

180011625

CERTIFICATION OF SOURCE OF TITLE: NEW TOWN ASSOCIATES, LLC

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY AND THE COLLEGE OF WILLIAM AND MARY REAL ESTATE FOUNDATION, INC. A VIRGINIA NONSTOCK CORPORATION TO NEW TOWN ASSOCIATES, LLC., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 23, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 000012573.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: NEW TOWN ASSOCIATES, LLC A VIRGINIA LIMITED LIABILITY COMPANY

BY: Lawrence Sazman 4/26/18 DATE
PRINTED NAME
PRESIDENT
TITLE

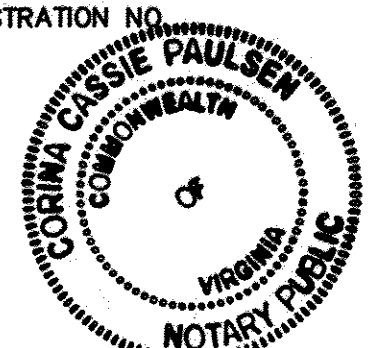
NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT: Corina C Paulsen A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 26 DAY OF April, 2018.

MY COMMISSION EXPIRES 7-31-2020.

REGISTRATION NO. 7199094



Corina Cassie Paulsen
NOTARY PUBLIC

SURVEYORS 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.

Samuel J. Bickers 04/02/2018 DATE
SAMUEL J. BICKERS LS NO.002304

VDOT APPROVAL

Ellen Cook 26 Apr 2018 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

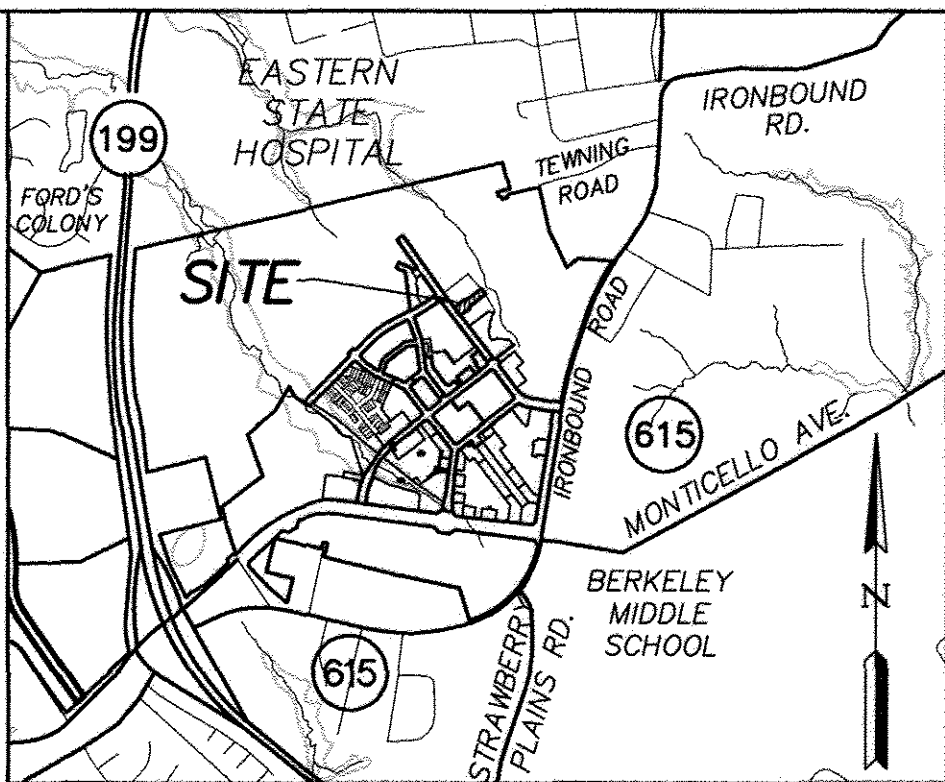
CERTIFICATE OF APPROVAL

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

Ellen Cook 5/4/18 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES

- 1. PROPERTY AS SHOWN IS A PORTION OF: PARCEL ID NO. 3822400020, 5380 DISCOVERY PARK BOULEVARD (BLOCK 15, PARCEL A, NEW TOWN)
- 2. PROPERTY AS SHOWN IS CURRENTLY ZONED "MU" - MIX USE, WITH PROFFERS. FOR PROFFERS PLEASE REFER TO JCC CASE NO. Z-0005-2004/MP-0005-2004, APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 26, 2004, AND Z-0004-216/MP-0001-2016 APPROVED JUNE 30, 2016.
- 3. THIS PLAT WAS APPROVED BY THE COUNTY ON SEPTEMBER 12, 2011, CASE #S-0035-2011. BUT WAS NOT RECORDED AND HAS BEEN UPDATED WITH CURRENT INFORMATION.
- 4. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 5. 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.
- 6. WITH ORIGINAL APPROVAL THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON JUNE 16, 2011 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- 7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 8. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 9. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 11. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 12. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C0136D, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ALL AREAS ON THIS SITE ARE ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD ELEVATION.
- 13. 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.
- 14. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.



