

VICINITY MAP SCALE 1"=2000'±  
JCC S-0027-2016

**CERTIFICATION OF SOURCE OF TITLE:**

1. THE PROPERTY SHOWN ON THIS PLAT AS PARCEL 2E TAX PARCEL ID: 3843300002E 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 INSTRUMENT #140004356.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS 'PLAT OF SUBDIVISION NEWTOWN, SECTION 9, PARCEL 2E, LOT 1, VILLAGE WALK AT NEW TOWN PHASE 2E, LOTS 48-98, COS #3, COS #4 AND COS #5 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: MARKLEAGLE PARTNERS FUND II, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGER

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

BY: Richard E. Core, Jr. 10/20/2016  
RICHARD E. CORE, JR. DATE  
VICE PRESIDENT

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Henrico

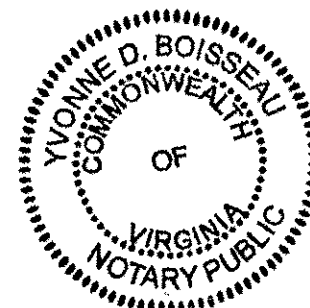
I, Yvonne D. Boisseau A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 20<sup>th</sup> DAY OF October, 2016.

MY COMMISSION EXPIRES: 2/28/2019

NOTARY REGISTRATION NUMBER: 148498

Yvonne D. Boisseau  
NOTARY PUBLIC SIGNATURE



**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.

Stephen Z. Leitchford 10/18/16  
STEPHEN Z. LEITCHFORD, L.S. #2772 DATE

**CERTIFICATE OF APPROVAL**

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

Elben Cook 11/1/16  
SUBDIVISION AGENT OF DATE  
THE COUNTY OF JAMES CITY

Blair Branch 9 Nov 2016  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

**GENERAL NOTES**

- PROPERTIES AS SHOWN ARE A PORTION OF TAX PARCEL 3843300002E AND IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS, BINDING SETBACKS AND BUFFERS ARE REFERENCED ON THE MASTER PLAN FOR CASE MP-0002-2011 / Z-0003-2011 & Z-0016-2005. ALSO, DESIGN GUIDELINES FOR THE RESIDENTIAL PORTION OF SECTION 9 ARE REFERENCED ON THE MASTER PLAN FOR CASE MP-0002-2011 / Z-0003-2011 & Z-0016-2005.
- PROPERTY STREET ADDRESS: 4520 CASEY BOULEVARD.
- SURVEYED PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM 51095C01380, WITH MAP REVISED DECEMBER 16, 2015.
- IMPROVEMENTS ON THE PROPERTY HAVE NOT BEEN SHOWN.
- 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
- 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.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 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.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 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 MP-0002-2011 / Z-0003-2011 & Z-0016-2005.
- THIS PLAT WAS REVIEWED AND APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD (DRB) ON AUGUST 18, 2016 CONCURRENTLY WITH SP-0051- 2016.
- JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- 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.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD; PROPERTY INFORMATION SHOWN HEREON IS BASED ON PLATS AND INSTRUMENTS OF PUBLIC RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY.
- 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.
- AREAS WITHIN SIGHT DISTANCE TRIANGLES SHALL REMAIN VISUALLY CLEAR AND UNOBSTRUCTED BY OBJECTS BETWEEN 2 FEET AND 7 FEET ABOVE FINISHED GRADE AT DIRT ELEVATION.

