

110011912

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT IS TAX MAP PARCEL (38-4)(33-2A) WAS CONVEYED BY UNION BANK, N.A., A NATIONAL BANK TO FCP SETTLER'S MARKET, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (FCP I) BY DEED DATED JANUARY 31, 2011 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 110003643.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF SUBDIVISION PARCEL 2A NEW TOWN SECTION 9 SETTLER'S MARKET AT NEW TOWN" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

BY: FCP SETTLER'S MARKET, L.L.C. (FCP I)

Thomas A. Carr
THOMAS A. CARR
 PRINTED NAME
 as Authorized Member.
 TITLE

4-25-11
 DATE

NOTARY

DISTRICT OF COLUMBIA, TO-WIT:

Dorothy A. Leggin A NOTARY PUBLIC IN AND FOR THE DISTRICT OF COLUMBIA, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE DISTRICT OF COLUMBIA.

GIVEN UNTO MY HAND THIS 25th DAY OF April, 2011.

MY COMMISSION EXPIRES 6-14-2012.

Dorothy A. Leggin
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER

DOROTHY A. LEGGIN
 NOTARY PUBLIC DISTRICT OF COLUMBIA
 My Commission Expires June 14, 2012

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 4/20/11
 THOMAS C. SUBLETT, L.S. #1886 DATE

