

CERTIFICATION OF SOURCE OF TITLE: NT DEVELOPMENT, LP

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO NT DEVELOPMENT, LP, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED DECEMBER 17, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. #130028249.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SECTION 7, PARCEL C, PHASE C NEW TOWN LOTS 184-199, CA-13A AND CA-15A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
NT DEVELOPMENT, LP
A VIRGINIA LIMITED PARTNERSHIP

BY: NTGP, LLC GENERAL PARTNER

Kenneth Allen
KENNETH ALLEN
MANAGER, NTGP, LLC GENERAL PARTNER

8/2/17
DATE

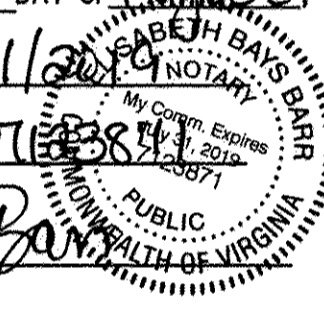
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF *James City*
I, *Elizabeth Bayne* 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 *2nd* DAY OF *August*, 2017.

MY COMMISSION EXPIRES *7/31/2019*

NOTARY REGISTRATION NUMBER: *713381*
Elizabeth Bayne
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
PRESTON C. JUDSON, L.S. #003130
DATE: 07/20/2017

CERTIFICATE OF APPROVAL

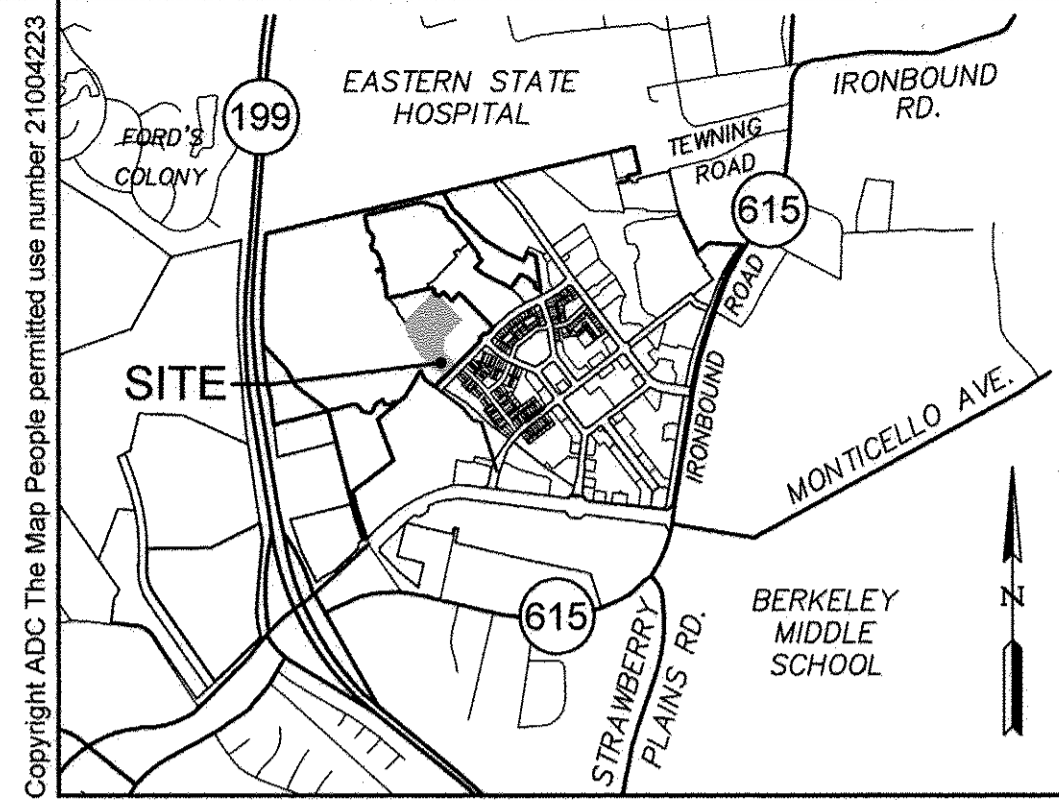
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Cook
SUBDIVISION AGENT OF
JAMES CITY COUNTY
DATE: 10/11/17

Alan Beach
VIRGINIA DEPARTMENT OF
TRANSPORTATION
DATE: 26 July 2017

GENERAL NOTES

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THIS PROPERTY LIES IN FLOOD ZONE "X", AS SHOWN ON MAP NUMBER 51095C0138D, PANEL 138 FOR COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 3820100010. THE PROPERTY ADDRESSES FOR THE PROPERTY IS 5455 CENTER STREET.
- PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
- REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2006, MP-0007-2006 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 EXCEPT THAT STRUCTURES SHALL BE SET BACK 50' OR MORE FROM ANY ANY INTERNAL ARTERIAL ROAD RIGHT-OF-WAY THAT IS 50' OR GREATER IN WIDTH AND OTHER REQUIREMENTS AS SPECIFIED IN THE APPROVED FINAL PLANS. REFER TO THE NEW TOWN PROFFERS, DESIGN GUIDELINES AND/OR PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS. THE PLANNING DIRECTOR GRANTED A SETBACK MODIFICATION TO THE 50' ARTERIAL ROAD SETBACK IN ACCORDANCE WITH SECTION 24-523 PROVIDED THAT SETBACKS ARE IN ACCORDANCE WITH THE APPROVED DESIGN GUIDELINES.
- JCC SP-0090-2013 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, SERVITUDES, 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.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
- 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.
- IN ACCORDANCE WITH SECTION 19-14 OF THE JAMES CITY COUNTY CODE, STREETS DENOTED AS 'PRIVATE' WITHIN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY AND DO NOT MEET STATE DESIGN STANDARDS.



