

190012081

CERTIFICATION OF SOURCE OF TITLE: NT DEVELOPMENT, LP

THE PROPERTIES SHOWN ON THIS PLAT WERE 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 RECORDED AS INSTR. #130028249 AND BY DEED DATED MARCH 14, 2014 RECORDED AS INSTR. #140005444 BOTH DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT KNOWN AS SECTION 7, PARCEL C, PHASE C NEW TOWN LOTS 195, 196, 197 AND COMMON AREA NO. 11 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, Manager, NTGP, LLC General Partner

7/11/2019 DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City County, Elizabeth Bays Bar, A 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 11th DAY OF July, 2019.

MY COMMISSION EXPIRES 7/31/2023

NOTARY REGISTRATION NUMBER: 7123871

Elizabeth Bays Bar, Notary Public



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 BY DEED DATED JUNE 23, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. #000012573.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT KNOWN AS SECTION 7, PARCEL C, PHASE C NEW TOWN LOTS 195, 196, 197 AND COMMON AREA NO. 11 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: NEW TOWN ASSOCIATES A LIMITED LIABILITY COMPANY

Lawrence Salzman, President

7/11/19 DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City, Anna Pauber, A 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 11 DAY OF July, 2019.

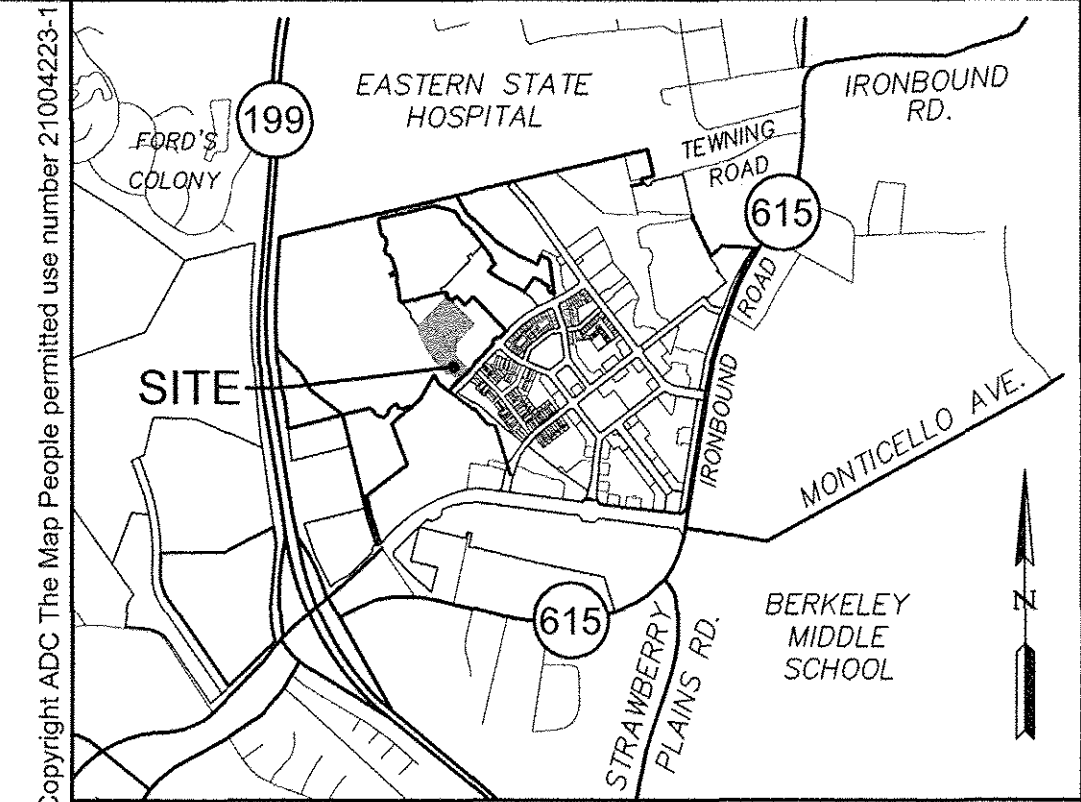
MY COMMISSION EXPIRES 7-31-2020

NOTARY REGISTRATION NUMBER: 7199694

Anna Pauber, Notary Public

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. 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.
3. THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 3820100011, 3824100195, 3824100196 & 3824100197. THE PROPERTY ADDRESSES FOR THE PROPERTY IS 5401 CENTER STREET AND 4334, 4336 & 4338 CASEY 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 SP-19-0027 WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON MAY 14, 2019 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 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.



