

110008250

**CERTIFICATION OF SOURCE OF TITLE: WILLIAMSBURG DEVELOPERS, LLC**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO WILLIAMSBURG DEVELOPERS, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 19, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS DOC.# 040028694.

**OWNER'S CERTIFICATION**

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

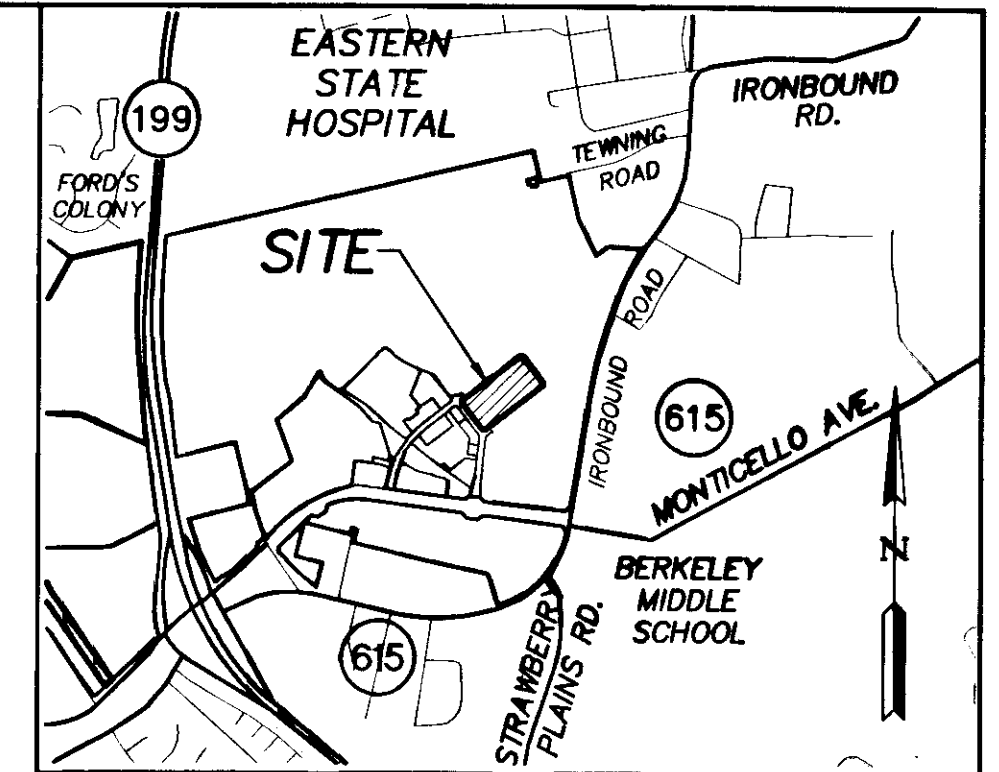
By: Joseph R. Botanowski  
 DATE: 9/30/10  
 PRINTED NAME AND TITLE: Joseph R. Botanowski, Member

**CERTIFICATION OF SOURCE OF TITLE: NEW TOWN COMMERCIAL ASSOCIATION**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO NEW TOWN COMMERCIAL ASSOCIATION, A VIRGINIA NON-STOCK CORPORATION BY DEED DATED NOVEMBER 15, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS DOC.# 070031768.

**OWNER'S CERTIFICATION**

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

By: Lawrence Salzman  
 DATE: 10/7/10  
 PRINTED NAME AND TITLE: Lawrence Salzman, President



**VICINITY MAP**  
 SCALE 1"=2000'

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA - STATE OF CONNECTICUT  
 CITY/COUNTY OF Hartford

I, Tara Dignam A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 30<sup>th</sup> DAY OF September, 20 10  
Tara Dignam  
 NOTARY PUBLIC SIGNATURE

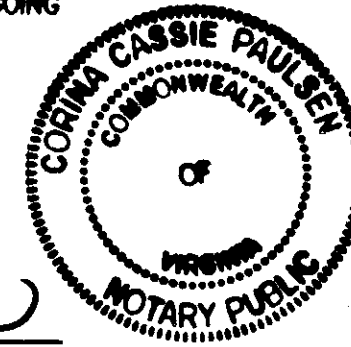
MY COMMISSION EXPIRES: 12/31/10  
 NOTARY REGISTRATION NUMBER: \_\_\_\_\_

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City

I, Corina Paulsen A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 7<sup>th</sup> DAY OF October, 20 10  
Corina Cassie Paulsen  
 NOTARY PUBLIC SIGNATURE



MY COMMISSION EXPIRES: 7-31-2012  
 NOTARY REGISTRATION NUMBER: 7199694

**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 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL #510201 0140 C, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTIES ARE ALL OF TAX ID NUMBERS 3822400002 AND 3822400005. THE PROPERTY ADDRESS FOR 3822400002 IS 5100 CENTER STREET, WILLIAMSBURG, VA. THE PROPERTY ADDRESS FOR 3822400005 IS 4935 COURTHOUSE STREET, WILLIAMSBURG, VA.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE SETBACK REQUIREMENTS ARE DESCRIBED IN THE PROFFERS FOR THE PROPERTY.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON AUGUST 18, 2010 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.

