

180019086

CERTIFICATION OF SOURCE OF TITLE: ABVA DEVELOPMENT, LP

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO ABVA DEVELOPMENT, LP, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED DECEMBER 18, 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 INSTR. #140020951.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SECTION 8, PARCEL D, PHASE I NEW TOWN LOTS 21-32 AND 99-110, CA-84, CA-87 AND CA-88 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: ABVA DEVELOPMENT, LP A VIRGINIA LIMITED PARTNERSHIP

BY: NTGP, LLC GENERAL PARTNER

KENNETH ALLEN MANAGER, NTGP, LLC GENERAL PARTNER

11/9/18 DATE

CERTIFICATE OF NOTARIZATION:

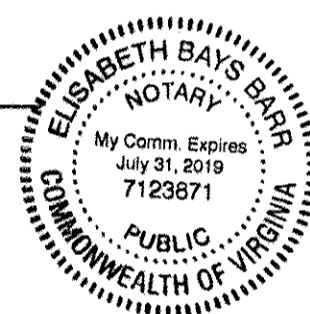
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City County I, Elisabeth Bays Barr, Notary Public in and for the City/County and State aforesaid, do hereby certify that persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid.

GIVEN UNDER MY NAME THIS 9th DAY OF November 2018.

MY COMMISSION EXPIRES 7/31/2019

NOTARY REGISTRATION NUMBER: 7123871

Elisabeth Bays Barr 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, L.S. #003130 11/08/2018 DATE

CERTIFICATE OF APPROVAL

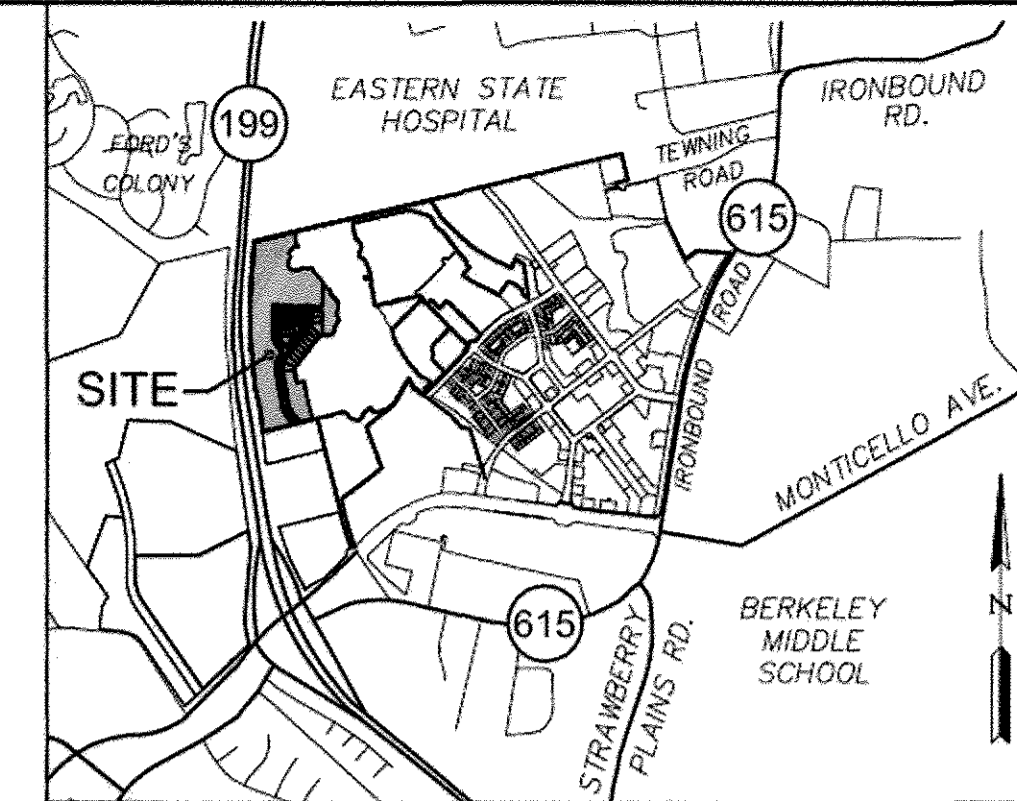
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Cooke 11/29/18 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Virginia Bealer 9 Nov 2018 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROPERTY LIES IN FLOOD ZONE "X", AS SHOWN ON MAP NUMBERS 51095C0117D, 51095C0119D, 51095C0136D AND 51095C0138D PANELS 117, 119, 136 AND 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.
3. THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 3820100015. THE PROPERTY ADDRESS FOR THE PROPERTY IS 5335 SETTLERS MARKET BOULEVARD.
4. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
5. REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2006, MP-0007-2006 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY.
6. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
7. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. 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.
9. JCC S-0020-2016 WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 22, 2017 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
10. 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.
11. THIS PLAT IS BASED ON RECORD DOCUMENTS AND PREVIOUS SURVEYS BY AES CONSULTING ENGINEERS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
12. 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.
13. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
17. 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.
18. 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.
19. ALL LOTS RECORDED ON THIS PLAT ARE SINGLE-FAMILY LOTS.
20. THE LOTS OF THIS SUBDIVISION ARE SUBJECT TO THE ADOPTED DESIGN GUIDELINES FOR NEW TOWN SECTIONS 7 AND 8.



