

140000709

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 53-62 AND 65-70 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 12/13/13
 BY: Kenneth C. Abao, Manager DATE
 PRINTED NAME
 TITLE

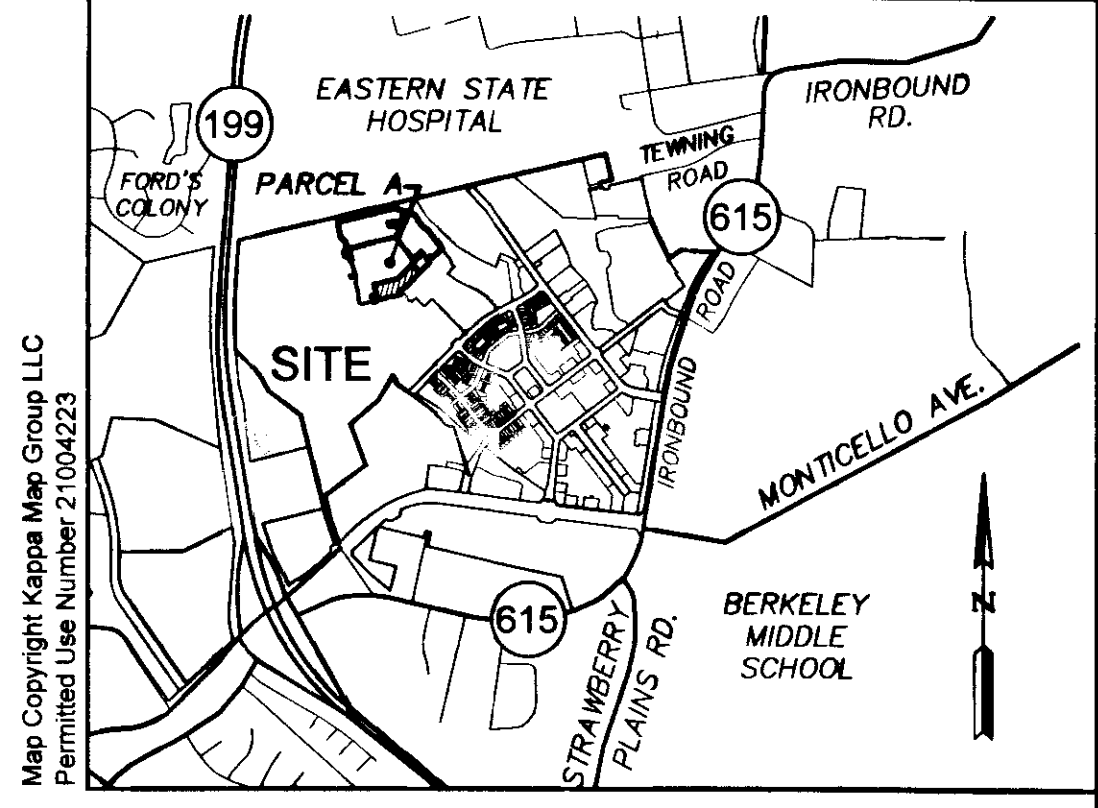
CERTIFICATE OF NOTARIZATION:
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City
 I, Elizabeth Bay Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY NAME THIS 13th DAY OF December
 MY COMMISSION EXPIRES 7/31/2015
 NOTARY REGISTRATION NUMBER: 7123871

Elizabeth Bay Barr 12/13/13
 NOTARY DATE

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 Catlett 11/12/13
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Christina 1/10/14
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

- GENERAL NOTES**
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - 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.
 - 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)(1-56A). THE PROPERTY ADDRESS FOR TAX MAP NO (38-4)(1-56A) IS 4375 ELIZABETH DAVIS 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 FEBRUARY 21, 2013 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, SURVITUDES, 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.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - ALL COMMON AREAS (C.A.) SHALL BE DEDICATED TO THE ROAD.