**SURVEYOR'S 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.

Thomas C. Sublett 8/5/2010  
 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.

Christy J. [Signature] 10/20/10  
 SUBDIVISION AGENT/OF DATE  
 THE COUNTY OF JAMES CITY

**AREA TABULATION**

**BLOCK 6 & 7, PARCEL 'A'**

OLD AREA	136,987 SF	3.144 AC.
AREA ADDED TO PARCEL 'A'	720 SF	0.017 AC.
<b>TOTAL NEW AREA PARCEL 'A'</b>	<b>137,687 SF</b>	<b>3.161 AC.</b>

**BLOCK 6 & 7, PARCEL 'B' SUB-PARCELS:**

A-1	15,186 SF	0.349 AC.
B-1	54,552 SF	1.252 AC.
B-2	12,494 SF	0.287 AC.
B-3	24,139 SF	0.554 AC.
B-4	14,965 SF	0.344 AC.
B-5	10,878 SF	0.250 AC.
<b>TOTAL</b>	<b>132,214 SF</b>	<b>3.035 AC.</b>

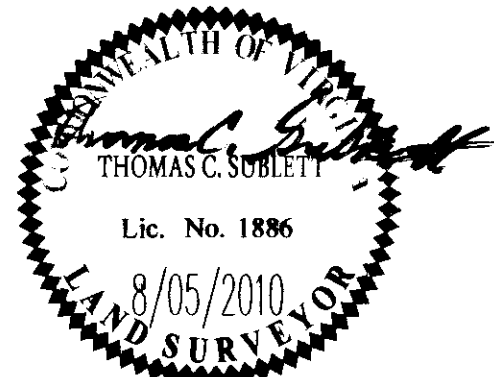
**BLOCK 6 & 7, PARCEL 'B'**

OLD AREA	132,934 SF	3.052 AC.
AREA SUBTRACTED FROM PARCEL 'A'	720 SF	0.017 AC.
<b>TOTAL NEW AREA PARCEL 'B'</b>	<b>132,214 SF</b>	<b>3.035 AC.</b>

2 Large/Small Plat(s) Recorded herewith as # 110008250

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14 DAY OF April, 2010  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:44 AM/PM  
 INSTRUMENT # 110008250  
 TESTE: Betsy B. Woolridge  
 BETSY B. WOOLRIDGE, CLERK  
 By Claudia H. Birkholz, Dep. Clerk

Rev.	Date	Description	Revised By
1	9/2/10	REVISED PER COUNTY COMMENTS	JFS



**WES**  
 CONSULTING ENGINEERS  
 Hampton Roads | Central Virginia | Middle Peninsula  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT  
 BEING PARCELS 'A' AND 'B'  
 OF BLOCK 6 AND BLOCK 7  
 NEW TOWN  
 OWNED BY NEW TOWN COMMERCIAL ASSOCIATION  
 AND WILLIAMSBURG DEVELOPERS, LLC  
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

