

100005727

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.G. 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.

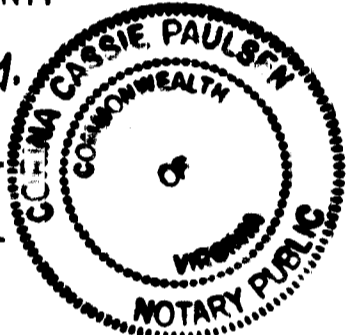
OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PARCELS B AND C, BLOCK 20, SECTION 6 AND REMAINDER OF NEW TOWN 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: [Signature] 1/21/10
 DATE
LAWRENCE SALZMAN
 PRINTED NAME
MANAGING DIRECTOR
 TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City County
 I, Lorina C. 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 21 DAY OF January, 2010
 MY COMMISSION EXPIRES July 31, 2012
 NOTARY REGISTRATION NUMBER: 7199494



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.

Thomas C. Sublett 1/21/2010
 THOMAS C. SUBLETT, L.S. #1886 DATE

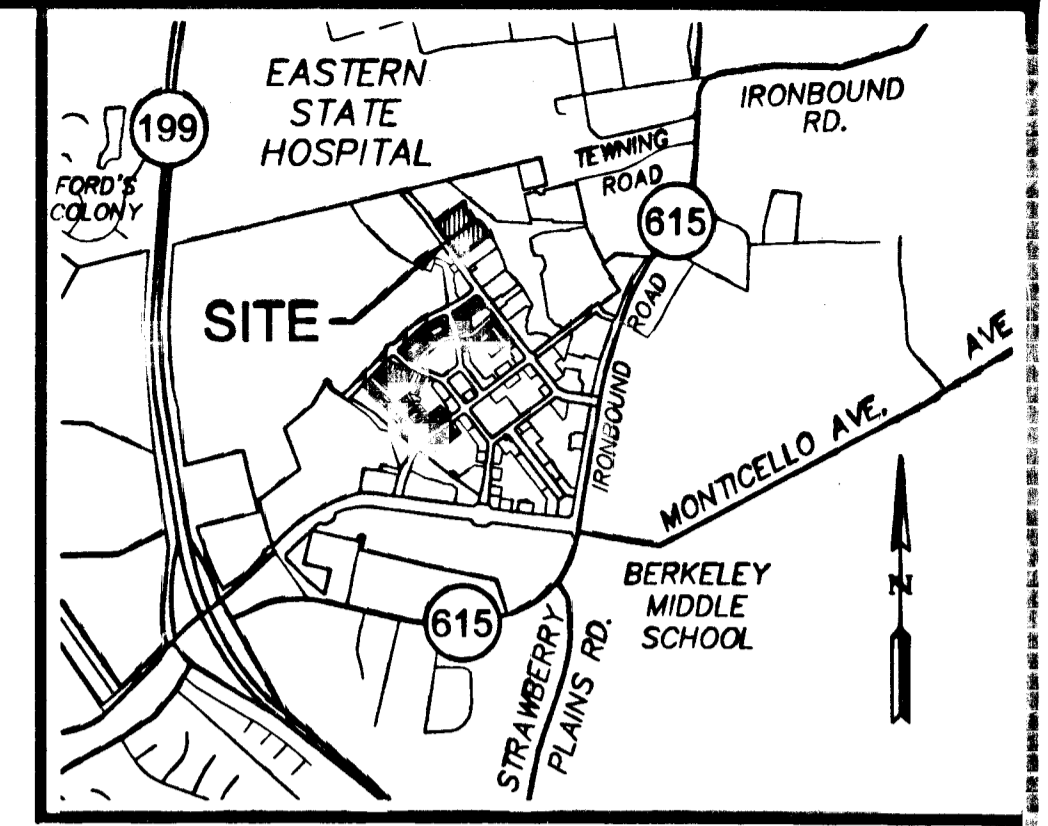
CERTIFICATE OF APPROVAL

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

[Signature] 1/21/10
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 2/1/10
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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.
- PROPERTY IS ALL OF TAX MAP NO. (38-2)(24-24) AND TAX MAP NO. (38-2)(24-25) AND A PORTION OF TAX MAP NO. (39-1)(1-157). THE PROPERTY ADDRESS FOR TAX MAP NO. (38-2)(24-24) IS 5418 DISCOVERY PARK BLVD. THE PROPERTY ADDRESS FOR TAX MAP NO. (38-2)(24-25) IS 5424 DISCOVERY PARK BLVD. THE PROPERTY ADDRESS FOR TAX MAP NO. (39-1)(1-157) IS 4201 IRONBOUND ROAD.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON JANUARY 21, 2010 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- 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.
- 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 28, 2004, JCC CASE NO. Z-05-04 AND MP-05-04. (SEE ALSO PLAT RECORDED AS LR #030027269)
- HORIZONTAL DATUM
 JAMES CITY COUNTY
