

160002523

CERTIFICATION OF SOURCE OF TITLE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "LOTS 42-47, NEW TOWN, SECTION 9" WAS CONVEYED BY ME SETTLER'S, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO EAGLE CONSTRUCTION OF VIRGINIA PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 22, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT # 150012658.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF BOUNDARY LINE ADJUSTMENT OF NEW TOWN, SECTION 9, VILLAGE WALK AT NEW TOWN, PHASE I, LOTS 42-47", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

EAGLE CONSTRUCTION OF VA. PROPERTIES, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: EAGLE CONSTRUCTION OF VA., LLC
A VIRGINIA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: Steven P. Settlage
STEVEN P. SETTLAGE, PRESIDENT

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

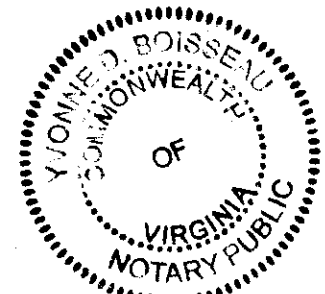
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT STEVEN P. SETTLAGE WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, IN HIS CAPACITY AS PRESIDENT OF EAGLE CONSTRUCTION OF VA., LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS MANAGER OF EAGLE CONSTRUCTION OF VA. PROPERTIES, 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 8th DAY OF February, 2016

MY COMMISSION EXPIRES: 2/28/2019

REGISTRATION # 149498

James D. Boisseau
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.

Preston C. Judson 1/11/16
PRESTON C. JUDSON, L.S. #003130 DATE

CERTIFICATE OF APPROVAL

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

Christina D. Pugh 2/10/16
SUBDIVISION AGENT OF DATE
THE COUNTY OF JAMES CITY

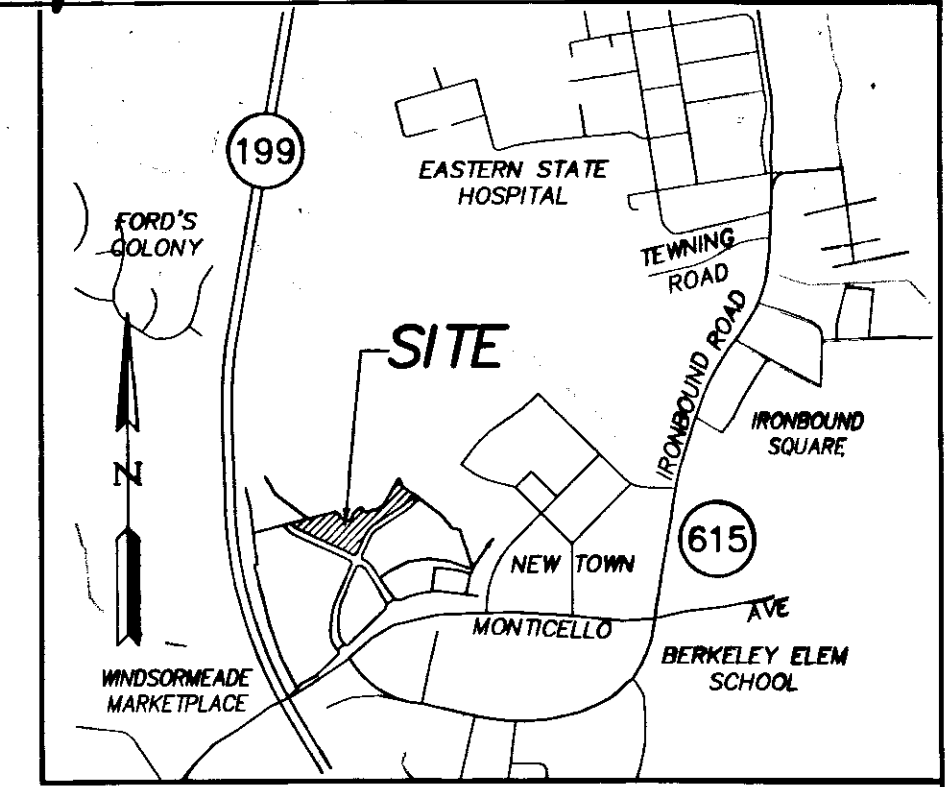
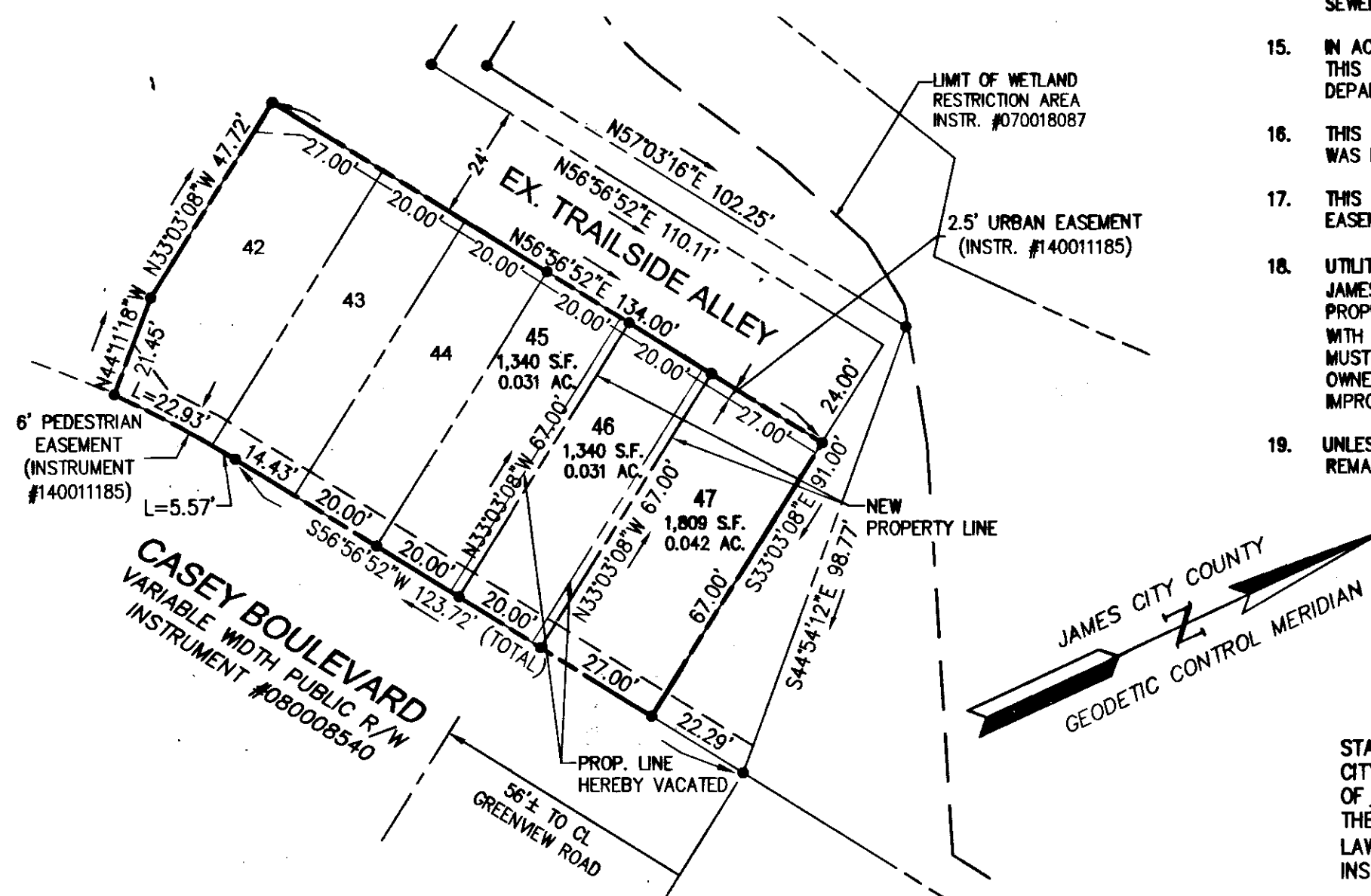
GENERAL NOTES

