

**CERTIFICATION OF SOURCE OF TITLE:**

1. THE PROPERTY SHOWN ON THIS PLAT AS PARCEL 1C (TAX PARCEL ID: 3843300001C) AND WAS CONVEYED BY FCP SETTLER'S MARKET, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (FCP I) FCP SETTLER'S MARKET II, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (FCP II) TO BY DEED DATED JANUARY 31, 2011 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 110003643.
2. THE PROPERTY SHOWN ON THIS PLAT AS PARCEL 2B (TAX PARCEL ID: 3843300002B) AND WAS CONVEYED BY FCP SETTLER'S MARKET, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (FCP I) TO FCP SETTLER'S MARKET II, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (FCP II) BY DEED DATED JUNE 22, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 110013932.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS 'PLAT OF SUBDIVISION PARCEL 1C & 2B 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 II, LLC

BY: FCP SETTLER'S MARKET II, LLC  
Its Class A Member and General Manager

BY: FCP Fund I Trust, Its Sole Member

BY: *Esko I. Korhonen*  
*Esko I. Korhonen*

PRINTED NAME: Esko I. Korhonen  
President

DATE: 2/7/14

TITLE

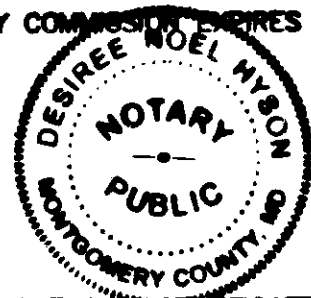
**NOTARY**

DISTRICT OF COLUMBIA, TO-WIT: MARYLAND

I, Desiree Hyson A NOTARY PUBLIC IN AND FOR THE DISTRICT OF COLUMBIA, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE DISTRICT OF COLUMBIA.

GIVEN UNTO MY HAND THIS 7TH DAY OF FEBRUARY, 2014.

MY COMMISSION EXPIRES 12/5/15



Desiree Hyson  
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER  
DEBREE NOEL HYSON  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires December 5, 2015

**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 1/9/14  
THOMAS C. SUBLETT, L.S. #1886 DATE

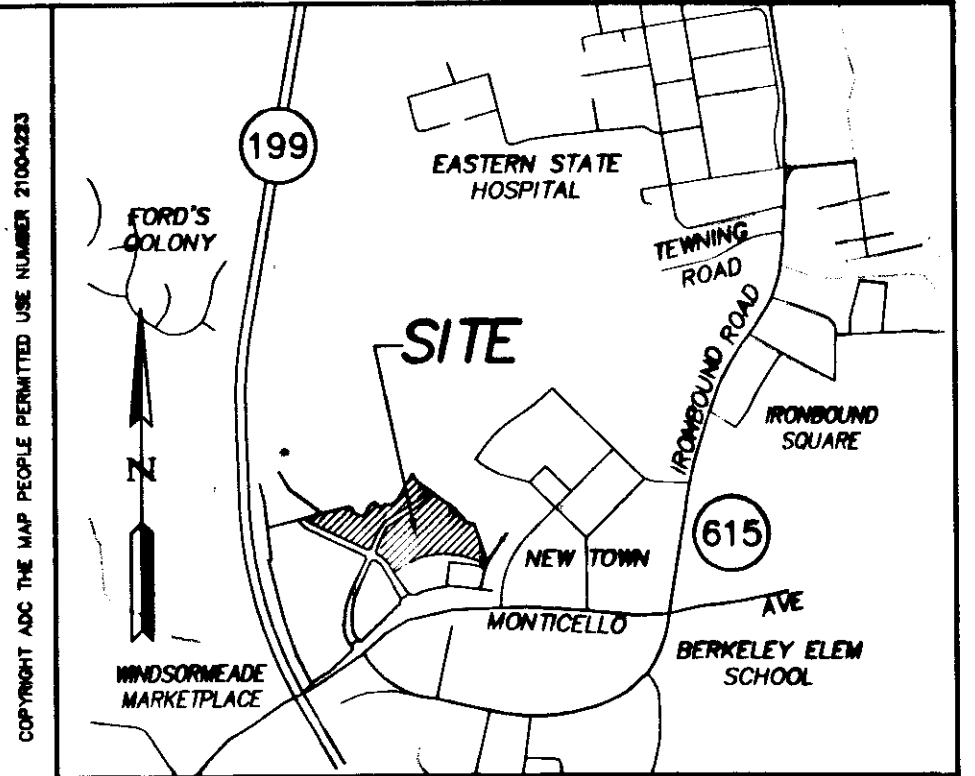
**CERTIFICATE OF APPROVAL**

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

Christina J. Pomeroy 2/28/14  
SUBDIVISION AGENT OF DATE  
THE COUNTY OF JAMES CITY