VICINITY MAP SCALE: 1" = 2,000'

REFERENCES

SEE INSTRUMENT NO. 120000243, AND INSTRUMENT NO. 120016286 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON PLAT.

LEGEND

- IRON ROD SET
MONUMENT SET
ROA RESIDENTIAL OWNER'S ASSOCIATION

AREA TABULATION

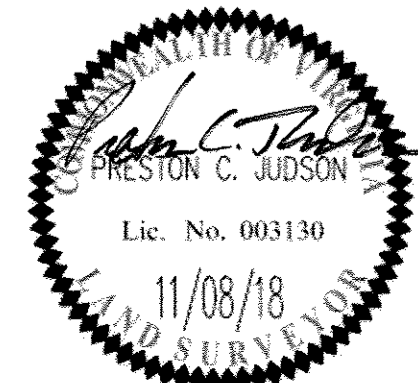
Table with 3 columns: Description, Square Feet, Acres. Includes rows for Total Area of Parcel D, Area of Lots (Phase I-24 Lots), Area of Private Right-of-Way (Stettinius Trail), Area of Public Right-of-Way (Settlers Market Boulevard Extension & Salzman Street), Area of Common Area 84 (CA-84), Area of Common Area 87 (CA-87), Area of Common Area 88 (CA-88), Total Area Subdivided (Phase I), Future Development Parcel 1, and Future Development Parcel 2.

5 Large/Small Plat(s) Recorded herewith as # 180019086

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 9 DAY OF Dec 2018. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:07 AM/PM INSTRUMENT # 180019086

TESTE: MONA A. FOLEY, CLERK

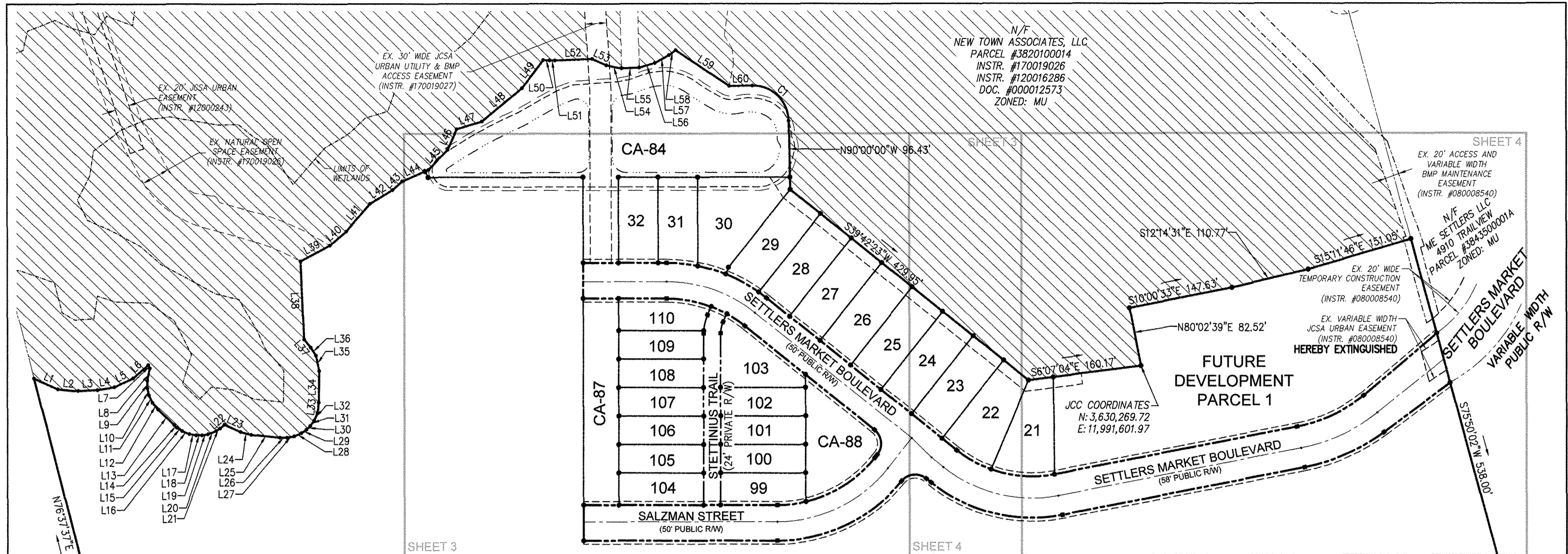
Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 6/8/18, REVISED PER COUNTY COMMENTS, JAG.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com

