

200003850

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 II NEW TOWN LOTS 1-20 AND 79-98, CA-81 TO 83, CA-90 AND CA-91 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

CERTIFICATE OF NOTARIZATION:

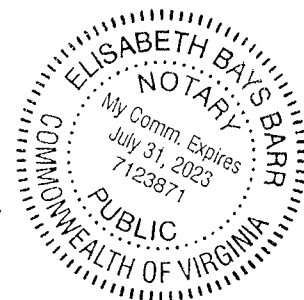
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City, Virginia. I, Elisabeth Bay Bann, a Notary Public in and for the City/County and State aforesaid, do hereby certify that persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid.

GIVEN UNDER MY NAME THIS 2nd DAY OF December, 2019

MY COMMISSION EXPIRES 7/31/2023

NOTARY REGISTRATION NUMBER: 7123871

Elisabeth Bay Bann 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.

SAMUEL J. BIKKERS, L.S. #002304 11/27/2019 DATE

CERTIFICATE OF APPROVAL

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

Edson Cook SUBDIVISION AGENT OF JAMES CITY COUNTY 3/12/20 DATE

Heidi Beecher VIRGINIA DEPARTMENT OF TRANSPORTATION 20 Feb 2020 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 A PORTION 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 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-0043-2016/S-0020-2016 WAS APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 17, 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 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 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 ATTACHED SINGLE FAMILY HOUSES.
20. THESE LOTS ARE SUBJECT TO THE ADOPTED DESIGN GUIDELINES FOR NEW TOWN SECTIONS 7 AND 8.
21. PER DESIGN GUIDELINES FOR TOWNHOUSES IN SECTION 5.2 (b) (4) ACCESS: GARAGE AT REAR OF LOT ACCESSED FROM ALLEY, OR IF LOT WIDTH PERMITS, AT THE REAR OF LOT ACCESSED FROM STREET, OR BESIDE HOUSE AND SETBACK A MINIMUM OF 20' FROM THE MAIN BODY OF THE HOUSE. GARAGES ON CORNER LOTS ACCESSED FROM ALLEYS SHOULD BE LOCATED ADJACENT TO THE SIDE STREET.



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

Table with 3 columns: AREA TABULATION, SF±, AC±. Rows include: TOTAL AREA OF PARCEL D (1,205,432 SF, 27.673 AC), TOTAL AREA SUBDIVIDED (PHASE I) (363,211 SF, 8.338 AC), PARCEL D REMAINDER (842,221 SF, 19.335 AC), PHASE II (AREA OF LOTS (40 LOTS) 85,370 SF, 1.960 AC; COMMON AREA 81 (CA-81) 6,056 SF, 0.139 AC; COMMON AREA 82 (CA-82) 6,312 SF, 0.145 AC; COMMON AREA 83 (CA-83) 16,263 SF, 0.373 AC; COMMON AREA 90 (CA-90) 2,935 SF, 0.067 AC; COMMON AREA 91 (CA-91) 7,398 SF, 0.170 AC; AREA OF PRIVATE R/W 44,465 SF, 1.021 AC; TOTAL AREA SUBDIVIDED PHASE II: 168,799 SF, 3.875 AC), PARCEL D REMAINDER (FUTURE DEVELOPMENT PARCEL) 673,422 SF, 15.460 AC.

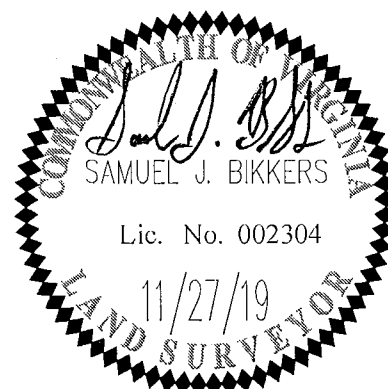
4 Large/Small Plat(s) Recorded herewith as # 200003850

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 13 DAY OF March, 2020 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:01 AM/PM INSTRUMENT # 200003850

TESTE:

MONA A. FOLEY, CLERK

Revision table with columns: Rev., Date, Description, Revised By. Row 1: 2, 11/27/19, REVISED PER COUNTY COMMENTS, JAG. Row 2: 1, 09/24/19, REVISED PER COUNTY COMMENTS, JAG.