**GENERAL NOTES**

1. PROPERTIES AS SHOWN ARE TAX PARCEL 3843300001C, 3843300002B AND IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS, BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE Z-0016-2005/MP-0013-2005. ALSO, DESIGN GUIDELINES FOR THE RESIDENTIAL PORTION OF SECTION 9 ARE REFERENCED ON THE MASTER PLAN FOR CASE Z-0003-2011/MP-0002-2011.
2. PROPERTY STREET ADDRESS: 4500 CASEY BOULEVARD; 4520 CASEY BOULEVARD
3. THIS PLAT WAS MADE TO AGREE WITH RECORD PLATS AND FOUND GROUND EVIDENCE AS NEAR AS POSSIBLE.
4. PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.I.R.M. 51095C0120C, EFFECTIVE DATE SEPTEMBER 28, 2007.
5. IMPROVEMENTS ON THE PROPERTY HAVE NOT BEEN SHOWN.
6. 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
7. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 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.
8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) (1) OF THE JAMES CITY COUNTY CODE.
12. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
14. A WAIVER TO SECTION 24-527 OF THE ZONING ORDINANCE, SETBACK REQUIREMENTS, WAS APPROVED BY THE PLANNING COMMISSION ON DECEMBER 5, 2006, PROVIDED THAT THE PROPOSALS ARE IN ACCORDANCE WITH THE APPROVED NEW TOWN DESIGN GUIDELINES. BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE Z-16-05/MP-13-05.
15. THIS PLAT WAS REVIEWED AND APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD (DRB) ON DECEMBER 4, 2013.



VICINITY MAP SCALE 1"=2000'±

**REFERENCES:**

- INSTRUMENT# 110011912
- INSTRUMENT# 080008540
- INSTRUMENT# 080008541
- INSTRUMENT# 070018087
- INSTRUMENT# 080020214
- INSTRUMENT #090029173
- DEED BOOK 84, PAGE 257
- DEED BOOK 174, PAGE 238
- DEED BOOK 598, PAGE 231
- PLAT BOOK 2, PAGE 22
- PLAT BOOK 15, PAGE 45
- PLAT BOOK 19, PAGE 24
- PLAT BOOK 37, PAGE 96
- PLAT BOOK 53, PAGE 71
- PLAT BOOK 58, PAGE 67
- PLAT BOOK 77, PAGE 94-96
- PLAT BOOK 87, PAGE 83
- PLAT BOOK 89, PAGE 43-44

**INDEX OF SHEETS**

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	PLAT OF SUBDIVISION 1C
3	PLAT OF SUBDIVISION 2B

AREA TABULATION	S.F.±	AC.±
PARCEL 1C (LOT 1)	182,756	4.196
PARCEL 1C (LOT 2)	111,552	2.561
TOTAL AREA SUBDIVIDED (ALL OF TAX PARCEL ID# 3843300001C)	294,308	6.757

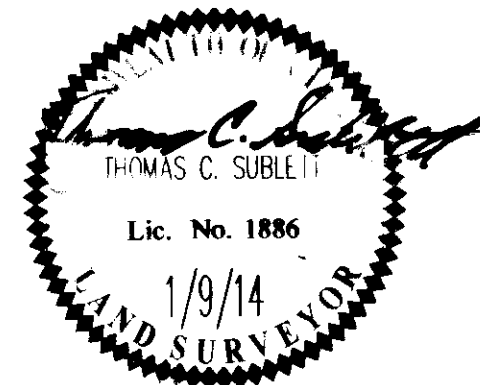
AREA TABULATION	S.F.±	AC.±
PARCEL 2B (LOT 1)	209,785	4.816
PARCEL 2B (LOT 2)	299,177	6.868
TOTAL AREA SUBDIVIDED (ALL OF TAX PARCEL ID# 3843300002B)	508,962	11.684

