

14001185

CERTIFICATION OF SOURCE OF TITLE:

1. THE PROPERTY SHOWN ON THIS PLAT AS PARCEL 1C, LOT 1, (A PORTION OF TAX PARCEL ID: 384330001C) WAS CONVEYED BY FCP SETTLER'S MARKET II, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO ME SETTLERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MARCH 17, 2014 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.# 140004356.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS 'PLAT OF SUBDIVISION VILLAGE WALK AT NEW TOWN PHASE I, LOTS 1-47, COS #1 AND COS #2' IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

ME SETTLERS, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY

BY: ME BUCKET, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: MARKELEAGLE PARTNERS FUND II, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: MARKELEAGLE PARTNERS, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: Richard E. Core, Jr. 5/12/2014  
RICHARD E. CORE, JR. DATE  
VICE PRESIDENT

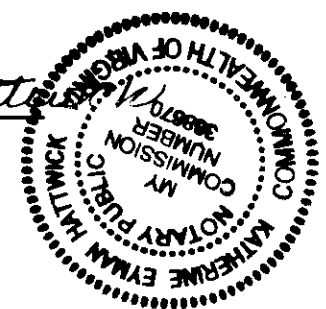
STATE OF VIRGINIA  
CITY/COUNTY OF Henrico TO-WIT:

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT RICHARD E. CORE, JR., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, IN HIS CAPACITY AS VICE-PRESIDENT OF MARKELEAGLE PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS MANAGER OF MARKELEAGLE PARTNERS FUND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF ME BUCKET, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS MANAGER OF ME SETTLERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, EXECUTED AND ACKNOWLEDGED THE SAME IN SUCH CAPACITY ON BEHALF OF SAID COMPANY BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 12<sup>th</sup> DAY OF May, 2014.

MY COMMISSION EXPIRES: 04/30/2015

REGISTRATION # 368670 Katherine E. Nott  
NOTARY PUBLIC



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 4/15/14  
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

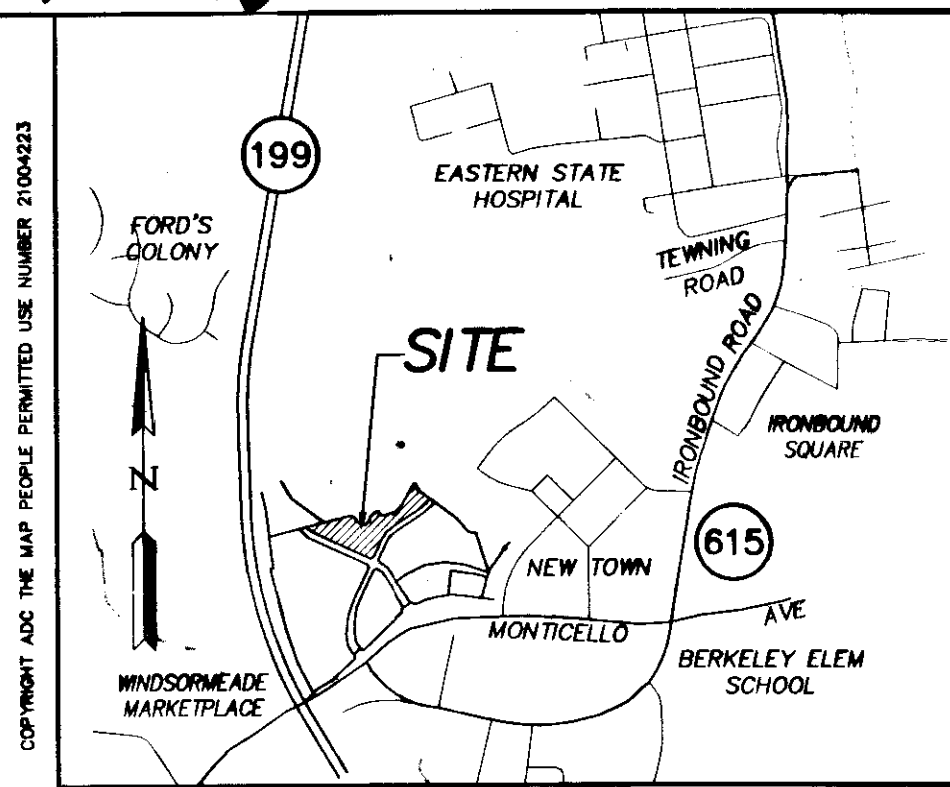
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Chala Catlett 7/3/14  
SUBDIVISION AGENT OF DATE  
THE COUNTY OF JAMES CITY

