100025682

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 15-22 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

OWNER (SIGNATURE) RV ROBERT F. RIPLEYNR. OWNER (PRINTED)

JCK-LNC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF WULLIAMSBURGI, Keisha Marie Gibson NOTARY PUBLIC IN AND FOR THE CHY/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 24TH DAY OF September, 2010. MY COMMISSION EXPIRES 4-30-2012

NOTARY PUBLIC # 7122498

alear . # 7122-90 emmony cita of Vir. inia My Commission oxpline a du-2012

THE SALE MAN GITS OF

REGISTRATION NO.

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 SUBDIMISIONS WITHIN THE COUNTY.

9/22/10

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY

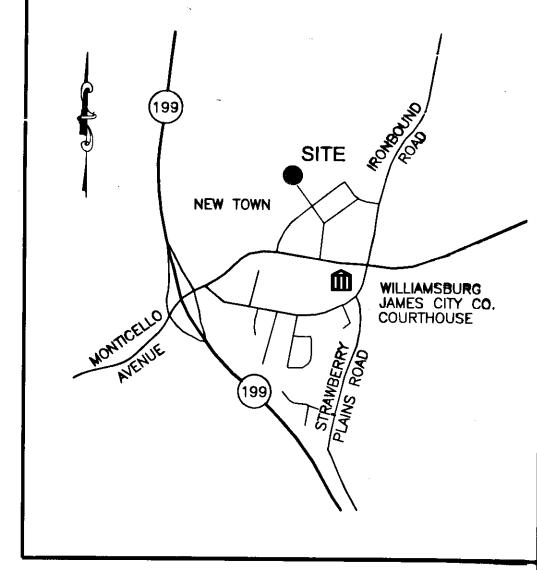
STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 15T DAY OF DECEMBER, 2010. @ 12:25 P.M THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 100035682

TESTE Byten B. Washike Clark
By By Cruedia 21 Bis Cholz Rep. CLERK

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 08-19-2010 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: #4281 CASEY BOULEVARD
- 15. THIS SUBDIVISION PLAT HAS BEEN ASSIGNED IDENTIFICATION NUMBER: JCC CASE NO. 5-0032-2010,
- 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, INSTR. #100004710 FOR LOTS 23-27A.



VICINITY MAP 1'=2000'

AREA CALCULATIONS

AREA OF LOTS 15-22:

COMMON AREAS:

14,663 S.F. / 0.34 AC,

5,636 S.F. / 0.13 AC. THERE IS NO RESIDUAL AREA FOR FUTURE DEVELOPMENT

TOTAL AREA ENCOMPASSED BY THIS PLAT: 20,299S.F. / 0.47 AC.

Lic. No. 2554 9/22/10

SUBDIMISION PLAT OF NEW TOWN SECTION 2 & 4 BLOCK 11, PARCEL B LOTS 15-22 OWNED BY G.C.R., INC.

BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA DATE: 07-07-10 SCALE: 1"=30' JOB #06-439 REV: 09-22-10

SHEET 1 OF 2



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_____ Large/Small Plat(s) Recorded with as # 100025682