

REFERENCE:  
PARCEL 2B-INSTRUMENT #110011912 JUNE 6, 2011

EXISTING ADDITIONAL  
WETLAND RESTRICTED AREA  
INSTR. #090029173

NEW TOWN RESIDENTIAL  
ASSOCIATION, INC  
PARCEL #38226000010

EXISTING JAMES CITY COUNTY  
CONSERVATION EASEMENT  
INSTR. NO. 080008540  
INSTR. NO. 080008541

N/T  
NEW TOWN ASSOCIATES, L.L.C.  
#4127 NEW TOWN AVENUE  
PARCEL ID #38424000018  
INSTR. #040013864

PARCEL #2B  
LOT 2  
(299,177 S.F. ±; 6.868 AC. ±)

PARCEL #2B  
LOT 1  
(209,785 S.F. ±; 4.816 AC. ±)

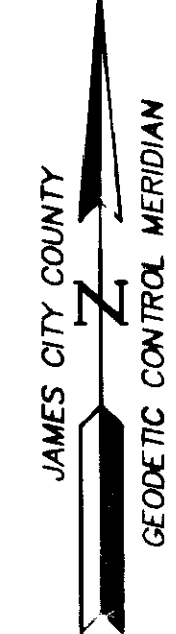
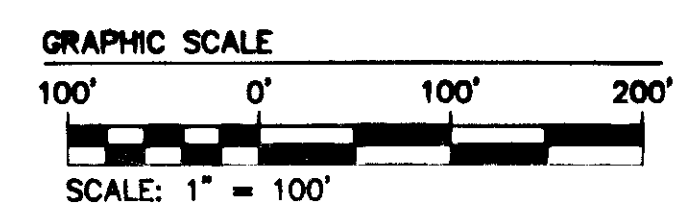
MERCHANT'S COURT  
(PRIVATE ACCESS DRIVE)

N/T  
LANGLEY FEDERAL CREDIT UNION  
#220 MONTICELLO AVENUE  
PARCEL ID #38401000055  
INSTR. #050020281

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°10'02"W	19.05'
L2	S34°04'55"W	38.80'
L3	S6°56'34"E	17.11'
L4	S32°47'03"E	303.84'
L5	S50°17'44"E	33.57'
L6	S72°23'55"E	73.58'
L7	S38°30'32"E	19.09'
L8	S2°51'06"E	42.19'

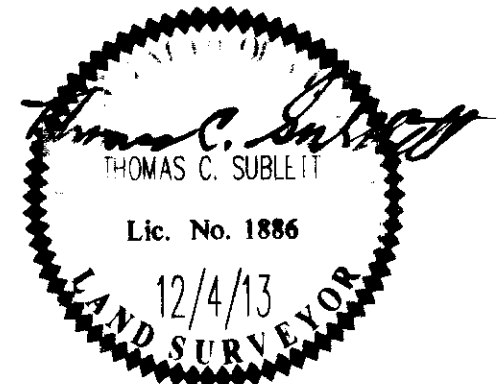
3 Large/Small Plat(s) Recorded  
herewith as # 140004020

MONTICELLO AVENUE - STATE ROUTE #321  
VARIABLE WIDTH R/W  
(PROJECT 0199-047-F03, PE-103 RW-205-C503)



S:\Jobs\632159\08-FCP Retail Coord\Survey\Plan\Parcel 1C & 2B Subdivision Plat Sheet 3.dwg, 2/20/2014 11:32:59 AM

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <b>3-12-2014</b>	
at <b>1:15</b> AM/PM, PG. _____	PG. _____
Document # <b>140004020</b>	
BETSY B. WOOLRIDGE, CLERK	
<i>AMY STONEY</i> Dep. Clerk	
1 12/4/13	JAG
Rev	Date Description Revised By



**NEES**  
CONSULTING ENGINEERS  
Hampton Roads | Central Virginia | Middle Peninsula

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Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.neesa.com

PLAT OF SUBDIVISION  
PARCEL 1C & 2B  
NEW TOWN, SECTION 9  
"SETTLERS MARKET AT NEW TOWN"  
PROPERTY OF FCP SETTLER'S MARKET II, LLC  
COUNTY OF JAMES CITY BERKELEY DISTRICT VIRGINIA

Project Contacts: JAG, GAM  
Project Number: 9632-96-08  
Scale: 1"=100' Date: 8/6/13  
Sheet Number  
**3 OF 3**