**LOT DATA**

NUMBER OF RESIDENTIAL LOTS	51	
AVERAGE LOT SIZE	2,249 S.F.	0.052 AC.±
SMALLEST LOT (73)	1,152 S.F.	0.026 AC.±
LARGEST LOT (80)	3,155 S.F.	0.072 AC.±
GROSS LOTS PER ACRE	10.59	

4 Large/Small Plat(s) Recorded  
herewith as # 160020704

**AREA TABULATION**  
VILLAGE WALK AT NEW TOWN  
PHASE II  
LOTS 48-98, CA-3, CA-4 AND CA-5

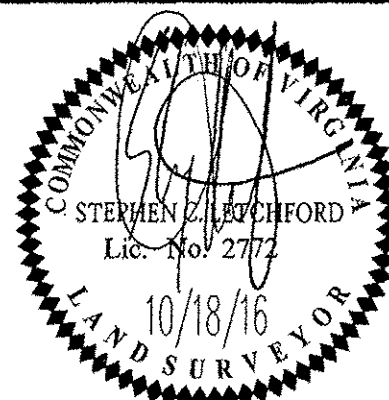
AREA OF RESIDENTIAL LOTS	114,692 S.F.	2.633 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (GREENVIEW)	27,985 S.F.	0.642 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (VILLAGE WALK)	9,698 S.F.	0.223 AC.±
AREA OF COMMON OPEN SPACE (CA-3) #1	23,553 S.F.	0.541 AC.±
AREA OF COMMON OPEN SPACE (CA-4) #2	844 S.F.	0.019 AC.±
AREA OF COMMON OPEN SPACE (CA-5) #3	33,013 S.F.	0.758 AC.±
TOTAL AREA OF SUBDIVIDED NEWTOWN, SECTION 9, PARCEL 2E, LOT 1	209,785 S.F.	4.816 AC.±