 GEODETIC CONTROL NETWORK
 VIRGINIA STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE-NAD 83
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SURVITUDS, AND COVENANTS OF RECORD.
- THIS PLAT IS A COMPOSITE PLAT BASED ON DEEDS, AND PLATS OF RECORD.
- REFERENCE COUNTY CASE NUMBERS Z-0005-2004 AND Z-0007-2006 FOR PROFFERS AFFECTING THIS PROPERTY.



VICINITY MAP
 SCALE: 1" = 2000'±

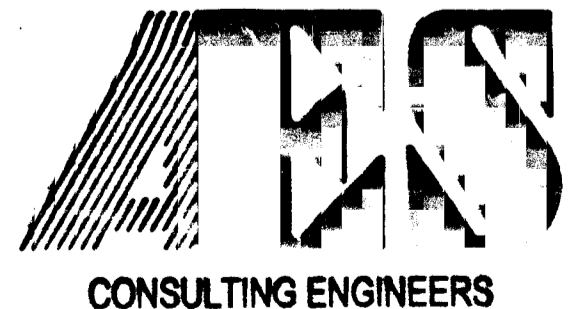
AREA TABULATION	S.F.±	AC.±
OLD AREA OF BLOCK 20 PARCEL B	82,392	1.891
NEW AREA OF BLOCK 20 PARCEL B	54,989	1.262
OLD AREA OF BLOCK 20 PARCEL C	79,397	1.823
NEW AREA OF BLOCK 20 PARCEL C	108,790	2.497
AREA OF REMAINDER SECTION 6 TO BLOCK 20 PARCEL C	1,970	0.045
OLD TOTAL AREA FOR PARCELS B AND C	161,789	3.714
NEW TOTAL AREA FOR PARCELS B AND C	163,759	3.759
OLD AREA OF REMAINDER SECTION 6	817,266	18.762
NEW REMAINING AREA FOR SECTION 6	815,296	18.717

REFERENCES

- INSTRUMENT NO. 080004140 PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
- INSTRUMENT NO. 080016011 PLAT OF SUBDIVISION
- INSTRUMENT NO. 090033631 PLAT OF SUBDIVISION

2x Large/Small Plat(s) Recorded
 herewith as # 100005727

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23 DAY OF March, 2010.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:66AM/PM
 INSTRUMENT # 100005727
 TESTE: [Signature]
 BETSY B. WOOLRIDGE, CLERK
[Signature]
 By Claudia St. Anikholz, Dep. Clerk



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

PLAT OF BOUNDARY LINE ADJUSTMENT
 PARCELS B AND C
 BLOCK 20, SECTION 6 AND
 REMAINDER OF NEW TOWN SECTION 6
 NEW TOWN
 OWNED BY NEW TOWN ASSOCIATES, LLC.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed RDS/REC	Drawn JFS
Scale AS NOTED	Date 1/21/10
Project No. 6632-6	
Drawing No. 1 of 2	

100005127

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.