VICINITY MAP
SCALE: 1" = 2000'

REFERENCES

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

LEGEND

—●— IRON ROD SET

AREA TABULATION

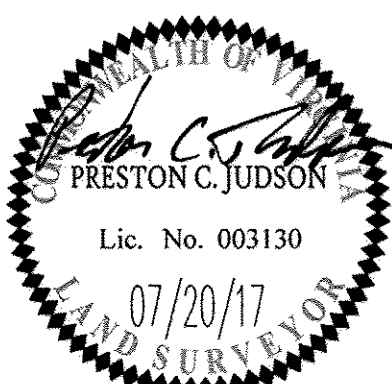
	SQUARE FEET	ACRES
TOTAL AREA OF PARCEL C	284,751 S.F.±	6.537 AC.±
AREA OF LOTS (PHASE C-16 LOTS)	32,610 S.F.±	0.749 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (PHASE C)	14,144 S.F.±	0.325 AC.±
AREA OF COMMON AREA 13A (CA-13A)	6,730 S.F.±	0.154 AC.±
AREA OF COMMON AREA 15A (CA-15A)	11,014 S.F.±	0.253 AC.±
TOTAL AREA SUBDIVIDED (PHASE C)	64,498 S.F.±	1.481 AC.±
TOTAL AREA SUBDIVIDED (PHASE A)	90,192 S.F.±	2.071 AC.±
TOTAL AREA SUBDIVIDED (PHASE B)	130,061 S.F.±	2.986 AC.±

2 Large/Small Plat(s) Recorded
herewith as # *170019784*

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS *12* DAY OF *October*, 2017
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ *3:57* AM/PM
INSTRUMENT # *170019784*

TESTE:
MONA A. FOLEY, CLERK
Genif Zubillaga, D.C.

Rev.	Date	Description	RMS
1	07/20/17	REVISED PER COUNTY COMMENTS	RMS
			Revised By



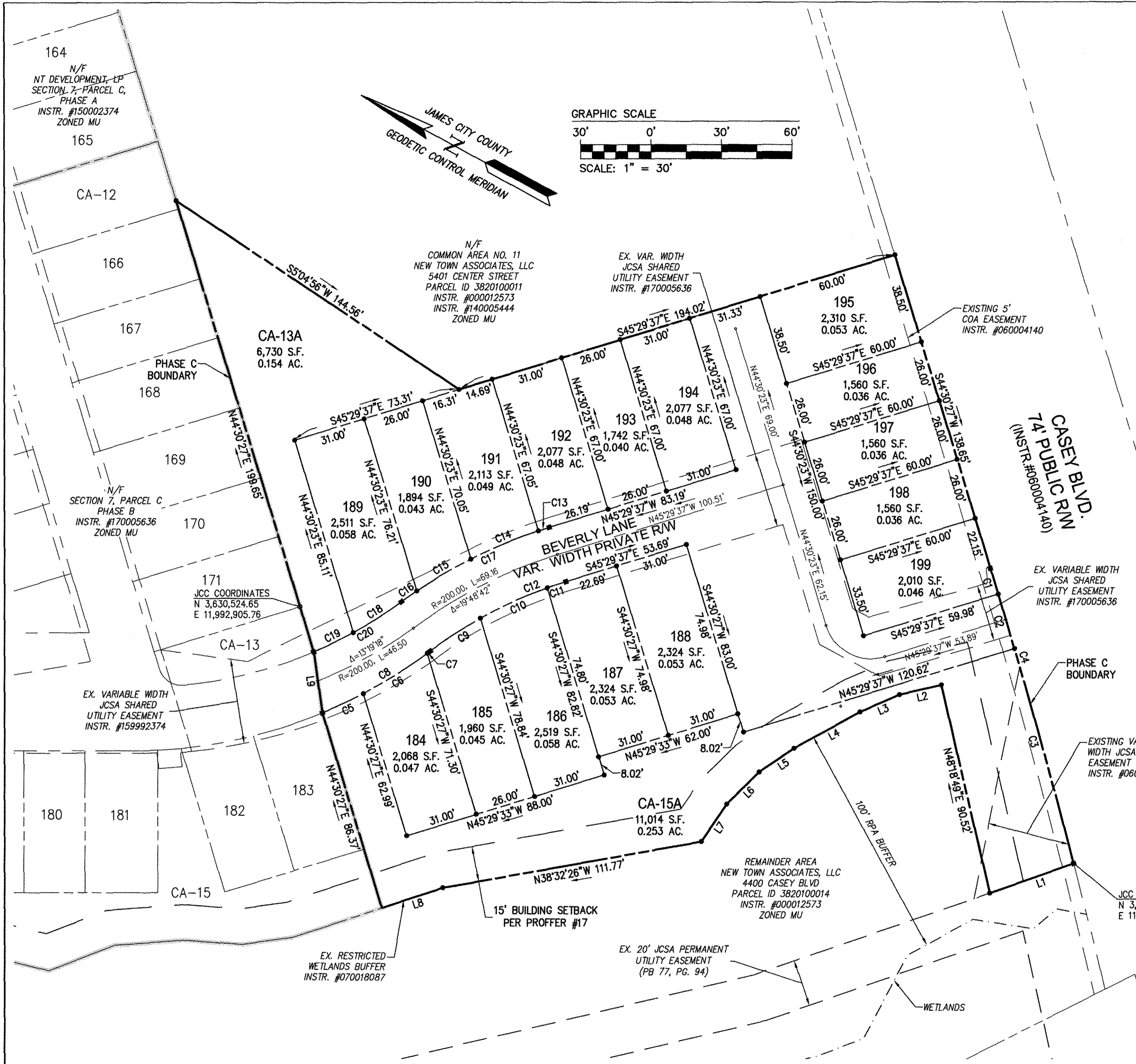
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. S-0022-2017
PLAT OF SUBDIVISION
**SECTION 7, PARCEL C, PHASE C
NEW TOWN**
LOTS 184-199, CA-13A AND CA-15A
OWNED BY NT DEVELOPMENT, LP
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: PC/J/RMS	
Project Number: 6632-07-09	
Scale: NA	Date: 6/7/2017
Sheet Number	
1 of 2	