Map Copyright Kappa Map Group LLC
 Permitted Use Number 21004223

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

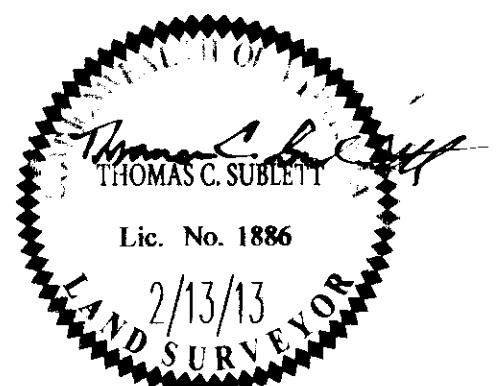
2 Large ~~MU~~ Plat(s) Recorded
 herewith as # 140000709

AREA TABULATION

	SQUARE FEET	ACRES
AREA OF LOTS (16 LOTS)	131,415 S.F.±	3.017 AC.±
COMMON AREA (CA-6 AND CA-6A)	22,140 S.F.±	0.509 AC.±
AREA OF RIGHT OF WAY (PUBLIC)	29,213 S.F.±	0.671 AC.±
PARCEL A REMAINDER AREA	269,656 S.F.±	6.189 AC.±
TOTAL AREA SUBDIVIDED	452,424 S.F.±	10.386 AC.±

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10th DAY
 OF January, 2014
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
 LAW DIRECTS. @ 3:58 AM/PM
 INSTRUMENT # 140000709
 TESTE: Betsy B. Woolridge deputy clerk
 BETSY B. WOOLRIDGE, CLERK

Rev.	Date	Description	Revised By
1	11/7/13	REVISED PER COUNTY COMMENTS	TCS



AES
 CONSULTING ENGINEERS
 Hampton Roads | Central Virginia | Middle Peninsula
 5246 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 53-62 AND 65-70
 NEW TOWN
 OWNED BY ABVA DEVELOPMENT, LP
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

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

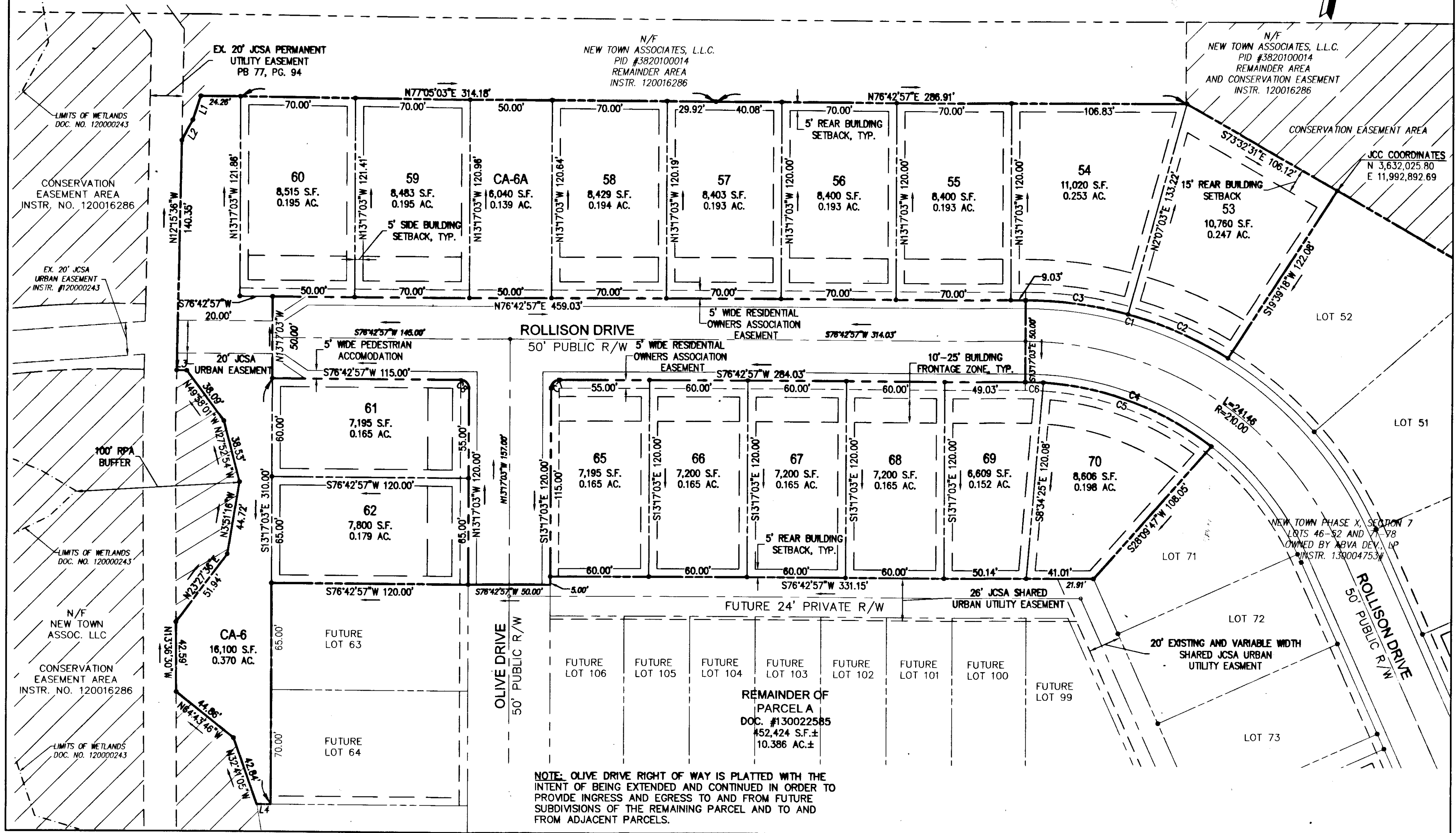
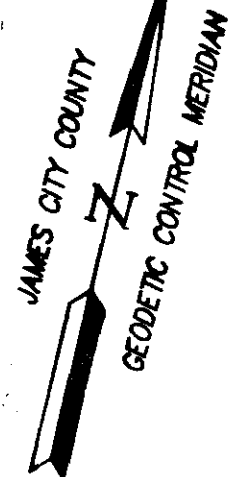
140000709

