

190018902

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

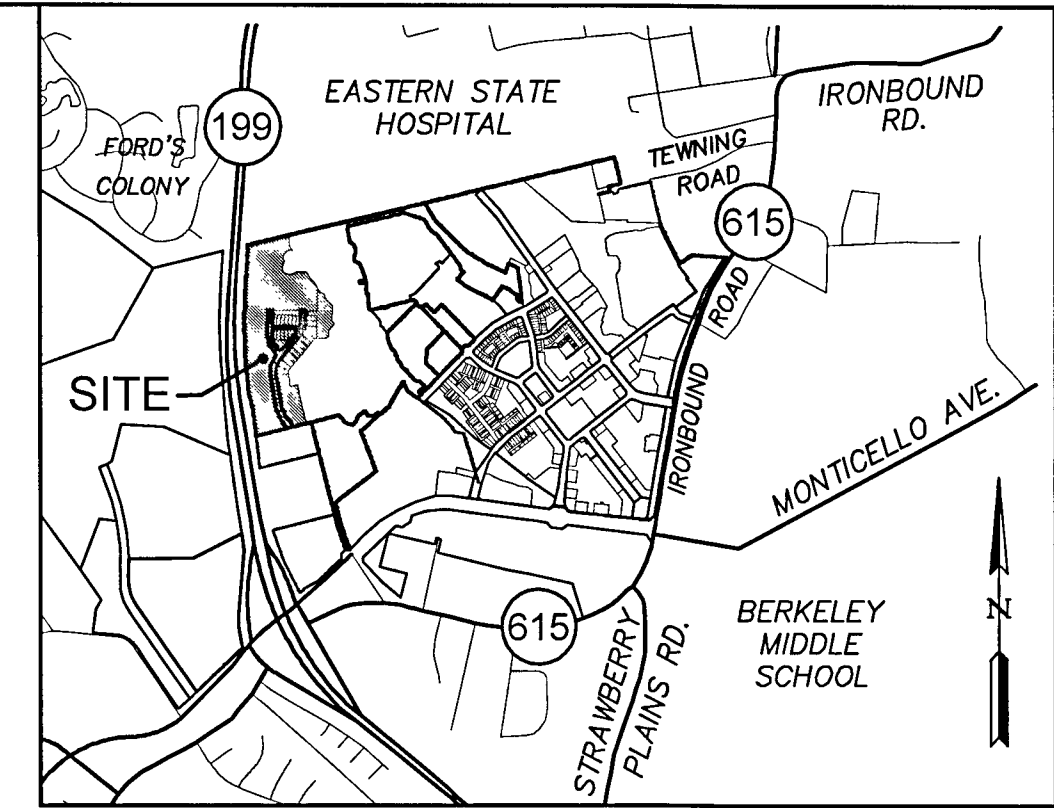
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN HERE ON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: ABVA DEVELOPMENT, LP A VIRGINIA LIMITED PARTNERSHIP

BY: NTGP, LLC GENERAL PARTNER

KENNETH ALLEN MANAGER, NTGP, LLC GENERAL PARTNER

2/12/19 DATE



VICINITY MAP SCALE: 1" = 2,000'

CERTIFICATE OF NOTARIZATION:

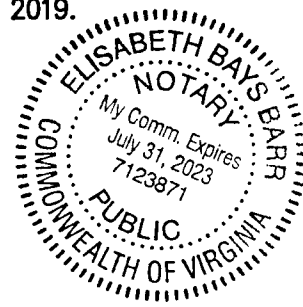
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, Elisabeth Bays Bicker, 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 UNTO MY HAND THIS 2nd DAY OF December, 2019.

Elisabeth Bays Bicker NOTARY PUBLIC SIGNATURE



MY COMMISSION EXPIRES 7/31/2023

NOTARY REGISTRATION NUMBER: 7123871

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.

Samuel J. Bickers 11/27/2019 DATE SAMUEL J. BICKERS, L.S. #002304

CERTIFICATE OF APPROVAL

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

Ellen Cook 12/4/19 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTES:

- 1. THIS PLAT IS TO REVISE THE BUILDING SETBACK LINES ON LOTS 99, 103, 104 & 110.
2. THESE PROPERTIES ARE ZONED MU-MIXED USE WITH PROFFERS.
3. THESE PARCELS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS MAY EXIST THAT ENCUMBER THE PROPERTY THAT ARE NOT SHOWN.
7. BASED ON CURRENT FIRE CODE REGULATIONS IN JAMES CITY COUNTY, ALL DWELLINGS WITHIN 5' OF A PROPERTY LINE SHALL COORDINATE THE FIRE RATED WALLS WITH JAMES CITY COUNTY BUILDING SAFETY AND PERMITS DIVISION.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS 20 DAY OF December, 2019, THE PLAT SHOWN

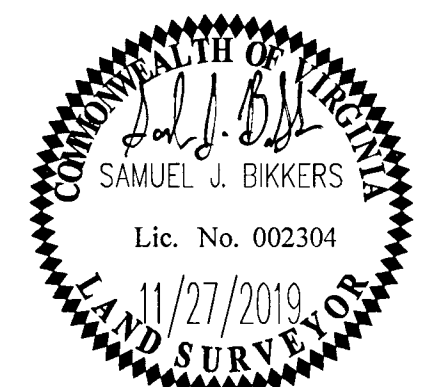
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS

2 Large/Small Plat(s) Recorded herewith as # 190018902

1:09 AM/PM INSTRUMENT # 190018902

TESTE: Suzanne Anderson MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By.



AES CONSULTING ENGINEERS 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188

PLAT SHOWING BUILDING SETBACK ADJUSTMENTS SECTION 8, PARCEL D, PHASE I NEW TOWN LOTS 99, 103, 104 & 110 OWNED BY ABVA DEVELOPMENT, LP

Project Contacts: SJB / SDC Project Number: 6632-08-01 Scale: NA Date: 11/27/2019 Sheet Number 1 of 2