**INDEX OF SHEETS**

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	PLAT OF SUBDIVISION
3	PLAT OF SUBDIVISION
4	CURVE & LINE TABLES

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 13<sup>th</sup> DAY OF November, 2016  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:54 AM/PM  
INSTRUMENT # 160020704  
TESTE: Chmy Stovess, DC  
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	10/05/16	REVISED PER COUNTY COMMENTS	LBA



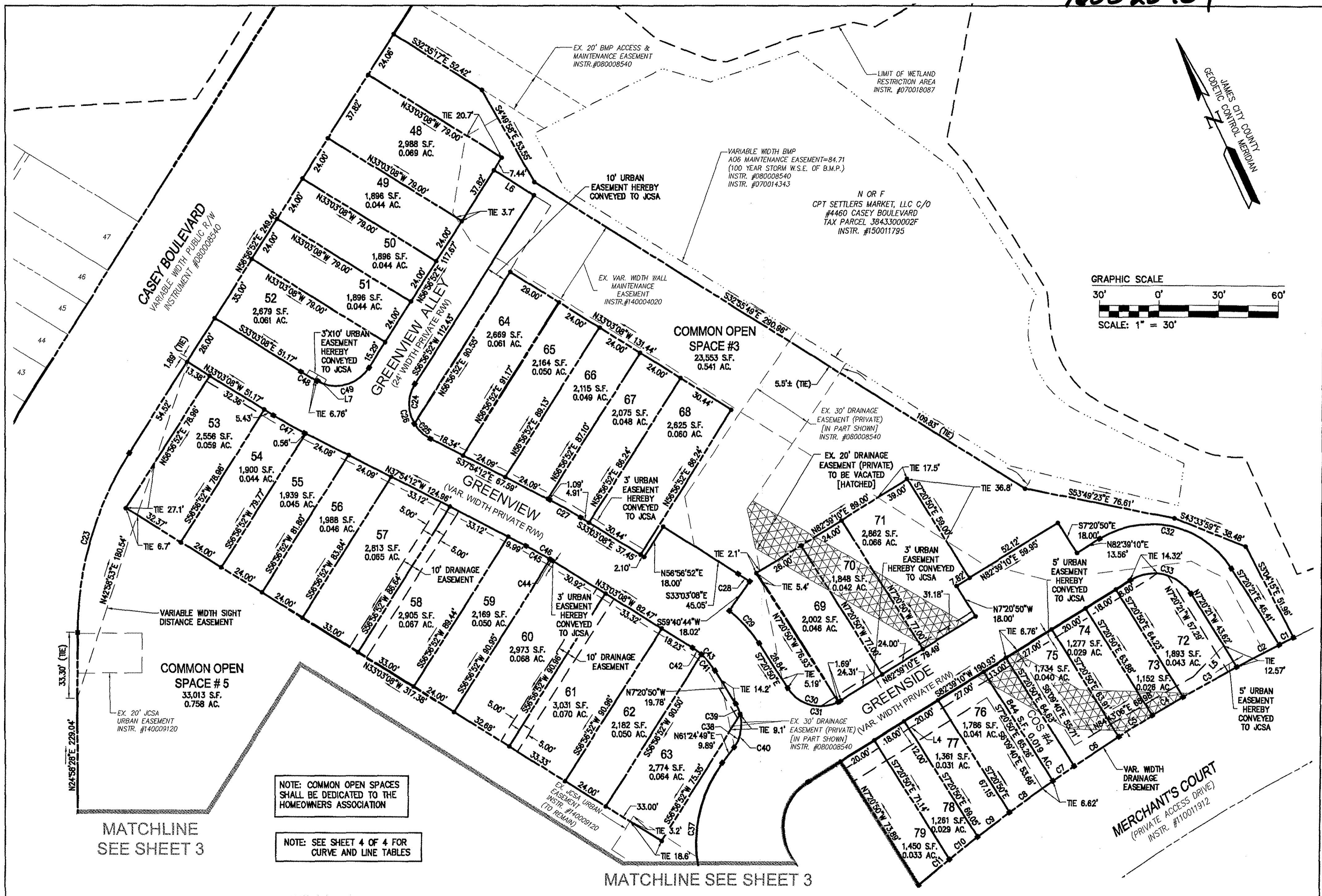
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION  
NEWTOWN, SECTION 9, PARCEL 2E, LOT 1  
VILLAGE WALK AT NEW TOWN  
PHASE II  
LOTS 48-98, COS #3, COS #4 AND COS #5  
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SCL  
Project Number: 6632-S9-10  
Scale: AS SHOWN Date: 8/12/16  
Sheet Number  
**1 of 4**

