

130018670

CERTIFICATION OF SOURCE OF TITLE: WAL-MART REAL ESTATE BUSINESS TRUST

THE PROPERTY SHOWN ON THIS PLAT, (PID #3843300001D, PID #3843300002D AND PID #3843300003D) WAS CONVEYED BY SETTLERS MARKET DEVELOPERS, LLC, TO WAL-MART REAL ESTATE BUSINESS TRUST BY DEED DATED JULY 28, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #080019271.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS "BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS D-1, D-2 & D-3 SECTION 9, SETTLER'S MARKET AT NEW TOWN" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: WAL-MART REAL ESTATE BUSINESS TRUST

2-14-2013
DATE

Steven Mitchell
SIGNATURE

STEVEN MITCHELL
PRINTED NAME

DIRECTOR OF DESIGN
TITLE

NOTARY PUBLIC:

STATE OF ARKANSAS, COUNTY OF BENTON, TO WIT:

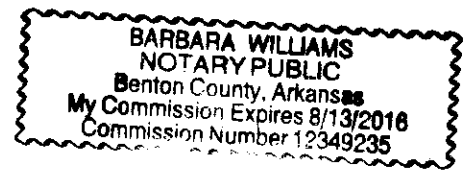
I, Barbara Williams, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 14 DAY OF February, 2013