- 1. PROPERTIES AS SHOWN ARE TAX PARCEL 3843500045-47, AND ARE 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: 4206 TRAILSIDE ALLEY (LOT 45), 4208 TRAILSIDE ALLEY (LOT 46) AND 4210 TRAILSIDE ALLEY (LOT 47)
- 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. 51095C01380, EFFECTIVE DATE DECEMBER 16, 2015.
- 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.

AREA TABULATION

	OLD		NEW	
LOT 45	1,206 S.F.	0.028 AC.±	1,340 S.F.	0.031 AC.±
LOT 46	1,340 S.F.	0.031 AC.±	1,340 S.F.	0.031 AC.±
LOT 47	1,943 S.F.	0.045 AC.±	1,809 S.F.	0.042 AC.±
TOTAL AREA	4,489 S.F.	0.103 AC.±	4,489 S.F.	0.104 AC.±

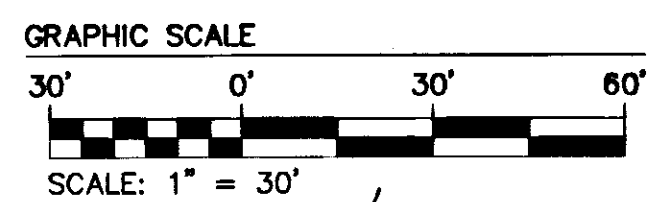
NOTE: AREAS FOR LOTS 42-44 ARE UNCHANGED.



VICINITY MAP SCALE 1"=2000'±
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21004223

GENERAL NOTES (CONT)

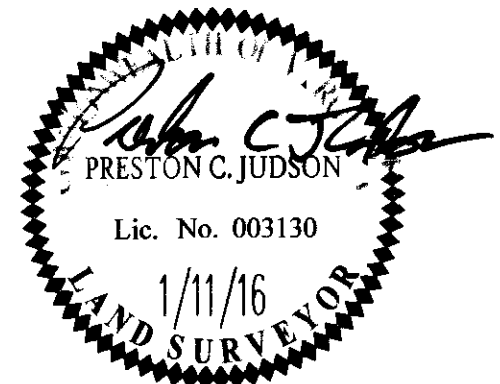
- 9. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) (1) OF THE JAMES CITY COUNTY CODE.
- 11. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 12. 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.
- 13. THIS PLAT WAS REVIEWED AND APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD (DRB) ON FEBRUARY 4, 2016.
- 14. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- 15. 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.
- 16. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
- 17. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- 18. 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.
- 19. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF February, 2016.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:09AM PM
INSTRUMENT # 160002523
TESTE: Rebecca Cariveau, Dep. Clerk
MONA A. FOLEY, CLERK

S-0003-2016

Rev.	Date	Description	Revised By



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PLAT OF BOUNDARY LINE ADJUSTMENT
OF NEW TOWN, SECTION 9
VILLAGE WALK AT NEW TOWN
PHASE I
LOTS 42-47
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/PCJ
Project Number: 6632-S9-10
Scale: 1"=30' Date: 1/11/16
Sheet Number
1 of 1