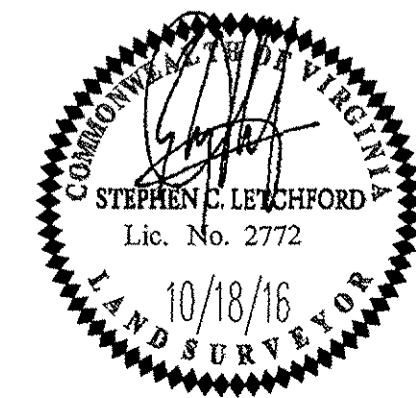
160020704



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

NOTE: SEE SHEET 4 OF 4 FOR CURVE AND LINE TABLES

4	Large/Small Plat(s) Recorded	11-15-2016
herewith as	160020704	
at	8:54 AM/PM: PG	
Document #	160020704	
	MONA A. FOLEY, CLERK	
	<i>Mona A. Foley</i> , Clerk	
1	10/05/16	REVISED PER COUNTY COMMENTS
Rev.	Date	Description
		LBA Revised By



**AES**  
CONSULTING ENGINEERS

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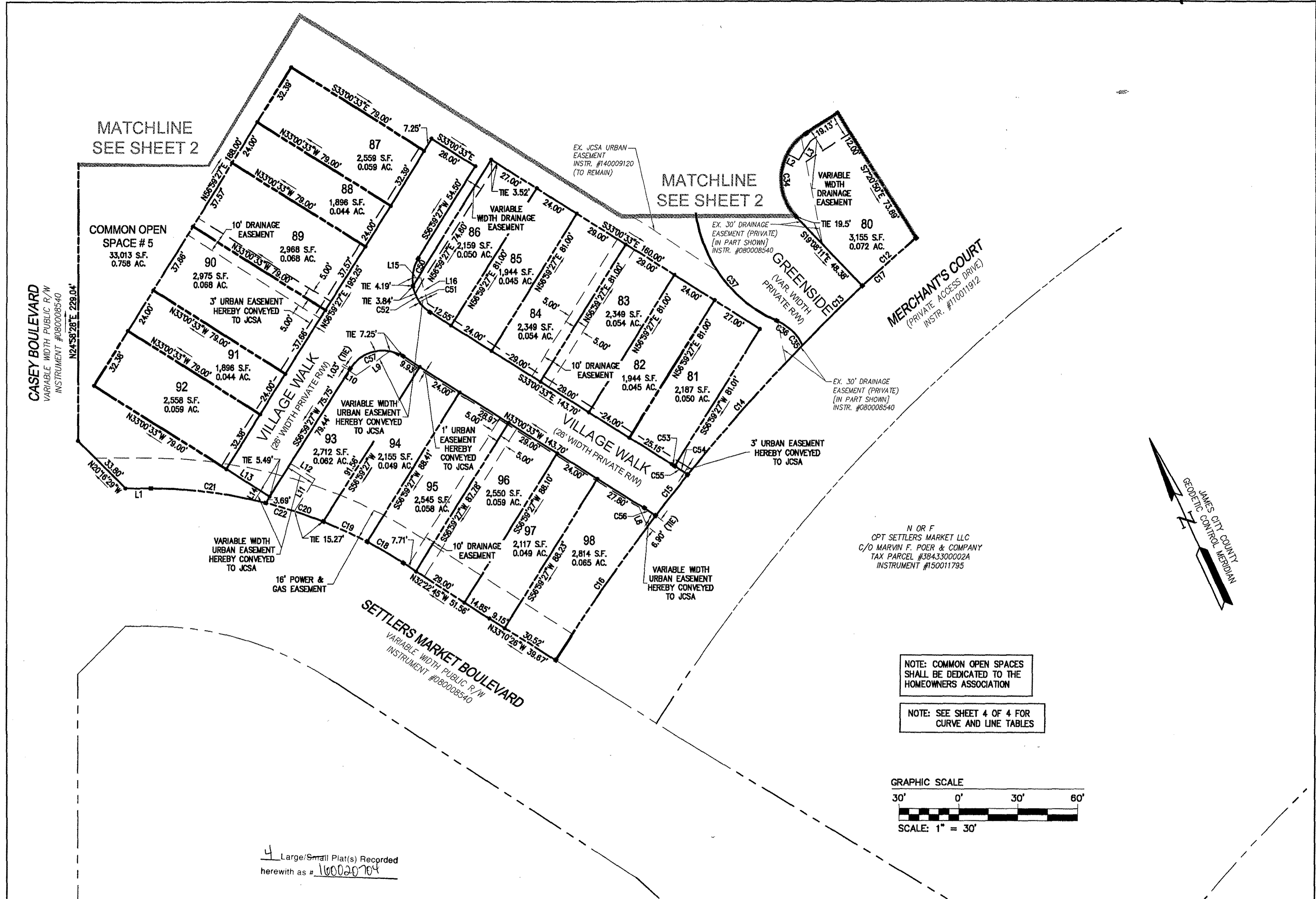
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PLAT OF SUBDIVISION  
NEWTOWN, SECTION 9, PARCEL 2E, LOT 1  
VILLAGE WALK AT NEW TOWN  
PHASE II  
LOTS 48-98, COS #3, COS #4 AND COS #5

JAMESTOWN DISTRICT    JAMES CITY COUNTY    VIRGINIA

Project Contacts:	JAG/SCL
Project Number:	6632-S9-10
Scale:	1"=30'
Date:	8/12/16
Sheet Number	2 of 4