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

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12<sup>th</sup> DAY OF March, 2014.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:13 AM/PM  
INSTRUMENT # 140004020  
TESTE: amy stoney DC  
BETSY B. WOOLRIDGE, CLERK

S:\Jobs\13259\08-FCP Read Coord\Survey\Plats\Parcel 1C & 2B Subdivision Plat Cover.dwg, 2/5/2014 11:58:30 AM

Rev	Date	Description	Revised By
1	12/4/13	REVISED PER JCC COMMENTS DATED OCTOBER 2013	JAG



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

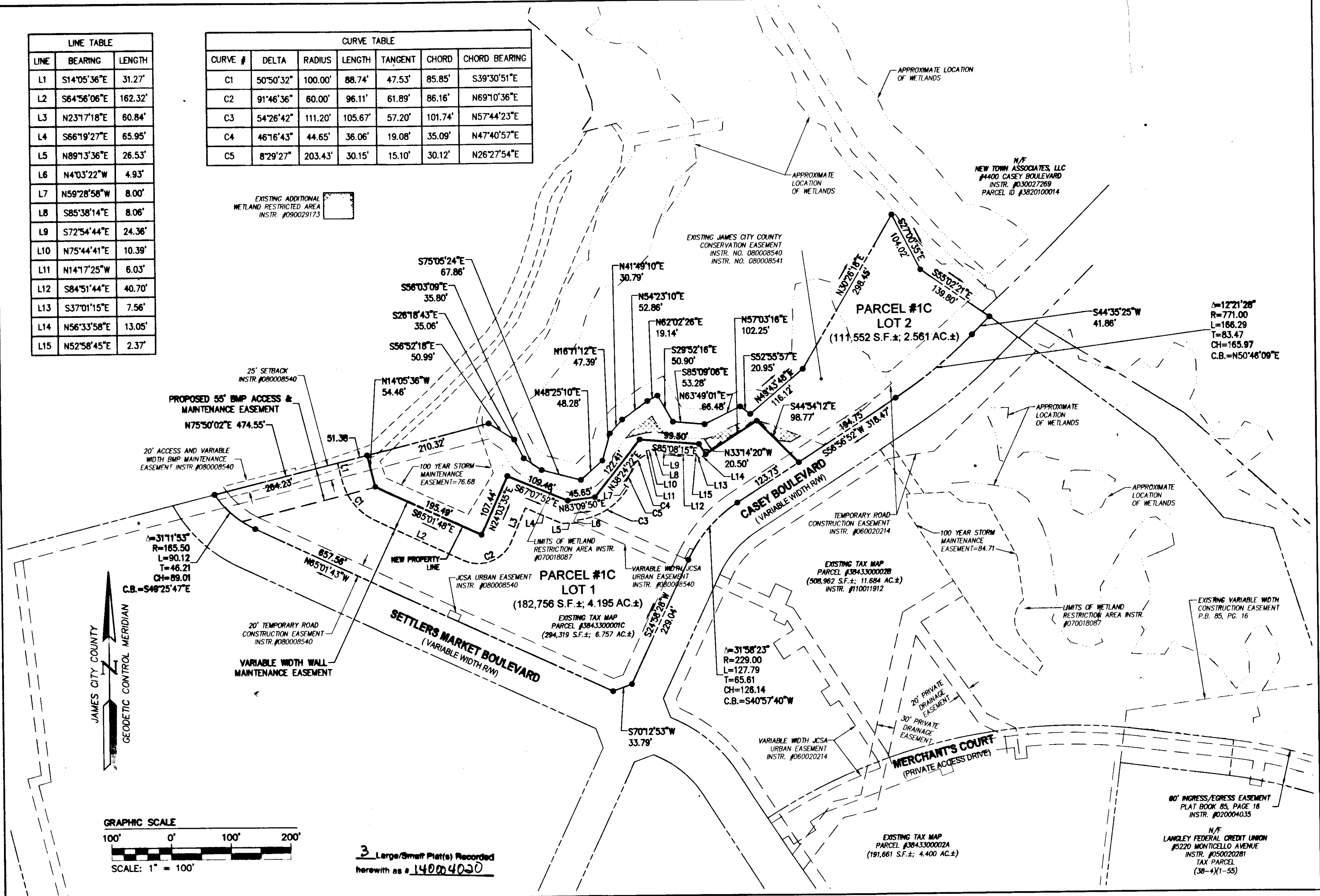
PLAT OF SUBDIVISION  
PARCEL 1C & 2B  
NEW TOWN, SECTION 9  
"SETTLERS MARKET AT NEW TOWN"  
PROPERTY OF FCP SETTLER'S MARKET II, L.L.C.  
COUNTY OF JAMES CITY BERKELEY DISTRICT VIRGINIA