VICINITY MAP SCALE 1"=2000'

AREA TABULATION

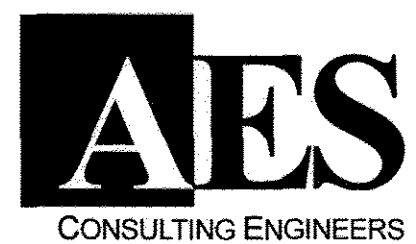
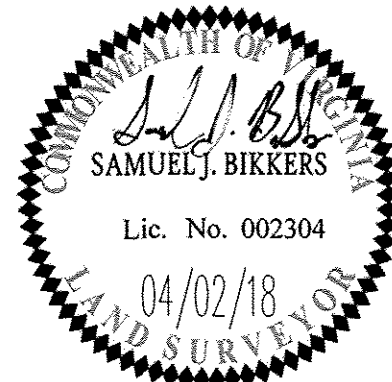
	S.F.±	AC.±
FORMER AREA OF BLOCK 15 PARCEL A	29,484	0.677
NEW AREA OF BLOCK 15 PARCEL A	28,284	0.649
NEW AREA OF BLOCK 15 PARCEL A1	1,200	0.028
TOTAL AREA FOR PARCELS A AND A1	29,484	0.677

2 Large/Small Plat(s) Recorded herewith as # 180011625

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 11 DAY OF JULY, 2018. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:49 AM/PM INSTRUMENT # 180011625

TESTE: MONA A. FOLEY, CLERK Grant Jubillay, D.C.
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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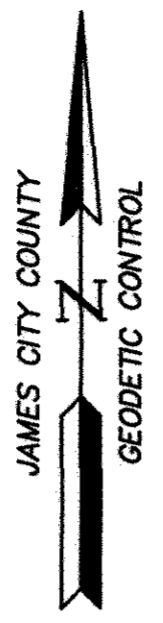
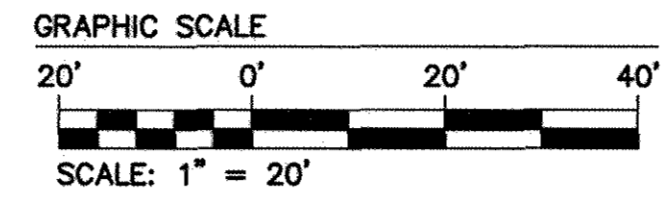
PLAT OF SUBDIVISION
BLOCK 15 PARCEL A
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: LBA
Project Number: 6632-E-26
Scale: 1"=20' Date: 3/30/2018
Sheet Number
1 OF 2

180011625

NEW TOWN ASSOCIATES LLC
SECTION 6
4201 IRONBOUND ROAD
TAX MAP 3910100157
LR# 030005069
PLAT 140005288
CONSERVATION EASEMENT
ZONED MIXED USE

NOTE:
SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.
NOTE:
COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)



N/F
PATRIOT PARK
BUSINESS CENTER
CONDOMINIUM ASSOCIATION
BLOCK 15, PARCEL D
5388 DISCOVERY PARK BLVD.
TAX MAP 3823700001A
LR# 070035273
PLAT 080008351
ZONED MIXED USE

BLOCK 15
PARCEL A
AREA=28,284 S.F.±
OR 0.649 Ac.±

10' x 30' EASEMENT
FOR THE BENEFIT
OF PARCEL A-1

BLOCK 15
PARCEL A-1
AREA=1,200 S.F.±
OR 0.028 Ac.±

N/F
HSB REAL ESTATE HOLDINGS, LLC
BLOCK 15, PARCEL C
5372 DISCOVERY PARK BLVD.
TAX MAP 3822400021
LR# 090025212
PLAT 060024786
ZONED MIXED USE

EX. 5' COA
(UTILITY)
LR# 060024786

EX. 10' VERIZON
EASEMENT
LR# 060013321

EX. 24' COA
(INGRESS/EGRESS)
LR# 060024786

EX. 20' COA
(DRAINAGE)
LR# 060024786

NOTE:
THE LIMIT OF THE WETLAND RESTRICTED AREA IS SHOWN PER PLAT BY AES CONSULTING ENGINEERS TITLED "EXHIBIT A" PLAT SHOWING WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES" DATED SEPTEMBER 12, 2005.

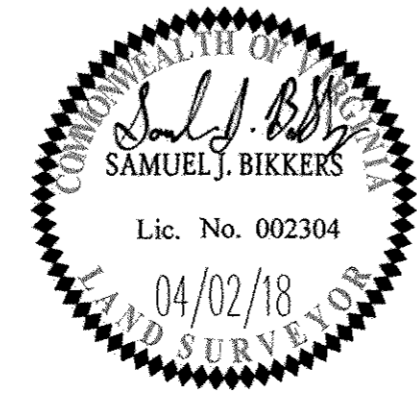
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TESTE: **MONA A. FOLEY, CLERK**
MONA A. FOLEY, CLERK

DISCOVERY PARK BOULEVARD
(74' PUBLIC R/W)
LR #060004140

Rev.	Date	Description	Revised By



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BLOCK 15 PARCEL A
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC

BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

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1"=20'	3/30/18
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2 OF 2	

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