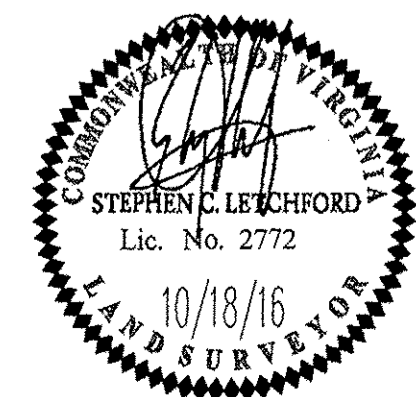




4 Large/Small Plat(s) Recorded  
herewith as # 160020704

1	10/05/16	REVISED PER COUNTY COMMENTS	LBA
Rev.	Date	Description	Revised By

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
11-15-2016  
at 8:54 AM/PM, PB PG  
Document # 160020704  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



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NEWTOWN, SECTION 9, PARCEL 2E, LOT 1  
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JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SCL  
Project Number: 6632-S9-10  
Scale: 1"=30' Date: 8/12/16  
Sheet Number  
**3 of 4**

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°29'51"	930.42'	8.08'	4.04'	8.08'	S87°55'30"W
C2	1°28'56"	930.42'	24.07'	12.03'	24.07'	S86°56'07"W
C3	1°53'54"	930.42'	30.83'	15.42'	30.83'	S85°14'42"W
C4	1°06'31"	930.42'	18.00'	9.00'	18.00'	S83°44'30"W
C5	1°13'54"	930.42'	20.00'	10.00'	20.00'	S82°34'17"W
C6	1°39'48"	930.42'	27.01'	13.51'	27.01'	S81°07'26"W
C7	0°48'05"	930.42'	13.02'	6.51'	13.02'	S79°53'29"W
C8	1°40'00"	930.42'	27.07'	13.53'	27.07'	S78°39'27"W
C9	1°14'14"	930.42'	20.09'	10.05'	20.09'	S77°12'19"W
C10	1°06'57"	930.42'	18.12'	9.06'	18.12'	S76°01'44"W
C11	1°14'35"	930.42'	20.19'	10.09'	20.19'	S74°50'57"W
C12	2°13'39"	930.42'	36.17'	18.09'	36.17'	S73°06'50"W
C13	2°36'32"	930.42'	42.36'	21.19'	42.36'	S70°41'45"W
C14	5°21'19"	930.42'	86.96'	43.51'	86.93'	S66°42'49"W
C15	1°36'17"	930.42'	26.06'	13.03'	26.06'	S63°14'01"W
C16	5°25'42"	930.42'	88.15'	44.11'	88.12'	S59°43'02"W
C17	31°10'15"	930.42'	506.18'	259.52'	499.96'	S72°35'18"W
C18	5°09'30"	236.36'	21.28'	10.65'	21.27'	N34°57'30"W
C19	5°52'12"	236.36'	24.22'	12.12'	24.21'	N40°28'21"W
C20	7°21'35"	236.36'	30.36'	15.20'	30.34'	N47°05'15"W
C21	14°15'40"	236.36'	58.83'	29.57'	58.68'	N57°53'53"W
C22	32°38'58"	236.36'	134.69'	69.23'	132.87'	N48°42'14"W
C23	31°58'23"	171.00'	95.42'	48.99'	94.19'	N40°57'40"E
C24	62°15'09"	19.50'	21.19'	11.78'	20.16'	S25°49'17"W
C25	32°35'54"	19.50'	11.09'	5.70'	10.95'	S21°36'15"E
C26	94°51'03"	19.50'	32.28'	21.23'	28.72'	S9°31'20"W
C27	4°51'03"	213.00'	18.03'	9.02'	18.03'	S35°28'40"E
C28	4°51'13"	81.00'	6.86'	3.43'	6.86'	S30°37'32"E
C29	20°13'11"	63.00'	22.23'	11.23'	22.12'	S17°27'26"E
C30	85°02'30"	19.50'	28.94'	17.88'	26.36'	S49°52'05"E