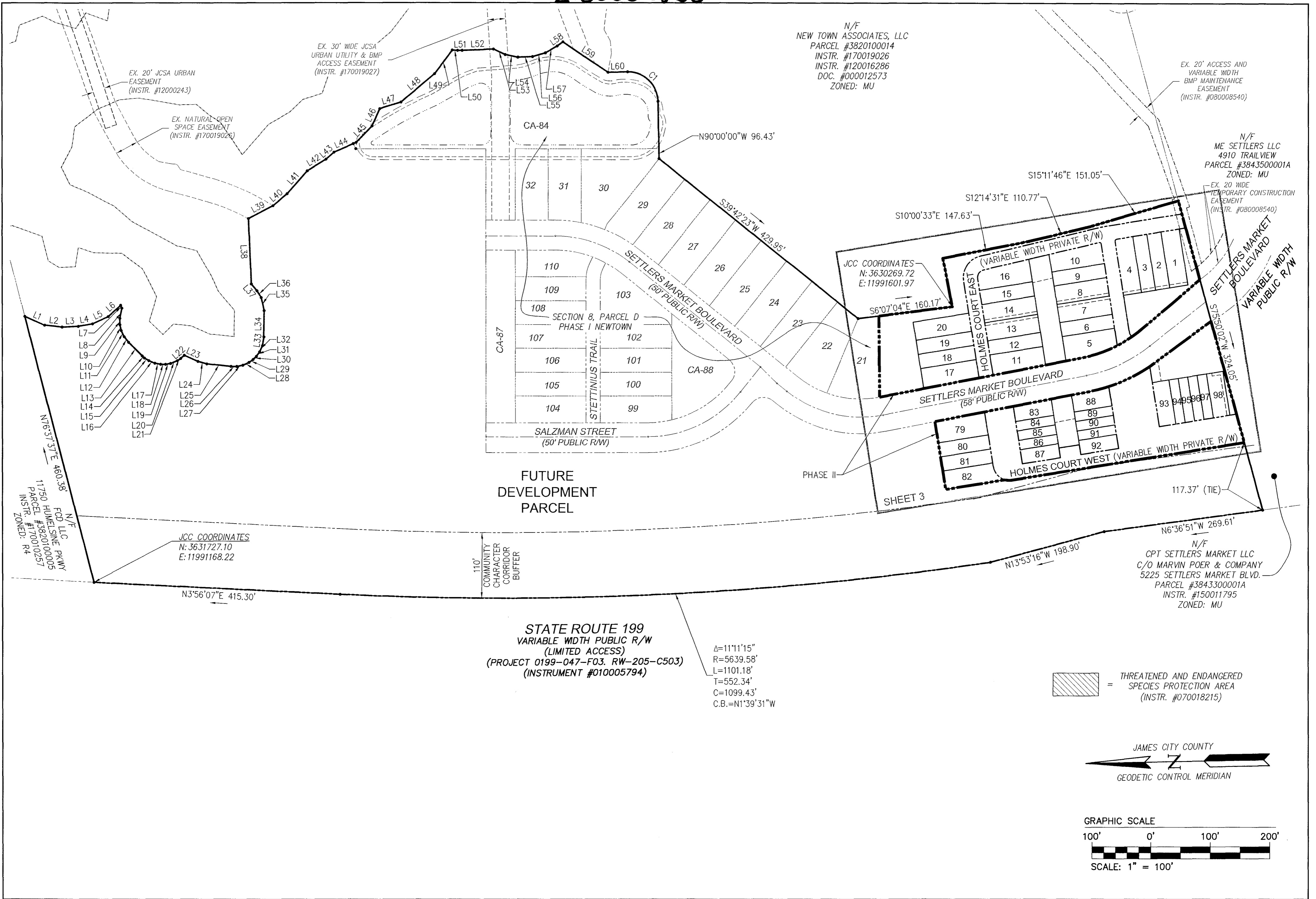
AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