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	31°43'12"	235.00'	130.10'	66.76'	128.45'	N87°25'27"W
C2	16°19'06"	235.00'	66.93'	33.69'	66.70'	N79°43'24"W
C3	15°24'06"	235.00'	63.17'	31.78'	62.98'	S84°25'00"W
C4	37°53'46"	185.00'	122.36'	63.51'	120.14'	S84°20'10"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C5	34°29'51"	185.00'	111.39'	57.44'	109.71'	N82°38'13"W
C6	3°23'55"	185.00'	10.97'	5.49'	10.97'	S78°24'55"W
C7	90°00'00"	5.00'	7.85'	5.00'	7.07'	S31°42'57"W
C8	90°00'00"	5.00'	7.85'	5.00'	7.07'	N58°17'03"W

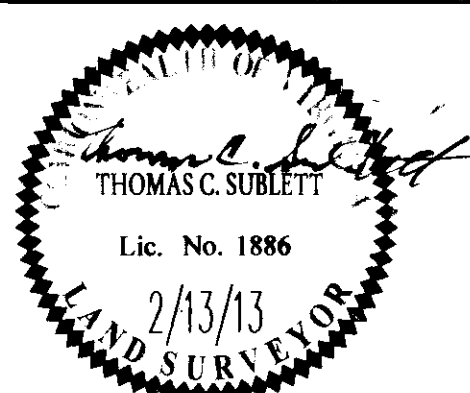
LINE TABLE		
LINE	BEARING	LENGTH
L1	N5°10'49"E	15.40'
L2	N14°43'08"E	14.11'
L3	S77°44'24"W	6.08'
L4	S76°42'57"W	8.57'

N/F
COMMONWEALTH OF VIRGINIA
EASTERN STATE HOSPITAL
PARCEL ID #3910100152
DB 34, PG. 375



NOTE: OLIVE DRIVE 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 OF THE REMAINING PARCEL AND TO AND FROM ADJACENT PARCELS.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 10 January 2014 at 3:58 PM, PG. PG Document # 140000709 BETSY B. WOOLRIDGE, CLERK <i>[Signature]</i> Dep. Clerk		
1	11/7/13	REVISED PER COUNTY COMMENTS
Rev	Date	Description
		TCS
		Revised By



2 Large Plat(s) Recorded
herewith as # **140000709**

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**PLAT OF SUBDIVISION
PHASE X, SECTION 7
LOTS 53-62 AND 65-70
NEW TOWN
OWNED BY ABVA DEVELOPMENT, LP**

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS/JFS
Project Number:	6632-07-058
Scale:	1" = 40'
Date:	2/13/2013
Sheet Number	2 of 2