

140005288

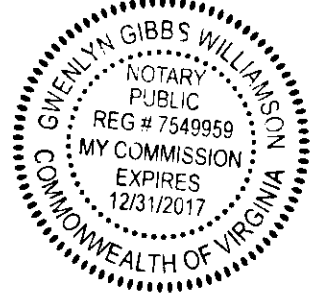
CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY AND THE COLLEGE OF WILLIAM AND MARY REAL ESTATE FOUNDATION, INC. A VIRGINIA NONSTOCK CORPORATION TO NEW TOWN ASSOCIATES, LLC BY DEED DATED JUNE 23, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 000012573.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT KNOWN AS PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES LOCATED AT 4201 IRONBOUND ROAD AND 4270 CASEY BOULEVARD NEW TOWN SECTION 3 AND SECTION 6 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
 NEW TOWN ASSOCIATES, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY
 BY: LAURENCE SALZMAN
 PRINTED NAME
PRESIDENT
 TITLE

3/19/14
 DATE



CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF HENRICO
 I, Gwenlyn Gibbs Williamson, 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 19 DAY OF March, 2014.

MY COMMISSION EXPIRES 12-31-2017

NOTARY REGISTRATION NUMBER: 7549959

NOTARY: Gwenlyn Gibbs Williamson

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 1/07/14
 THOMAS C. SUBLETT, L.S. #1886 DATE

