

130004753

CERTIFICATION OF SOURCE OF TITLE: ABVA DEVELOPMENT, LP

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO ABVA DEVELOPMENT, LP, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED JUNE 12, 2012 AND RECORDED JUNE 13, 2012 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R. #120012589

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT KNOWN AS PHASE X, SECTION 7, LOTS 46-52 AND 71-78 NEW TOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:

ABVA DEVELOPMENT, LP

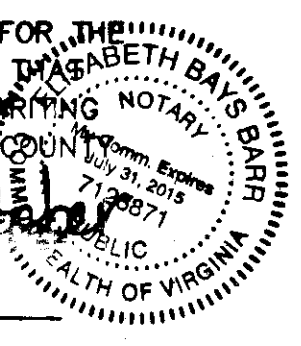
BY:

Kenneth L. Allen
PRINTED NAME
Manager, NALD, LLC
TITLE

10/31/12
DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF *James City County*
I, *Elizabeth B. Barr* NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE 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 *31st* DAY OF *October*
MY COMMISSION EXPIRES *7/31/2015*
NOTARY REGISTRATION NUMBER: *7183871*



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 9/10/12
THOMAS C. SUBLETT, L.S. #1886 DATE

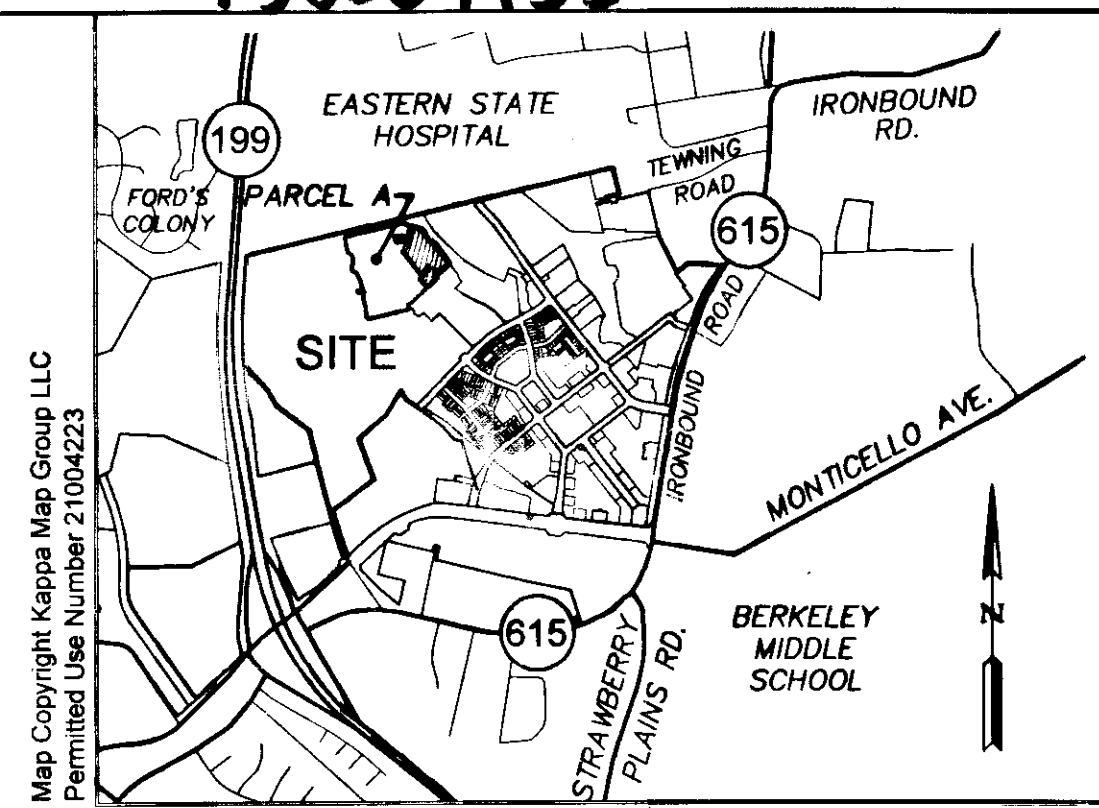
CERTIFICATE OF APPROVAL

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

Jon Clark, P.E. 11/7/12
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Christina... 2-13-13
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 2. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 3. 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.
- 4. PROPERTY IS ALL OF TAX MAP NO. (38-4)(1-56A). THE PROPERTY ADDRESS FOR TAX MAP NO (38-4)(1-56A) IS 4375 ELIZABETH DAVIS BOULEVARD.
- 5. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- 6. REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2006 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY.
- 7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 9. 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.
- 10. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON OCTOBER 04, 2012 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- 11. 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.
- 12. 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, SURVITUDES, AND COVENANTS OF RECORD.
- 13. 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.
- 14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



Map Copyright Kappa Map Group LLC
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VICINITY MAP
SCALE: 1" = 2000'

REFERENCES:

INSTRUMENT NO. 120000243
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
- CA - COMMON AREA

AREA TABULATION

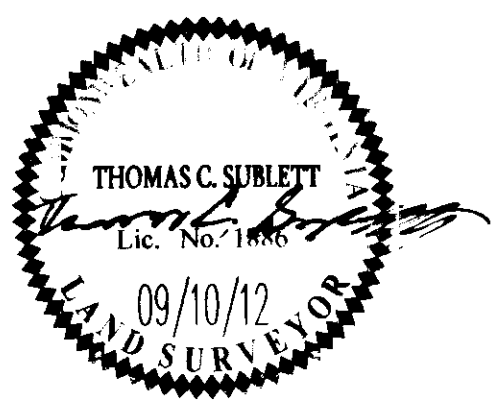
	SQUARE FEET	ACRES
AREA OF LOTS (15 LOTS)	125,086 S.F.±	2.871 AC.±
AREA OF COMMON AREA 7 (CA-7)	1,200 S.F.±	0.028 AC.±
AREA OF RIGHT OF WAY (PUBLIC)	28,756 S.F.±	0.660 AC.±
PARCEL A REMAINDER AREA	528,366 S.F.±	12.130 AC.±
TOTAL AREA SUBDIVDED	683,408 S.F.±	15.689 AC.±

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS *14th* DAY OF *February* 2013.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:35 PM
INSTRUMENT # *130004753*
TESTE: *Betsy B. Woolridge, Clerk*
BETSY B. WOOLRIDGE, CLERK
By Claudia...

Rev.	Date	Description	Revised By
1	10/29/12	REVISED PER COUNTY COMMENTS	JFS

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on *14 February 2013*
at *2:35* AM/PM, PB *1* PG *-*
Document # *130004753*
BETSY B. WOOLRIDGE, CLERK
By *Claudia...*, Dep. Clerk



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PLAT OF SUBDIVISION
PHASE X, SECTION 7
LOTS 46-52 AND 71-78
NEW TOWN
OWNED BY ABVA DEVELOPMENT, LP
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS
Project Number: 0632-07-058
Scale: NONE Date: 09/10/12
Sheet Number
1 of 2