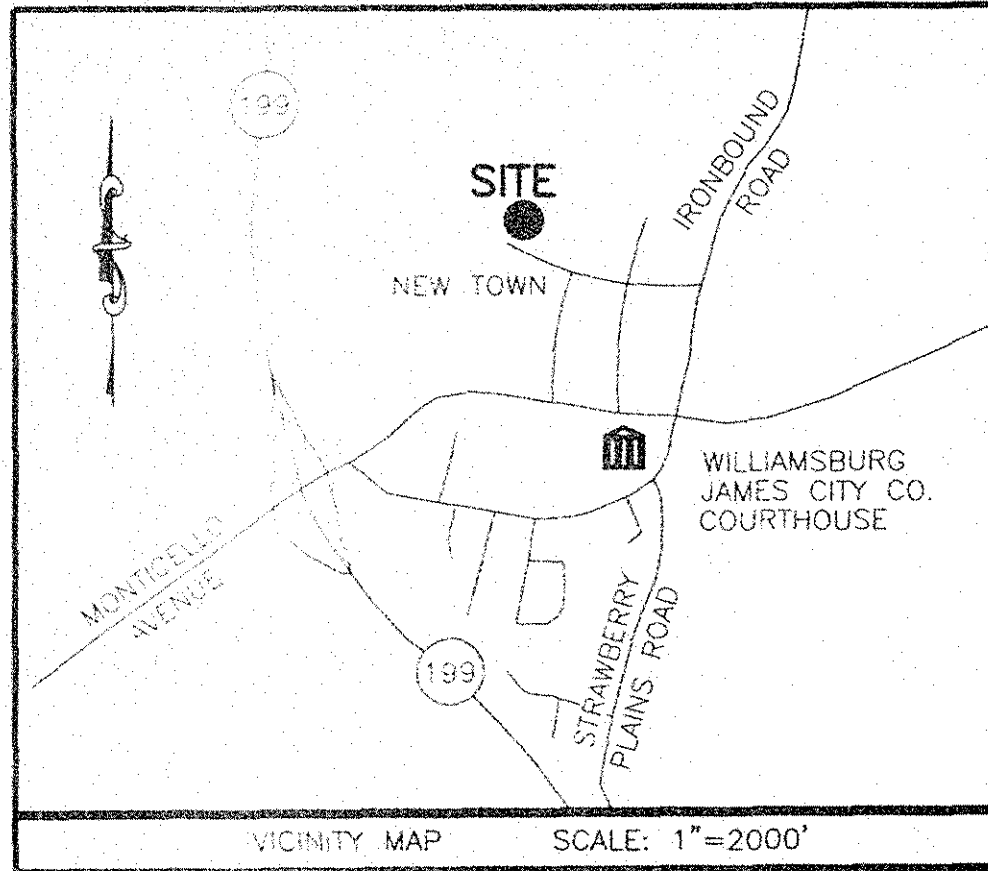




160020570



SUBDIVISION OF  
**PARCEL 21-C**  
NEW TOWN  
BLOCK 21, SECTION 3 & SECTION 6

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 07/13/2016 JOB # 14-290

**LandTech Resources, Inc.**  
Surveying, Engineering, GPS  
3925 Midlands Road, Williamsburg, Virginia 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 1 OF 2

**JCC-S-0042-2015**

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0136D DATED 03-28-2014 (PRELIMINARY).
7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
9. 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.
10. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM 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 WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON OCTOBER 12, 2015.
12. BASED ON WHAT RESEARCH THAT WAS PERFORMED BY THIS FIRM, THERE APPEAR TO BE NO MAPPED DAM BREAK INUNDATION ZONES AFFECTING THIS PROPERTY. THERE DOES NOT APPEAR TO BE ANY DCR INVENTORIED DAMS ON OR UPLAND OF THE PARCEL SHOWN HEREON.
13. PER CURRENT OWNER: PARCEL 21-C1 IS TO BE CONVEYED TO NEW TOWN ASSOCIATES AND THEY WILL CONVEY IT TO THE NEW TOWN COMMERCIAL OWNERS ASSOCIATION.

**OWNERS CERTIFICATE: DPP WEST, LLC**

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Robert Robertson - DPP West LLC Member  
NAME PRINTED TITLE  
[Signature] 8/25/16  
SIGNATURE DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Ilonka Gobel Dazevedo, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY HAND THIS 25<sup>th</sup> DAY OF August, 2016.  
MY COMMISSION EXPIRES 3/31/20

NOTARY PUBLIC  
REGISTRATION NO. 7696066

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF DPP WEST, LLC AND WAS ACQUIRED FROM NEW TOWN ASSOCIATES, LLC BY THAT CERTAIN DEED DATED NOVEMBER 20, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 140019317

**CERTIFICATE OF APPROVAL**

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

10/12/16 Ellen Cook  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**ENGINEERS OR SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

07/13/2016 William S. Felts  
DATE WILLIAM S. FELTS, L.S. 3149



**AREA TABULATION**

EXISTING PARCEL 21-C	=	196,618 S.F. / 4.514 AC.
NEW PARCEL 21-C	=	190,668 S.F. / 4.3774 AC.
NEW PARCEL 21-C-1	=	5,950 S.F. / 0.1366 AC.
TOTAL AREA	=	196,618 S.F. / 4.514 AC.

**PROPERTY INFORMATION**

PARCEL ID: PARCEL ID #3824300021C  
ZONING DISTRICT: MU (MIXED USE) w/ PROFFERS  
DESIGN GUIDELINES AND MASTER PLAN  
PER Z-0005-2004/MP-0005-2004 & Z-0007-2006

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. THE JCC PLANNING COMMISSION GRANTED A UNIVERSAL WAIVER TO THE 50' FRONT SETBACK REQUIREMENT ON JUNE 5, 2006 FOR STRUCTURES ALONG DISCOVERY PARK BLVD., PROVIDED THAT PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.

EXISTING ADDRESS:  
#5501 DISCOVERY PARK BLVD.  
WILLIAMSBURG, VIRGINIA 23188

2 Large/Small Plat(s) Recorded  
herewith as # 160020570

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 9 DAY OF November, 2016.  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:06pm  
INSTRUMENT # 160020570  
TESTE MONA A. FOLEY, CLERK Eugene P. Connor DC