PLAT OF SUBDIVISION SECTION 8, PARCEL D, PHASE I NEW TOWN LOTS 21-32 AND 99-110, CA-84, CA-87 AND CA-88 OWNED BY ABVA DEVELOPMENT, LP. JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PC, JAG. Project Number: 6632-08-01. Scale: NA. Date: 04/23/2018. Sheet Number: 1 of 5.



N/F
NEW TOWN ASSOCIATES, LLC
PARCEL #3820100014
INSTR. #170019026
INSTR. #120016286
DOC. #000012573
ZONED: MU

EX. 20' ACCESS AND VARIABLE WIDTH BMP MAINTENANCE EASEMENT (INSTR. #080008540)

N/F
ME SETTLERS LLC
4910 TRAILVIEW
PARCEL #3845500001A
ZONED: MU

EX. 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (INSTR. #080008540)

EX. VARIABLE WIDTH JCSA URBAN EASEMENT (INSTR. #080008540) HEREBY EXTINGUISHED

JCC COORDINATES
N: 3,630,269.72
E: 11,991,601.97

JCC COORDINATES
N: 3,631,727.10
E: 11,991,168.22

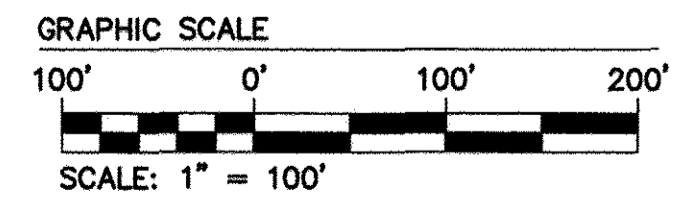
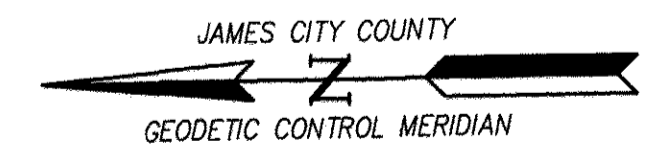
N/F
CPT SETTLERS MARKET LLC
C/O MARVIN POER & COMPANY
5225 SETTLERS MARKET BLVD.
PARCEL #3843300001A
INSTR. #150011795
ZONED: MU

FUTURE DEVELOPMENT PARCEL 2

STATE ROUTE 199
VARIABLE WIDTH PUBLIC R/W
(LIMITED ACCESS)
(PROJECT 0199-047-F03. RW-205-C503)
(INSTRUMENT #010005794)

Δ=111'15"
R=5639.58'
L=1101.18'
T=552.34'
C=1099.43'
C.B.=N1°39'31"W

THREATENED AND ENDANGERED SPECIES PROTECTION AREA (INSTR. #070018215)