Chala Catlett 5/7/14  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES

- 1. PROPERTIES AS SHOWN ARE A PORTION OF TAX PARCEL 384330001C, (ALL OF PARCEL 1C, LOT 1) 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: 4508 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, 2008, 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 APRIL 22, 2014.
- 16. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- 17. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE, THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- 18. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
- 19. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- 20. 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 (80% 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.



VICINITY MAP SCALE 1"=2000'

LOT DATA

NUMBER OF RESIDENTIAL LOTS	48
AVERAGE LOT SIZE	1,768 S.F. 0.041 AC.±
SMALLEST LOT (45)	1,206 S.F. 0.028 AC.±
LARGEST LOT (21)	2,852 S.F. 0.065 AC.±
GROSS LOTS PER ACRE	11.4

ON FEBRUARY 5, 2014 MEETING, THE DEVELOPMENT REVIEW COMMITTEE APPROVED AN EXCEPTION TO SEC. 19-50 OF THE SUBDIVISION ORDINANCE TO ALLOW STREETS AT INTERSECTIONS WITH A CENTERLINE SEPARATION OF LESS THAN 200 FEET.

3 Large Plats Recorded herewith as # 14001185

INDEX OF SHEETS

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

AREA TABULATION  
VILLAGE WALK AT NEW TOWN  
PHASE I  
LOTS 1 - 47, COS #1 AND COS #2

AREA OF RESIDENTIAL LOTS	84,852 S.F.	1.948 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (TRAILVIEW)	26,888 S.F.	0.617 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (TRAILSIDE)	10,766 S.F.	0.247 AC.±
AREA OF COMMON OPEN SPACE (COS) #1	2,193 S.F.	0.050 AC.±
AREA OF COMMON OPEN SPACE (COS) #2	58,057 S.F.	1.333 AC.±
TOTAL AREA SUBDIVIDED	182,756 S.F.	4.195 AC.±

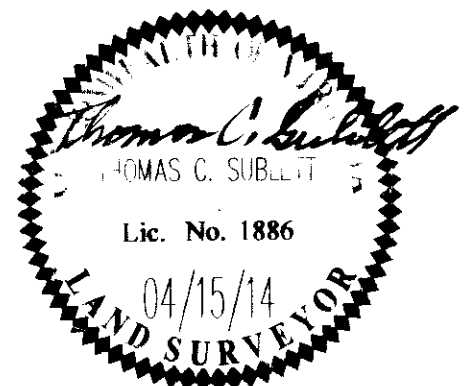
STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10<sup>th</sup> DAY OF July, 2014.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:02 AM/14  
INSTRUMENT # 14001185

TESTE: Judith Walding Deputy Clerk  
BETSY B. WOOLRIDGE, CLERK

S-0014-2014

S:\Jobs\63259110 - Settlers Market Eagle Residential Survey Plans\Plate6632-SV-Phase 1 - P01.dwg, 5/22/2014 12:26:10 PM

Rev	Date	Description	TCS Revised By
1	4/15/14	REVISED PER JAMES CITY COUNTY COMMENTS	TCS