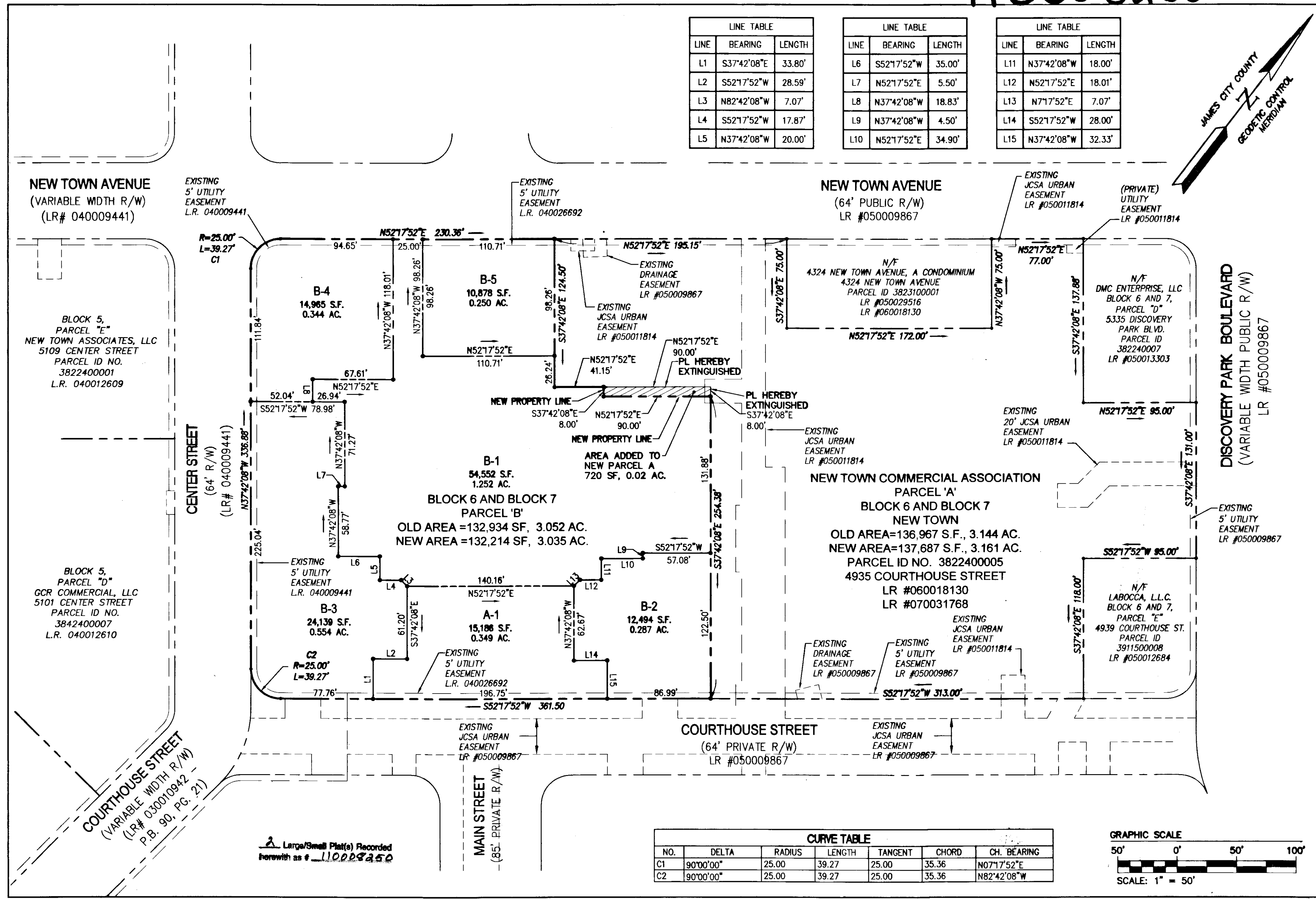
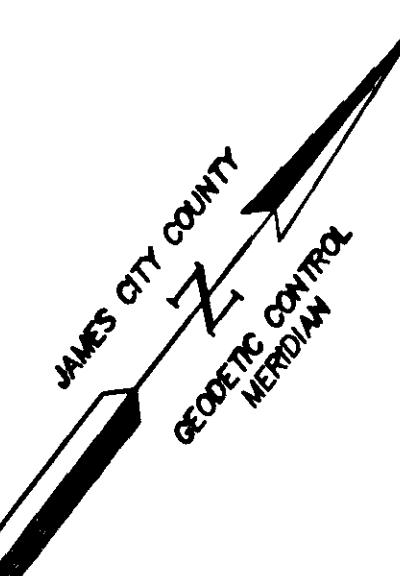
Project Contacts:	REC/TCS
Project Number:	6632-21-11
Scale:	Date:
1"=50'	8/5/2010
Sheet Number	
1 OF 2	

110008250

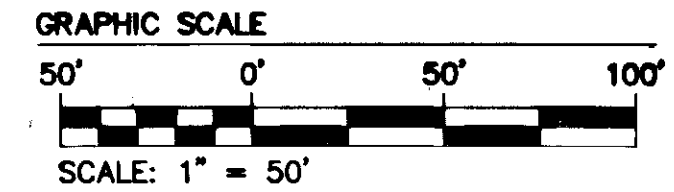
LINE	BEARING	LENGTH
L1	S37°42'08"E	33.80'
L2	S52°17'52"W	28.59'
L3	N82°42'08"W	7.07'
L4	S52°17'52"W	17.87'
L5	N37°42'08"W	20.00'

LINE	BEARING	LENGTH
L6	S52°17'52"W	35.00'
L7	N52°17'52"E	5.50'
L8	N37°42'08"W	18.83'
L9	N37°42'08"W	4.50'
L10	N52°17'52"E	34.90'

LINE	BEARING	LENGTH
L11	N37°42'08"W	18.00'
L12	N52°17'52"E	18.01'
L13	N7°17'52"E	7.07'
L14	S52°17'52"W	28.00'
L15	N37°42'08"W	32.33'



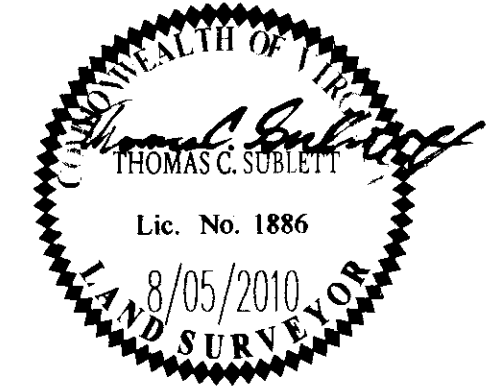
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	N07°17'52"E
C2	90°00'00"	25.00	39.27	25.00	35.36	N82°42'08"W



Large/Small Plat(s) Recorded herewith as # 110008250

1	9/2/10		JFS
Rev.	Date	Description	Revised By

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 14 April 2011  
 at 12:43 AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
 DOCUMENT # 110008250  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk



**NEES**  
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