VDOT APPROVAL

Charles Catlett 3/20/14
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

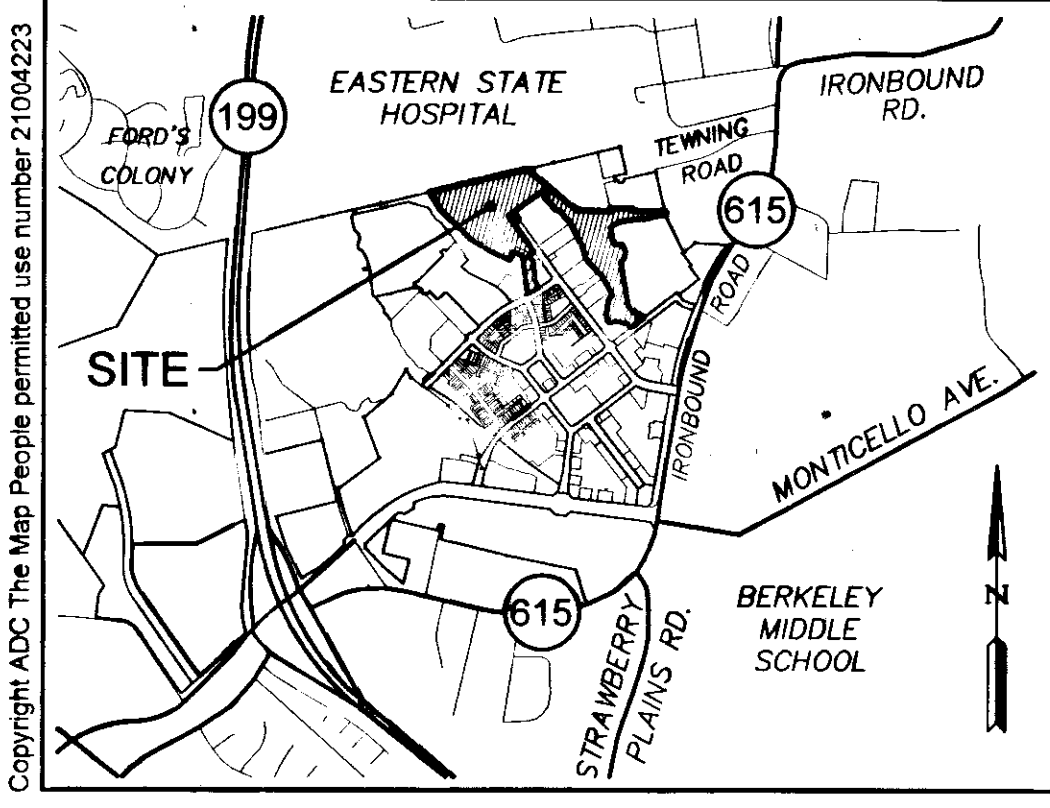
CERTIFICATE OF APPROVAL

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

Charles Catlett 3/31/14
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

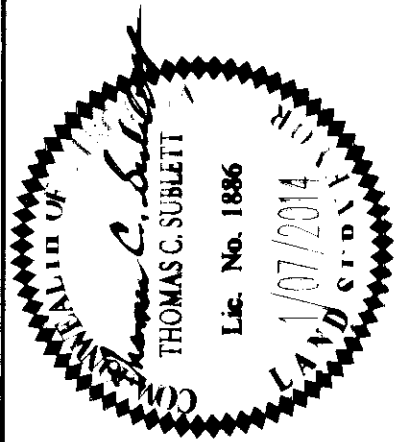
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THIS PROPERTY IS IN FIRM ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C-0140C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- THE PROPERTIES ARE ALL OF TAX PARCEL ID NUMBERS 3910100157 AND 3822400001A. THE PROPERTY ADDRESSES FOR THE PROPERTIES ARE 4201 IRONBOUND ROAD AND 4270 CASEY BOULEVARD RESPECTIVELY.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2004 AND MP-0005-2004 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 20, 2014 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, SERVITUDE, 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.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 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 SUBDIVISION OR ANY PART THEREFORE, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED 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.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF THE VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PART AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE THE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.



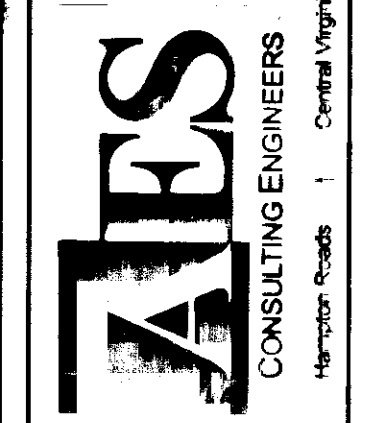
VICINITY MAP
 SCALE: 1" = 2000'

LEGEND
 COA - COMMERCIAL OWNERS ASSOCIATION
 ROA - RESIDENTIAL OWNERS ASSOCIATION

REVISED	DATE	BY	REVISION
2	3/14/14	JCS	REVISED PER COUNTY COMMENTS DATED 3/10/14
1	2/20/14	JCS	REVISED PER COUNTY COMMENTS



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 Williamsburg, Virginia 23188
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 Fax: (757) 220-8884
 www.aesva.com



AREA TABULATION

REMAINDER AREA	989,593 S.F.±	OR 22.947 AC.±
RIGHT OF WAY	7,875 S.F.±	OR 0.181 AC.±
NEW AREA FOR OPEN SPACE (4270 CASEY BLVD.)	51,734 S.F.±	OR 1.188 AC.±
PARCEL 21-B	68,035 S.F.±	OR 1.562 AC.±
TOTAL AREA SUBDIVIDED	1,127,237 S.F.±	OR 25.878 AC.±

3 Large Parcel Plat(s) Recorded
 herewith as # 140005288

CONSERVATION EASEMENT AREA TABULATION

CONSERVATION EASEMENT AREA 1	3071 S.F.±	OR 0.071 AC.±
CONSERVATION EASEMENT AREA 2	102,271 S.F.±	OR 2.348 AC.±
CONSERVATION EASEMENT AREA 3	45,237 S.F.±	OR 1.039 AC.±
CONSERVATION EASEMENT AREA 4	194,553 S.F.±	OR 4.468 AC.±
CONSERVATION EASEMENT AREA 5	277,448 S.F.±	OR 6.389 AC.±
TOTAL PROPOSED CONSERVATION EASEMENT AREA	622,580 S.F.±	OR 14.293 AC.±

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1ST DAY OF APRIL, 2014.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:52 AM/PM

INSTRUMENT # 140005288

TESTE: Betsy B. Woolridge, Deputy Clerk
 BETSY B. WOOLRIDGE, CLERK

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES LOCATED AT 4201 IRONBOUND ROAD AND 4270 CASEY BOULEVARD NEW TOWN SECTION 3 AND SECTION 6 OWNED BY NEW TOWN ASSOCIATES, LLC JAMES TOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS
 Project Number: 0832-56-21
 Scale: Date:
 1"=100' 1/07/14
 Sheet Number