

140016724

CERTIFICATION OF SOURCE OF TITLE: ABVA DEVELOPMENT, LP

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO ABVA DEVELOPMENT, LP, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED JUNE 12, 2012 AND RECORDED JUNE 13, 2012 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R. #120012589

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT KNOWN AS PHASE X, SECTION 7, LOTS 63-64 AND 89-106 NEW TOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:

ABVA DEVELOPMENT, LP

BY: [Signature]

5/9/14
DATE

KENNETH L. ALLEN
PRINTED NAME

MANAGER, NALD LLC, GENERAL PARTNER
TITLE

CERTIFICATE OF NOTARIZATION:

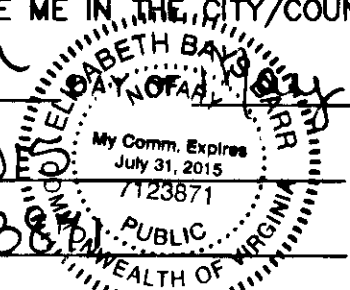
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City County
I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 9th

MY COMMISSION EXPIRES 7/31/2015

NOTARY REGISTRATION NUMBER: 71a3861

Elizabeth Bays Barr
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
THOMAS C. SUBLETT, L.S. #1886

04/11/14
DATE

CERTIFICATE OF APPROVAL

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

Charles Catlett Jr
VIRGINIA DEPARTMENT OF TRANSPORTATION

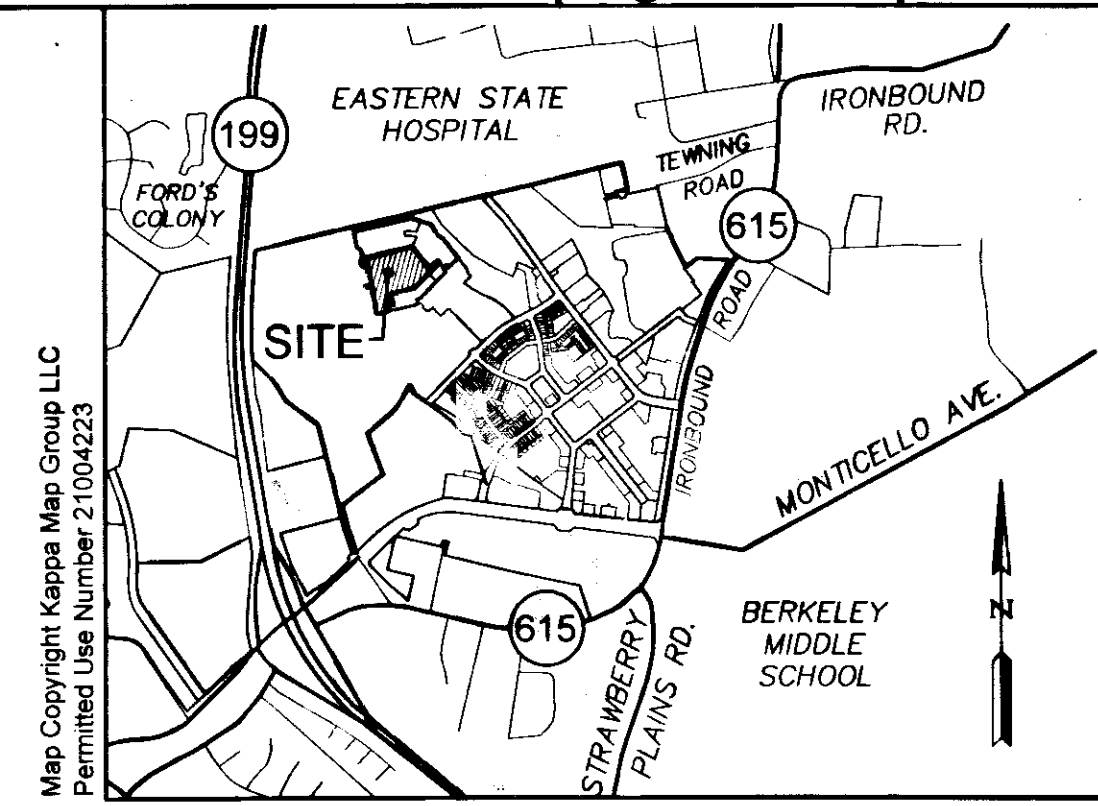
5/12/14
DATE

[Signature]
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

10/9/14
DATE

GENERAL NOTES

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. 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.
- 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.
- PROPERTY IS ALL OF TAX MAP NO. (38-4)(1-56A). THE PROPERTY ADDRESS FOR TAX MAP (38-4)(1-56A) IS 4375 ELIZABETH DAVIS BOULEVARD.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2006 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 MAY 1, 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, SURVITUDES, 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.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- JCSA HAS THE RIGHT TO ACCESS AND MAINTAIN WATER METERS AND SEWER CLEAN-OUTS WITHIN RESIDENTIAL HOMEOWNER'S ASSOCIATION EASEMENTS AS PROVIDED IN INSTRUMENT NO. 050010508.



VICINITY MAP
SCALE: 1" = 2000'

REFERENCES:

INSTRUMENT NO. 120000243
INSTRUMENT NO. 050013787,
INSTRUMENT NO. 050010508 AND
INSTRUMENT NO. 090006228 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON PLAT.

LEGEND

- - IRON ROD SET
- - IRON ROD SET
- CA - COMMON AREA

NOTE:
1. ERCOL WAY AND LUCRETIA WAY ARE PRIVATE RIGHT-OF-WAYS AND THEREFORE SHALL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION (VDOT) OR JAMES CITY COUNTY.
2. COMMON AREAS, BMP, AND PRIVATE RIGHT OF WAY SHALL BE DEDICATED TO NEW TOWN RESIDENTIAL OWNERS ASSOCIATION.

3 Large/Small Plat(s) Recorded
herewith as # 140016724

AREA TABULATION

	SQUARE FEET	ACRES
AREA OF LOTS (20 LOTS)	124,566 S.F.±	2.859 AC.±
AREA OF COMMON AREA 8 (CA-8)	29,562 S.F.±	0.679 AC.±
AREA OF BMP	59,269 S.F.±	1.361 AC.±
AREA OF RIGHT OF WAY (PUBLIC)	26,634 S.F.±	0.611 AC.±
AREA OF RIGHT OF WAY (PRIVATE)	29,625 S.F.±	0.679 AC.±
TOTAL AREA SUBDIVIDED	269,656 S.F.±	6.189 AC.±

STATE OF VIRGINIA

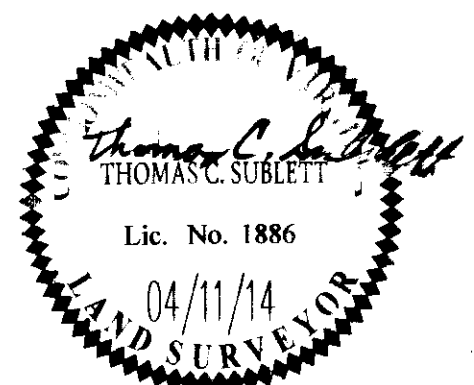
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10th DAY OF October, 2014

