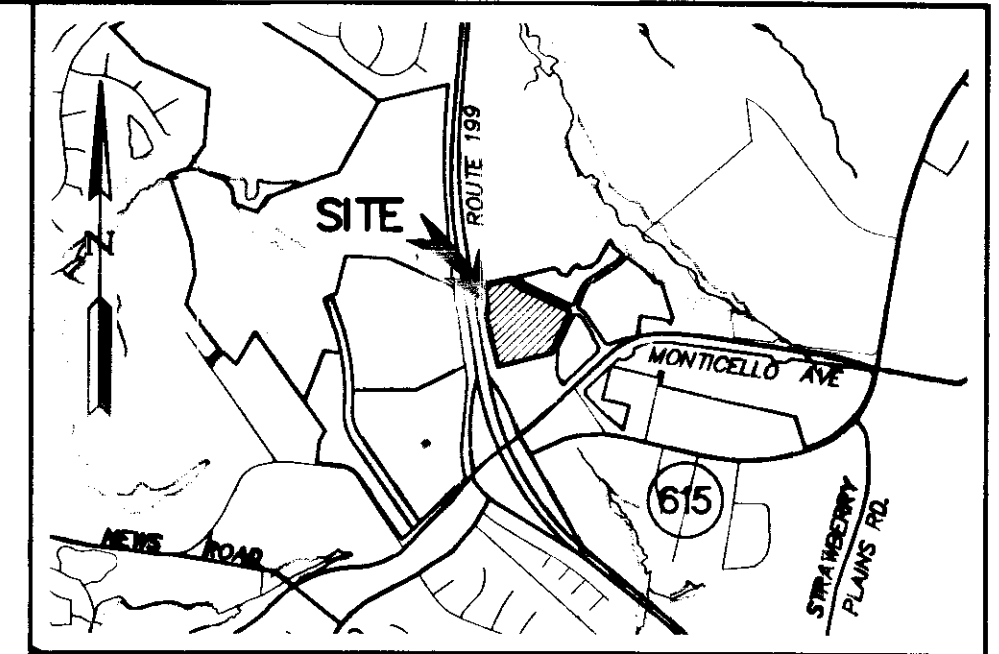


130014825



VICINITY MAP  
SCALE 1"=2,000'

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION AND SHOW AS EXISTING TAX MAP PARCEL (38-4)(33-1A) IS IN THE NAME OF FCP SETTLER'S MARKET, L.L.C. AND WAS ACQUIRED FROM UNION BANK, N.A. BY DEED DATED JANUARY 31, 2011 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NUMBER 1010003643.

**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.  
 FCP SETTLER'S MARKET, LLC, A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: FCP SETTLER'S MARKET MEMBER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ITS CLASS A MEMBER AND ITS GENERAL MANAGER  
 BY: FCP FUND I TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, ITS SOLE MEMBER

Alex J. Marshall 6-12-2013  
 ALEX J. MARSHALL DATE  
 VICE PRESIDENT

**GENERAL NOTES**

1. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
2. 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.
3. THIS PLAT IS FOR THE PURPOSES OF CREATING NEW JCSA URBAN EASEMENTS AND VACATING PORTIONS THE EXISTING JCSA URBAN EASEMENT ONLY.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.

**REFERENCES**

DOC# 080008540  
 PART OF SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENTS PREPARED BY AES CONSULTING ENGINEERS DATED 07-10-07  
 INSTRUMENT NO. 050013787 AND INSTRUMENT NO. 050010508 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON PLAT.

**CERTIFICATE OF NOTARIZATION** STATE OF MARYLAND  
 DISTRICT OF COLUMBIA; TO-WIT: COUNTY OF MONTGOMERY

I, Dorothy A. Leggin A NOTARY PUBLIC IN AND FOR THE DISTRICT OF STATE OF MARYLAND COLUMBIA, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE DISTRICT OF COLUMBIA, STATE OF MARYLAND

GIVEN UNDER MY HAND THIS 12<sup>th</sup> DAY OF JUNE, ~~2012~~ 2013  
 MY COMMISSION EXPIRES \_\_\_\_\_

Dorothy A. Leggin  
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: \_\_\_\_\_  
 DOROTHY A. LEGGIN  
 NOTARY PUBLIC STATE OF MARYLAND  
 My Commission Expires November 29, 2016

**CERTIFICATE OF APPROVAL**

THIS EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.

6/14/13 Laura M. Foster, G.M.  
 DATE AGENT FOR JAMES CITY SERVICE AUTHORITY

**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.

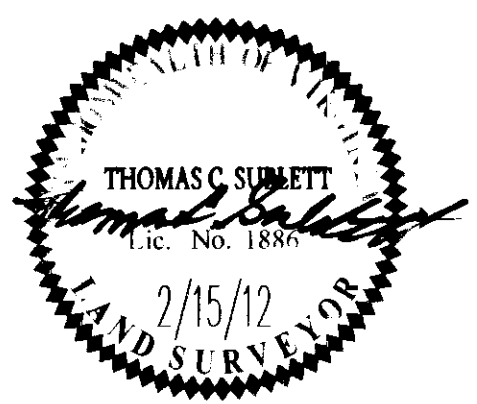
Thomas C. Sublett 2/15/12  
 THOMAS C. SUBLETT, L.S. #1886 DATE

2 Large (11x17) Plat(s) Recorded  
 herewith as # 130014825

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19<sup>th</sup> DAY OF June, 2013.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:41 AM/AM  
 INSTRUMENT # 130014825

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

Rev	Date	Description	Revised By



**AES**  
 CONSULTING ENGINEERS  
 5248 Old 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 EASEMENT AND VACATION OF A PORTION OF EXISTING  
 JCSA URBAN EASEMENT  
**SETTLERS MARKET**  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG, TCS  
 Project Number: 6632-98-04  
 Scale: 1"=50'  
 Date: 2/15/12  
 Sheet Number  
**1 OF 2**

