

120000243

**CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY AND THE COLLEGE OF WILLIAM AND MARY REAL ESTATE FOUNDATION, INC. A VIRGINIA NONSTOCK CORPORATION TO NEW TOWN ASSOCIATES, LLC BY DEED DATED JUNE 23, 2000 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.# 000012573.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN PHASE X, SECTION 7, PARCEL A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

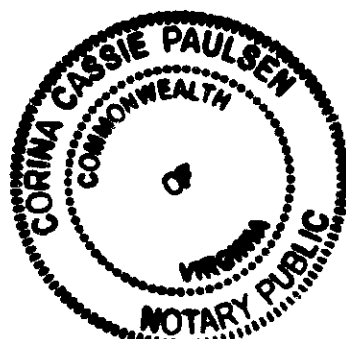
FOR:  
NEW TOWN ASSOCIATES, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Lawrence S. Lzman

PRINTED NAME

AUTHORIZED AGENT  
TITLE

12/15/11  
DATE



**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City  
I, Corina Cassie Paulsen, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 15 DAY OF December

MY COMMISSION EXPIRES 7-31-2012

NOTARY REGISTRATION NUMBER: 7199694

**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 12/14/11  
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.

Michael G. 12-20-11  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Christina 1/3/12  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

**GENERAL NOTES**

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C-0140C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTY IS A PORTION OF TAX MAP NO. (38-4)(1-56). THE PROPERTY ADDRESS FOR TAX MAP NO (38-4)(1-56) IS 4400 CASEY BOULEVARD.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2006 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY.
- 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.
- 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.
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON DEC. 1, 2011 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY (JCSA) FOR THE EXCLUSIVE USE OF 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.
- THIS PLAT IS BASED ON RECORD DOCUMENTS AND PREVIOUS SURVEYS BY AES AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SURVITUTES, AND COVENANTS OF RECORD.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



**VICINITY MAP**

SCALE: 1" = 2000'

**REFERENCES**

INSTRUMENT NO. 050013787,  
INSTRUMENT NO. 050010508 AND  
INSTRUMENT NO. 090006228 FOR  
FURTHER DESCRIPTION OF THE  
EASEMENTS SHOWN ON PLAT.

**LEGEND**

- - IRON ROD SET
- - IRON ROD SET

**AREA TABULATION**

	SQUARE FEET	ACRES
AREA OF PARCEL A	683,408 S.F.±	15.689 AC.±
AREA OF REMAINDER OF PARCEL	3,392,934 S.F.±	77.891 AC.±
TOTAL AREA SUBDIVIDED	4,076,342 S.F.±	93.580 AC.±

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 6th DAY OF January 2012

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:23 AM/2012

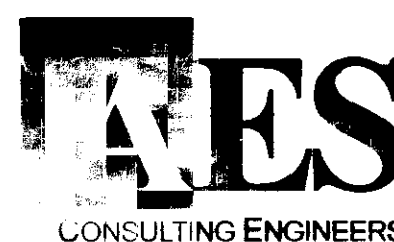
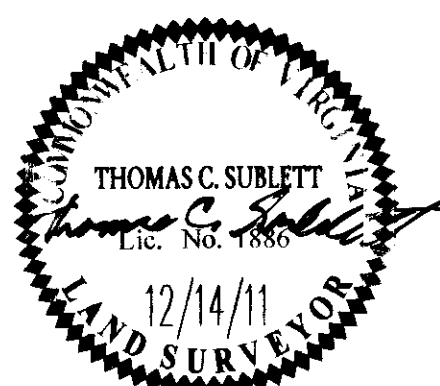
INSTRUMENT # 120000243