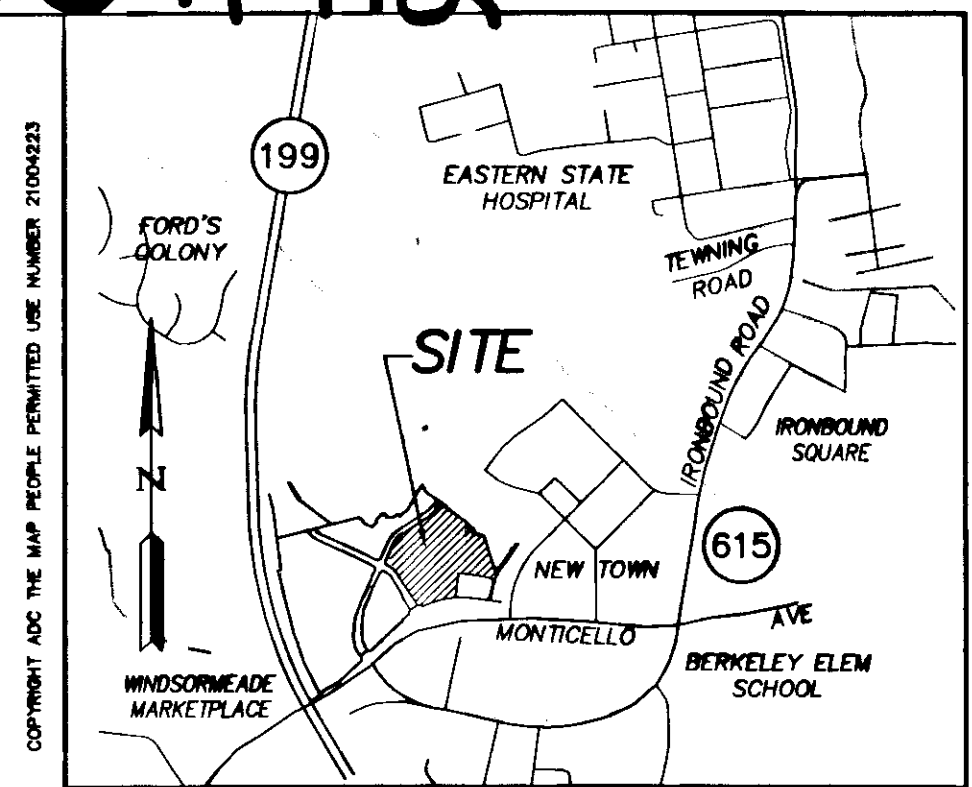
CERTIFICATE OF APPROVAL

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

Carroll 5/23/11
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

- PROPERTY AS SHOWN IS TAX MAP PARCEL (38-4)(33-2A) AND IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS, BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE Z-16-05/MP-13-05.
- PROPERTY STREET ADDRESS: #5020 SETTLER'S MARKET BOULEVARD
- THIS PLAT WAS MADE TO AGREE WITH RECORD PLATS AND FOUND GROUND EVIDENCE AS NEAR AS POSSIBLE.
- PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.I.R.M. 51095C0120C, EFFECTIVE DATE SEPTEMBER 28, 2007.
- IMPROVEMENTS ON THE PROPERTY HAVE NOT BEEN SHOWN.
- PLAT MERIDIAN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STATION NO. 325 WHICH IS VIRGINIA STATE PLANE (NAD 83)(1986) SOUTH ZONE IN U.S SURVEY FEET WITH COORDINATES N=3628200.301, E=11995286.963
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (c) (1) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- A WAIVER TO SECTION 24-527 OF THE ZONING ORDINANCE, SETBACK REQUIREMENTS, WAS APPROVED BY THE PLANNING COMMISSION ON DECEMBER 5, 2006, PROVIDED THAT THE PROPOSALS ARE IN ACCORDANCE WITH THE APPROVED NEW TOWN DESIGN GUIDELINES. BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE Z-16-05/MP-13-05.



VICINITY MAP SCALE 1"=2000±

REFERENCES:

- INSTRUMENT# 080008540
- INSTRUMENT# 070003399
- INSTRUMENT# 070003399
- INSTRUMENT# 000012573
- INSTRUMENT #000012572
- DEED BOOK 84, PAGE 257
- DEED BOOK 174, PAGE 238
- DEED BOOK 598, PAGE 231
- PLAT BOOK 2, PAGE 22
- PLAT BOOK 15, PAGE 45
- PLAT BOOK 19, PAGE 24
- PLAT BOOK 37, PAGE 98
- PLAT BOOK 53, PAGE 71
- PLAT BOOK 58, PAGE 67
- PLAT BOOK 77, PAGE 94-96
- PLAT BOOK 87, PAGE 83
- PLAT BOOK 89, PAGE 43-44

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAT
3	EASEMENT PLAT

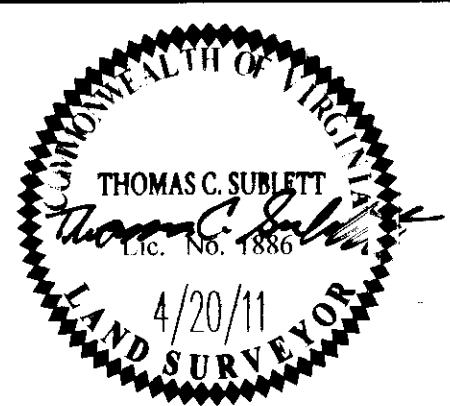
AREA TABULATION	S.F.±	AC.±
PARCEL 2A	191,662	4.400
PARCEL 2B	508,959	11.684
TOTAL AREA SUBDIVIDED (ALL OF TAX PARCEL (38-4) (33-2A))	700,621	16.084

NOTE:
 THIS PLAT WAS REVIEWED AND APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD (DRB) ON MAY 17, 2011.

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 6th DAY OF June, 2011.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:28 AM/PM
 INSTRUMENT # 110011912
 TESTE: *Betsy B. Woolridge, Clerk*
 BETSY B. WOOLRIDGE, CLERK
 By *Carroll*, Dep. Clerk

