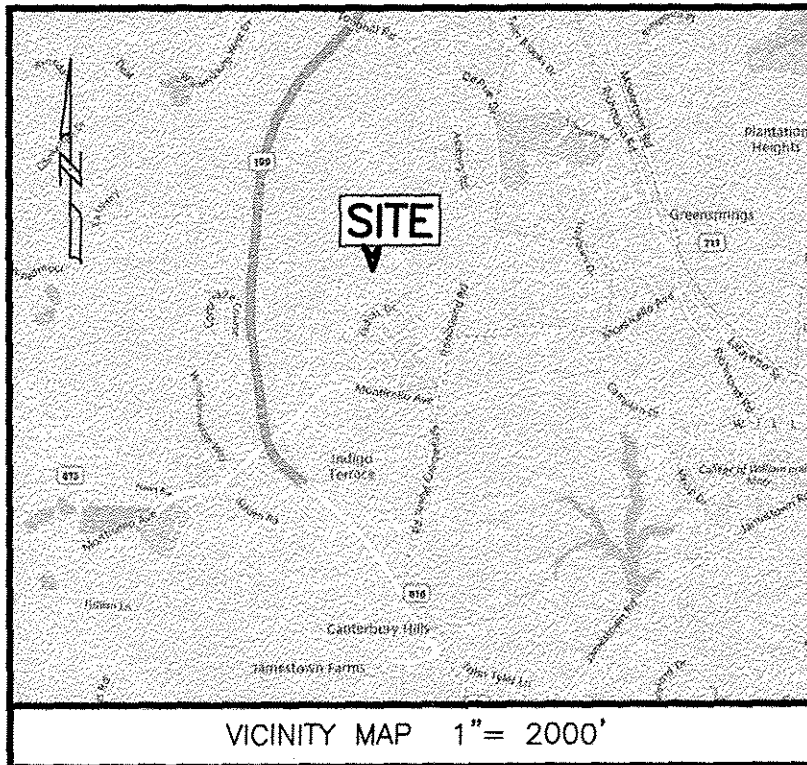


190008558

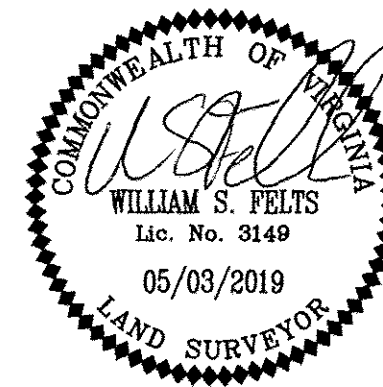


**PROPERTY INFORMATION**

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



SUBDIVISION PLAT  
**PARCEL 21-C**

BEING PARCEL ID #3824300021C

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 05/03/2019 SCALE: 1"=50' JOB # 14-290



SHEET 1 OF 2

**JCC S-18-0082**

**AREA TABULATION**

EXISTING LOT 21-C	190,668± S.F. / 4.3771± AC.
PROPOSED LOT 21-C	134,132± S.F. / 3.0792± AC.
PROPOSED LOT 21-C-2	56,536± S.F. / 1.2979± AC.

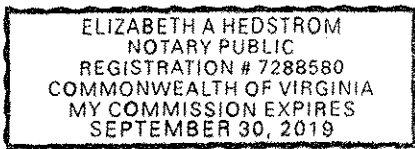
**OWNERS CERTIFICATE: DPP WEST, LLC**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL 21-C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

*[Signature]* 6/3/19  
SIGNATURE DATE  
*TERRY ROBERTSON FOR DPP WEST, LLC* *Member*  
NAME PRINTED TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Elizabeth A Hedstrom, 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 3rd DAY OF June, 2019.  
MY COMMISSION EXPIRES 9/30/19.  
*Elizabeth A Hedstrom*  
NOTARY PUBLIC  
REGISTRATION NO. 7288580



**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.

6/6/19 Ellen Cook  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY  
June 2019 Ellen Broderick  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

**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 DECEMBER 16, 2015.
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.
8. 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.
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. 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.