TESTE: Betsy B. Woolridge, Clerk  
BETSY B. WOOLRIDGE, CLERK

By Christina, Dep. Clerk

2 Large/Small Plat(s) Recorded  
herewith as # 120000243

Rev.	Date	Description	Revised By
1	12/14/11	REVISED PER COUNTY COMMENTS	REC



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

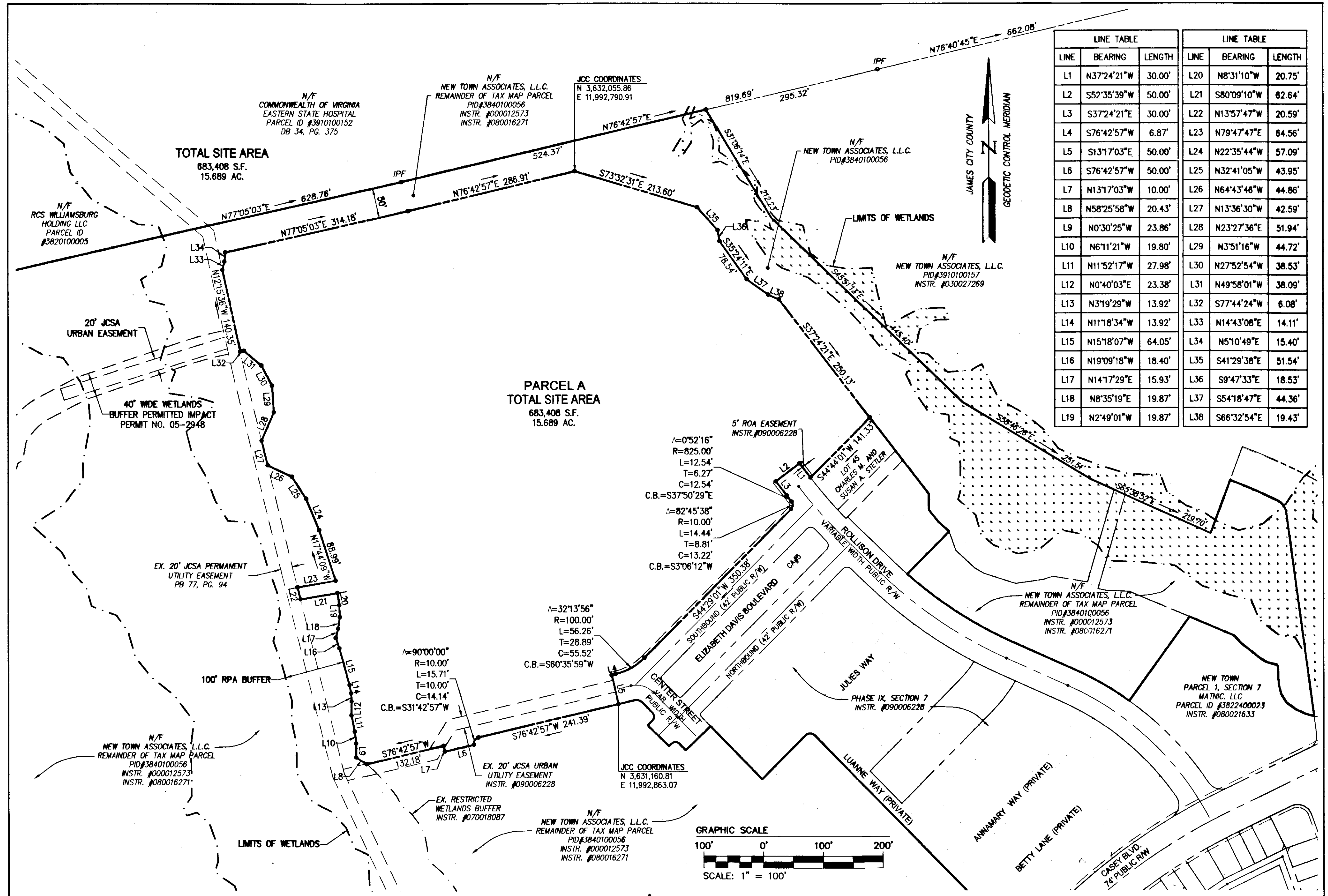
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION  
PHASE X, SECTION 7 - PARCEL A  
NEW TOWN  
OWNED BY NEW TOWN ASSOCIATES, LLC.

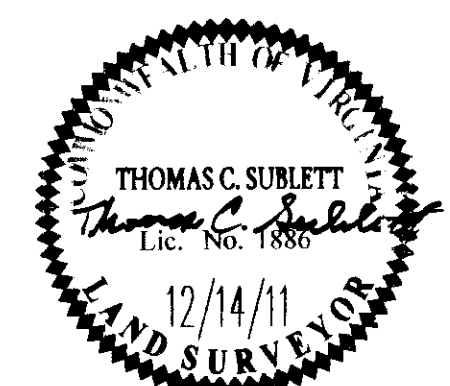
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts	REC/TCS
Project Number	6832-07-06
Scale	NONE
Date	11/01/11
Sheet Number	1 of 2

120000243



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>6 January 2012</u> at <u>11:23</u> AM/PM, PB <u>0</u> PG <u>1</u> Document # <u>120000243</u> BETSY B. WOOLRIDGE, CLERK		REC
1	12/14/11	REC
Rev.	Date	Description
		Dep. Clerk



**AES**  
CONSULTING ENGINEERS  
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**PLAT OF SUBDIVISION**  
**PHASE X, SECTION 7 - PARCEL A**  
**NEW TOWN**  
OWNED BY NEW TOWN ASSOCIATES, LLC.

BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA

Project Contacts:	REC/TCB
Project Number:	6832-07-05
Scale:	1"=100'
Date:	11/01/11
Sheet Number:	2 of 2