

140005444

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 EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN SECTION 7 AND SECTION 8, COMMON AREA NO. 11 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: LAWRENCE SAULMAN 1/23/14 DATE PRESIDENT TITLE PRINTED NAME

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Elisabeth Bays Bar, 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 23rd DAY OF January 2014 MY COMMISSION EXPIRES 7/31/2015 NOTARY REGISTRATION NUMBER: 7123871 NOTARY PUBLIC: Elisabeth Bays Bar

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN RESIDENTIAL ASSOCIATION, INC.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC TO NEW TOWN RESIDENTIAL ASSOCIATION, INC BY DEED DATED NOVEMBER 28, 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 INSTR. # 120026592.

OWNER'S CONSENT AND DEDICATION

THE JCSA URBAN EASEMENT DEDICATION SHOWN ON THIS PLAT OVER COMMON AREA 9 AND THE RIGHT OF WAY VACATION OF CENTER STREET IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: NEW TOWN RESIDENTIAL ASSOCIATION, INC.

BY: LAWRENCE SAULMAN 1/23/14 DATE VICE-PRESIDENT TITLE PRINTED NAME

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Elisabeth Bays Bar, 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 23rd DAY OF January 2014 MY COMMISSION EXPIRES 7/31/2015 NOTARY REGISTRATION NUMBER: 7123871 NOTARY PUBLIC: Elisabeth Bays Bar

CERTIFICATION OF SOURCE OF TITLE: NT DEVELOPMENT, LP

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO NT DEVELOPMENT, LP A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED DECEMBER 17, 2013 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. # 130028249.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS NEW TOWN SECTION 7 AND SECTION 8, PARCEL C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: NT DEVELOPMENT, LP A VIRGINIA LIMITED PARTNERSHIP

BY: NTGO General Partner 2/5/2014 DATE Kenneth Allen, Manager PRINTED NAME TITLE

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. 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.
3. THE PROPERTIES ARE ALL OF TAX PARCEL ID NUMBERS 3820100008, 3820100010 AND 3820100011. THE PROPERTY ADDRESSES FOR THE PROPERTIES ARE 5495 CENTER STREET, 5455 CENTER STREET AND 5401 CENTER STREET RESPECTIVELY.
4. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
5. REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2008 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY.
6. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
7. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. THERE ARE NO BUILDING SETBACKS REQUIRED PER THE ZONING ORDINANCE FOR MU, MIXED USE ZONED PROPERTY EXCEPT THAT STRUCTURES SHALL BE SET BACK 50' OR MORE FROM ANY ANY INTERNAL ARTERIAL ROAD RIGHT-OF-WAY THAT IS 50' OR GREATER IN WIDTH AND OTHER REQUIREMENTS AS SPECIFIED IN THE APPROVED FINAL PLANS. REFER TO THE NEW TOWN PROFFERS, DESIGN GUIDELINES AND/OR PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS.
9. THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 14, 2013 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
10. 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.
11. 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.
12. 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.
13. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. 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.

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Elisabeth Bays Bar, 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.