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 4:05 PM

INSTRUMENT # 140016724

TESTE: simy stores DC
BETSY B. WOOLRIDGE, CLERK

Rev	Date	Description	Revised By
1	5/09/14	REVISED PER COUNTY COMMENTS	JFS

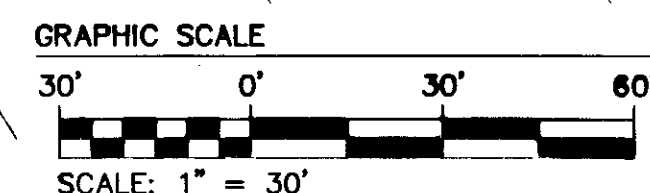
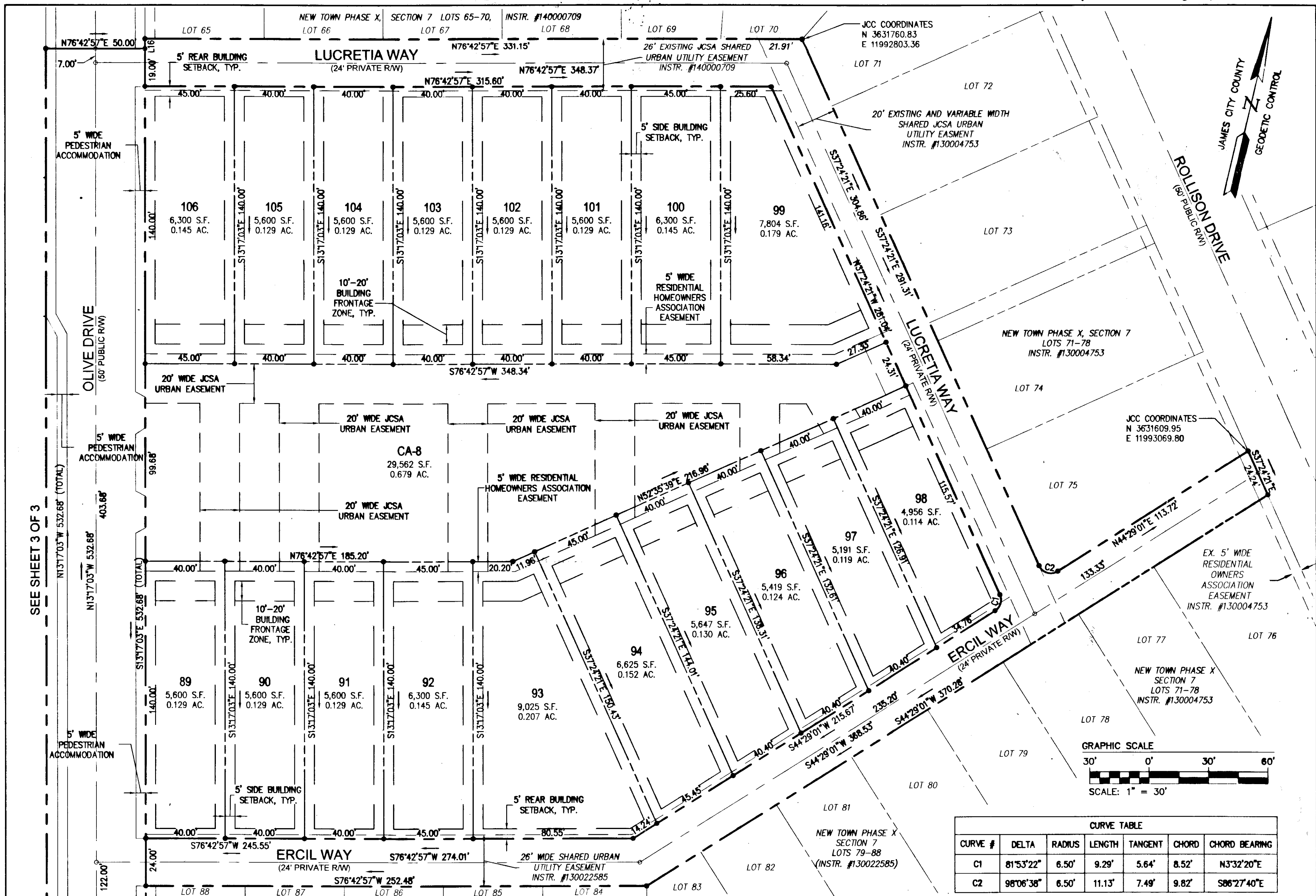


AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
PHASE X, SECTION 7
LOTS 63-64 AND 89-106
NEW TOWN
OWNED BY ABVA DEVELOPMENT, LP
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JRK
Project Number: 6632-07-05B
Scale: NONE Date: 04/11/14
Sheet Number
1 of 3

140016724



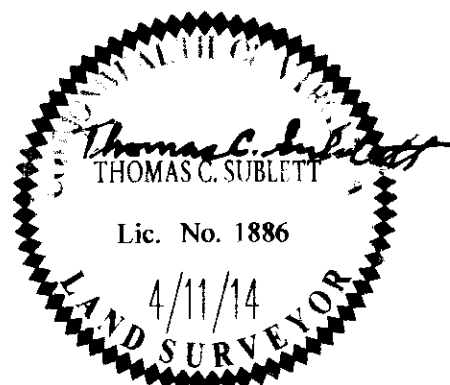
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	81°53'22"	6.50'	9.29'	5.64'	8.52'	N33°22'20"E
C2	98°06'38"	6.50'	11.13'	7.49'	9.82'	S86°27'40"E

SEE SHEET 3 OF 3

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
October 10, 2014
 at 4:05 AM/PM, PG. PG.
 Document # 140016724
 BETSY B. WOOLRIDGE, CLERK
amy stou, Dep. Clerk

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County Comments: _____ JFS
 Revised By: _____