2 Large/Small Plat(s) Recorded  
herewith as # 190008558

**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.

5/3/2019 W. S. Felts  
DATE WILLIAM S. FELTS, L.S. 3149

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 13 DAY OF June, 2019.  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:20  
INSTRUMENT # 190008558  
TESTE MONA A. FOLEY, CLERK Elizabeth O'Connor DC

190008558

SUBDIVISION PLAT  
**PARCEL 21-C**

BEING PARCEL ID #3824300021C

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 05/03/2019 SCALE: 1"=50' JOB # 14-290

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	263.00'	32.13'	32.11'	N 39°12'08" W	7°00'00"

LINE	BEARING	DISTANCE
L1	N 39°56'18" W	12.68'
L2	N 50°56'33" W	43.12'
L3	N 59°27'04" W	39.98'
L4	N 25°51'34" W	50.23'
L5	N 35°07'25" W	16.10'
L6	N 54°39'14" W	17.82'
L7	N 74°55'44" W	17.38'
L8	N 32°40'23" W	16.97'
L9	N 04°06'58" E	14.93'
L10	N 13°03'42" W	14.93'
L11	N 21°39'02" W	21.72'
L12	N 33°24'00" W	20.36'
L13	N 56°42'04" W	20.03'
L14	N 80°40'13" W	21.50'
L15	S 86°54'46" W	3.53'

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

SHEET 2 OF 2

**JCC S-18-2018**

JAMES CITY COUNTY  
INSTRUMENT #140019317

COMMONWEALTH OF VIRGINIA  
PARCEL I.D. #3910100152  
EASTERN STATE HOSPITAL  
4601 IRONBOUND ROAD  
ZONED: PL N/F

REMAINDER AREA #2

IPF

N 13°17'02" W  
50.00'

N 76°42'57" E  
120.00'

N/F  
NEW TOWN ASSOCIATES, LLC  
PARCEL I.D. #3824300021A  
PARCEL 21-A  
NEW TOWN, SECTION 3 & 6  
ZONED: MU

PROPOSED LOT 21-C-2  
56,536 S.F.  
1.2979 AC.

S 35°42'02" E  
80.63'

PROPOSED LOT LINE

N 54°17'06" E  
154.91'

N 48°46'38" W

N 76°40'58" E  
296.06'

N 47°21'25" E  
1.40'

N 04°16'39" W  
41.17'

10' PEDESTRIAN ESMT TO BENEFIT LOT 21-C & 21-C-2

VARIABLE WIDTH INGRESS/EGRESS EASEMENT  
INST. #140019317

S 42°42'08" E  
115.77'

C2

S 42°42'08" E  
126.14'

ESMT TIE  
35.09'

N 54°17'58" E  
228.91'

10'x80' PUBLIC TURN AROUND EASEMENT  
INST. #140019317

5' PEDESTRIAN ACCOMMODATION EASEMENT  
INST. #140019317

5' COA UTILITY EASEMENT  
INST. #140019317

241.91'

C1

S 35°42'08" E  
166.77'

DISCOVERY PARK BLVD.  
(74' PUBLIC R/W)

EX. 5'x20' UTILITY ESMT  
(INST. #150011747)

5' COA UTILITY ESMT  
INST. #140005280

N/F  
NEW TOWN ASSOCIATES, LLC  
INSTR. #160020570  
PARCEL I.D. #3824300021D  
5499 DISCOVERY PARK BLVD  
ZONED: MU

S 54°17'06" W  
139.10'

30' PRIVATE UTILITY EASEMENT  
INST. #160020570

S 35°42'54" E  
42.76'

S 54°17'52" W  
189.81'

N/F  
BRUJON, LLC  
INSTR. #140005562  
PARCEL I.D. #3824300021B  
5425 DISCOVERY PARK BLVD  
ZONED: MU

EXISTING PARCEL I.D. #3824300021C  
DPP WEST LLC  
190,668 S.F.±  
4.3774 AC.±

PROPOSED 20' PRIVATE DRAINAGE EASEMENT TO BENEFIT LOT 21-C & 21-C-2

PROPOSED LOT LINE

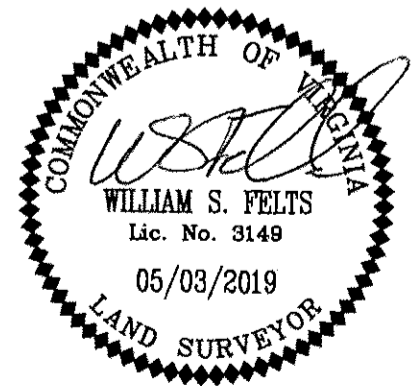
PROPOSED LOT 21-C  
134,132 S.F.  
3.0792 AC.

EXISTING WETLANDS  
INSTR. #140005288

NEW TOWN ASSOCIATES, LLC  
PARCEL I.D. #3820100014  
4400 CASEY BLVD  
REMAINDER AREA  
NEW TOWN, SECTION 7 & 8  
ZONED: MU

PEDESTRIAN ESMT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	9.01'	10.00'	51°38'04"	S 21°32'23" W	8.71'



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
June 13, 2019  
at 1:20 AM/PM PB PG  
Document # 190008558  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

2 Large/Small Plat(s) Recorded  
herewith as # 190008558

