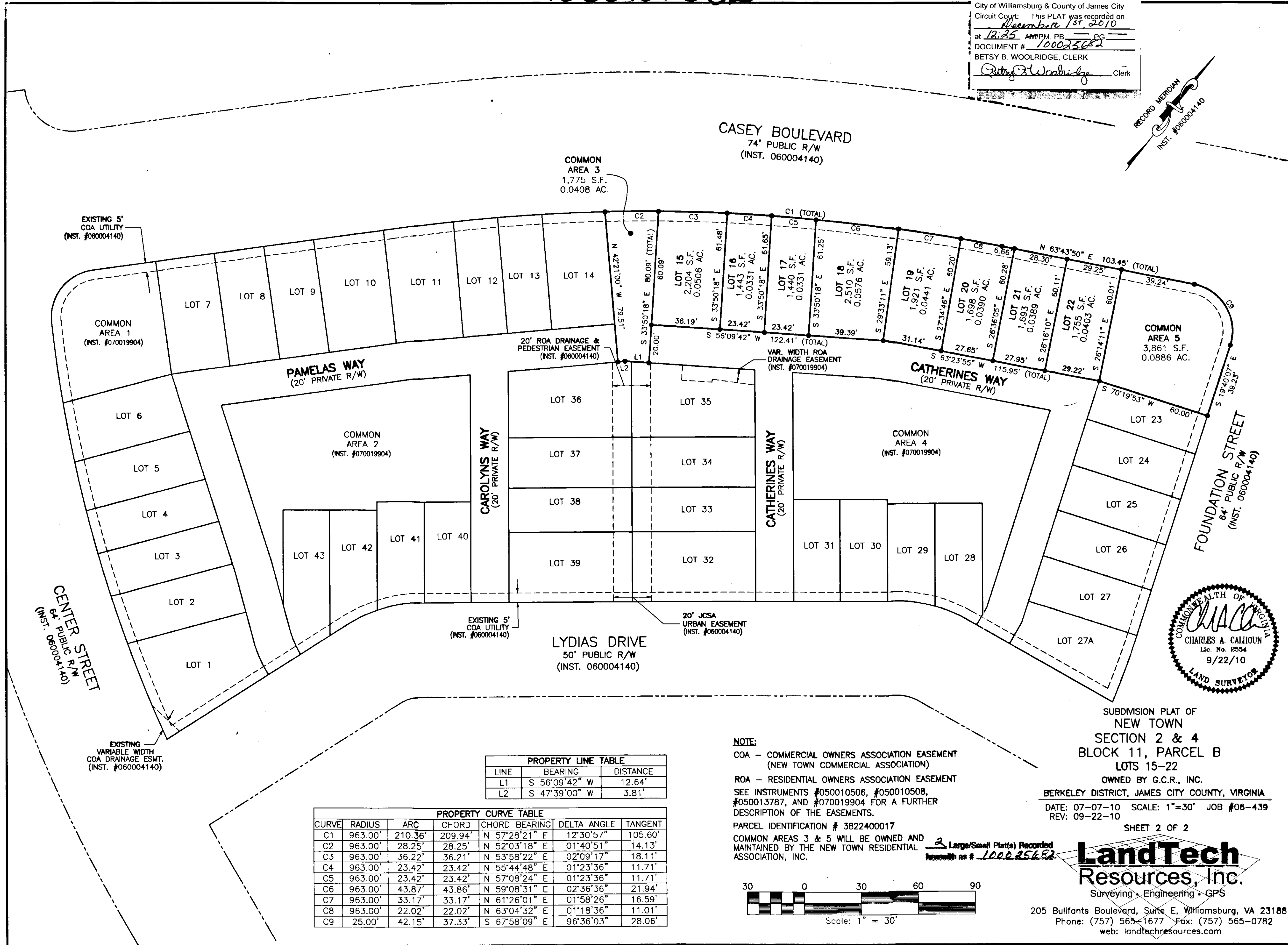
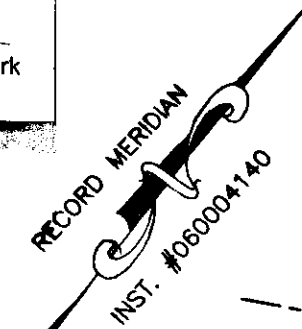


100025682

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
December 1st, 2010  
 at 12:25 AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
 DOCUMENT # 100025682  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Clerk



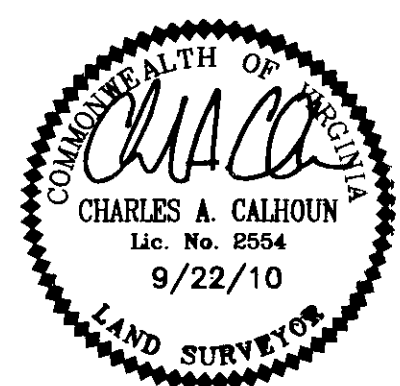
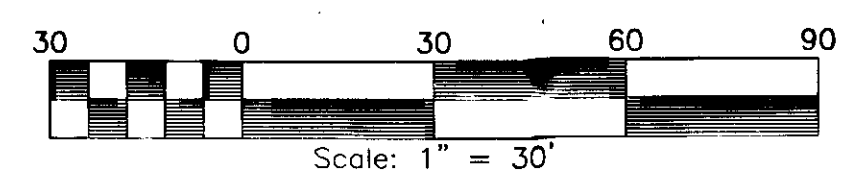
**PROPERTY LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 56°09'42" W	12.64'
L2	S 47°39'00" W	3.81'

**PROPERTY CURVE TABLE**

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	963.00'	210.36'	209.94'	N 57°28'21" E	12°30'57"	105.60'
C2	963.00'	28.25'	28.25'	N 52°03'18" E	01°40'51"	14.13'
C3	963.00'	36.22'	36.21'	N 53°58'22" E	02°09'17"	18.11'
C4	963.00'	23.42'	23.42'	N 55°44'48" E	01°23'36"	11.71'
C5	963.00'	23.42'	23.42'	N 57°08'24" E	01°23'36"	11.71'
C6	963.00'	43.87'	43.86'	N 59°08'31" E	02°36'36"	21.94'
C7	963.00'	33.17'	33.17'	N 61°26'01" E	01°58'26"	16.59'
C8	963.00'	22.02'	22.02'	N 63°04'32" E	01°18'36"	11.01'
C9	25.00'	42.15'	37.33'	S 67°58'09" E	96°36'03"	28.06'

**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  
 COMMON AREAS 3 & 5 WILL BE OWNED AND MAINTAINED BY THE NEW TOWN RESIDENTIAL ASSOCIATION, INC.



SUBMISSION 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

**LandTech Resources, Inc.**  
 Surveying • Engineering • GPS

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

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.

*Robert F. Ripley, Jr.* 9/24/10  
OWNER (SIGNATURE) / DATE  
G.C.R., INC.  
BY ROBERT F. RIPLEY, JR.  
OWNER (PRINTED)  
*Robert*  
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 24<sup>TH</sup> DAY OF September, 2010. MY COMMISSION EXPIRES 4-30-2012.  
*Keisha Marie Gibson*  
NOTARY PUBLIC  
# 7122498  
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 SUBDIVISIONS WITHIN THE COUNTY.

9/22/10  
DATE  
*Charles A. Calhoun*  
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.

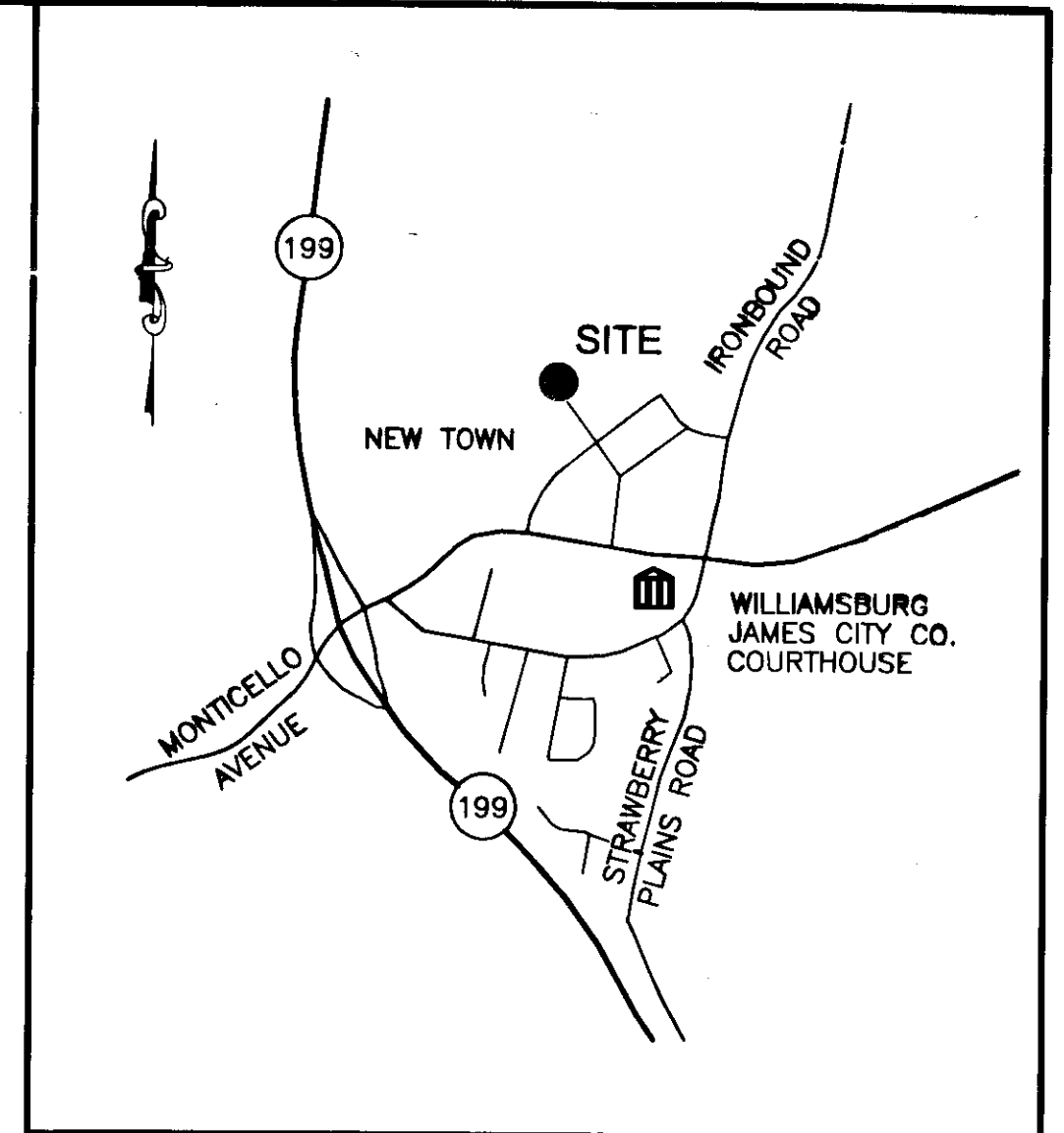
11/29/10  
DATE  
*Christine DeRubeis*  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 1<sup>ST</sup> DAY OF December, 2010 @ 12:25 P.M.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 100025682  
TESTE Betty B. Washburn, Clerk  
BY B. L. Medina, Deputy Clerk DEP. 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. S-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'

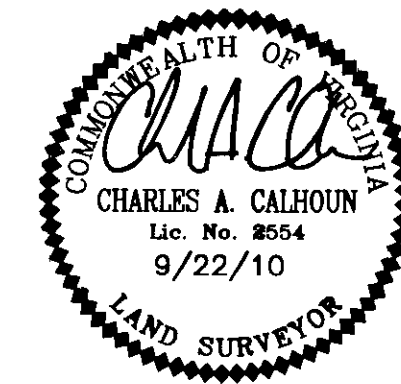
**AREA CALCULATIONS**

AREA OF LOTS 15-22: 14,663 S.F. / 0.34 AC.  
COMMON AREAS: 5,636 S.F. / 0.13 AC.  
THERE IS NO RESIDUAL AREA FOR FUTURE DEVELOPMENT  
TOTAL AREA ENCOMPASSED BY THIS PLAT: 20,299 S.F. / 0.47 AC.

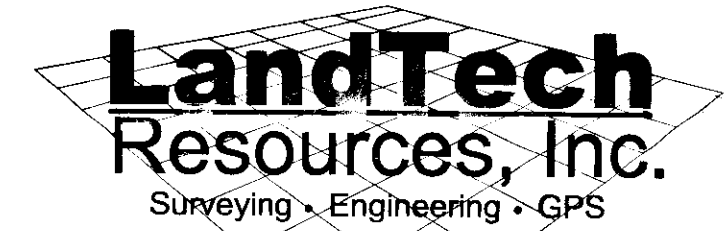
SUBDIVISION PLAT OF  
NEW TOWN  
SECTION 2 & 4  
BLOCK 11, PARCEL B  
LOTS 15-22

OWNED BY G.C.R., INC.  
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 07-07-10 SCALE: 1"=30' JOB #06-430  
REV: 09-22-10

SHEET 1 OF 2



2 Large/Small Plat(s) Recorded  
herewith as # 100025682



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