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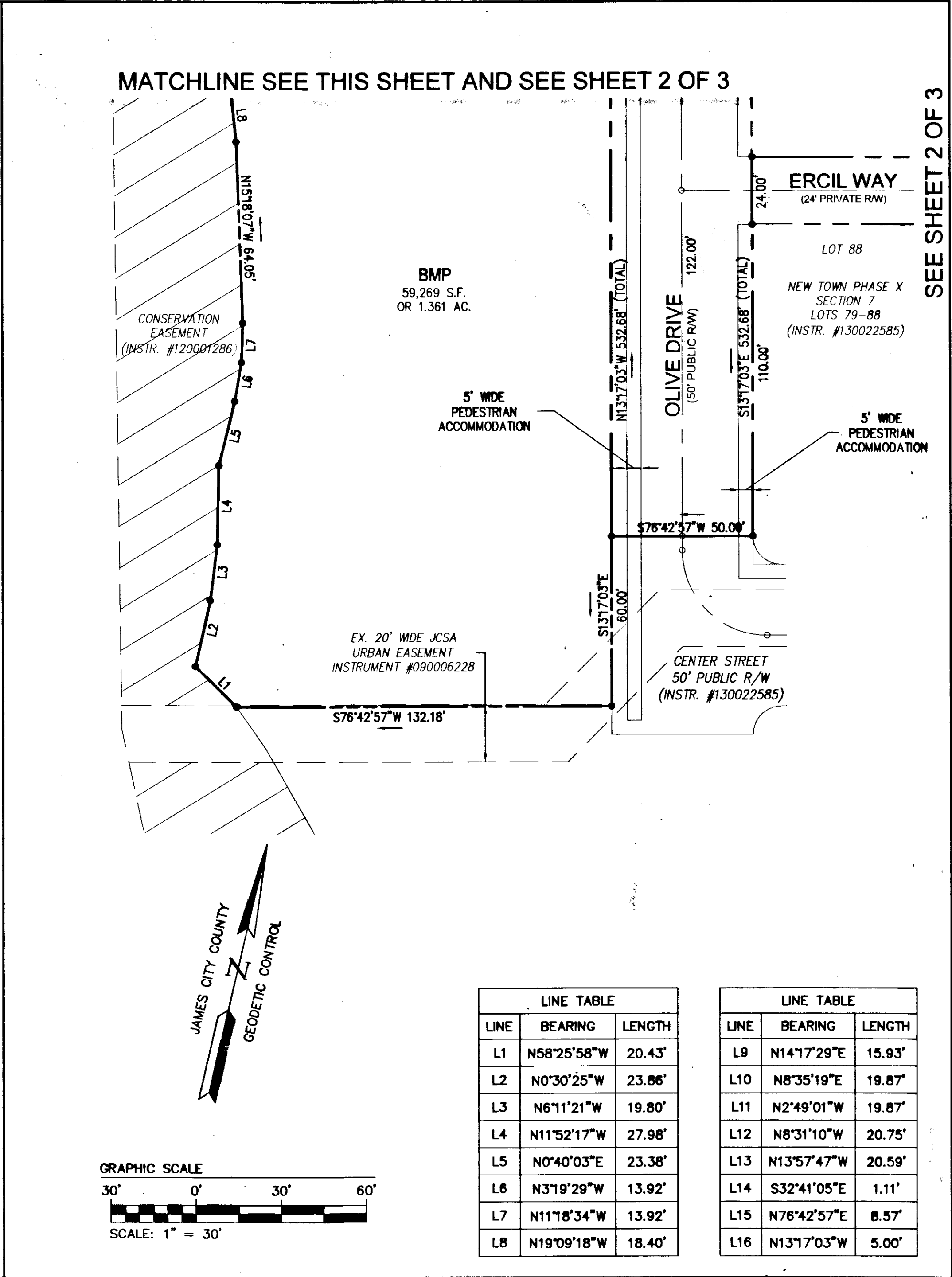
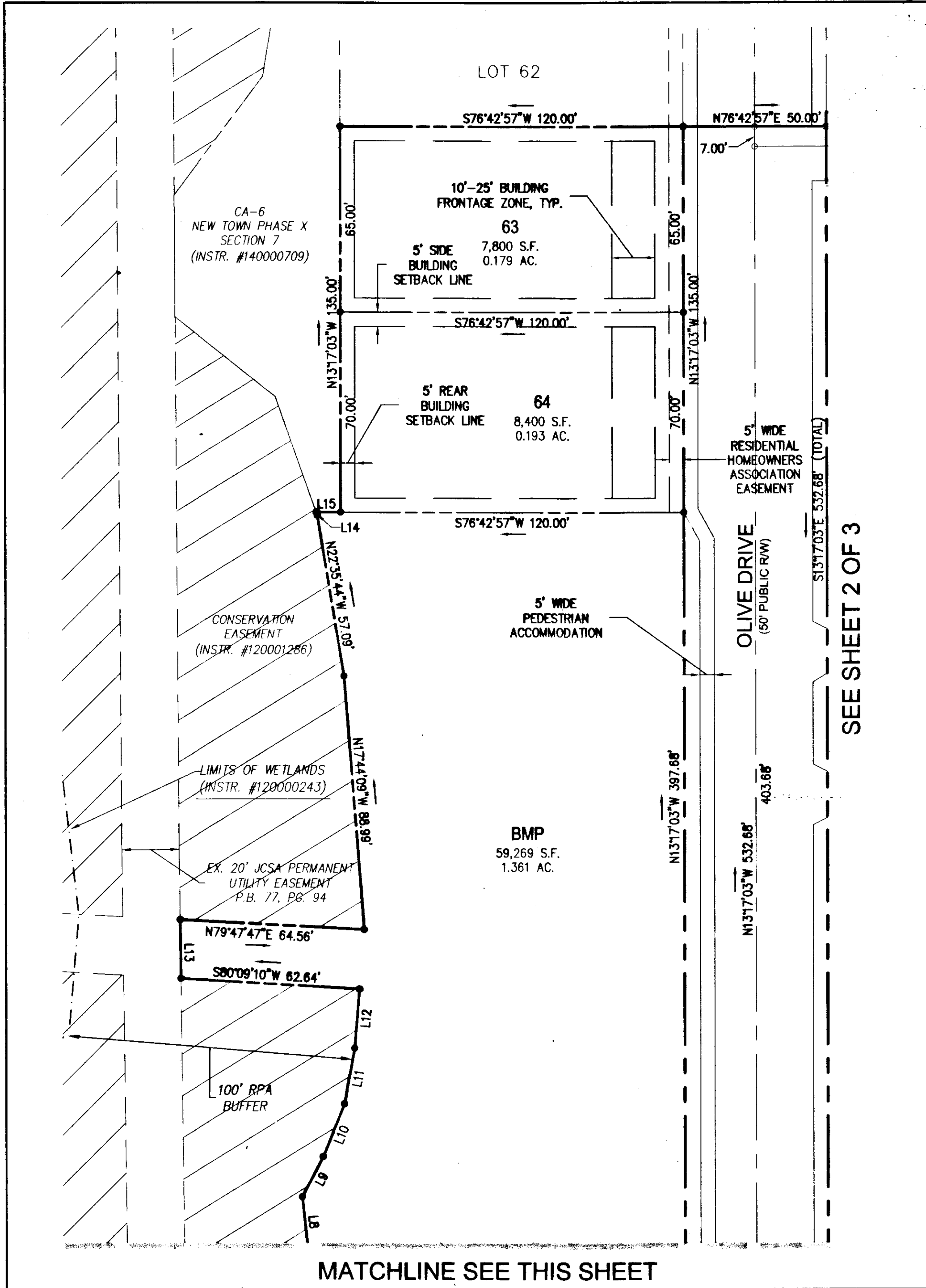
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JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

