

13002585

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 79-88 NEW TOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:

ABVA DEVELOPMENT, LP

BY: NALD, LLC General Partner 9/10/2013
DATE

By: Kenneth Allen, Manager
PRINTED NAME

[Signature]
TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY

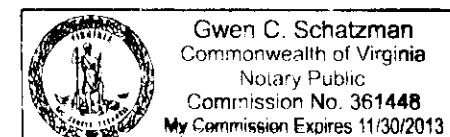
I, Gwen C. Schatzman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 18th DAY OF SEPTEMBER 2013

MY COMMISSION EXPIRES 11/30/2013

NOTARY REGISTRATION NUMBER: 361448

Gwen C. Schatzman 361448
SIGNATURE REGISTRATION NUMBER



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 2/13/13
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

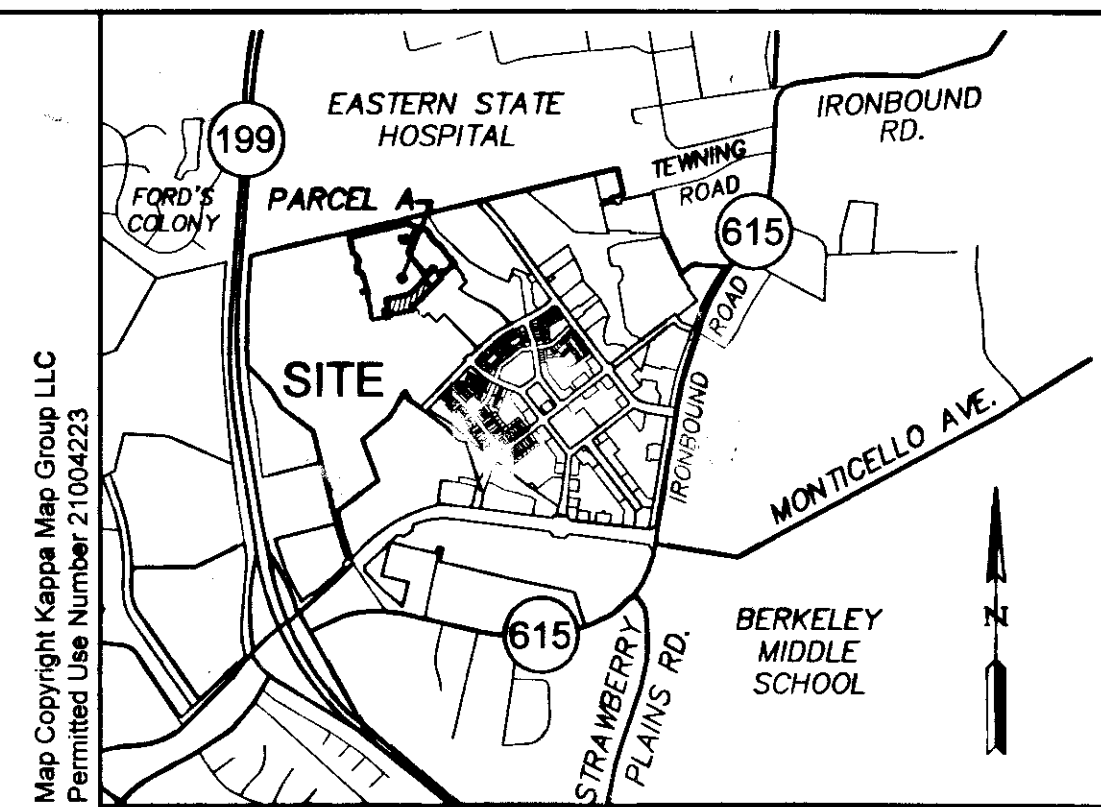
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Charles Carter 7/26/13
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 9/27/13
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
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 A PORTION 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 FEBRUARY 21, 2013 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, SERVITUDES, 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.