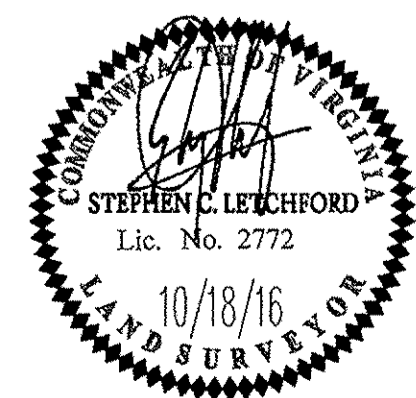
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C31	90°00'00"	19.50'	30.63'	19.50'	27.58'	S52°20'50"E
C32	90°00'29"	48.00'	75.41'	48.01'	67.89'	S52°20'35"E
C33	90°00'29"	22.00'	34.56'	22.00'	31.11'	N52°20'35"W
C34	101°47'21"	27.00'	47.97'	33.22'	41.90'	S31°45'30"W
C35	21°13'34"	19.50'	7.22'	3.65'	7.18'	N8°13'23"W
C36	23°21'24"	27.00'	11.01'	5.58'	10.93'	N30°30'51"W
C37	103°36'22"	68.00'	122.96'	86.42'	106.88'	N9°36'38"E
C38	51°12'14"	19.50'	17.43'	9.34'	16.85'	N35°48'42"E
C39	17°33'25"	19.50'	5.98'	3.01'	5.95'	N1°25'53"E
C40	68°45'39"	19.50'	23.40'	13.34'	22.02'	N27°02'00"E
C41	16°43'34"	37.00'	10.80'	5.44'	10.76'	N15°42'37"W
C42	8°58'45"	37.00'	5.80'	2.91'	5.79'	N28°33'46"W
C43	25°42'19"	37.00'	16.60'	8.44'	16.46'	N20°11'59"W
C44	0°32'27"	187.00'	1.77'	0.88'	1.77'	N33°19'22"W
C45	4°18'36"	187.00'	14.07'	7.04'	14.06'	N35°44'54"W
C46	4°51'03"	187.00'	15.84'	7.92'	15.84'	N35°28'40"W
C47	4°51'03"	213.00'	18.03'	9.02'	18.03'	N35°28'40"W
C48	2°50'59"	187.00'	9.30'	4.65'	9.30'	S34°28'38"E
C49	87°09'01"	19.50'	29.66'	18.55'	26.88'	S79°28'38"E
C50	42°11'44"	19.50'	14.36'	7.52'	14.04'	S35°53'35"W
C51	47°48'16"	19.50'	16.27'	8.64'	15.80'	S9°06'25"E
C52	90°00'00"	19.50'	30.63'	19.50'	27.58'	S11°59'27"W
C53	0°29'59"	213.00'	1.86'	0.93'	1.86'	N32°45'33"W
C54	2°07'19"	213.00'	7.89'	3.94'	7.89'	N31°26'54"W
C55	2°37'18"	213.00'	9.75'	4.87'	9.75'	N31°41'54"W
C56	2°07'03"	187.00'	6.91'	3.46'	6.91'	N31°57'02"W
C57	90°00'00"	19.50'	30.63'	19.50'	27.58'	N78°00'33"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°01'42"W	12.84'
L2	S37°10'35"E	6.50'
L3	N57°49'57"E	11.23'
L4	N82°39'10"E	204.26'
L5	N69°05'29"E	21.87'
L6	S33°03'08"E	24.00'
L7	N55°01'50"E	3.00'
L8	N0°57'50"E	10.74'
L9	N79°21'27"E	20.76'
L10	S33°00'33"E	4.51'
L11	S57°09'11"W	19.14'
L12	S32°52'09"E	14.57'
L13	N33°00'33"W	26.00'
L14	S57°09'11"W	5.53'
L15	S62°53'42"E	4.37'
L16	S9°46'06"W	13.20'

City of Williamsburg & County of James City  
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 MONA A. FOLEY, CLERK  
*Mon A Foley*, Clerk

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**4 of 4**