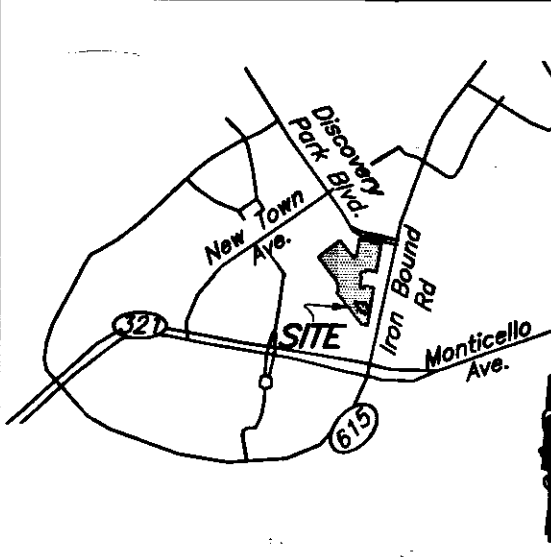


110023685

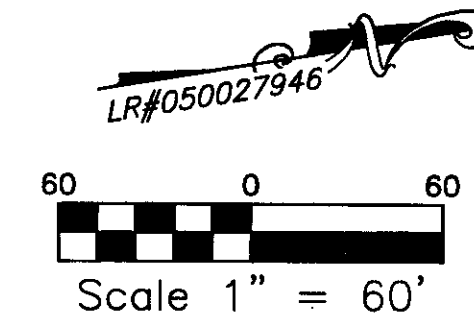
**SOURCE OF TITLE BLOCK 3 PARCEL A:**  
 The property shown on this plat was conveyed to NEW TOWN COMMERCIAL ASSOCIATION by deed dated November 15, 2007 and recorded as LR 070031768 on November 16, 2007 in the Clerk of the Circuit Court of the County of James City. AND by deed dated April 19, 2011 and recorded as LR 110018619 on September 2, 2011 in the Clerk of the Circuit Court of the County of James City.

**OWNERS CERTIFICATION BLOCK 3 PARCEL A:**  
 The Easement modification shown on this plat is with the free consent and in accordance with the desires of the undersigned owners, proprietors and/or trustees.



EASEMENT TABLE			EASEMENT VACATION TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
E1	N24°08'47"W	99.79'	V1	N80°40'48"W	74.30'
E2	N81°57'12"W	19.26'	V2	N37°42'08"W	50.62'
E3	S07°43'19"W	10.00'	V3	S52°17'52"W	28.00'
E4	N81°57'12"W	20.00'	V4	N37°42'08"W	20.00'
E5	N07°43'19"E	10.00'	V5	N52°17'52"E	28.00'
E6	N81°57'12"W	57.17'	V6	N37°42'08"W	73.95'
E7	N37°42'08"W	28.86'	V7	S81°57'12"E	28.66'
E8	S81°57'12"E	128.01'	V8	S37°42'08"E	116.17'
E9	S24°08'47"E	80.65'	V9	S80°40'48"E	66.45'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°17'52"W	22.09'
L2	N82°42'08"W	35.55'
L3	S07°17'52"W	9.15'
L4	S52°17'52"W	15.27'
L5	S09°23'00"W	27.79'
L6	S80°37'00"E	13.49'
L7	N80°37'00"W	37.10'
L8	N37°50'21"W	81.35'
L9	S52°17'52"W	107.02'



SIGNATURE L. Saltzman DATE 11/7/11

PRINTED NAME  
 COMMONWEALTH OF VIRGINIA  
County of James City TO WIT:  
I, Corinna Paulsen,  
 a Notary Public in and for the County  
 of James City, Commonwealth of  
 Virginia, do hereby certify that Lawrence Saltzman



whose names are signed to the this plat, have acknowledged the same before me in my presence and Commonwealth aforesaid. Given under my hand and seal this 7 day of Nov. 2011.

Anna Corinna Paulsen  
 Notary Public  
 My commission expires July 31, 2012  
# 4199694

EASEMENT VACATION AUTHORIZED BY THE BOARD OF DIRECTORS OF JAMES CITY SERVICE AUTHORITY ON FEBRUARY 22, 2011

**CERTIFICATE OF APPROVAL**  
 THIS EASEMENT VACATION IS APPROVED BY THE UNDERSIGNED. ON FEBRUARY 22, 2011

James W. Foster, C.M. 11/10/11  
 AGENT OF JAMES CITY SERVICE AUTHORITY DATE

COMMONWEALTH OF VIRGINIA  
 OF \_\_\_\_\_ TO WIT:  
 I, \_\_\_\_\_  
 a Notary Public in and for the \_\_\_\_\_  
 of \_\_\_\_\_ Commonwealth of  
 Virginia, do hereby certify that \_\_\_\_\_

whose names are signed to this plat, have acknowledged the same before me in my \_\_\_\_\_ and Commonwealth aforesaid. Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