VICINITY MAP

SCALE: 1" = 2000'

REFERENCES:

- INSTRUMENT NO. 130004757
- 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

2 Large/B-Met Plat(s) Recorded herewith as # 13002585

AREA TABULATION

	SQUARE FEET	ACRES
AREA OF LOTS (10 LOTS)	59,830 S.F.±	1.374 AC.±
AREA OF RIGHT OF WAY (PUBLIC)	16,112 S.F.±	0.370 AC.±
PARCEL A REMAINDER AREA	452,424 S.F.±	10.386 AC.±
TOTAL AREA SUBDIVIDED	528,366 S.F.±	12.130 AC.±

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1ST DAY OF October, 2013.

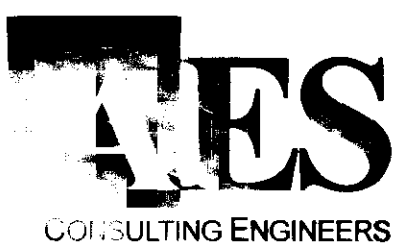
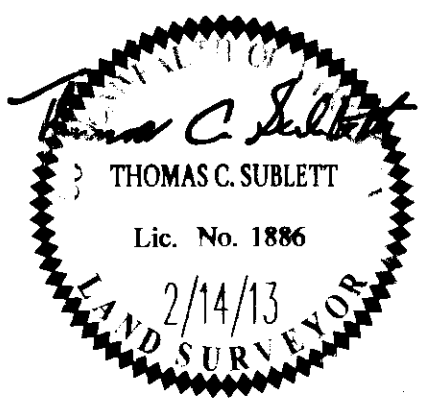
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:19 AM/PM

INSTRUMENT # 13002585

TESTE: Robert N. Woolridge deputy clerk
BETSY B. WOOLRIDGE, CLERK

J.C.C. CASE NO., S-0015-213

Rev	Date	Description	JRK
1	7-3-13	REVISIONS PER JAMES CITY COUNTY	JRK



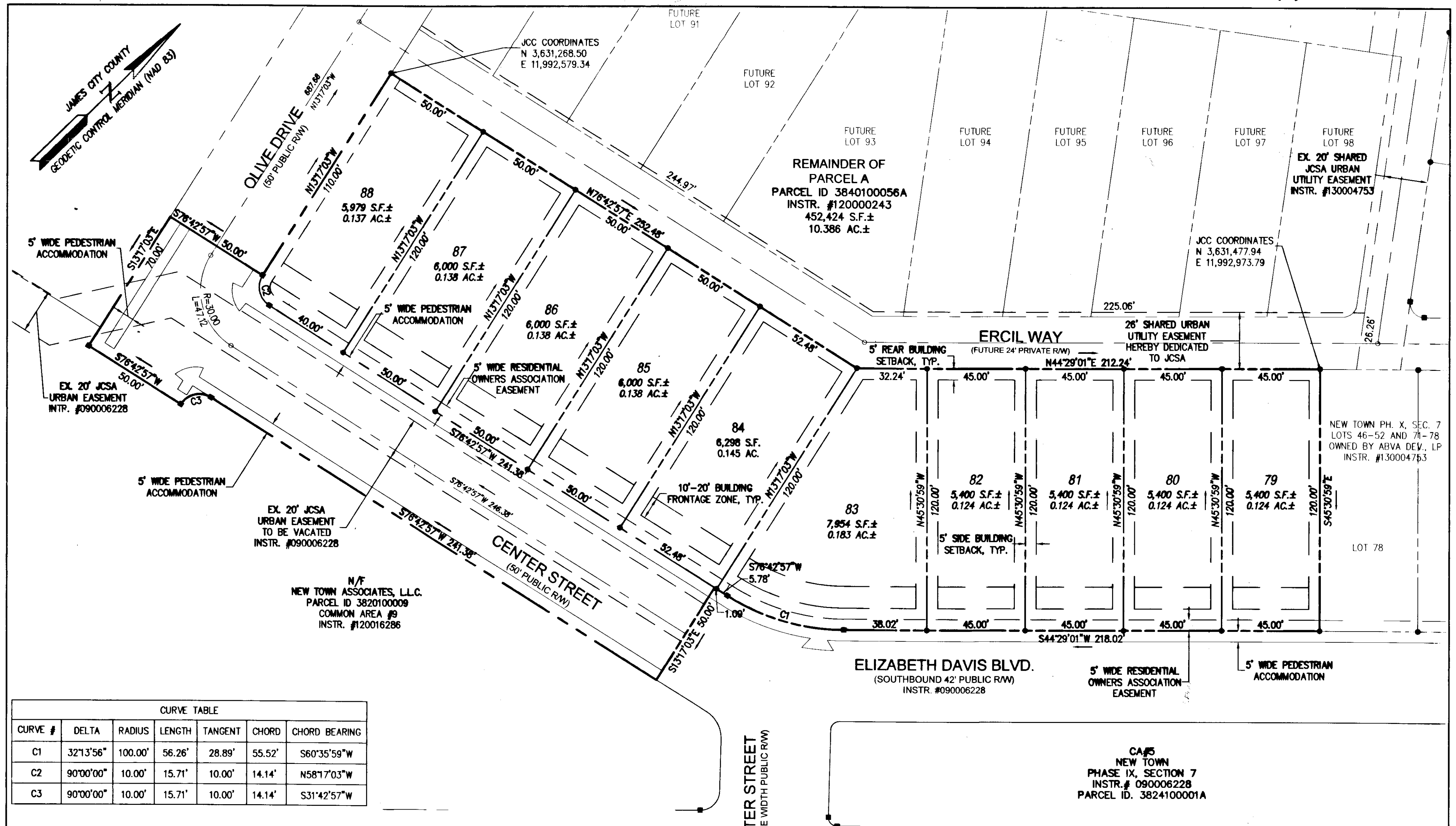
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