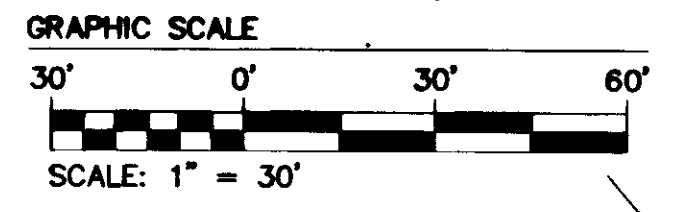
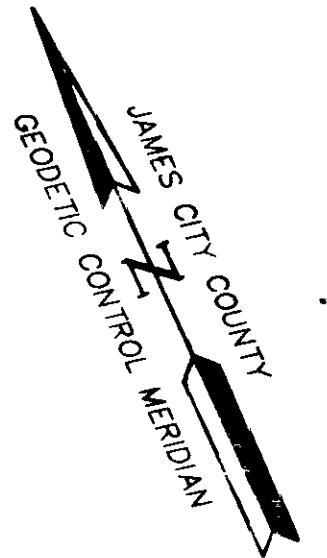


**AES**  
CONSULTING ENGINEERS  
5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com  
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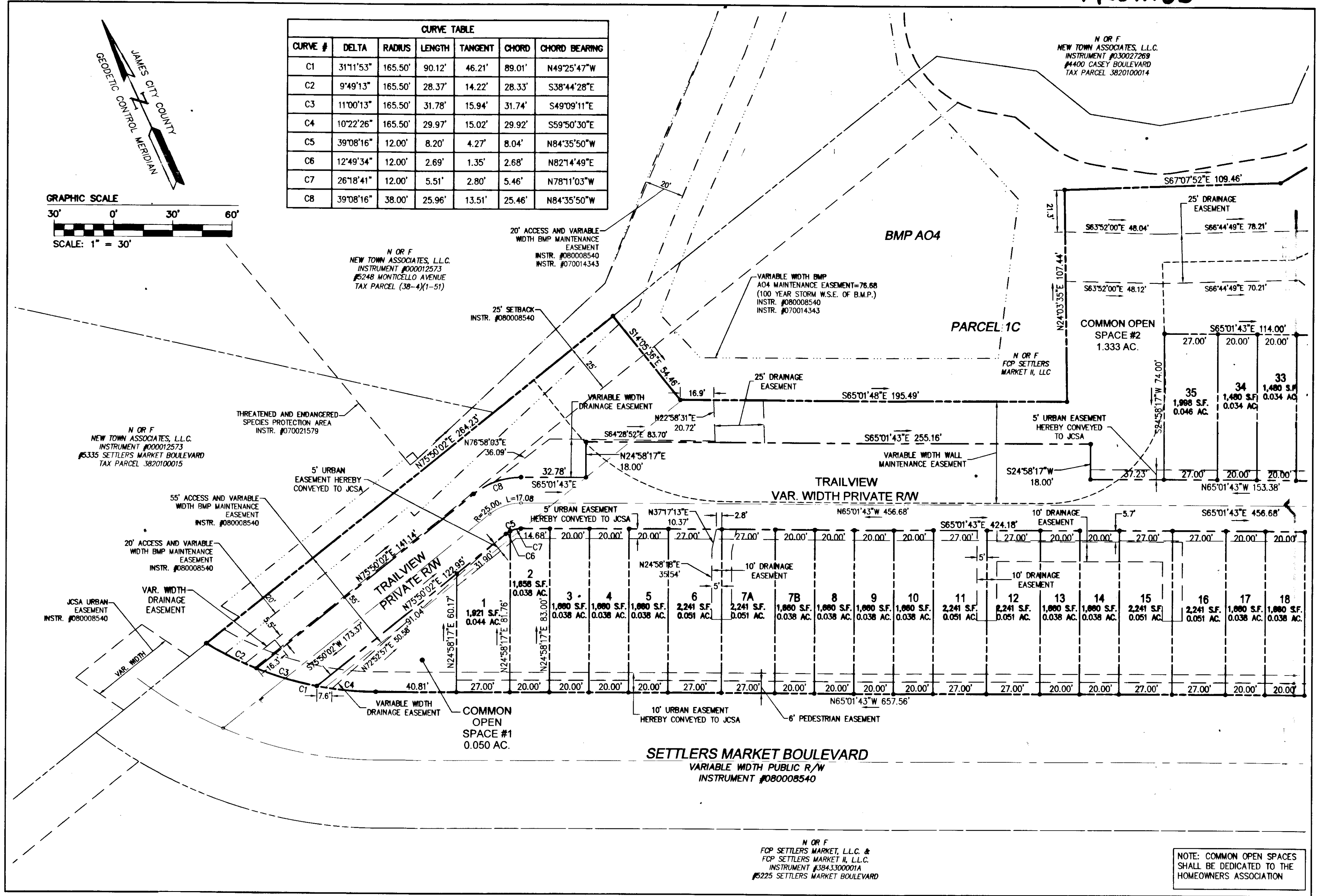
PLAT OF SUBDIVISION  
OF PARCEL 1C, LOT 1, NEW TOWN, SECTION 9  
VILLAGE WALK AT NEW TOWN  
PHASE I  
LOTS 1 - 47, COS #1 AND COS #2  
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/TCS  
Project Number: 6632-89-10  
Scale: NA Date: 02/28/14  
Sheet Number: 1 of 3