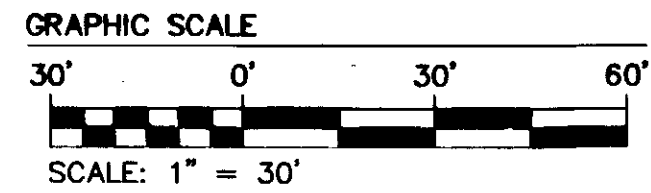
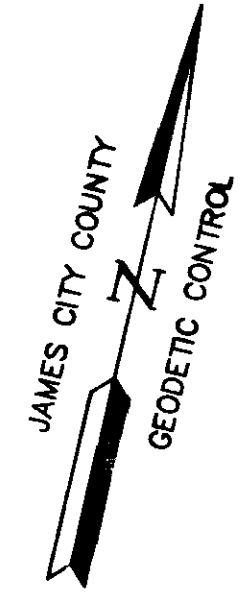
Project Contacts: TCS/JRK
 Project Number: 6632-07-05B
 Scale: 1" = 30' Date: 4/11/2014
 Sheet Number
2 of 3

14006724



SEE SHEET 2 OF 3

SEE SHEET 2 OF 3



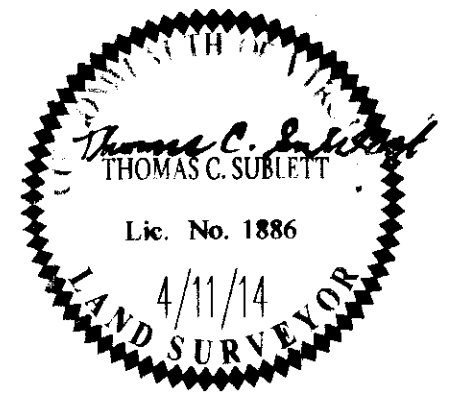
LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°25'58"W	20.43'
L2	N0°30'25"W	23.86'
L3	N6°11'21"W	19.80'
L4	N11°52'17"W	27.98'
L5	N0°40'03"E	23.38'
L6	N3°19'29"W	13.92'
L7	N11°18'34"W	13.92'
L8	N19°09'18"W	18.40'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N14°17'29"E	15.93'
L10	N8°35'19"E	19.87'
L11	N2°49'01"W	19.87'
L12	N8°31'10"W	20.75'
L13	N13°57'47"W	20.59'
L14	S32°41'05"E	1.11'
L15	N76°42'57"E	8.57'
L16	N13°17'03"W	5.00'

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
October 10, 2014
 at 4:05 AM/PM, PG 14
 Document # 14006724
 BETSY B. WOOLRIDGE, CLERK
amy stone, Dep. Clerk

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