

202207392

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 2A NEW TOWN LOTS 33-40 AND 111-122" 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

11/5/21 DATE

CERTIFICATE OF NOTARIZATION:

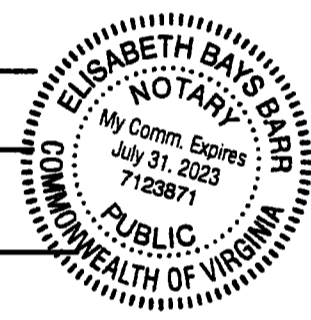
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City County I, Elizabeth Bay Bar, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 5 DAY OF November, 2021

MY COMMISSION EXPIRES 11/31/2023

NOTARY REGISTRATION NUMBER: 7123871

Elizabeth Bay Bar 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. Bickers, L.S. #002304 11/04/2021 DATE

CERTIFICATE OF APPROVAL

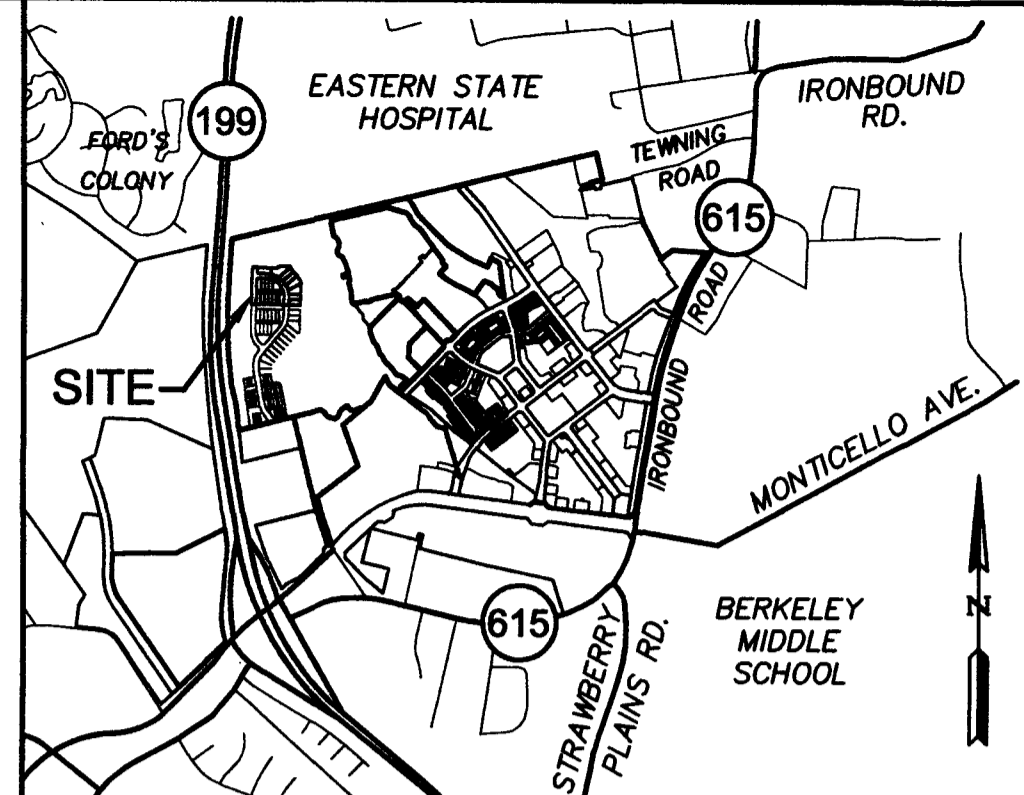
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING/SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Subdivision Agent of James City County 28 Apr 2022 DATE

Virginia Department of Transportation 16 Nov 2021 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, 138 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-0005-2008, MP-0007-2008 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 AS SPECIFIED IN THE APPROVED FINAL PLANS. REFER TO THE NEW TOWN PROFFERS, DESIGN GUIDELINES AND/OR PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS.
9. JCC SP-18-0108 WAS REVIEWED AND APPROVED BY THE NEW TOWN DESIGN REVIEW BOARD ON MAY 29, 2020 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 AND DEDICATED TO THE RESIDENTIAL HOMEOWNERS ASSOCIATION.
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 MAY NOT MEET STATE DESIGN STANDARDS.
19. THE LOTS SHOWN HEREON 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. 120018286 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON THE PLAT.