Project Contacts: JAG, GAM  
Project Number: 6632-S9-08  
Scale: AS NOTED Date: 8/6/13  
Sheet Number  
**1 OF 3**

LINE	BEARING	LENGTH
L1	S14°05'36"E	31.27'
L2	S64°56'06"E	162.32'
L3	N23°17'18"E	60.84'
L4	S66°19'27"E	65.95'
L5	N89°13'36"E	26.53'
L6	N4°03'22"W	4.93'
L7	N59°28'58"W	8.00'
L8	S85°38'14"E	8.06'
L9	S72°54'44"E	24.36'
L10	N75°44'41"E	10.39'
L11	N14°17'25"W	6.03'
L12	S84°51'44"E	40.70'
L13	S37°01'15"E	7.56'
L14	N56°33'58"E	13.05'
L15	N52°58'45"E	2.37'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	50°50'32"	100.00'	88.74'	47.53'	85.85'	S39°30'51"E
C2	91°46'36"	60.00'	96.11'	61.89'	86.16'	N69°10'36"E
C3	54°26'42"	111.20'	105.67'	57.20'	101.74'	N57°44'23"E
C4	46°16'43"	44.65'	36.06'	19.08'	35.09'	N47°40'57"E
C5	8°29'27"	203.43'	30.15'	15.10'	30.12'	N26°27'54"E

EXISTING ADDITIONAL WETLAND RESTRICTED AREA INSTR. #090029173



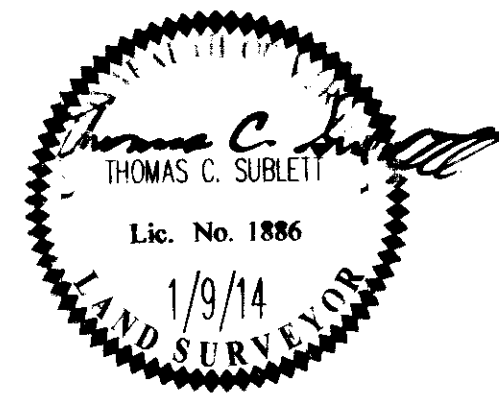
JAMES CITY COUNTY  
GEODETIC CONTROL MERIDIAN

GRAPHIC SCALE  
100' 0' 100' 200'  
SCALE: 1" = 100'

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

S:\Jobs\6632-SP-08-FCP-Coord Survey\Plans\Parcel 1C & 2B Subdivision Plat Sheet 2.dwg, 2/20/2014 11:32:06 AM