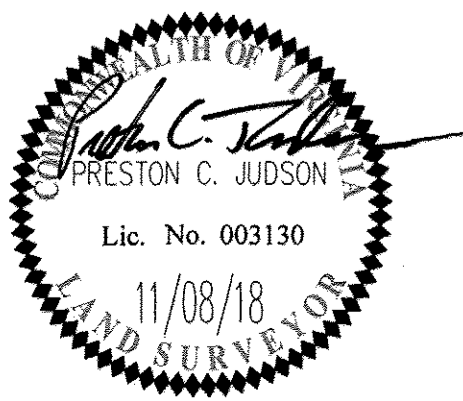


NOTES:
SEE SHEET 5 FOR LINE & CURVE TABLES.

5 Large/Small Plat(s) Recorded herewith as # 180019086

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Dec. 3, 2018
at 10:07 AM/PM, PG
Document # 180019086
MONA A. FOLEY, CLERK
Mona A. Foley Clerk

Rev.	Date	Description	Revised By
1	6/8/18	REVISED PER COUNTY COMMENTS	JAG

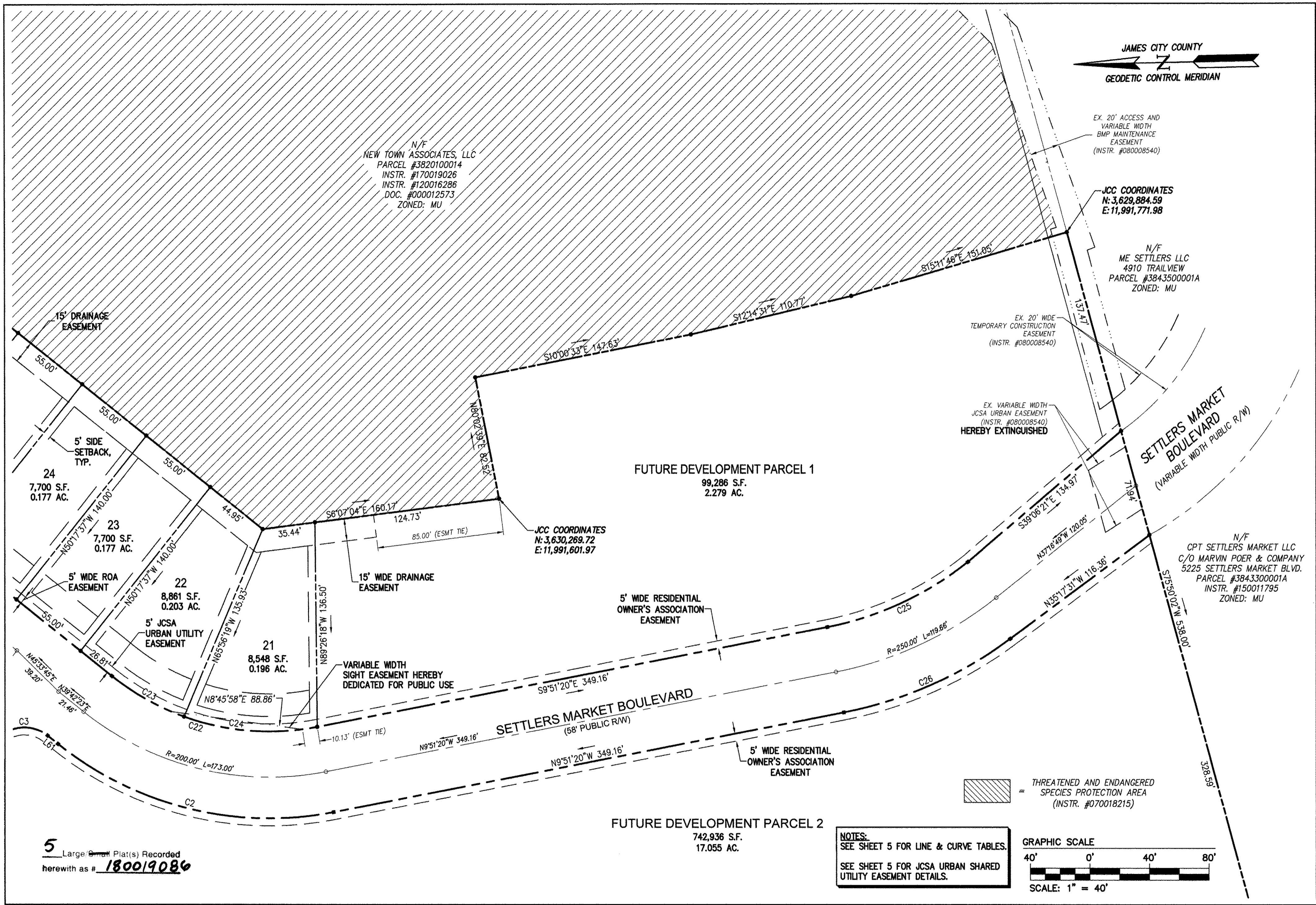


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PLAT OF SUBDIVISION
SECTION 8, PARCEL D, PHASE I
NEW TOWN
LOTS 21-32 AND 99-110, CA-84, CA-87 AND CA-88
OWNED BY ABVA DEVELOPMENT, LP
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

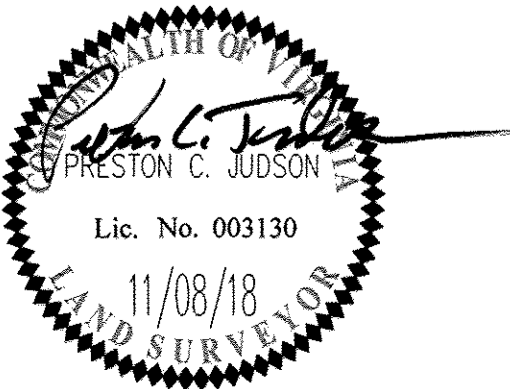
Project Contacts: PCJJ/JAG
Project Number: 6632-08-01
Scale: 1"=100' Date: 04/23/2018
Sheet Number
2 OF 5

180019086



5 Large Plat(s) Recorded
herewith as # **180019086**

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>Dec. 3, 2018</u> at <u>10:07</u> AM/PM: PB PG Document # <u>180019086</u> MONA A. FOLEY, CLERK <i>Mona A. Foley</i> Clerk			
1	6/8/18	REVISED PER COUNTY COMMENTS	JAG
Rev.	Date	Description	Revised By



AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
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PLAT OF SUBDIVISION
**SECTION 8, PARCEL D, PHASE I
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JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