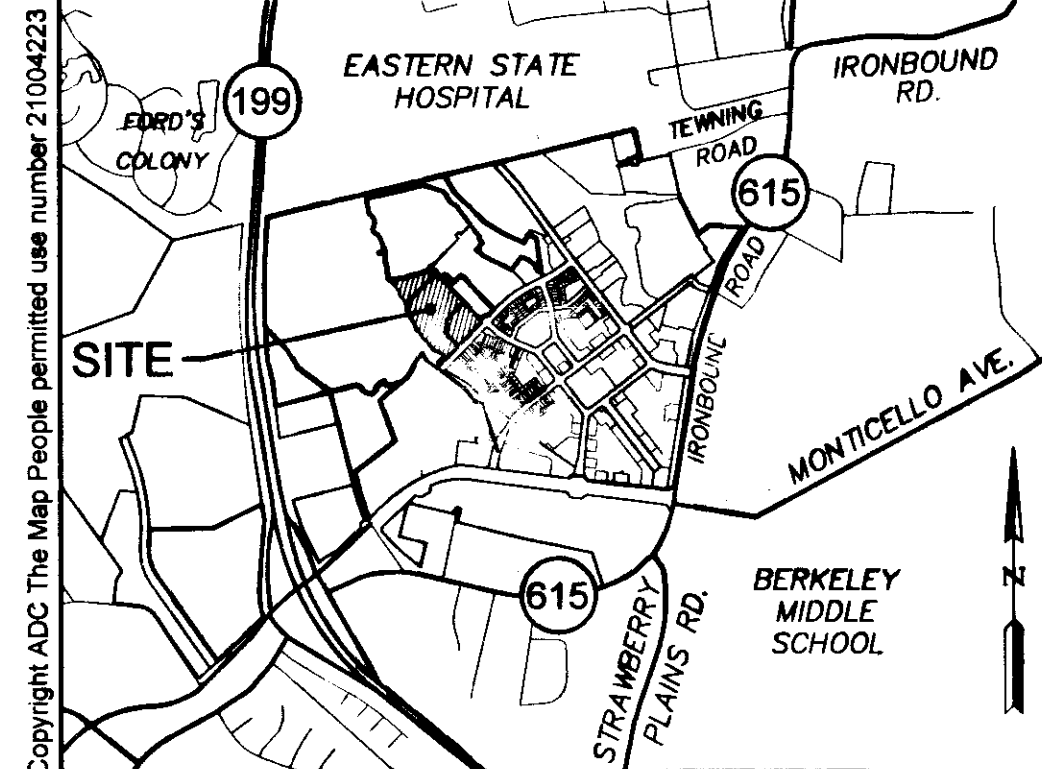
GIVEN UNDER MY NAME THIS 5th DAY OF February 2014 MY COMMISSION EXPIRES 7/31/2015 NOTARY REGISTRATION NUMBER: 7123871 NOTARY PUBLIC: Elisabeth Bays Bar

REFERENCES

SEE INSTRUMENT NO. 050013787, INSTRUMENT NO. 050010508 AND INSTRUMENT NO. 090006228 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON PLAT.

LEGEND

- COA - COMMERCIAL OWNERS ASSOCIATION
ROA - RESIDENTIAL OWNERS ASSOCIATION
- - IRON ROD SET



VICINITY MAP SCALE: 1" = 2000'

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 11/22/13 DATE THOMAS C. SUBLETT, L.S. #1886

VDOT APPROVAL

Virginia Department of Transportation 2/10/14 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.

Subdivision Agent of the County of James City 3/28/14 DATE

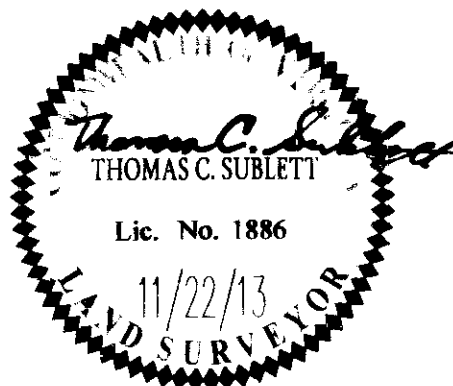
2 Large/Small Plat(s) Recorded herewith as # 140005444

AREA TABULATION

Table with 4 columns: FORMER AREA (SQUARE FEET, ACRES), NEW AREA (SQUARE FEET, ACRES). Rows include AREA OF PARCEL C (NEW AREA), AREA OF COMMON AREA 11, and TOTAL AREA SUBDIVIDED.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 2nd DAY OF April, 2014 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:45 AM/PM INSTRUMENT # 140005444 TESTE: Betsy B. Woolridge, Clerk

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 1/16/14, REVISED PER COUNTY COMMENTS DATED 12/4/2013, JFS



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

PLAT OF SUBDIVISION BOUNDARY LINE EXTINGUISHMENT AND JCSA URBAN EASEMENT SECTION 7 AND 8 PARCEL C, COMMON AREA NO. 11 AND COMMON AREA NO. 9 NEW TOWN OWNED BY NEW TOWN ASSOCIATES, LLC. JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