14001185



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	31°11'53"	165.50'	90.12'	46.21'	89.01'	N49°25'47"W
C2	9°49'13"	165.50'	28.37'	14.22'	28.33'	S38°44'28"E
C3	11°00'13"	165.50'	31.78'	15.94'	31.74'	S49°09'11"E
C4	10°22'26"	165.50'	29.97'	15.02'	29.92'	S59°50'30"E
C5	39°08'16"	12.00'	8.20'	4.27'	8.04'	N84°35'50"W
C6	12°49'34"	12.00'	2.69'	1.35'	2.68'	N82°14'49"E
C7	26°18'41"	12.00'	5.51'	2.80'	5.46'	N78°11'03"W
C8	39°08'16"	38.00'	25.96'	13.51'	25.46'	N84°35'50"W



N OR F  
NEW TOWN ASSOCIATES, L.L.C.  
INSTRUMENT #000012573  
#5335 SETTLERS MARKET BOULEVARD  
TAX PARCEL 3820100015

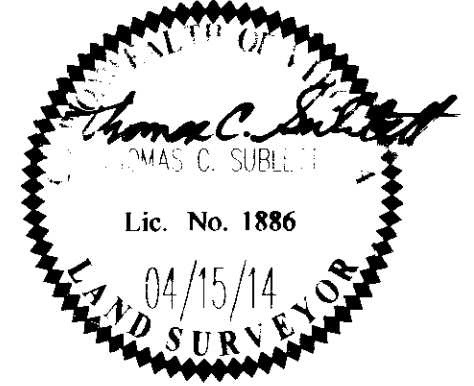
N OR F  
NEW TOWN ASSOCIATES, L.L.C.  
INSTRUMENT #000012573  
#5248 MONTICELLO AVENUE  
TAX PARCEL (38-4)(1-51)

N OR F  
NEW TOWN ASSOCIATES, L.L.C.  
INSTRUMENT #030027269  
#4400 CASEY BOULEVARD  
TAX PARCEL 3820100014

N OR F  
FOP SETTLERS MARKET, L.L.C. &  
FOP SETTLERS MARKET II, L.L.C.  
INSTRUMENT #3843300001A  
#5225 SETTLERS MARKET BOULEVARD

NOTE: COMMON OPEN SPACES  
SHALL BE DEDICATED TO THE  
HOMEOWNERS ASSOCIATION

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <b>10 July 2014</b> at <b>11:02</b> AM/PM, PB = PG = Document # <b>14001185</b> BETSY B. WOOLRIDGE, CLERK <i>[Signature]</i> Dep. Clerk			
1	4/15/14	REVISED PER JAMES CITY COUNTY COMMENTS	TCS
Rev	Date	Description	Revised By