3 Large/Small Plat(s) Recorded
 herewith as # 110011912

Rev	Date	Description	Revised By
1	4/20/11	REVISED PER JCC COMMENTS	JAG



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

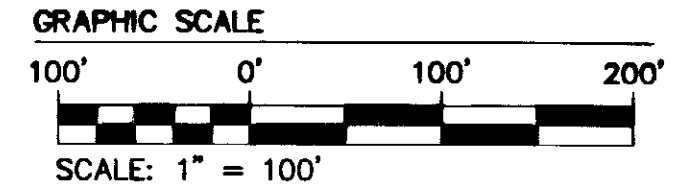
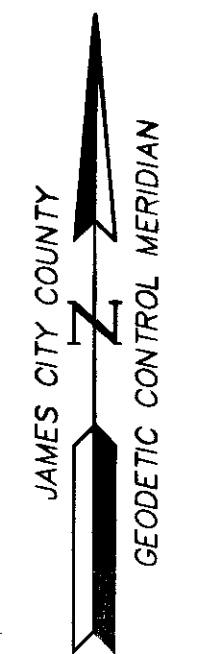
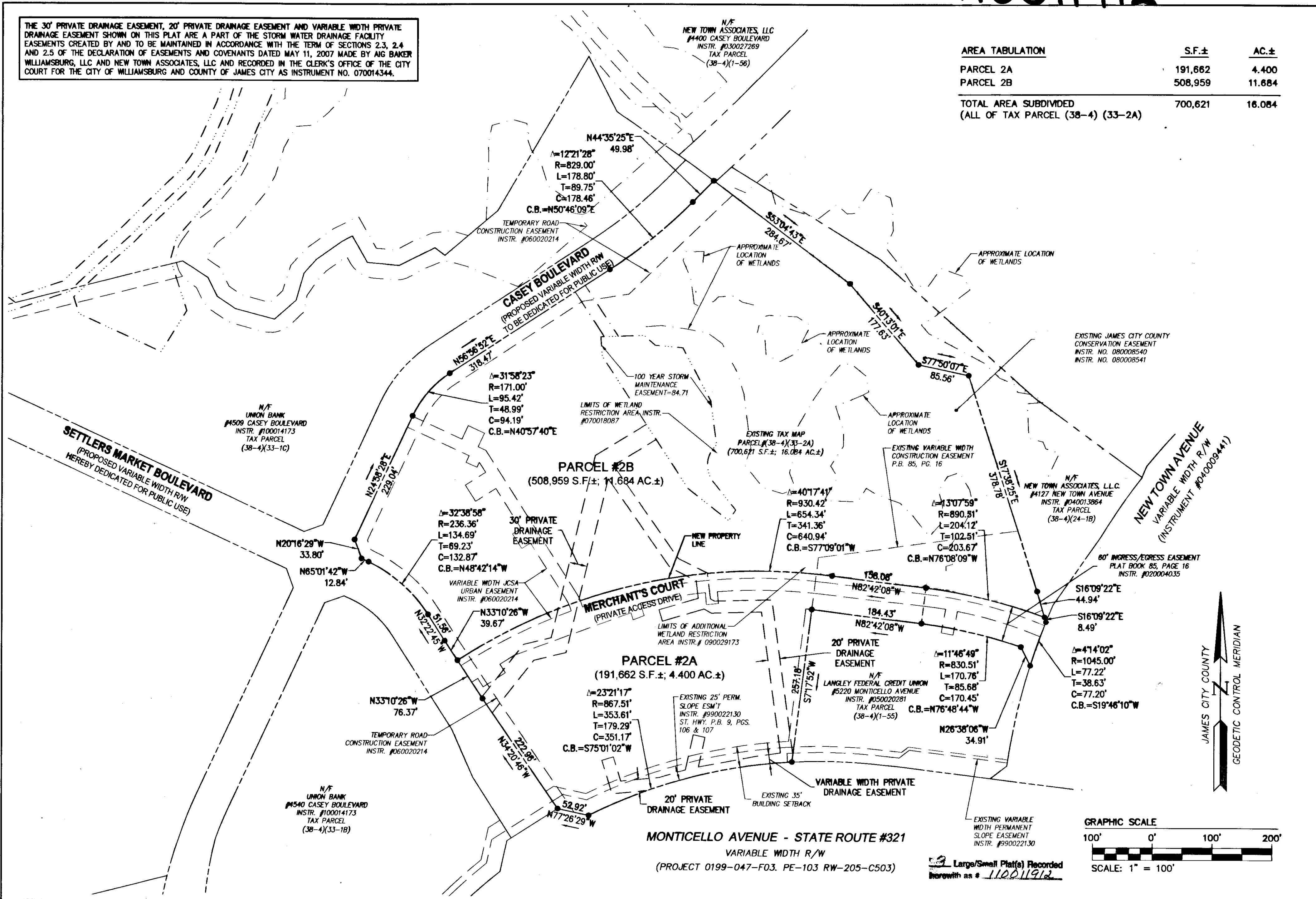
PLAT OF SUBDIVISION
 PARCEL 2A
 NEW TOWN, SECTION 9
 "SETTLER'S MARKET AT NEW TOWN"
 PROPERTY OF FCP SETTLER'S MARKET, L.L.C. (FCP I)
 COUNTY OF JAMES CITY BERKELEY DISTRICT VIRGINIA