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

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, 07/08/2019 DATE

CERTIFICATE OF APPROVAL

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

Ellen Lohr, Subdivision Agent of James City County, 8/2/19 DATE

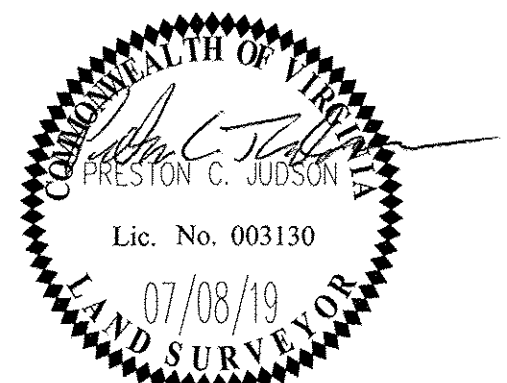
Virginia Department of Transportation, 22 July 2019 DATE

2 Large/Small Plat(s) Recorded herewith as # 190012081

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23 DAY OF August, 2019 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:34 AM/PM INSTRUMENT # 190012081

TESTE: MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 1, 07/08/19, 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

JCC NO. S-19-0048 BOUNDARY LINE ADJUSTMENT SECTION 7, PARCEL C, PHASE C NEW TOWN LOTS 195, 196, 197 AND COMMON AREA NO. 11 OWNED BY NT DEVELOPMENT, LP & NEW TOWN ASSOCIATES, LLC

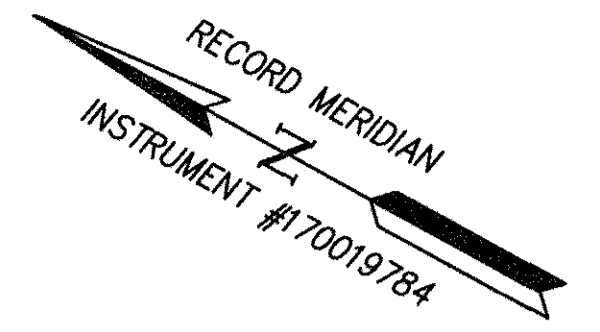
Project Contacts: PCJ/SDC, Project Number: 6632-07-09, Scale: NA, Date: 05/14/2019, Sheet Number: 1 of 2

S:\085683257-05-Set 7-Parcel C\Survey\Plans\Phase C\Boundary Line Adjustment\8632-07-09\_Phas C\PLI-BLA.dwg, 7/11/2019 10:14:18 AM, Denny