170019784



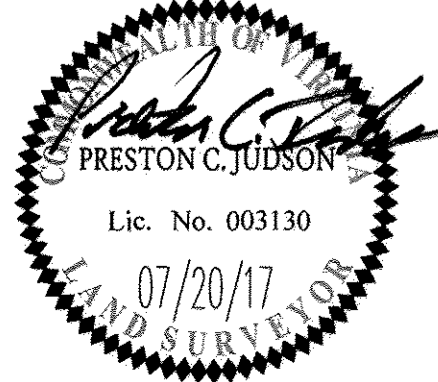
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°12'36"	3096.70'	11.35'	5.68'	11.35'	S44°36'45"W
C2	0°26'39"	3096.70'	24.00'	12.00'	24.00'	S44°56'22"W
C3	1°44'39"	3096.70'	94.27'	47.14'	94.27'	S46°02'01"W
C4	02°23'54"	3096.70'	129.63'	64.82'	129.62'	S45°42'24"W
C5	5°11'18"	212.00'	19.20'	9.61'	19.19'	S53°34'17"E
C6	8°40'57"	212.00'	32.13'	16.09'	32.10'	S60°30'24"E
C7	0°27'26"	212.00'	1.69'	0.85'	1.69'	S65°04'36"E
C8	14°19'41"	212.00'	53.02'	26.65'	52.88'	S58°08'29"E
C9	7°44'29"	188.00'	25.40'	12.72'	25.38'	S61°26'05"E
C10	9°32'10"	188.00'	31.29'	15.68'	31.25'	S52°47'45"E
C11	2°32'03"	188.00'	8.32'	4.16'	8.31'	S46°45'39"E
C12	19°48'42"	188.00'	65.01'	32.83'	64.68'	S55°23'58"E
C13	1°18'02"	212.00'	4.81'	2.41'	4.81'	N46°08'39"W
C14	8°25'29"	212.00'	31.17'	15.61'	31.14'	N51°00'24"W
C15	7°13'35"	212.00'	26.74'	13.39'	26.72'	N58°49'56"W
C16	2°08'20"	212.00'	7.91'	3.96'	7.91'	N63°30'50"W
C17	19°05'26"	212.00'	70.63'	35.65'	70.30'	N55°02'17"W
C18	7°25'42"	188.02'	24.37'	12.21'	24.35'	N60°52'05"W
C19	5°42'26"	188.02'	18.73'	9.37'	18.72'	N54°18'05"W
C20	13°08'08"	188.02'	43.10'	21.65'	43.01'	N58°00'53"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°01'02"W	37.83'
L2	N41°28'44"W	18.25'
L3	N51°57'01"W	18.25'
L4	N57°11'09"W	31.99'
L5	N62°20'22"W	17.97'
L6	N73°02'40"W	19.35'
L7	N84°07'24"W	19.26'
L8	N46°41'56"W	27.33'
L9	N53°20'45"E	26.03'

2 Large/Small Plat(s) Recorded
herewith as # 170019784

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 12, 2017
at 3:57 AM (PM) PB PG
Document # 170019784
MONA A. FOLEY, CLERK
Mona A. Foley
Clerk

Rev.	Date	Description	Revised By
1	07/20/17	REVISED PER COUNTY COMMENTS	RMS



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