JCC NO. S-19-0051 PLAT OF SUBDIVISION SECTION 8, PARCEL D, PHASE II NEW TOWN LOTS 1-20 AND 79-98, CA-81, CA-82, CA-83, CA-90 AND CA-91 OWNED BY ABVA DEVELOPMENT, LP JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JAG Project Number: 6632-08-01 Scale: NA Date: 06/17/2019 Sheet Number: 1 of 4

Vertical text on the left edge: S:\050502\050501-Phase 2\18-Survey\Plan\18-Phase II.dwg, 11/27/2019 8:48:13 AM, Dana DeWay

200003850



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 #3843500001A
ZONED: MU

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

JCC COORDINATES
N: 3630269.72
E: 11991601.97

N/F
FOD LLC
11750 HOLMESLINE PKWY
PARCEL #3820100005
INSTR. #170010257
ZONED: R4

JCC COORDINATES
N: 3631727.10
E: 11991168.22

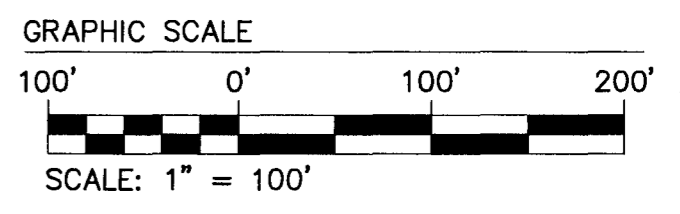
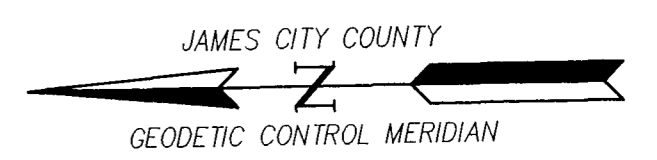
110'
COMMUNITY
CHARACTER
CORRIDOR
BUFFER

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

Δ=11°11'15"
R=5639.58'
L=1101.18'
T=552.34'
C=1099.43'
C.B.=N1°39'31"W

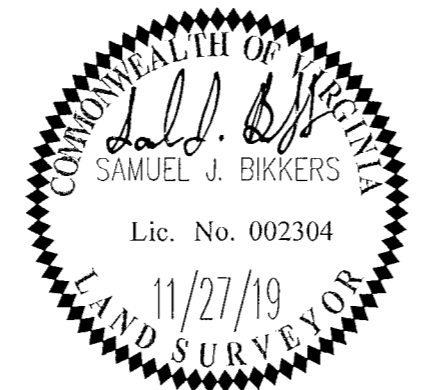
N/F
CPT SETTLERS MARKET LLC
C/O MARVIN POER & COMPANY
5225 SETTLERS MARKET BLVD.
PARCEL #3843300001A
INSTR. #150011795
ZONED: MU

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



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 13, 2020
at 11:01 AM/PM, PG 1
Document # 200003850
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