LEGEND

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

AREA TABULATION

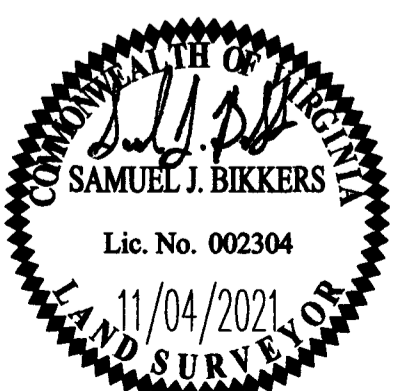
Table with 3 columns: Description, Square Feet, Acres. Includes rows for Total Area of Parcel D, Area of Lots, Area of Private Right-of-Way, Area of Public Right-of-Way, Total Area Subdivided (Phase 2A), Total Area of Phase 1B, and Parcel D Remainder.

3 Large/Small Plat(s) Recorded herewith as # 202207392

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 07th DAY OF May, 2022 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:04 PM/PM INSTRUMENT # 202207392

TESTE: MONA A. FOLEY, CLERK

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 11/04/2021, REVISED PER COUNTY COMMENTS, JFS.

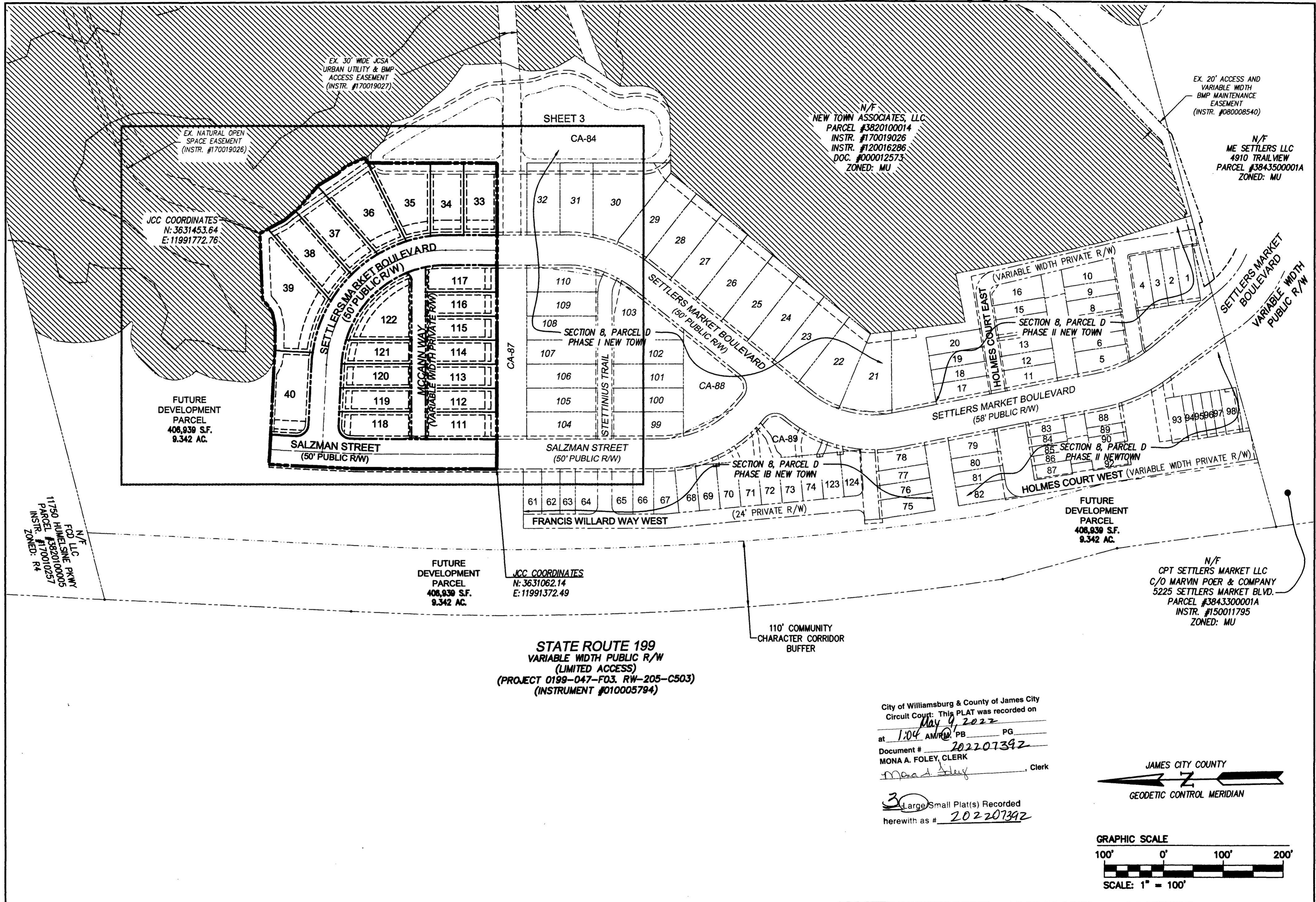


AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

JCC CASE NO. S-21-0052 PLAT OF SUBDIVISION SECTION 8, PARCEL D, PHASE 2A NEW TOWN LOTS 33-40 AND 111-122 OWNED BY ABVA DEVELOPMENT, LP JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