3 Large ~~Small~~ Plats Recorded  
herewith as # **14001185**

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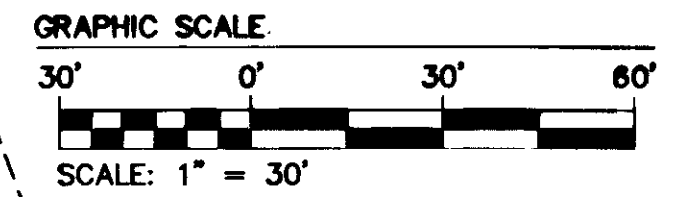
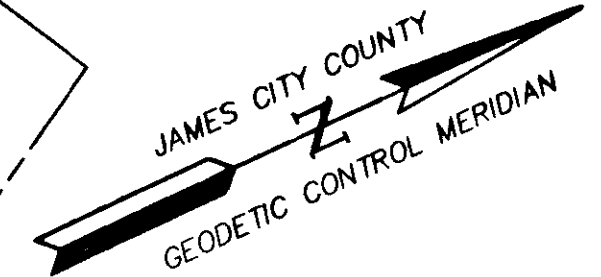
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OF PARCEL 1C, LOT 1, NEW TOWN, SECTION 9  
VILLAGE WALK AT NEW TOWN  
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LOTS 1 - 47, COS #1 AND COS #2  
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	JAG/TCS
Project Number:	6632-59-10
Scale:	1"=30'
Date:	02/28/14
Sheet Number	<b>2 of 3</b>

14001185

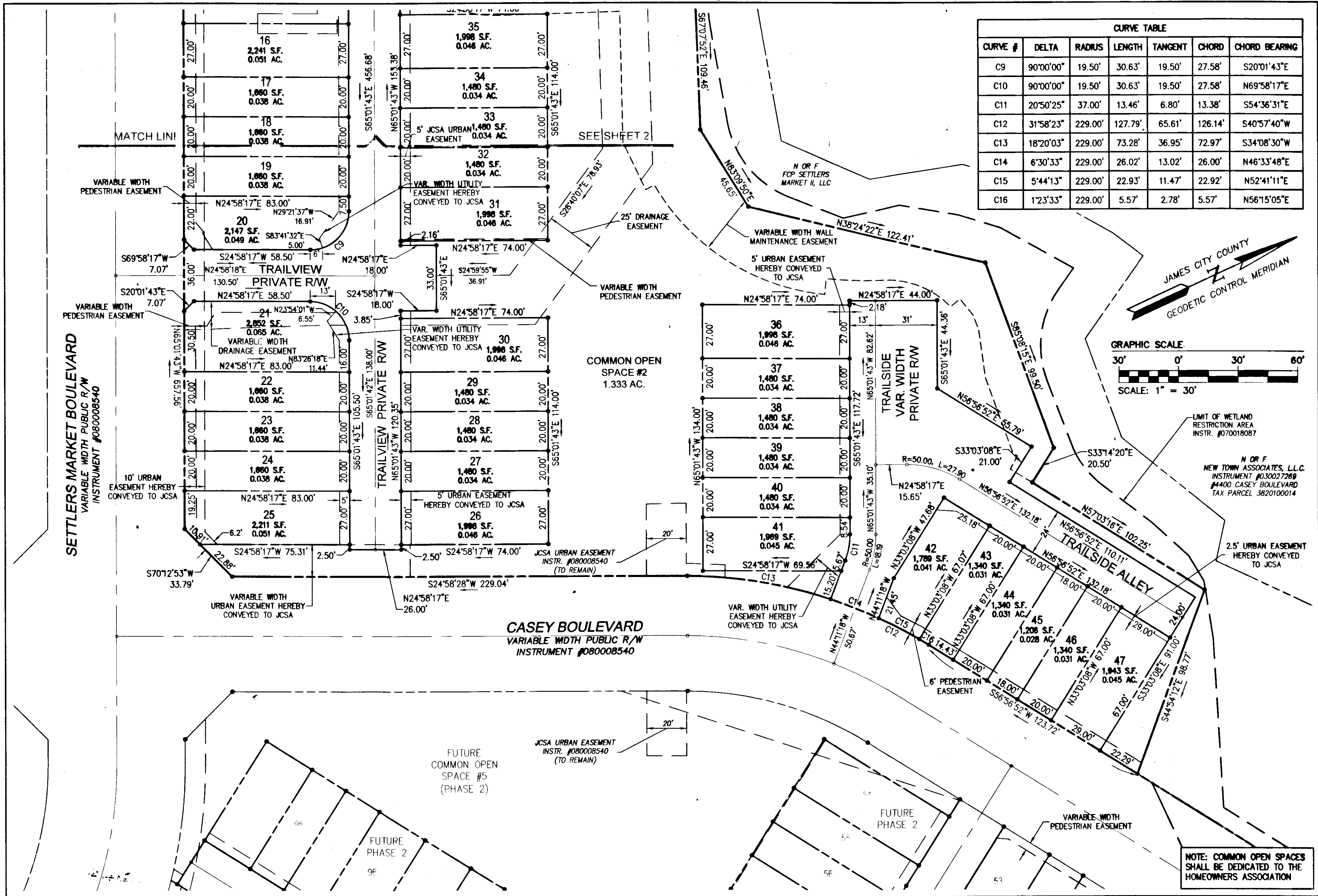
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C9	90°00'00"	19.50'	30.63'	19.50'	27.58'	S20°01'43"E
C10	90°00'00"	19.50'	30.63'	19.50'	27.58'	N69°58'17"E
C11	20°50'25"	37.00'	13.46'	6.80'	13.38'	S54°36'31"E
C12	31°58'23"	229.00'	127.79'	65.61'	126.14'	S40°57'40"W
C13	18°20'03"	229.00'	73.28'	36.95'	72.97'	S34°08'30"W
C14	6°30'33"	229.00'	26.02'	13.02'	26.00'	N46°33'48"E
C15	5°44'13"	229.00'	22.93'	11.47'	22.92'	N52°41'11"E
C16	1°23'33"	229.00'	5.57'	2.78'	5.57'	N56°15'05"E