4 Large/Small Plat(s) Recorded
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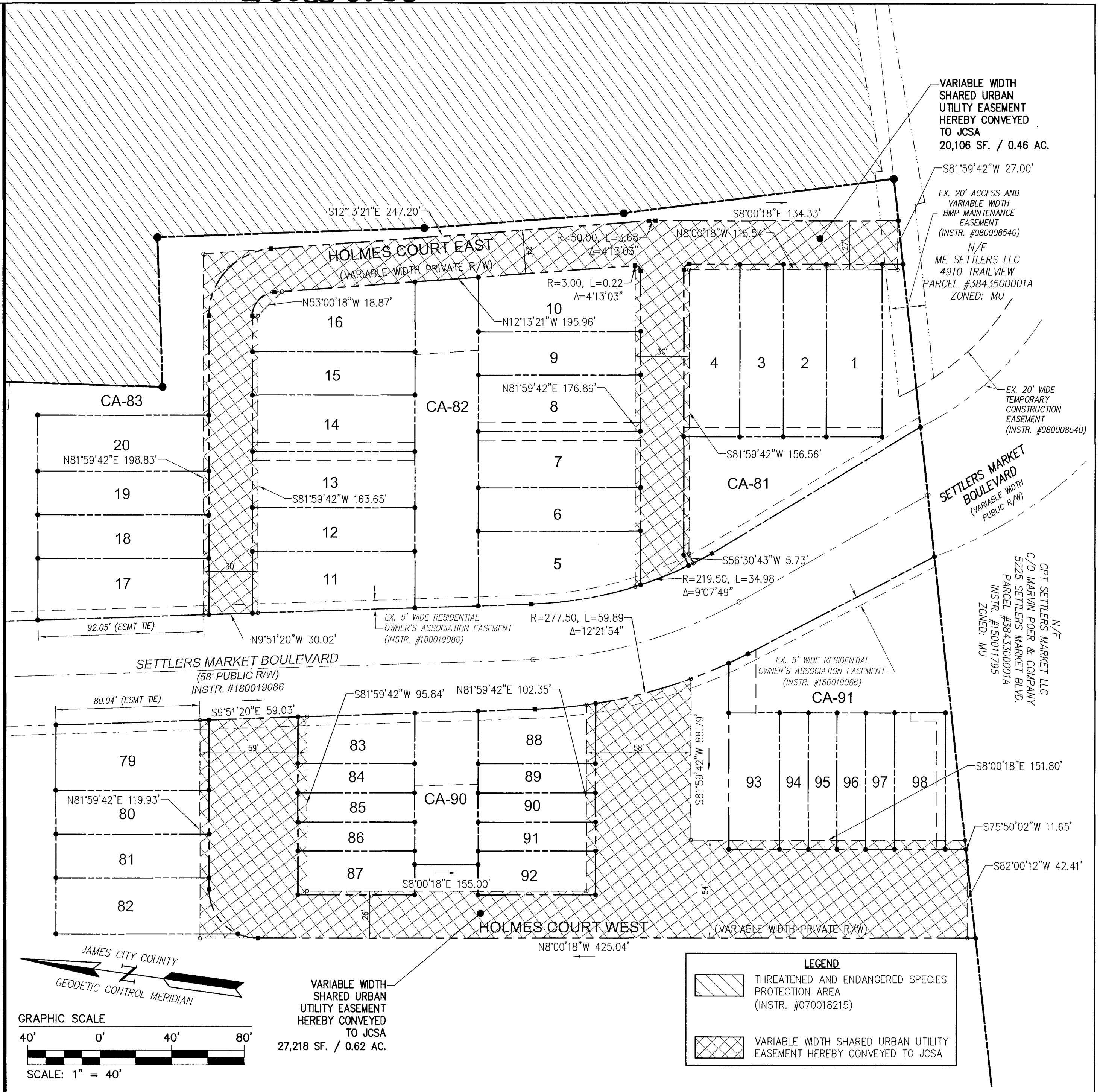
PLAT OF SUBDIVISION
SECTION 8, PARCEL D, PHASE II
NEW TOWN
LOTS 1-20 AND 79-98, CA-81, CA-82, CA-83,
CA-90 AND CA-91
OWNED BY ABVA DEVELOPMENT, LP
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JAG
Project Number: 6632-08-01
Scale: 1"=100'
Date: 06/17/2019
Sheet Number
2 OF 4