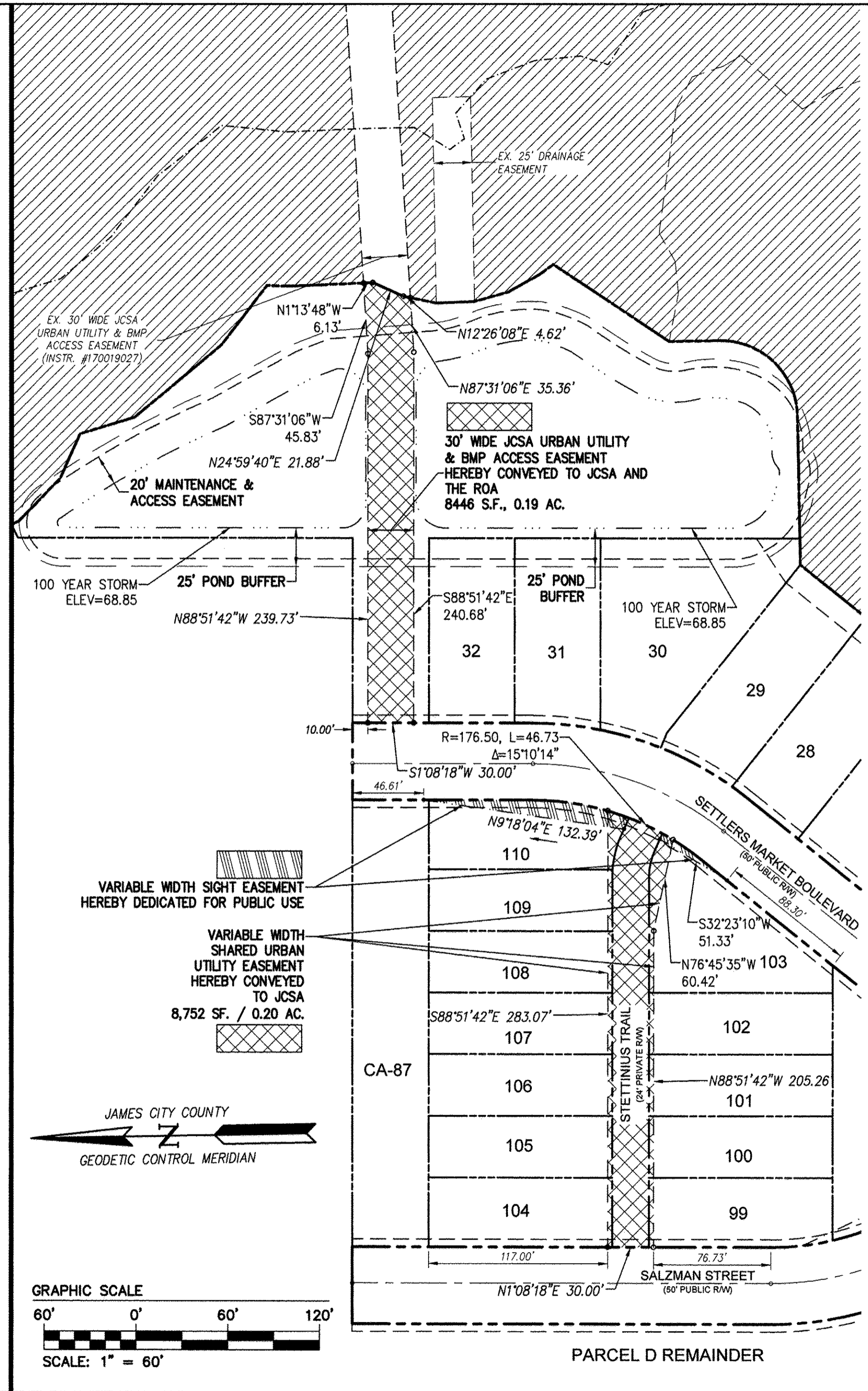
Project Contacts:	PCJ/JAG
Project Number:	6632-08-01
Scale:	Date: 04/23/2018
1"=40'	
Sheet Number	
4 OF 5	

S:\085963\08601 - Phase 1\Drawings\Plats\Phase 1 Subdiv Plat\180019086.dwg, 11/08/2018 2:35:58 PM, Owen Dwyer

180019086

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S25°08'28"W	36.73'	L34	S88°18'20"E	44.43'
L2	S6°40'59"W	29.05'	L35	N78°54'32"E	22.13'
L3	S1°40'07"E	27.38'	L36	N58°24'33"E	13.42'
L4	S8°37'17"E	24.18'	L37	N50°41'41"E	14.60'
L5	S23°59'06"E	29.36'	L38	N88°38'04"E	109.96'
L6	S40°30'49"E	28.22'	L39	S26°55'28"E	46.73'
L7	S67°07'10"W	5.17'	L40	S38°53'27"E	31.15'
L8	N77°46'32"W	17.53'	L41	S47°51'06"E	51.12'
L9	N89°42'36"W	10.87'	L42	S30°04'07"E	36.92'
L10	S78°13'16"W	10.15'	L43	S40°27'02"E	18.18'
L11	S65°47'27"W	11.50'	L44	S22°38'12"E	40.76'
L12	S52°19'42"W	11.94'	L45	S44°48'57"E	38.77'
L13	S45°28'11"W	32.11'	L46	S64°34'11"E	31.73'