Project Contacts: JAG, GAM
 Project Number: 0632-59-015
 Scale: AS NOTED Date: 4/20/11
 Sheet Number
1 OF 3

110011912

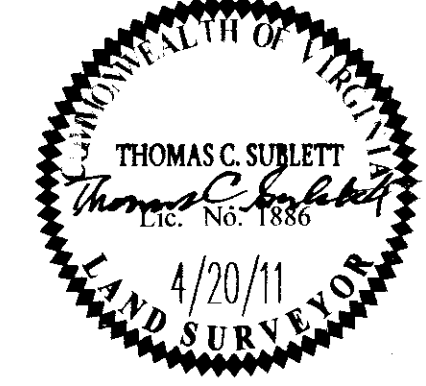
THE 30' PRIVATE DRAINAGE EASEMENT, 20' PRIVATE DRAINAGE EASEMENT AND VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT SHOWN ON THIS PLAT ARE A PART OF THE STORM WATER DRAINAGE FACILITY EASEMENTS CREATED BY AND TO BE MAINTAINED IN ACCORDANCE WITH THE TERM OF SECTIONS 2.3, 2.4 AND 2.5 OF THE DECLARATION OF EASEMENTS AND COVENANTS DATED MAY 11, 2007 MADE BY AIG BAKER WILLIAMSURG, LLC AND NEW TOWN ASSOCIATES, LLC AND RECORDED IN THE CLERK'S OFFICE OF THE CITY COURT FOR THE CITY OF WILLIAMSURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 070014344.

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Large/Small Plat(s) Recorded herewith as # 110011912

City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
		at 3:28 AM/PM, PG. 16 June 2011	
DOCUMENT # 110011912		BETSY B. WOOLRIDGE, CLERK	
		Clerk	
1	4/20/11		JAG
Rev.	Date	Description	Revised By



AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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PLAT OF SUBDMISION
PARCEL 2A
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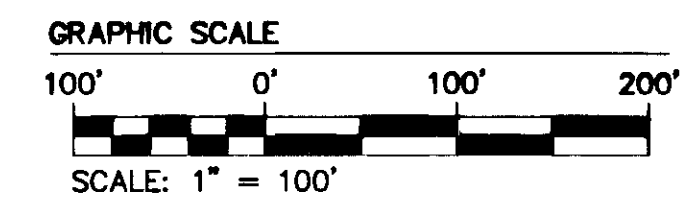
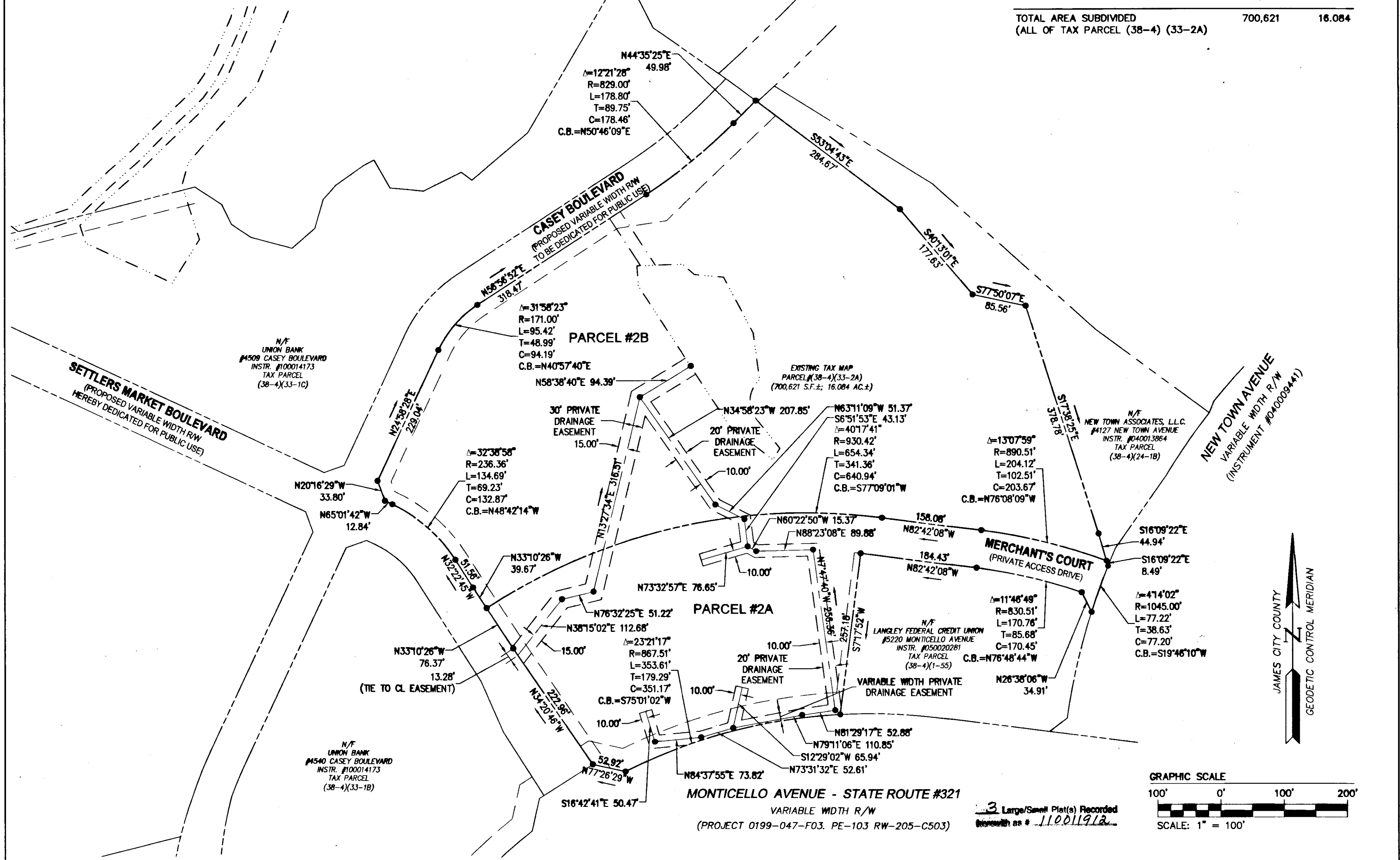
Project Contacts: JAG, GAM
Project Number: 8532-89-01S
Scale: 1"=100'
Date: 4/20/11
Sheet Number: **2 OF 3**

110011912

THE 30' PRIVATE DRAINAGE EASEMENT, 20' PRIVATE DRAINAGE EASEMENT AND VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT SHOWN ON THIS PLAT ARE A PART OF THE STORM WATER DRAINAGE FACILITY EASEMENTS CREATED BY AND TO BE MAINTAINED IN ACCORDANCE WITH THE TERM OF SECTIONS 2.3, 2.4 AND 2.5 OF THE DECLARATION OF EASEMENTS AND COVENANTS DATED MAY 11, 2007 MADE BY AIG BAKER WILLIAMSBURG, LLC AND NEW TOWN ASSOCIATES, LLC AND RECORDED IN THE CLERK'S OFFICE OF THE CITY COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 070014344.

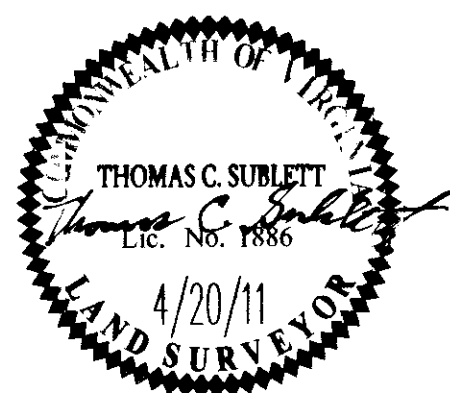
N/F
NEW TOWN ASSOCIATES, LLC
#4400 CASEY BOULEVARD
INSTR. #030027269
TAX PARCEL
(38-4)(1-56)

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3 Large/Small Plat(s) Recorded
Instrument # 110011912

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1	4/20/11	JAG
Rev	Date	Revised By



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PARCEL 2A
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Project Contacts: JAG, GAM
Project Number: 0632-99-01S
Scale: 1"=100' Date: 4/20/11
Sheet Number
3 OF 3