SIGNED Barbara Williams

NOTARY REGISTRATION # 12379235

MY COMMISSION EXPIRES August 13, 2016

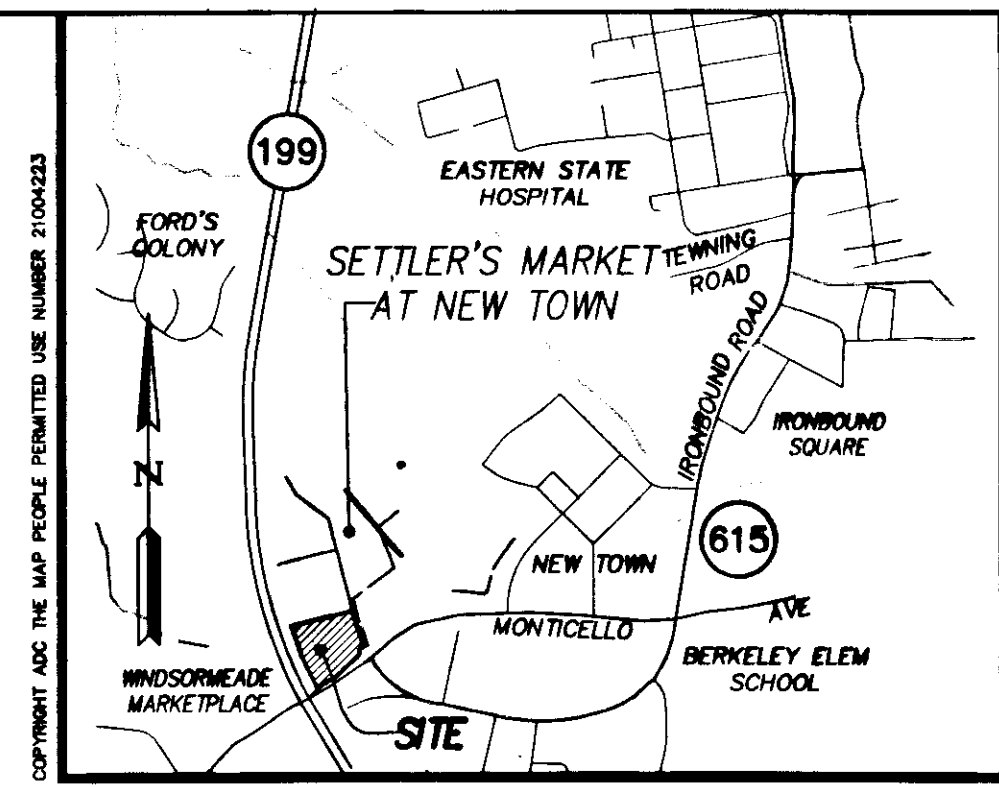


GENERAL NOTES

- 1. PROPERTY AS SHOWN IS PARCEL ID #3843300001D, #3843300002D AND AND ID #3843300003D 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.
- 2. PROPERTY STREET ADDRESS: #4680 CASEY BOULEVARD, #4670 CASEY BOULEVARD & #4541 CASEY BOULEVARD
- 3. PROPERTY IS IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FEMA) #51095C0140C WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
- 4. 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=11995286.983
- 5. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 6. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 8. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 9. A WAIVER TO SECTION 24-527 OF THE ZONING ORDINANCE, SETBACK REQUIREMENTS, WAS APPROVED BY THE PLANNING COMMISSION ON DECEMBER 4, 2008, PROVIDED THAT THE PROPOSALS ARE IN ACCORDANCE WITH THE APPROVED NEW TOWN DESIGN GUIDELINES. BUILDING SETBACKS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN REVIEW BOARD AND WITH APPROVED SITE PLAN SP-0085-2006.
- 10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 11. THIS PLAT WAS REVIEWED AND APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 15, 2012.

REFERENCES:

- INSTRUMENT #090025511 (PLAT & PLAT AFFIDAVIT)
- INSTRUMENT #080019271
- INSTRUMENT #080019270 (PLAT & PLAT AFFIDAVIT)
- INSTRUMENT #070014344 (DECLARATION OF EASEMENTS AND COVENANTS)
- INSTRUMENT #070015568
- INSTRUMENT #000012573



VICINITY MAP
SCALE 1"=2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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 10/09/12
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.

Christy Rose 3/25/13
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

VDOT APPROVAL

Jan C. Felt, P.E. 2/21/13
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

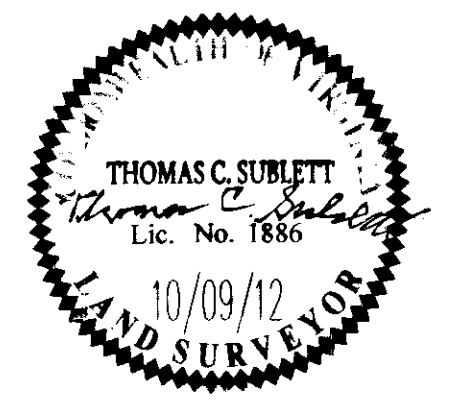
NOTE: JCSA URBAN UTILITY EASEMENT PARCEL "D" RECORDED AS INSTRUMENT #080008904.

UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY (JCSA) 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

2 Large/Small Plat(s) Recorded
herewith as # 130018670

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 8th DAY OF August, 2013.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:23AM/PM.
INSTRUMENT # 130018670
TESTE: BY Shirley Adderly, DC
BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge, Clerk