190012081

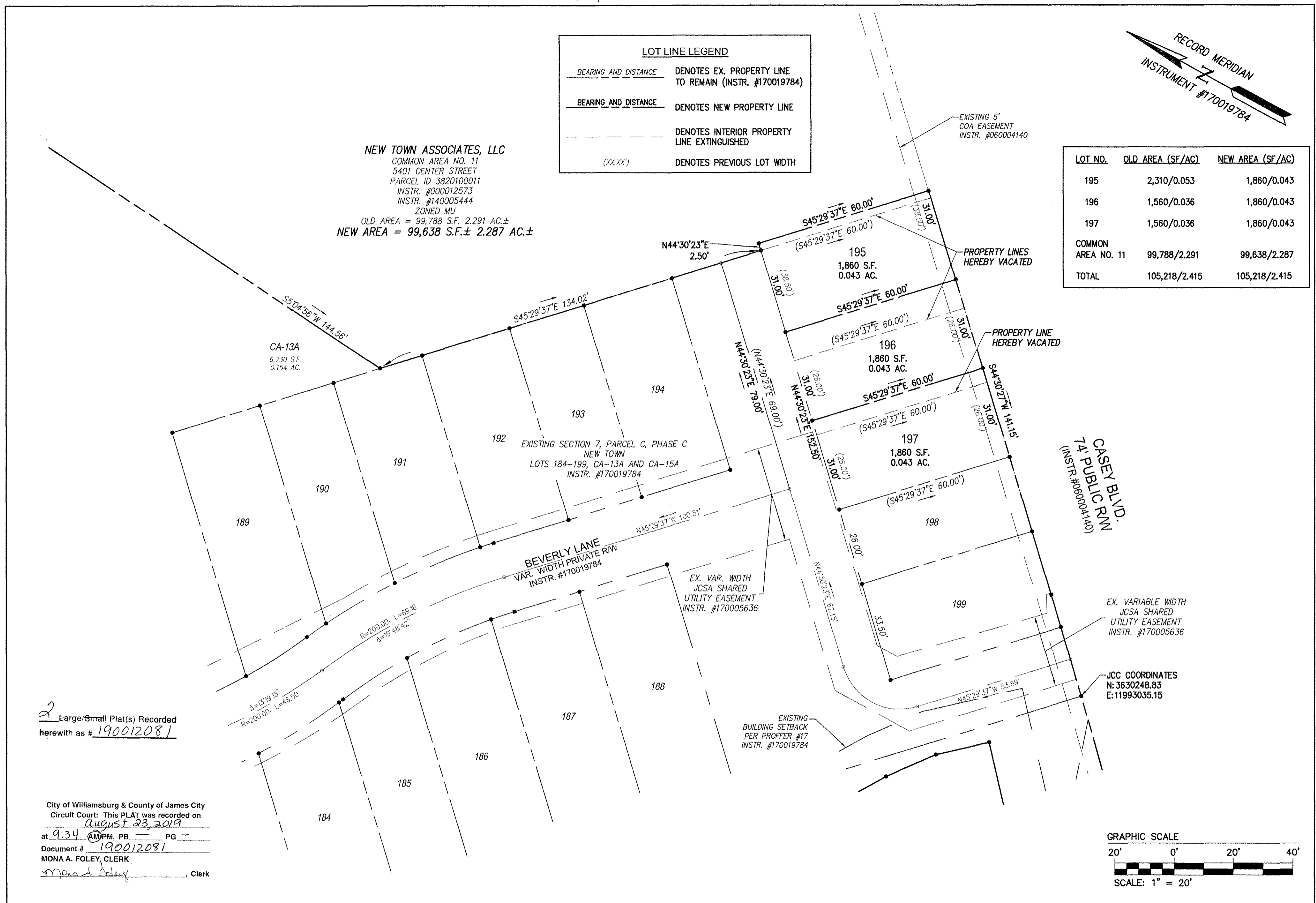
**LOT LINE LEGEND**

BEARING AND DISTANCE	DENOTES EX. PROPERTY LINE TO REMAIN (INSTR. #170019784)
BEARING AND DISTANCE	DENOTES NEW PROPERTY LINE
---	DENOTES INTERIOR PROPERTY LINE EXTINGUISHED
(XX.XX')	DENOTES PREVIOUS LOT WIDTH



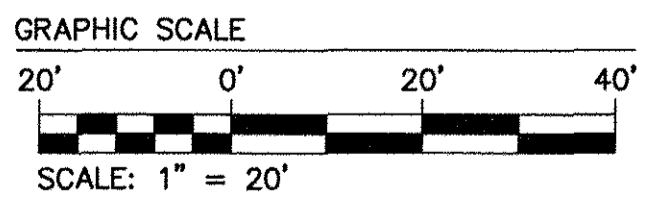
**NEW TOWN ASSOCIATES, LLC**  
 COMMON AREA NO. 11  
 5401 CENTER STREET  
 PARCEL ID 3820100011  
 INSTR. #000012573  
 INSTR. #140005444  
 ZONED MU  
 OLD AREA = 99,788 S.F. 2.291 AC.±  
 NEW AREA = 99,638 S.F.± 2.287 AC.±

LOT NO.	OLD AREA (SF/AC)	NEW AREA (SF/AC)
195	2,310/0.053	1,860/0.043
196	1,560/0.036	1,860/0.043
197	1,560/0.036	1,860/0.043
COMMON AREA NO. 11	99,788/2.291	99,638/2.287
TOTAL	105,218/2.415	105,218/2.415

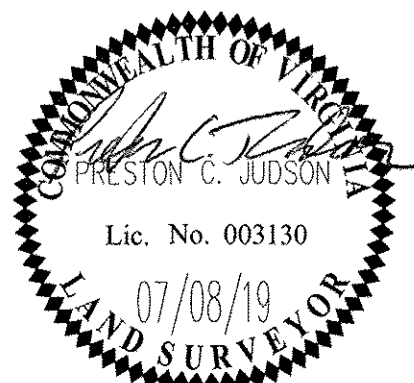


2 Large/Small Plat(s) Recorded  
herewith as # 190012081

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
August 23, 2019  
 at 9:34 AM PM, PB PG --  
 Document # 190012081  
 MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk



Rev.	Date	Description	Revised By
1	07/08/19	REVISED PER COUNTY COMMENTS	JAG



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

BOUNDARY LINE ADJUSTMENT  
**SECTION 7, PARCEL C, PHASE C  
 NEW TOWN**  
 LOTS 195, 196, 197 AND COMMON AREA NO. 11  
 OWNED BY NT DEVELOPMENT, LP & NEW TOWN ASSOCIATES, LLC  
 JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: PCJ/SDC  
 Project Number: 6632-07-09  
 Scale: 1"=20' | Date: 05/14/2019  
 Sheet Number  
**2 of 2**