

100004710

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, 2006 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 23-27A 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. Rialor, Jr. 2/22/10
OWNER (SIGNATURE) PRESIDENT DATE
G.C.R., INC.
By: ROBERT F. RIALOR, JR.
OWNER (PRINTED) PRESIDENT
PRESIDENT
TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, Keisha Marie Gibson, 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 22nd DAY OF February, 2010. MY COMMISSION EXPIRES April 30, 2012
Keisha Marie Gibson
Notary Public
Registration # 7122498
Commonwealth of Virginia
Commission Expires 4-30-2012
NOTARY PUBLIC

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.

1/11/2010 Charles A. Calhoun
DATE CHARLES A. CALHOUN, L.S. # 002554

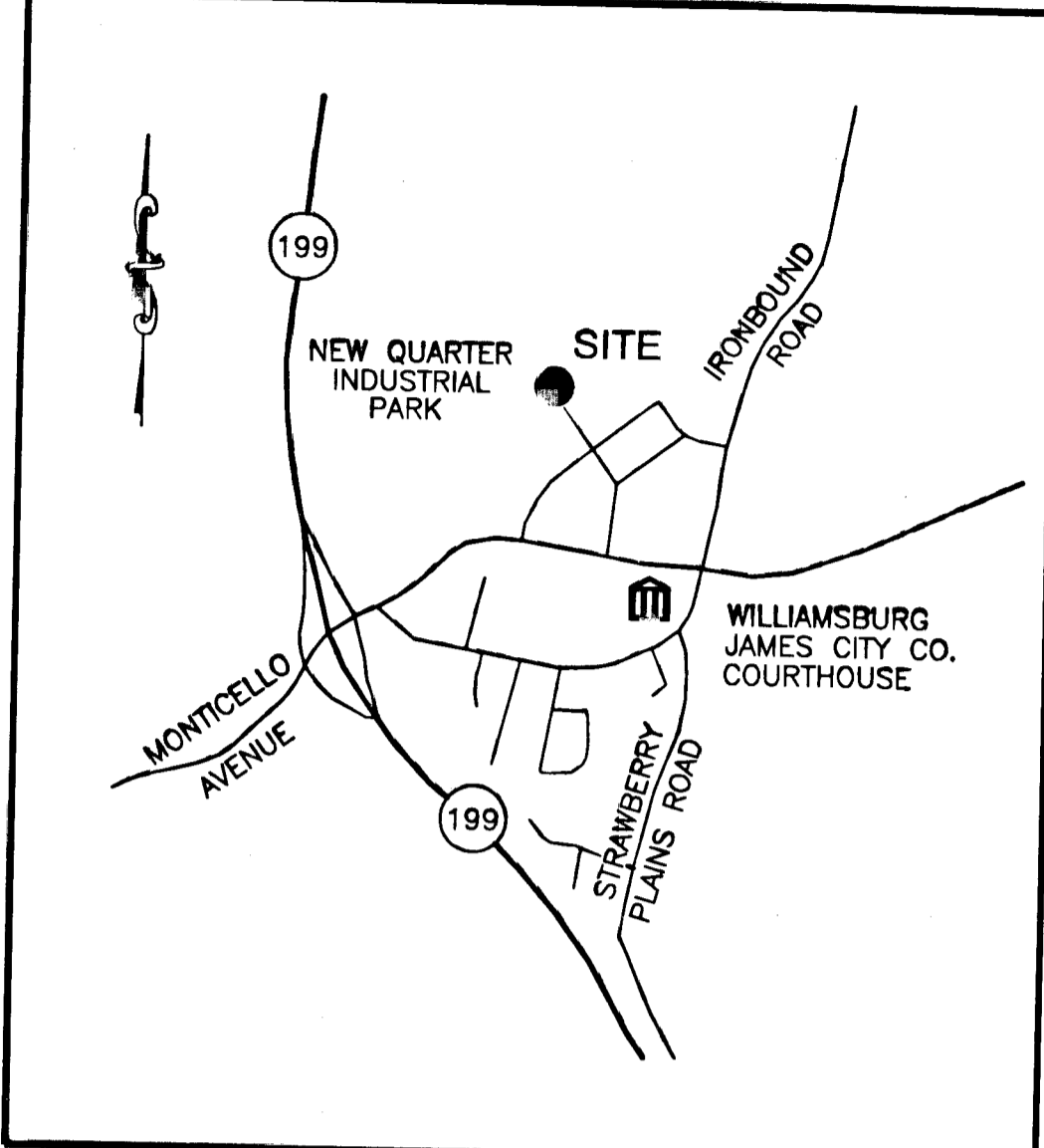
CERTIFICATE OF APPROVAL

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

3/5/10 Paul H. Deane
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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 28, 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 02/18/2010 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(a), SETBACK REQUIREMENTS FROM PLANNED OR EXISTING PUBLIC ROAD RIGHT-OF-WAY, WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON FEBRUARY 2, 2005 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN REVIEW GUIDELINES.
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-0002-2010.
16. THIS SUBDIVISION IS A PORTION OF TAX PARCEL #3822400017.
17. SEE INSTR. #070019904 FOR LOTS 1-10, 28-31, AND 40-43, INSTR. #080006432 FOR LOTS 32-39.