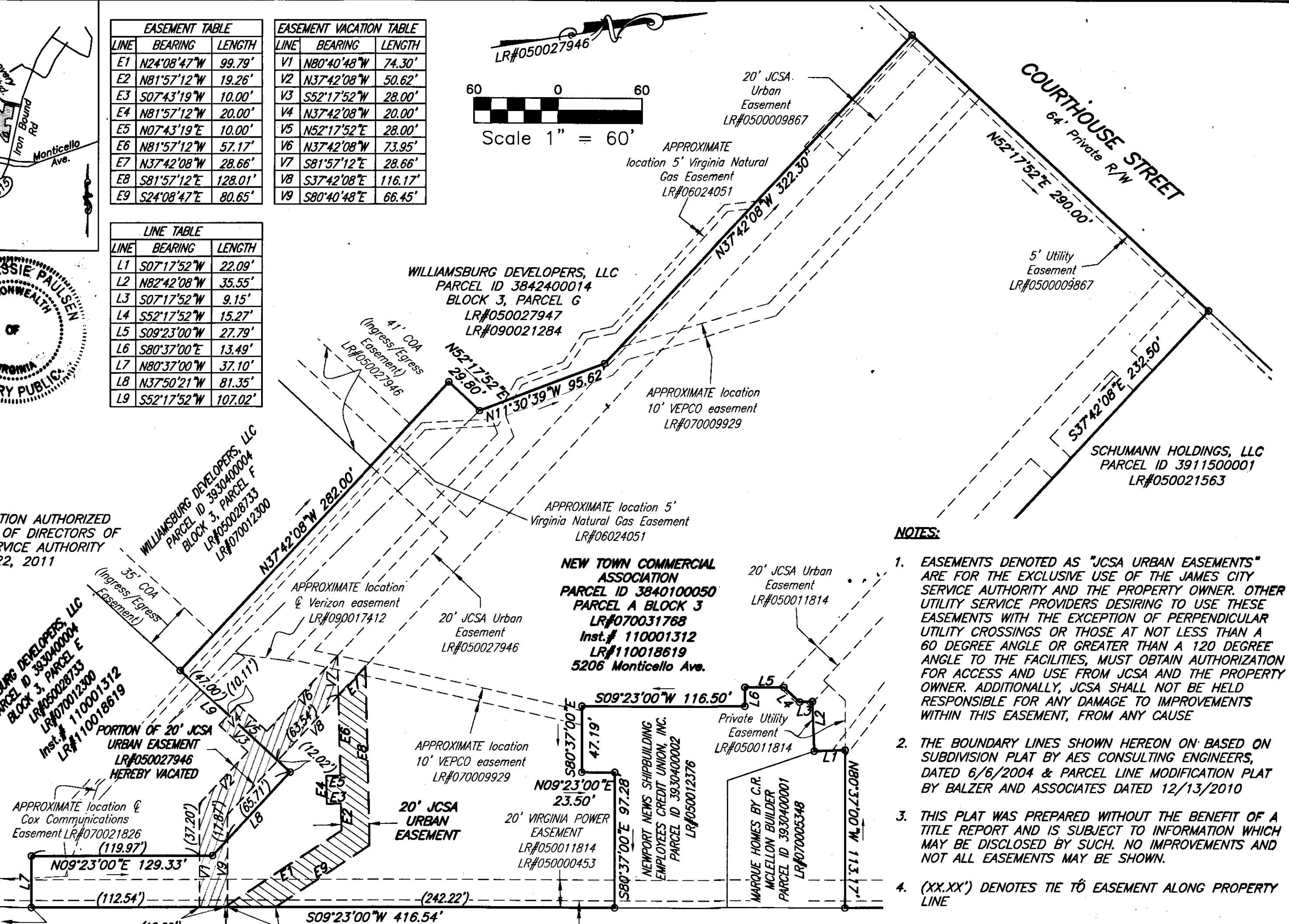
Notary Public  
 My commission expires \_\_\_\_\_

STATE OF VIRGINIA  
 City of Williamsburg and County of James City Circuit Court, this 18th day  
 of November 2011

The plat shown hereon was presented and admitted to the record as the law directs @ 2:37 am/pm

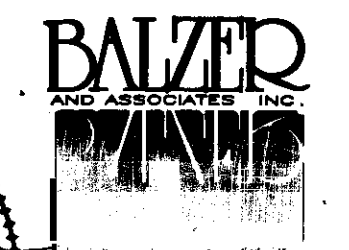
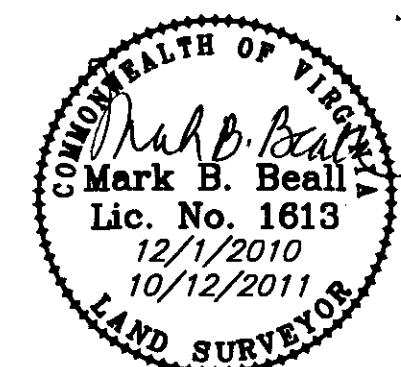
Instrument # 110023685 Large/Small Plat(s) Recorded  
 herewith as # 110023685

Teste: Britney B. Woodruff, Clerk  
By \_\_\_\_\_, Clerk



- NOTES:**
- EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS OR THOSE AT NOT LESS THAN A 60 DEGREE ANGLE OR GREATER THAN A 120 DEGREE ANGLE TO THE FACILITIES, MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE
  - THE BOUNDARY LINES SHOWN HEREON ON BASED ON SUBDIVISION PLAT BY AES CONSULTING ENGINEERS, DATED 6/6/2004 & PARCEL LINE MODIFICATION PLAT BY BALZER AND ASSOCIATES DATED 12/13/2010
  - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NO IMPROVEMENTS AND NOT ALL EASEMENTS MAY BE SHOWN.
  - (XX.XX') DENOTES TIE TO EASEMENT ALONG PROPERTY LINE

NEW TOWN COMMERCIAL ASSOCIATION  
 PARCEL ID 3840100050  
 PARCEL A BLOCK 3  
 LR#070031768  
 Inst.# 110001312  
 LR#110018619  
 5206 Monticello Ave.



PLAT SHOWING VACATION AND DEDICATION OF JCSA URBAN EASEMENT  
 BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: December 1, 2010 SCALE: 1"=60'  
 Revised 10/12/2011 - Update Parcels

J:\C2010\1000301 - New Town\SURVEY\dwg\ESMT - JCSA - C:\000301.dwg