L14	S45°28'11"W	4.93'	L47	S15°47'44"E	37.30'
L15	S33°11'02"W	8.94'	L48	S38°28'48"E	73.61'
L16	S23°18'35"W	10.99'	L49	S51°14'00"E	48.89'
L17	S11°18'12"W	9.93'	L50	S4°01'07"W	8.92'
L18	S0°53'36"W	8.22'	L51	S0°55'31"W	7.53'
L19	S8°47'07"E	8.66'	L52	S1°13'48"E	52.85'
L20	S20°44'12"E	12.16'	L53	S24°59'40"W	21.88'
L21	S31°33'07"E	6.68'	L54	S12°26'08"W	21.88'
L22	S39°57'42"E	8.02'	L55	S1°01'33"E	25.00'
L23	S24°51'19"W	25.20'	L56	S14°45'51"E	22.84'
L24	S15°58'37"W	15.43'	L57	S27°52'38"E	22.84'
L25	S7°05'55"W	40.98'	L58	S34°26'01"E	11.84'
L26	S1°28'13"W	9.81'	L59	S34°35'18"W	90.71'
L27	S10°08'44"E	10.43'	L60	S0°00'00"E	32.85'
L28	S22°32'38"E	11.17'	L61	N39°42'23"E	8.98'
L29	S33°48'17"E	8.45'	L62	S50°17'37"E	5.17'
L30	S43°01'49"E	7.63'	L63	S64°03'57"E	12.56'
L31	S52°41'07"E	9.20'	L64	S64°03'57"E	12.56'
L32	S64°33'19"E	11.48'	L65	N67°06'39"W	10.24'
L33	S79°43'34"E	14.92'			