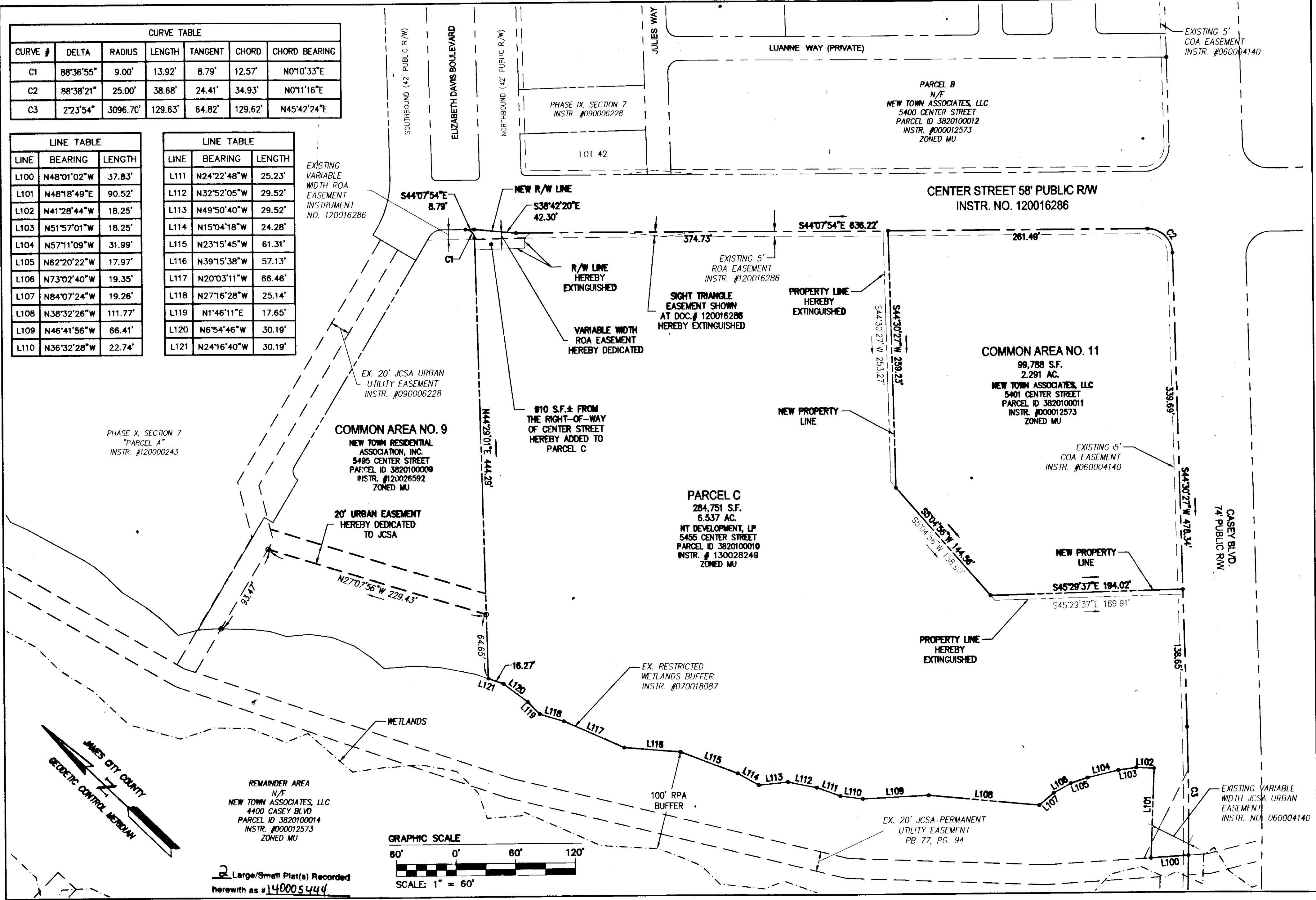
Project Contacts: REC/TCS Project Number: 6632-07-09 Scale: NONE Date: 11/22/13 Sheet Number: 1 of 2

140005444

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	88°36'55"	9.00'	13.92'	8.79'	12.57'	N0°10'33"E
C2	88°38'21"	25.00'	38.68'	24.41'	34.93'	N0°11'16"E
C3	2°23'54"	3096.70'	129.63'	64.82'	129.62'	N45°42'24"E

LINE TABLE		
LINE	BEARING	LENGTH
L100	N48°01'02"W	37.83'
L101	N48°18'49"E	90.52'
L102	N41°28'44"W	18.25'
L103	N51°57'01"W	18.25'
L104	N57°11'09"W	31.99'
L105	N62°20'22"W	17.97'
L106	N73°02'40"W	19.35'
L107	N84°07'24"W	19.26'
L108	N38°32'26"W	111.77'
L109	N46°41'56"W	66.41'
L110	N36°32'28"W	22.74'