20003850

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S25°08'28"W	36.73'	L24	S15°58'37"W	15.43'	L47	S15°47'44"E	37.30'
L2	S6°40'59"W	29.05'	L25	S7°05'55"W	40.98'	L48	S38°28'48"E	73.61'
L3	S1°40'07"E	27.38'	L26	S1°28'13"W	9.81'	L49	S51°14'00"E	48.89'
L4	S8°37'17"E	24.18'	L27	S10°08'44"E	10.43'	L50	S4°01'07"W	8.92'
L5	S23°59'06"E	29.36'	L28	S22°32'38"E	11.17'	L51	S0°55'31"W	7.53'
L6	S40°30'49"E	28.22'	L29	S33°48'17"E	8.45'	L52	S1°13'48"E	52.85'
L7	S67°07'10"W	5.17'	L30	S43°01'49"E	7.63'	L53	S24°59'40"W	21.88'
L8	N77°46'32"W	17.53'	L31	S52°41'07"E	9.20'	L54	S12°26'08"W	21.88'
L9	N89°42'36"W	10.87'	L32	S64°33'19"E	11.48'	L55	S1°01'33"E	25.00'
L10	S78°13'16"W	10.15'	L33	S79°43'34"E	14.92'	L56	S14°45'51"E	22.84'
L11	S65°47'27"W	11.50'	L34	S88°18'20"E	44.43'	L57	S27°52'38"E	22.84'
L12	S52°19'42"W	11.94'	L35	N78°54'32"E	22.13'	L58	S34°26'01"E	11.84'
L13	S45°28'11"W	32.11'	L36	N58°24'33"E	13.42'	L59	S34°35'18"W	90.71'
L14	S45°28'11"W	4.93'	L37	N50°41'41"E	14.60'	L60	S0°00'00"E	32.85'
L15	S33°11'02"W	8.94'	L38	N88°38'04"E	109.96'	L61	N8°00'18"W	65.00'
L16	S23°18'35"W	10.99'	L39	S26°55'28"E	46.73'	L62	N8°00'18"W	65.00'
L17	S11°18'12"W	9.93'	L40	S38°53'27"E	31.15'	L63	N8°00'18"W	65.00'
L18	S0°53'36"W	8.22'	L41	S47°51'06"E	51.12'	L64	N8°00'18"W	65.00'
L19	S8°47'07"E	8.66'	L42	S30°04'07"E	36.92'	L65	N8°00'18"W	65.00'
L20	S20°44'12"E	12.16'	L43	S40°27'02"E	18.18'	L66	N8°00'18"W	65.00'
L21	S31°33'07"E	6.68'	L44	S22°38'12"E	40.76'	L67	N8°00'18"W	65.00'
L22	S39°57'42"E	8.02'	L45	S44°48'57"E	38.77'	L68	N8°00'18"W	65.00'
L23	S24°51'19"W	25.20'	L46	S64°34'11"E	31.73'			

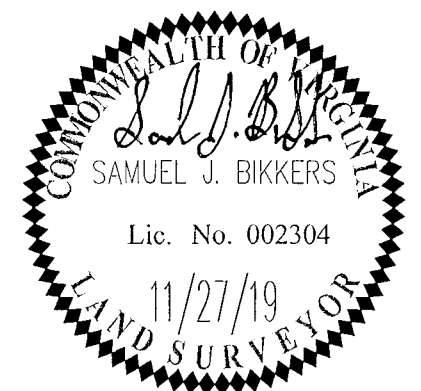
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	50.00'	78.54'	50.00'	70.71'	S45°00'00"W
C2	25°26'10"	277.50'	123.19'	62.63'	122.19'	S22°34'25"E
C3	2°25'28"	277.50'	11.74'	5.87'	11.74'	S34°04'47"E
C4	16°01'00"	277.50'	77.57'	39.04'	77.32'	S24°51'33"E
C5	6°59'43"	277.50'	33.88'	16.96'	33.86'	S13°21'12"E
C6	90°00'00"	27.00'	42.41'	27.00'	38.18'	S36°59'42"W
C7	24°04'01"	27.00'	11.34'	5.76'	11.26'	S4°01'43"W
C8	65°55'59"	27.00'	31.07'	17.51'	29.38'	S49°01'43"W
C9	27°25'29"	219.50'	105.06'	53.56'	104.06'	S23°34'05"E
C10	16°06'23"	219.50'	61.70'	31.06'	61.50'	S17°54'32"E
C11	7°31'33"	219.50'	28.83'	14.44'	28.81'	S29°43'30"E
C12	3°47'32"	219.50'	14.53'	7.27'	14.53'	S35°23'03"E
C13	85°46'57"	13.00'	19.46'	12.08'	17.70'	N55°06'49"W
C14	85°46'57"	37.00'	55.40'	34.37'	50.37'	N55°06'49"W
C15	4°13'03"	50.00'	3.68'	1.84'	3.68'	N10°06'49"W
C16	94°13'03"	3.00'	4.93'	3.23'	4.40'	N34°53'11"E
C17	90°00'00"	3.00'	4.71'	3.00'	4.24'	N53°00'18"W



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 NEW TOWN
 LOTS 1-20 AND 79-98, CA-81, CA-82, CA-83,
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JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

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4 OF 4