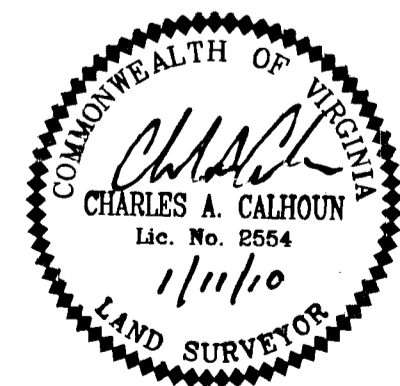
VICINITY MAP
1"=2000'

AREA CALCULATIONS

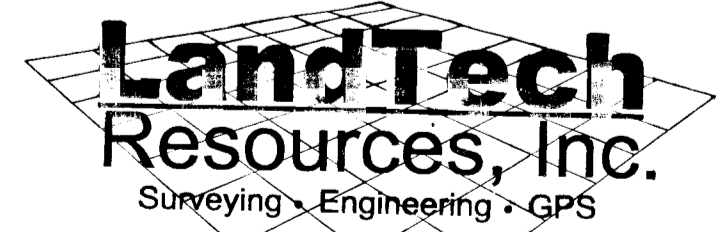
AREA OF LOTS 23-27A:	9,193 S.F. / 0.21 AC.
RESIDUAL AREA FOR FUTURE DEVELOPMENT	20,299 S.F. / 0.47 AC.
TOTAL AREA ENCOMPASSED BY THIS PLAT:	29,492 S.F. / 0.68 AC.

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 9 DAY OF March, 2010.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 100004710 @ 11:12 AM
TESTE Christina B. Woodruff, Clerk
BY Claudia A. Brinkhoff CLERK

2 Large/Small Plat(s) Recorded
Instrument # 100004710



SUBDIVISION PLAT OF
NEW TOWN
SECTION 2 & 4
BLOCK 11, PARCEL B
LOTS 23-27A
OWNED BY G.C.R., INC.
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 01/11/10 SCALE: 1"=30' JOB #06-439
SHEET 1 OF 2



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

100004710

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

EXISTING 5' COA UTILITY
(INST. #060004140)

COMMON AREA 1
(INST. #070019904)

FUTURE COMMON AREA 3

20' ROA DRAINAGE & PEDESTRIAN EASEMENT
(INST. #060004140)

VAR. WIDTH ROA DRAINAGE EASEMENT
(INST. #070019904)

PAMELAS WAY
(20' PRIVATE R/W)

CATHERINES WAY
(20' PRIVATE R/W)

LOT 6

COMMON AREA 2
(INST. #070019904)

CAROLYNS WAY
(20' PRIVATE R/W)

CATHERINES WAY
(20' PRIVATE R/W)

COMMON AREA 4
(INST. #070019904)

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

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

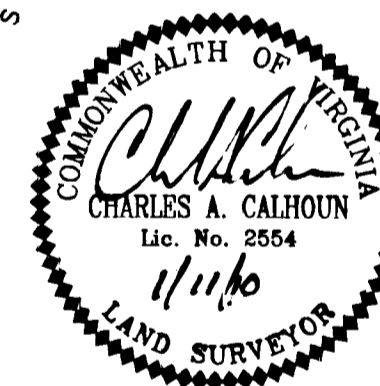
EXISTING VARIABLE WIDTH COA DRAINAGE ESMT.
(INST. #060004140)

EXISTING 5' COA UTILITY
(INST. #060004140)

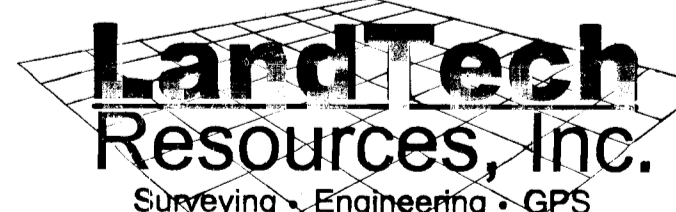
20' JCSA URBAN EASEMENT
(INST. #060004140)

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

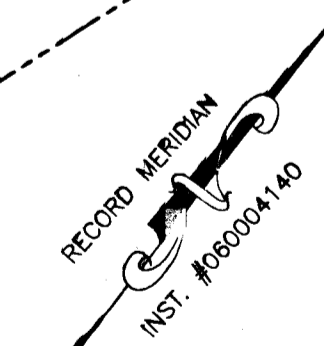
N 07°42'08" W
12.91'



SUBMISSION PLAT OF
NEW TOWN
SECTION 2 & 4
BLOCK 11, PARCEL B
LOTS 23-27A
OWNED BY G.C.R., INC.
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 01/11/10 SCALE: 1"=30' JOB #06-439
SHEET 2 OF 2



205 Bulifants Boulevard, Suite E, Williamsburg, VA 23108
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



Large/Small Plat(s) Recorded
herewith as # 100004710

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
4 March 2010
at 11:18 AM/PM, PG. 1
DOCUMENT # 100004710
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

PROPERTY CURVE TABLE						
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	468.00'	38.40'	38.39'	S 17°19'06" E	04°42'03"	19.21'
C2	468.00'	0.89'	0.89'	S 19°36'52" E	00°06'31"	0.44'
C3	468.00'	37.51'	37.50'	S 17°15'50" E	04°35'32"	18.76'

NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT
(NEW TOWN COMMERCIAL ASSOCIATION)
ROA - RESIDENTIAL OWNERS ASSOCIATION EASEMENT
SEE INSTRUMENTS #050010506, #050010508,
#050013787, AND #070019904 FOR A FURTHER
DESCRIPTION OF THE EASEMENTS.
PARCEL IDENTIFICATION # 3822400017