LINE TABLE		
LINE	BEARING	LENGTH
L111	N24°22'48"W	25.23'
L112	N32°52'05"W	29.52'
L113	N49°50'40"W	29.52'
L114	N15°04'18"W	24.28'
L115	N23°15'45"W	61.31'
L116	N39°15'38"W	57.13'
L117	N20°03'11"W	66.46'
L118	N27°16'28"W	25.14'
L119	N1°46'11"E	17.65'
L120	N6°54'46"W	30.19'
L121	N24°16'40"W	30.19'



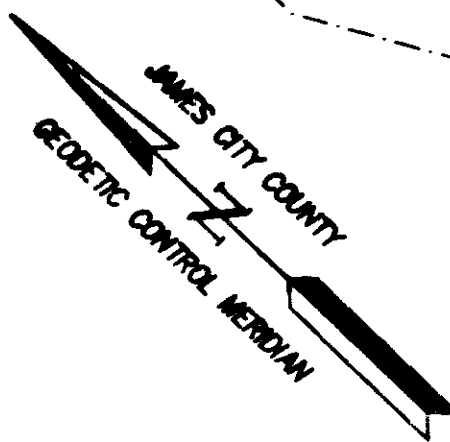
PHASE X, SECTION 7  
"PARCEL A"  
INSTR. #120000243

COMMON AREA NO. 9  
NEW TOWN RESIDENTIAL  
ASSOCIATION, INC.  
5495 CENTER STREET  
PARCEL ID 3820100009  
INSTR. #120026592  
ZONED MU

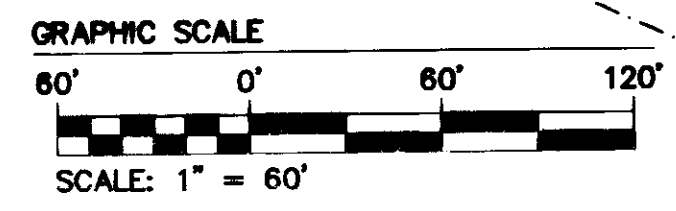
PARCEL C  
284,751 S.F.  
6.537 AC.  
NT DEVELOPMENT, LP  
5455 CENTER STREET  
PARCEL ID 3820100010  
INSTR. # 130028249  
ZONED MU

COMMON AREA NO. 11  
99,788 S.F.  
2.291 AC.  
NEW TOWN ASSOCIATES, LLC  
5401 CENTER STREET  
PARCEL ID 3820100011  
INSTR. #000012573  
ZONED MU

PARCEL B  
N/F  
NEW TOWN ASSOCIATES, LLC  
5400 CENTER STREET  
PARCEL ID 3820100012  
INSTR. #000012573  
ZONED MU



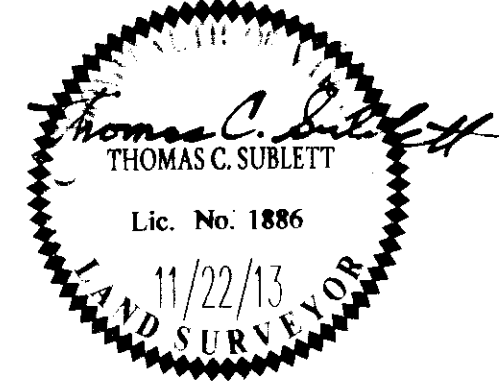
REMAINDER AREA  
N/F  
NEW TOWN ASSOCIATES, LLC  
4400 CASEY BLVD  
PARCEL ID 3820100014  
INSTR. #000012573  
ZONED MU



2 Large/Small Plat(s) Recorded  
herewith as #140005444

Rev.	Date	Description	Revised By

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 2, 2014  
at 3:45 PM, PB PG  
Document # 140005444  
BETSY B. WOOLRIDGE, CLERK  
amy stacy, Dep. Clerk



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

PLAT OF SUBDIVISION  
BOUNDARY LINE EXTINGUISHMENT AND  
JCSA URBAN EASEMENT  
SECTION 7 AND 8  
PARCEL C, COMMON AREA NO. 11 AND COMMON AREA NO. 9  
NEW TOWN  
OWNED BY NEW TOWN ASSOCIATES, LLC.  
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: REC/TCS	
Project Number: 0632-07-09	
Scale: 1" = 60'	Date: 11/22/13
Sheet Number <b>2 of 2</b>	