PLAT OF SUBDIVISION
PHASE X, SECTION 7
LOTS 79-88
NEW TOWN
OWNED BY ABVA DEVELOPMENT, LP

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS/JRK
Project Number:	6632-07-05B
Scale:	NONE
Date:	2/14/13
Sheet Number	1 of 2

130022585

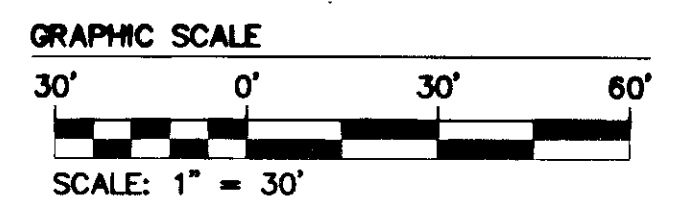


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	32°13'56"	100.00'	56.26'	28.89'	55.52'	S60°35'59"W
C2	90°00'00"	10.00'	15.71'	10.00'	14.14'	N58°17'03"W
C3	90°00'00"	10.00'	15.71'	10.00'	14.14'	S31°42'57"W

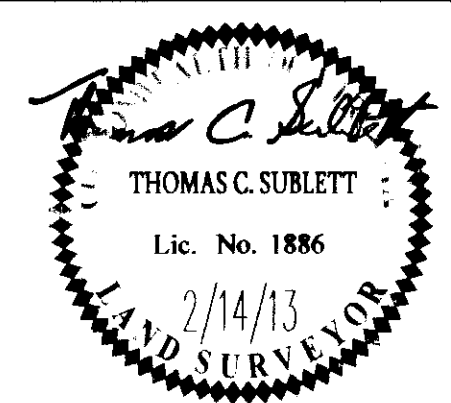
2 Large/Small Plat(s) Recorded herewith as # 130022585

NOTE:
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
1 October, 2013
at 10:19 AM/PM, PG.
Document # **130022585**
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk



Rev.	Date	Description	JRK Revised By
1	7-3-13	REVISIONS PER JAMES CITY COUNTY	JRK



AMES
CONSULTING ENGINEERS
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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
PHASE X, SECTION 7
LOTS 79-88
NEW TOWN
OWNED BY ABVA DEVELOPMENT, LP
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JRK
Project Number: 6632-07-05B
Scale: 1" = 30' Date: 2/14/13
Sheet Number
2 of 2