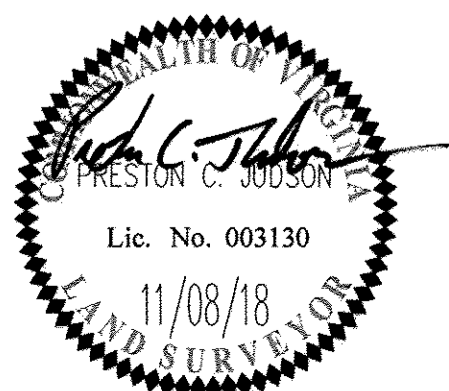
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	50.00'	78.54'	50.00'	70.71'	S45°00'00"W
C2	49°33'44"	227.50'	196.79'	105.03'	190.71'	S14°55'32"W
C3	89°21'17"	25.00'	38.99'	24.72'	35.16'	N4°58'15"W
C4	50°47'12"	226.50'	200.77'	107.52'	194.26'	S24°15'18"E
C5	51°25'54"	176.50'	158.44'	85.00'	153.17'	S24°34'39"E
C6	13°11'18"	176.50'	40.63'	20.40'	40.54'	S5°27'21"E
C7	38°14'37"	176.50'	117.81'	61.19'	115.63'	S31°10'18"E
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	N84°42'23"E
C9	38°34'06"	176.50'	118.81'	61.75'	116.58'	N20°25'21"E
C10	9°52'26"	176.50'	30.42'	15.25'	30.38'	N34°46'10"E
C11	7°47'49"	176.50'	24.02'	12.03'	24.00'	N25°56'03"E
C12	20°53'50"	176.50'	64.37'	32.55'	64.02'	N11°35'13"E
C13	24°47'45"	38.00'	16.45'	8.35'	16.32'	N76°27'50"W
C14	24°47'45"	62.00'	26.83'	13.63'	26.62'	N76°27'50"W
C15	3°42'30"	62.00'	4.01'	2.01'	4.01'	N87°00'27"W
C16	21°05'15"	62.00'	22.82'	11.54'	22.69'	N74°36'35"W
C17	38°34'06"	226.50'	152.46'	79.25'	149.60'	S20°25'21"W
C18	11°11'42"	226.50'	44.26'	22.20'	44.19'	N6°44'09"E
C19	10°27'10"	226.50'	41.32'	20.72'	41.26'	N17°33'35"E
C20	13°24'47"	226.50'	53.02'	26.63'	52.90'	N29°29'34"E
C21	3°30'26"	226.50'	13.86'	6.93'	13.86'	N37°57'10"E
C22	49°33'44"	169.50'	146.62'	78.25'	142.09'	S14°55'32"W
C23	18°51'42"	169.50'	55.80'	28.15'	55.55'	S30°16'32"W
C24	30°42'02"	169.50'	90.82'	46.53'	89.74'	S5°29'41"W
C25	27°25'29"	219.50'	105.06'	53.56'	104.06'	S23°34'05"E
C26	25°26'10"	277.50'	123.20'	62.63'	122.19'	S22°34'25"E



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SECTION 8, PARCEL D, PHASE I
NEW TOWN
LOTS 21-32 AND 99-110, CA-84, CA-87 AND CA-88
OWNED BY ABVA DEVELOPMENT, LP

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

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Scale: 1"=60' Date: 04/23/2018
Sheet Number

5 OF 5