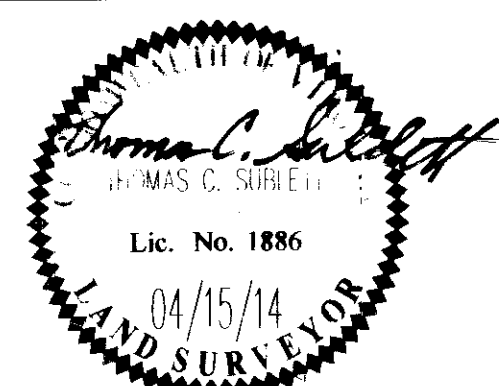
LIMIT OF WETLAND RESTRICTION AREA INSTR. #070018087

N OR F NEW TOWN ASSOCIATES, L.L.C. INSTRUMENT #030027289 #4400 CASEY BOULEVARD TAX PARCEL 3820100014

NOTE: COMMON OPEN SPACES SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <b>10 July 2014</b> at <b>11:02 AM</b> AM/PM, PG <b>1</b> Document # <b>14001185</b> BETSY B. WOOLRIDGE, CLERK <i>Jack W. Walrus</i> , Dep. Clerk			
1	4/15/14	REVISED PER JAMES CITY COUNTY COMMENTS	JCS
Rev	Date	Description	Revised By



3 Large Plat(s) Recorded herewith as # **14001185**

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**PLAT OF SUBDIVISION OF PARCEL 1C, LOT 1, NEW TOWN, SECTION 9 VILLAGE WALK AT NEW TOWN PHASE I LOTS 1 - 47, COS #1 AND COS #2**

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

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Scale: 1"=30'	Date: 02/28/14
Sheet Number	
<b>3 of 3</b>	