Rev.	Date	Description	Revised By

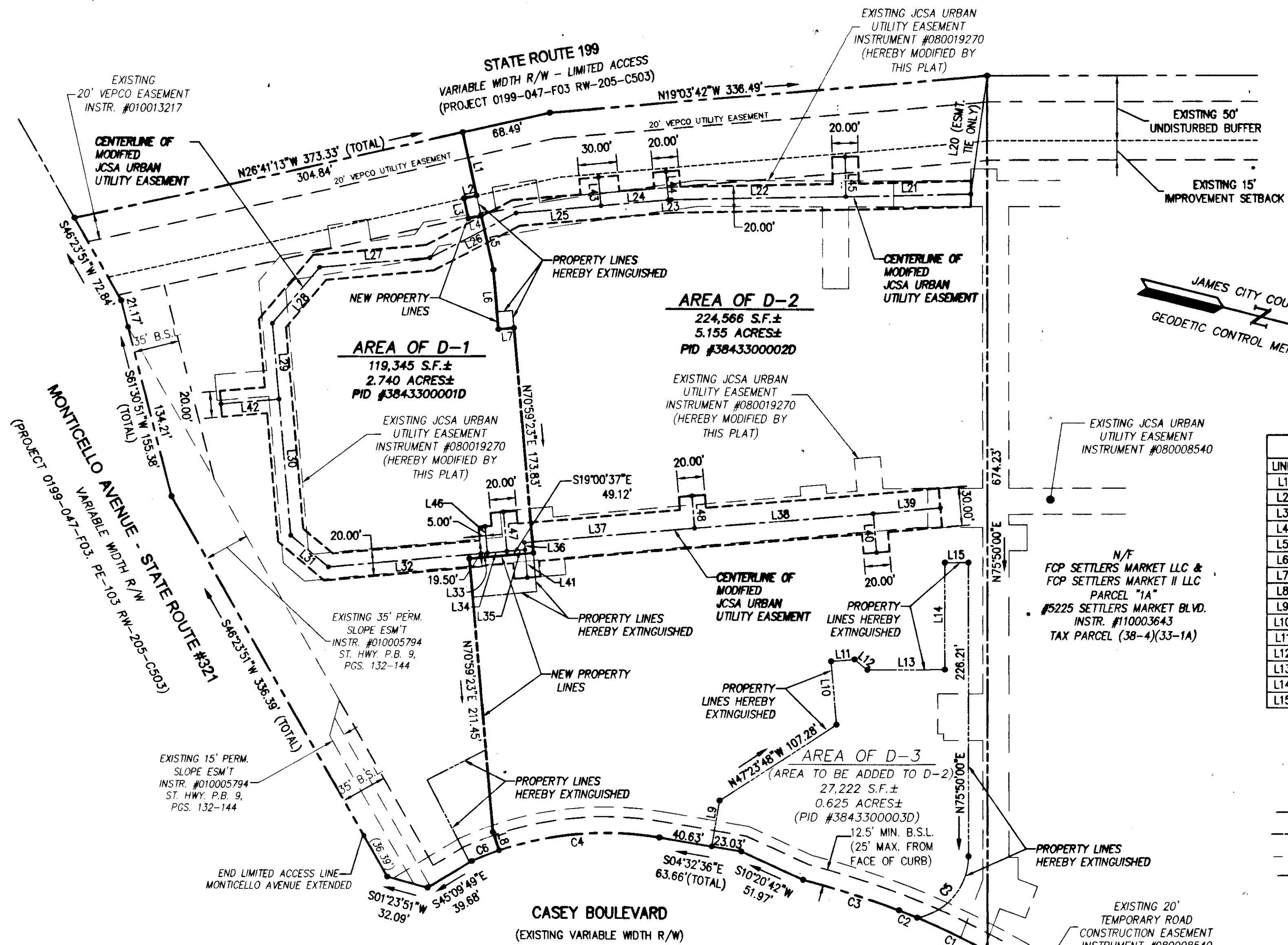


AVES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.avesva.com

JAMES CITY COUNTY PROJECT NO. S-0042-2012
BOUNDARY LINE EXTINGUISHMENT FOR LOT D-3 AND BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS D-1 & D-2 BEING A PART OF NEW TOWN, SECTION 9 "SETTLER'S MARKET AT NEW TOWN" OWNED BY WAL-MART REAL ESTATE BUSINESS TRUST
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: TCS/JFS
Project Number: 6632-09-05
Scale: 1"=60' Date: 10/09/12
Sheet Number
1 OF 2

