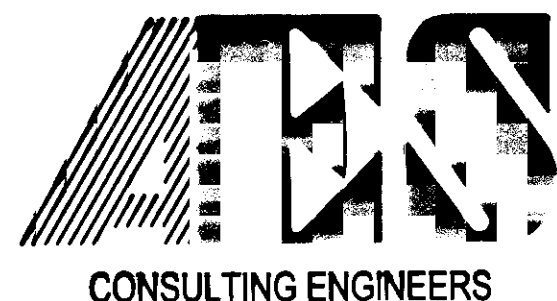
INSTRUMENT NO. 080004140 PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
INSTRUMENT NO. 080016011 PLAT OF SUBDIVISION



VICINITY MAP
SCALE: 1" = 2000'±

2 Large Format Plats Recorded
herein as # 090033631

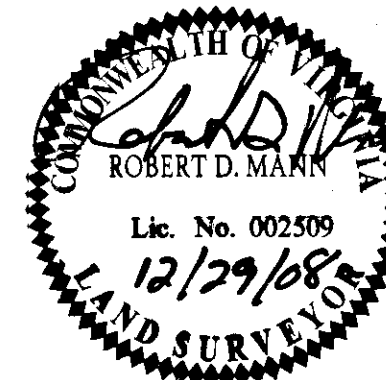
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12th DAY OF Dec 2009.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:39 AM/PM
INSTRUMENT # 090033631
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By Claudia A. Sinkholz, Dep. Clerk



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

PLAT OF SUBDIVISION
PARCELS B AND C
BLOCK 20, SECTION 6
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	12/29/08	REVISED PER COUNTY COMMENTS	RDM

Designed	Drawn
RDM	SDC
Scale	Date
AS NOTED	11/10/08
Project No.	
6632-6	
Drawing No.	
1 of 2	

090033631

NOTE:
THE LIMIT OF THE WETLAND RESTRICTED AREA IS SHOWN PER PLAT BY AES CONSULTING ENGINEERS TITLED "EXHIBIT "A" PLAT SHOWING WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES" DATED DECEMBER 5, 2006.

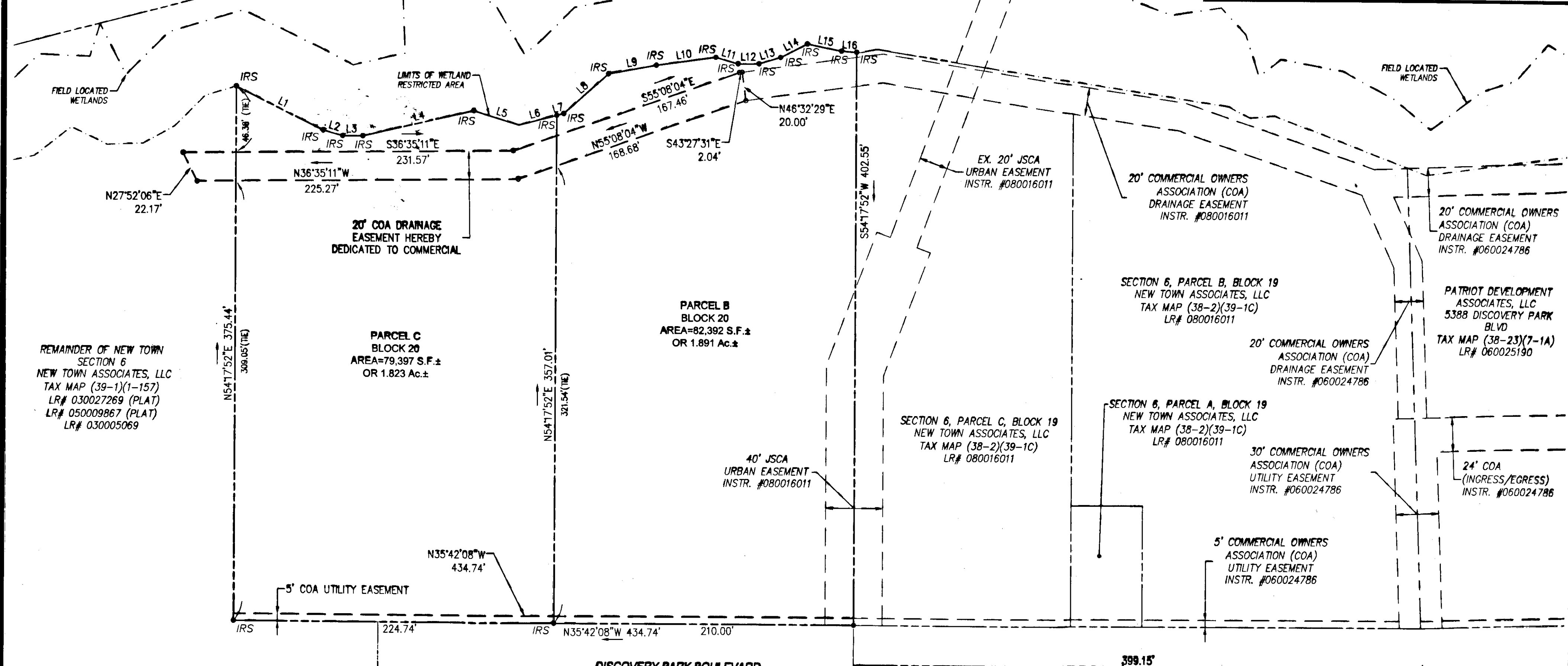
NOTE:
SEE INSTRUMENT #060024786 AND INSTRUMENT #080016011 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.

NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)

REMAINDER OF NEW TOWN SECTION 5
NEW TOWN ASSOCIATES, LLC
TAX MAP (39-1)(1-157)
LR# 030027269 (PLAT)
LR# 050009867 (PLAT)
LR# 030005069

REMAINDER OF NEW TOWN SECTION 6
NEW TOWN ASSOCIATES, LLC
TAX MAP (39-1)(1-157)
LR# 030027269 (PLAT)
LR# 050009867 (PLAT)
LR# 030005069

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N9°22'06"W	67.99'	L9	N46°04'00"W	34.11'
L2	N20°23'19"W	14.21'	L10	N43°29'34"W	42.04'
L3	N35°46'40"W	14.21'	L11	N20°16'52"W	16.21'
L4	N49°05'24"W	79.93'	L12	N36°10'18"W	14.58'
L5	N18°19'57"W	33.21'	L13	N51°55'00"W	15.93'
L6	N50°17'07"W	27.31'	L14	N63°09'34"W	21.11'
L7	N50°17'07"W	4.95'	L15	N24°09'44"W	24.44'
L8	N77°38'33"W	41.93'	L16	N32°08'59"W	10.67'



REMAINDER OF NEW TOWN SECTION 6
NEW TOWN ASSOCIATES, LLC
TAX MAP (39-1)(1-157)
LR# 030027269 (PLAT)
LR# 050009867 (PLAT)
LR# 030005069

PARCEL C
BLOCK 20
AREA=79,397 S.F.±
OR 1.823 Ac.±

PARCEL B
BLOCK 20
AREA=82,392 S.F.±
OR 1.891 Ac.±

SECTION 6, PARCEL C, BLOCK 19
NEW TOWN ASSOCIATES, LLC
TAX MAP (38-2)(39-1C)
LR# 080016011

SECTION 6, PARCEL A, BLOCK 19
NEW TOWN ASSOCIATES, LLC
TAX MAP (38-2)(39-1C)
LR# 080016011

30' COMMERCIAL OWNERS ASSOCIATION (COA) UTILITY EASEMENT INSTR. #060024786

5' COMMERCIAL OWNERS ASSOCIATION (COA) UTILITY EASEMENT INSTR. #060024786

24' COA (INGRESS/EGRESS) INSTR. #060024786

PATRIOT DEVELOPMENT ASSOCIATES, LLC
5388 DISCOVERY PARK BLVD
TAX MAP (38-23)(7-1A)
LR# 060025190

20' COMMERCIAL OWNERS ASSOCIATION (COA) DRAINAGE EASEMENT INSTR. #060024786

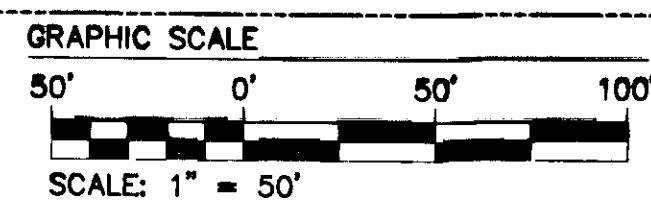
EX. 20' JSCA URBAN EASEMENT INSTR. #080016011

SECTION 6, PARCEL B, BLOCK 19
NEW TOWN ASSOCIATES, LLC
TAX MAP (38-2)(39-1C)
LR# 080016011

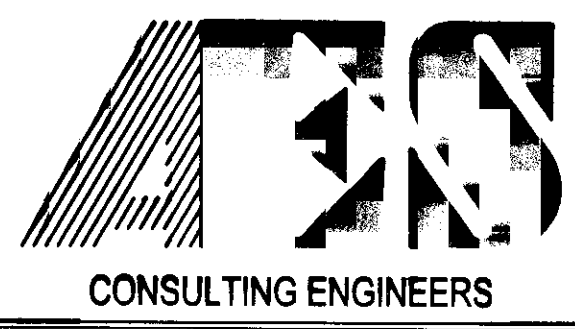
20' COMMERCIAL OWNERS ASSOCIATION (COA) DRAINAGE EASEMENT INSTR. #060024786

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12 November 2009
at 3:39 AM/PM, PG PG
DOCUMENT # 090033631
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

2. Large/Small Plat(s) Recorded
Document # 090033631

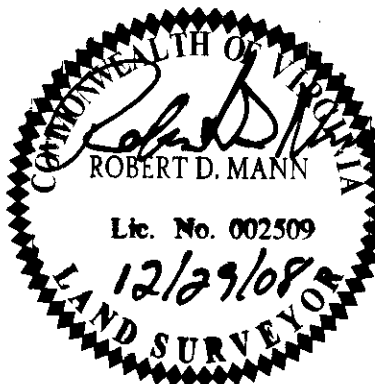


S:\Jobs\16632156129-Block 20\dwg\SurfPlat\16632-S6-20 Bk20 Parcel BC-Sheet 2.dwg, 12/30/2008 1:04:53 PM, stephen.cooke



5248 Olde Towne Road, Suite 1
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PARCELS B AND C
BLOCK 20, SECTION 6
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY
1	12/29/08	REVISED PER COUNTY COMMENTS	RDM	RDM

Designed RDS/REC	Drawn SDC
Scale 1"=50'	Date 11/10/08
Project No. 6632-06	
Drawing No. 2 of 2	

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG