

100025797

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION AND SHOW AS EXISTING TAX MAP PARCELS (38-4)(1-4) IS IN THE NAME OF NEW TOWN SIX, LLC AND WAS ACQUIRED FROM VERIZON VIRGINIA, INC. BY DEED DATED JANUARY 19, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NUMBER 10001975.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION AND SHOWN AS EXISTING TAX MAP (38-4) PARCELS (1-3E, 3F, 3G, 4A & 4B) IS IN THE NAME OF NEW TOWN SIX, LLC AND WAS ACQUIRED FROM EXXON MOBIL CORPORATION BY DEED DATED JUNE 30, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NUMBER 100013847.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR NEW TOWN SIX:

John R. Lawson Member TITLE Oct. 13, 2010 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA (CITY/COUNTY OF Newport News TO-WIT

I, Patricia Sloan-Martin, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 13th DAY OF October, 2010.

MY COMMISSION EXPIRES October 31, 2013 Patricia Sloan-Martin NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 209650



GENERAL NOTES

PROPERTY IS ZONED M1 (LIMITED BUSINESS/INDUSTRIAL DISTRICT).

M-1 ZONING RESTRICTIONS:

- MINIMUM LOT SIZE: 10,000 SQ.FT.
-MINIMUM LOT WIDTH: 75' (AT SETBACK)
-MAXIMUM BUILDING HEIGHT: 60'
-SETBACKS:
50' FRONT BUILDING SETBACK
20' SIDE BUILDING SETBACK
20' REAR BUILDING SETBACK

ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

ALL UTILITIES SHALL BE PLACED UNDERGROUND.

THIS PLAT IS BASED UPON RECORD INFORMATION, FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS, OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. OTHER THAN SHOWN, THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR COVENANTS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PROPERTIES AS SHOWN HEREON ARE ALL OF TAX MAP PARCEL NO. (38-4)(1-3E)-NO ADDRESS AVAILABLE, (38-4)(1-3F)-NO ADDRESS AVAILABLE, (38-4)(1-3G)-5223 MONTICELLO AVENUE, (38-4)(1-4)-113 NEW QUARTER DRIVE, (38-4)(1-4A)-NO ADDRESS AVAILABLE, (38-4)(1-4B)-NO ADDRESS AVAILABLE.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

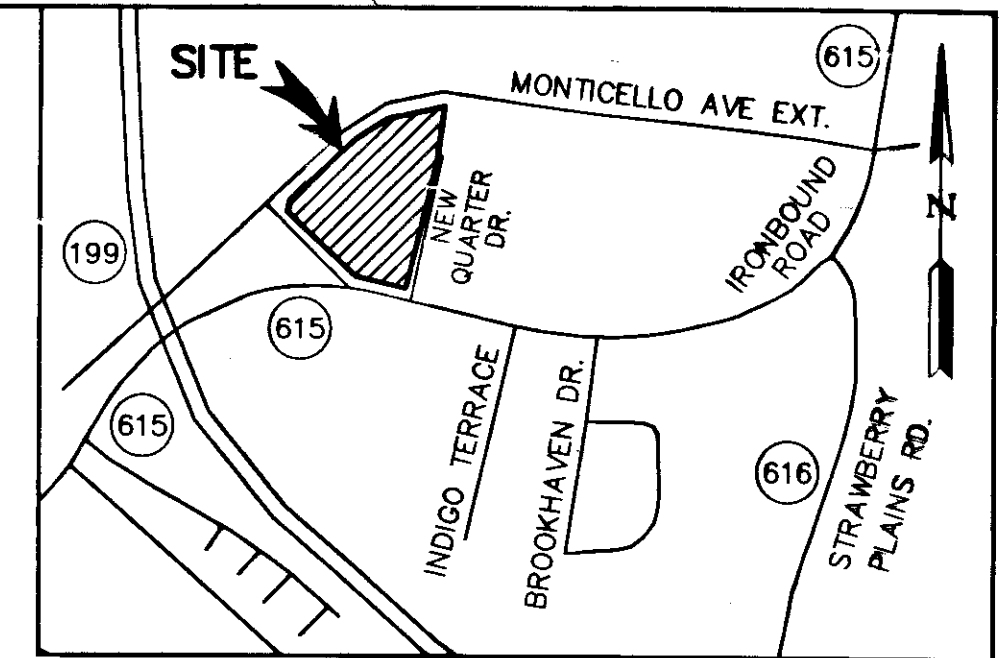
ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

UTILITY EASEMENTS DENOTED AS "JCSA UTILITY 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 PERPENDICULAR 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.

ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.

THIS PLAT WAS PREPARED IN ACCORDANCE TO JCC SUP-004-2010 AND JCC SP-0049-2010.

DRAINAGE, UTILITY, STORMWATER, AND ACCESS EASEMENTS ARE DESCRIBED IN THE "DECLARATION OF EASEMENTS WITH COVENANTS, CONDITIONS AND RESTRICTIONS BY NEW TOWN SIX, LLC" FOR THE BENEFIT OF ALL PARCELS.



VICINITY MAP

SCALE 1"=1000'

CERTIFICATE OF APPROVAL

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

Jean C. Fouch, P.E. 10/18/2010 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Subdivision Agent of the County of James City DATE 11/4/10

3 Large/Small Plat(s) Recorded herewith as # 100025797

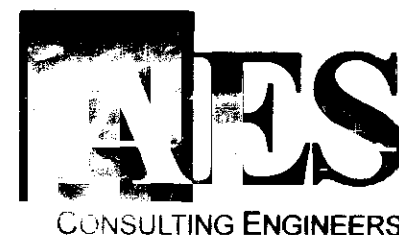
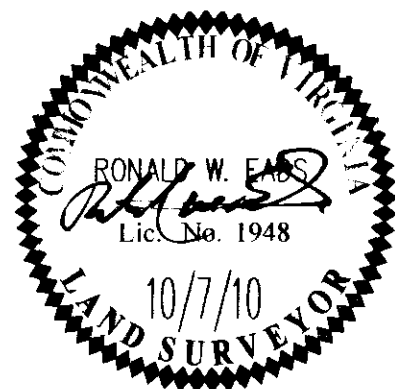
STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 2nd DAY OF November, 2010. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:09 AM/PM INSTRUMENT # 100025797

TESTE: Betsy B. Woolridge, CLERK BY Claudia M. Brinkley, Dep. Clerk

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.

Ronald W. Eads, L.S. #1948 10-07-10 DATE



5248 Old Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 263-0040 Fax: (757) 220-8994 www.aesva.com

PLAT OF BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT COURTHOUSE COMMON SHOPPING CENTER

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG, AMR

Project Number: 8508-04

Scale: AS NOTED Date: 10/7/10

Sheet Number

1 OF 3

Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 1, 10/7/10, REVISED PER JCC COMMENTS DATED 9/30/10, JAG

100025797

**AREA TABULATION**

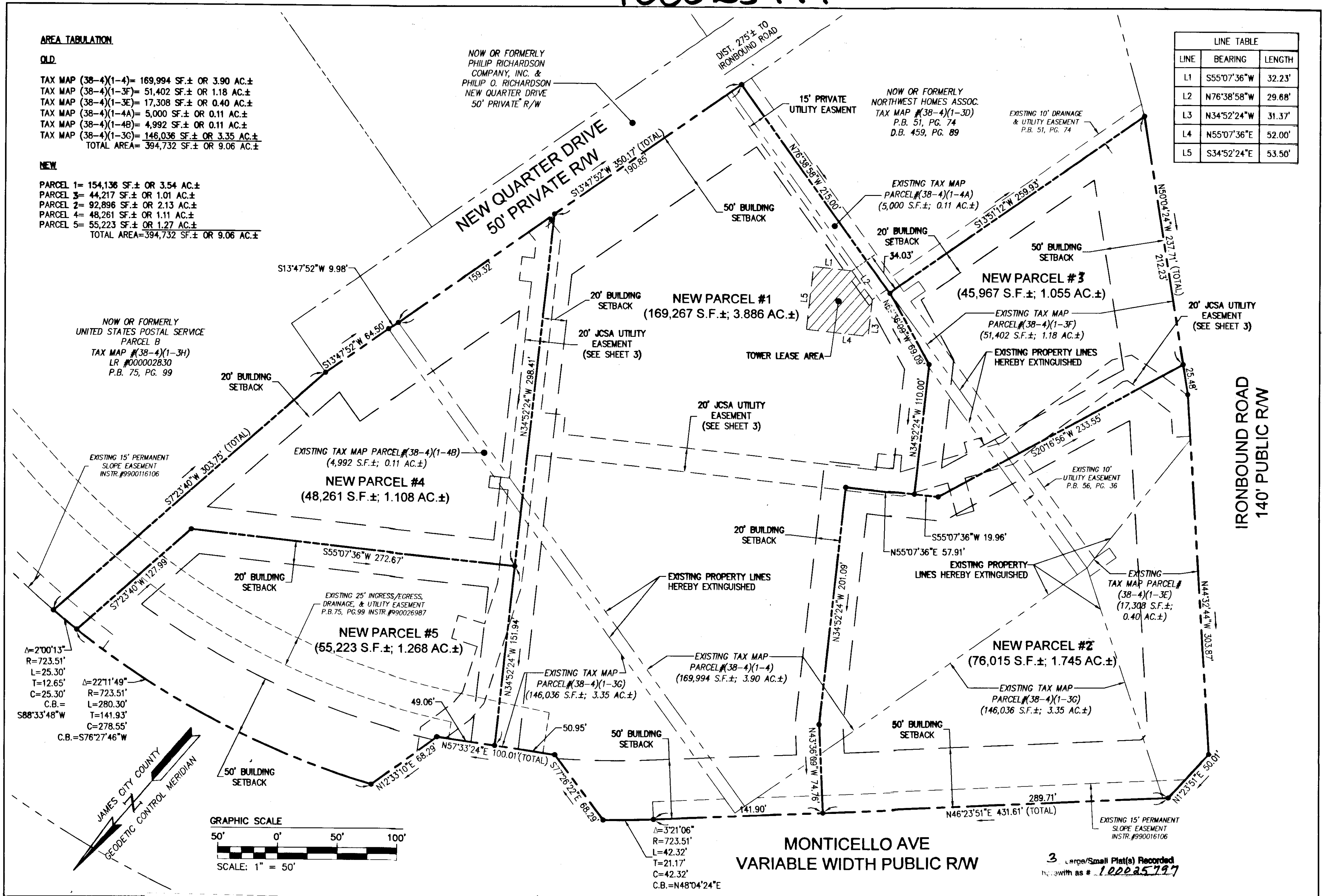
**OLD**

TAX MAP (38-4)(1-4)= 169,994 SF.± OR 3.90 AC.±  
 TAX MAP (38-4)(1-3F)= 51,402 SF.± OR 1.18 AC.±  
 TAX MAP (38-4)(1-3E)= 17,308 SF.± OR 0.40 AC.±  
 TAX MAP (38-4)(1-4A)= 5,000 SF.± OR 0.11 AC.±  
 TAX MAP (38-4)(1-4B)= 4,992 SF.± OR 0.11 AC.±  
 TAX MAP (38-4)(1-3C)= 146,036 SF.± OR 3.35 AC.±  
 TOTAL AREA= 394,732 SF.± OR 9.06 AC.±

**NEW**

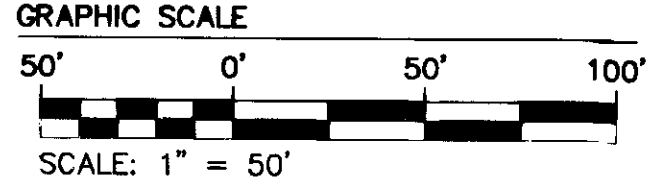
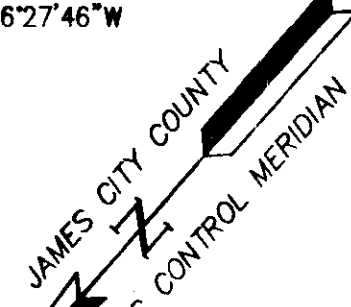
PARCEL 1= 154,136 SF.± OR 3.54 AC.±  
 PARCEL 3= 44,217 SF.± OR 1.01 AC.±  
 PARCEL 2= 92,896 SF.± OR 2.13 AC.±  
 PARCEL 4= 48,261 SF.± OR 1.11 AC.±  
 PARCEL 5= 55,223 SF.± OR 1.27 AC.±  
 TOTAL AREA=394,732 SF.± OR 9.06 AC.±

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°07'36"W	32.23'
L2	N76°38'58"W	29.68'
L3	N34°52'24"W	31.37'
L4	N55°07'36"E	52.00'
L5	S34°52'24"E	53.50'

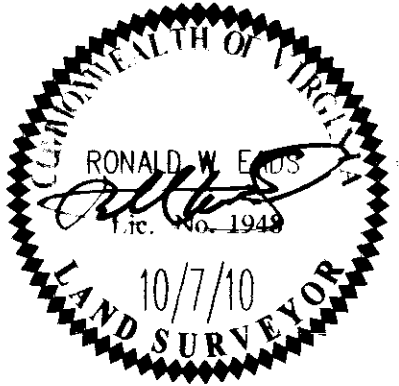


Δ=2°00'13"  
 R=723.51'  
 L=25.30'  
 T=12.65'  
 C=25.30'  
 C.B.=S88°33'48"W

Δ=22°11'49"  
 R=723.51'  
 L=280.30'  
 T=141.93'  
 C=278.55'  
 C.B.=S76°27'46"W



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 at 10:08 AM/PM: PB \_\_\_\_\_ PG \_\_\_\_\_  
 DOCUMENT # 100025797  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



**RES**  
 CONSULTING ENGINEERS  
 5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.resva.com

PLAT OF BOUNDARY LINE ADJUSTMENT  
 AND PROPERTY LINE EXTINGUISHMENT  
**COURTHOUSE COMMON**  
 SHOPPING CENTER  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG, AMR  
 Project Number: 8609-04  
 Scale: 1"=50' Date: 10/7/10  
 Sheet Number  
**2 OF 3**

Rev	Date	Description	Revised By
1	10/7/10	REVISED PER JCC COMMENTS DATED 9/30/10	JAG

3 Large/Small Plat(s) Recorded  
 with as # 100025797