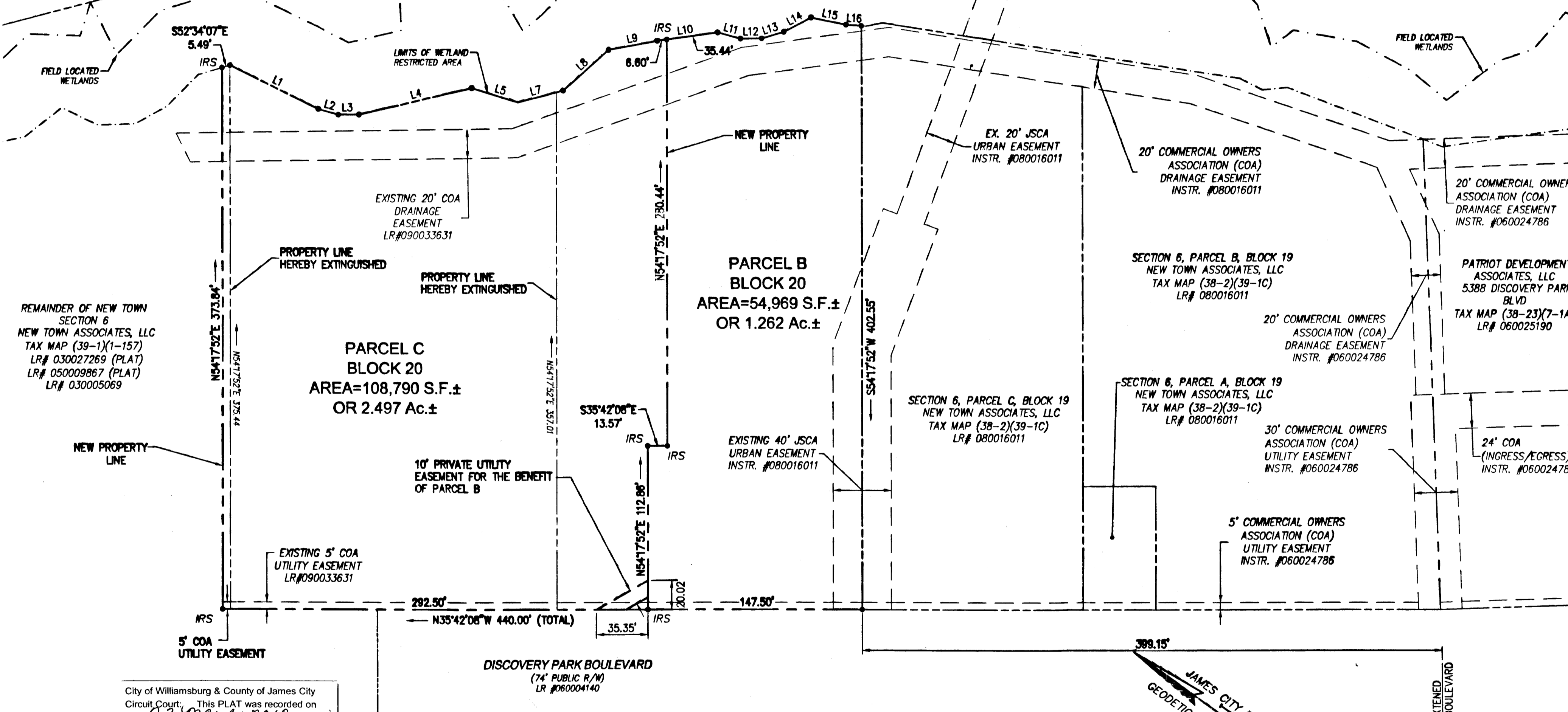
NOTE:
SEE INSTRUMENT #060024786 AND INSTRUMENT #060016011 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.

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

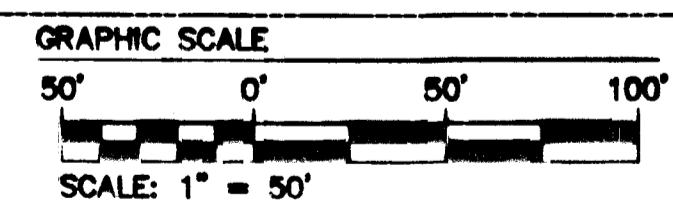
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N9°22'06"W	67.99'	L9	N46°04'00"W	34.11'
L2	N20°23'19"W	14.21'	L10	N43°29'34"W	42.04'
L3	N35°46'40"W	14.21'	L11	N20°16'52"W	16.21'
L4	N49°05'24"W	79.93'	L12	N36°10'18"W	14.58'
L5	N18°19'57"W	33.21'	L13	N51°55'00"W	15.93'
L6	S0°00'00"E	???'	L14	N63°09'34"W	21.11'
L7	N50°17'07"W	32.26'	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

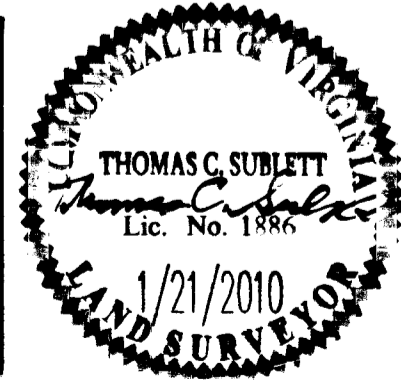
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
23 March 2010
at 10:56 AM/PM: PB PG
DOCUMENT # 100005127
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

2 Large/Small Plats Recorded
herewith as # 100005127



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PLAT OF BOUNDARY LINE ADJUSTMENT
PARCELS B AND C
BLOCK 20, SECTION 6 AND
REMAINDER OF NEWTOWN SECTION 6
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY

Designed RDS/REC
Scale 1"=50'
Date 1/21/10
Project No. 6632-06
Drawing No. 2 of 2