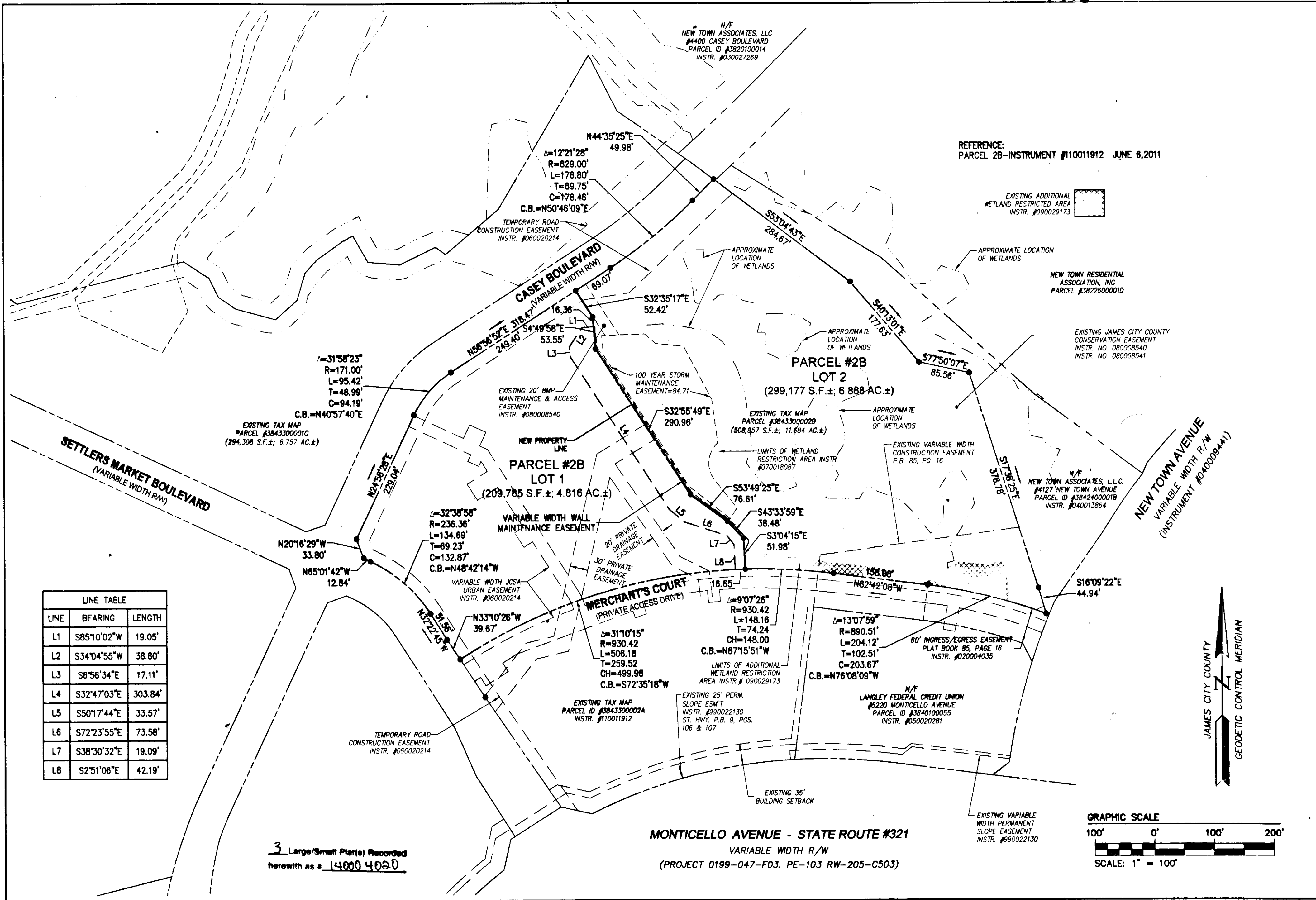
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 3-12-2014 at 1:13 AM/PM, PG Document # 140004020 Betsy B. Woolridge Clerk, Dep. Clerk	
REVISED PER JCC COMMENTS DATED OCTOBER 2013	JAG
Rev. Date Description	Revised By
1 12/4/13	JAG



**AES**  
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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: 6632-S9-06  
Scale: 1"=100' Date: 8/6/13  
Sheet Number: 2 OF 3



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

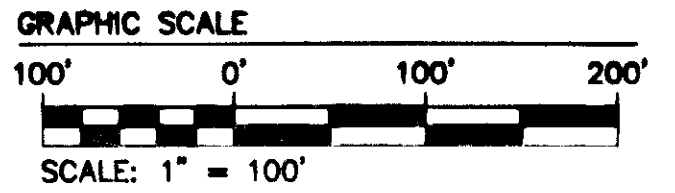
PARCEL #2B  
LOT 2  
(299,177 S.F. ±; 6.868 AC. ±)

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

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'

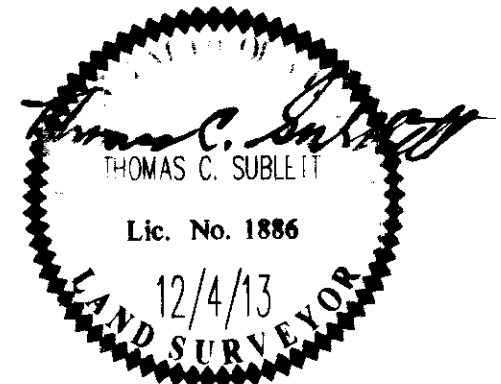
3 Large/Small Plat(s) Recorded  
herewith as # 140004020

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. _____	
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**  
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PLAT OF SUBDIVISION  
PARCEL 1C & 2B  
NEW TOWN, SECTION 9  
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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**