LINE TABLE		
CENTERLINE OF MODIFIED JCSA URBAN UTILITY EASEMENT		
LINE	BEARING	LENGTH
L20	N83°43'29"E	91.78'
L21	S15°21'57"E	95.58'
L22	S15°21'57"E	133.89'
L23	S19°03'58"E	2.30'
L24	S19°03'58"E	51.83'
L25	S19°03'58"E	65.47'
L26	S41°30'39"E	74.29'
L27	S19°00'39"E	84.93'
L28	S64°00'39"E	56.00'
L29	N70°59'22"E	58.81'
L30	N70°59'22"E	105.24'
L31	N25°59'23"E	37.84'
L32	N19°00'37"W	117.26'
L33	N19°00'37"W	5.00'
L34	N19°00'37"W	15.00'
L35	N19°00'37"W	13.93'
L36	S70°59'23"W	5.50'
L37	N19°00'37"W	131.04'
L38	N19°00'37"W	137.52'
L39	N19°00'37"W	51.56'
L40	N70°59'23"E	30.00'
L41	N70°59'23"E	21.50'
L42	S19°00'38"E	44.86'
L43	S70°56'02"W	22.02'
L44	S70°56'02"W	22.01'
L45	S74°38'03"W	30.69'
L46	S70°58'23"W	20.50'
L47	S70°59'23"W	30.50'
L48	S70°59'23"W	25.00'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N63°20'17"E	50.00'
L2	S26°41'13"E	10.00'
L3	N63°20'17"E	15.74'
L4	N26°39'43"W	10.00'
L5	N63°20'17"E	42.80'
L6	N70°59'23"E	46.02'
L7	N19°00'37"W	12.00'
L8	N57°04'42"E	15.00'
L9	S85°27'24"W	35.76'
L10	S70°56'18"W	49.00'
L11	N19°03'42"W	18.00'
L12	N24°45'43"E	12.82'
L13	N14°10'27"W	59.32'
L14	S75°50'00"W	82.46'
L15	N14°10'00"W	18.00'

LEGEND

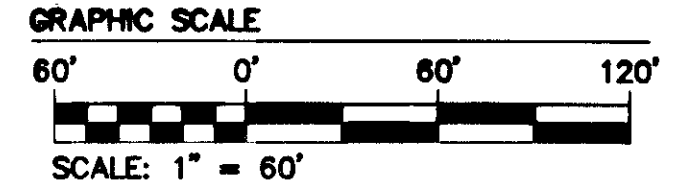
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENTS
- PROPERTY CORNER

CURVE TABLE							
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	TANGENCY
C1	4°57'24"	690.54'	59.74'	29.89'	59.72'	S11°42'32"W	NON-TANGENT
C2	1°15'14"	690.54'	15.11'	7.56'	15.11'	S08°36'14"W	TANGENT
C3	6°23'58"	692.50'	77.35'	38.71'	77.31'	S03°22'47"W	NON-TANGENT
C4	33°28'06"	251.69'	147.02'	75.68'	144.94'	S21°17'03"E	TANGENT
C5	79°17'46"	48.03'	66.47'	39.80'	61.29'	S64°29'20"E	NON-TANGENT
C6	5°05'48"	251.69'	22.39'	11.20'	22.38'	S35°28'12"E	TANGENT

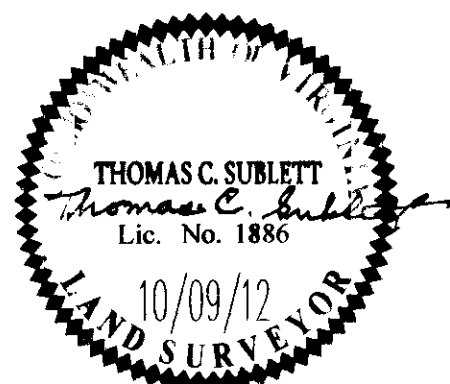
MODIFIED JCSA URBAN EASEMENT AREA TABULATION

LOT D-1 = 11,914 S.F. ± OR 0.274 ACRES ±
 LOT D-2 = 19,028 S.F. ± OR 0.437 ACRES ±

2 Large/Small Plat(s) Recorded
 herewith as # 130018670



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
August 8, 2013
 at 10:23 AM, PB _____ PG _____
 Document # 130018670
 BETSY B. WOOLRIDGE, CLERK
[Signature], Dep. Clerk



AES
 CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23186
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

JAMES CITY COUNTY PROJECT NO. S-0042-2012
 BOUNDARY LINE EXTINGUISHMENT FOR LOT D-3
 AND BOUNDARY LINE ADJUSTMENT
 BETWEEN PARCELS D-1 & D-2 BEING A PART OF
 NEW TOWN, SECTION 9
 "SETTLER'S MARKET AT NEW TOWN"
 OWNED BY WAL-MART REAL ESTATE BUSINESS TRUST
 BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: TCS/JFS
 Project Number: 6632-09-05
 Scale: 1"=60' Date: 10/09/12
 Sheet Number
2 OF 2