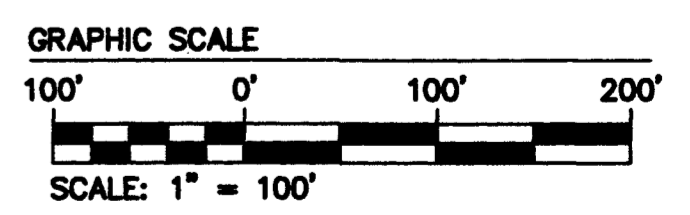
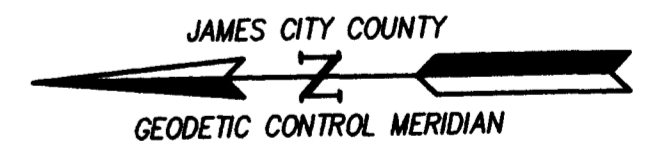
Project Contacts: SJB/JAG Project Number: 6632-08-01 Scale: Date: 07/13/2021 Sheet Number 1 of 3

202207392



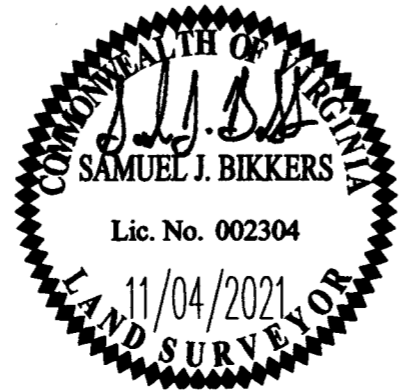
STATE ROUTE 199  
 VARIABLE WIDTH PUBLIC R/W  
 (LIMITED ACCESS)  
 (PROJECT 0199-047-F03, RW-205-C503)  
 (INSTRUMENT #010005794)

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 May 9, 2022  
 at 1:04 AM/PM PB PG  
 Document # 202207392  
 MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk



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 Hampton Roads | Central Virginia | Middle Peninsula

JCC CASE NO. S-21-0052  
 PLAT OF SUBDIVISION  
**SECTION 8, PARCEL D, PHASE 2A  
 NEW TOWN**  
 LOTS 33-40 AND 111-122  
 OWNED BY ABVA DEVELOPMENT, LP  
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JAG
Project Number:	6632-08-01
Scale:	Date:
1"=100'	07/13/2021
Sheet Number	
<b>2 OF 3</b>	

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202207392

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	2°47'49"	226.50'	11.06'	5.53'	11.06'	N2°32'12"E
C2	2°47'49"	176.50'	8.62'	4.31'	8.61'	N2°32'12"E
C3	90°00'00"	20.00'	31.42'	20.00'	28.28'	N48°56'07"E
C4	86°15'51"	176.50'	265.74'	165.35'	241.34'	S41°59'38"E
C5	0°56'20"	176.50'	2.89'	1.45'	2.89'	S85°35'43"E
C6	13°13'45"	176.50'	40.75'	20.47'	40.66'	S78°30'41"E
C7	48°53'49"	176.50'	150.63'	80.24'	146.10'	S47°26'54"E
C8	13°00'09"	176.50'	40.05'	20.11'	39.97'	S16°29'55"E
C9	11°08'09"	176.50'	34.30'	17.21'	34.25'	S4°25'46"E
C10	114°08'17"	10.00'	19.92'	15.44'	16.79'	S34°04'09"W
C11	87°12'11"	226.50'	344.73'	215.70'	312.41'	N42°27'48"W
C12	6°36'50"	226.50'	26.15'	13.09'	26.13'	N2°10'07"W
C13	10°46'44"	226.50'	42.61'	21.37'	42.55'	N10°51'54"W
C14	13°29'04"	226.50'	53.31'	26.78'	53.18'	N22°59'48"W
C15	13°58'28"	226.50'	55.24'	27.76'	55.11'	N36°43'34"W
C16	14°11'12"	226.50'	56.08'	28.19'	55.94'	N50°48'24"W
C17	23°16'27"	226.50'	92.01'	46.65'	91.38'	N69°32'14"W
C18	4°53'26"	226.50'	19.33'	9.67'	19.33'	N83°37'10"W
C19	90°00'00"	20.00'	31.42'	20.00'	28.28'	N41°03'53"W

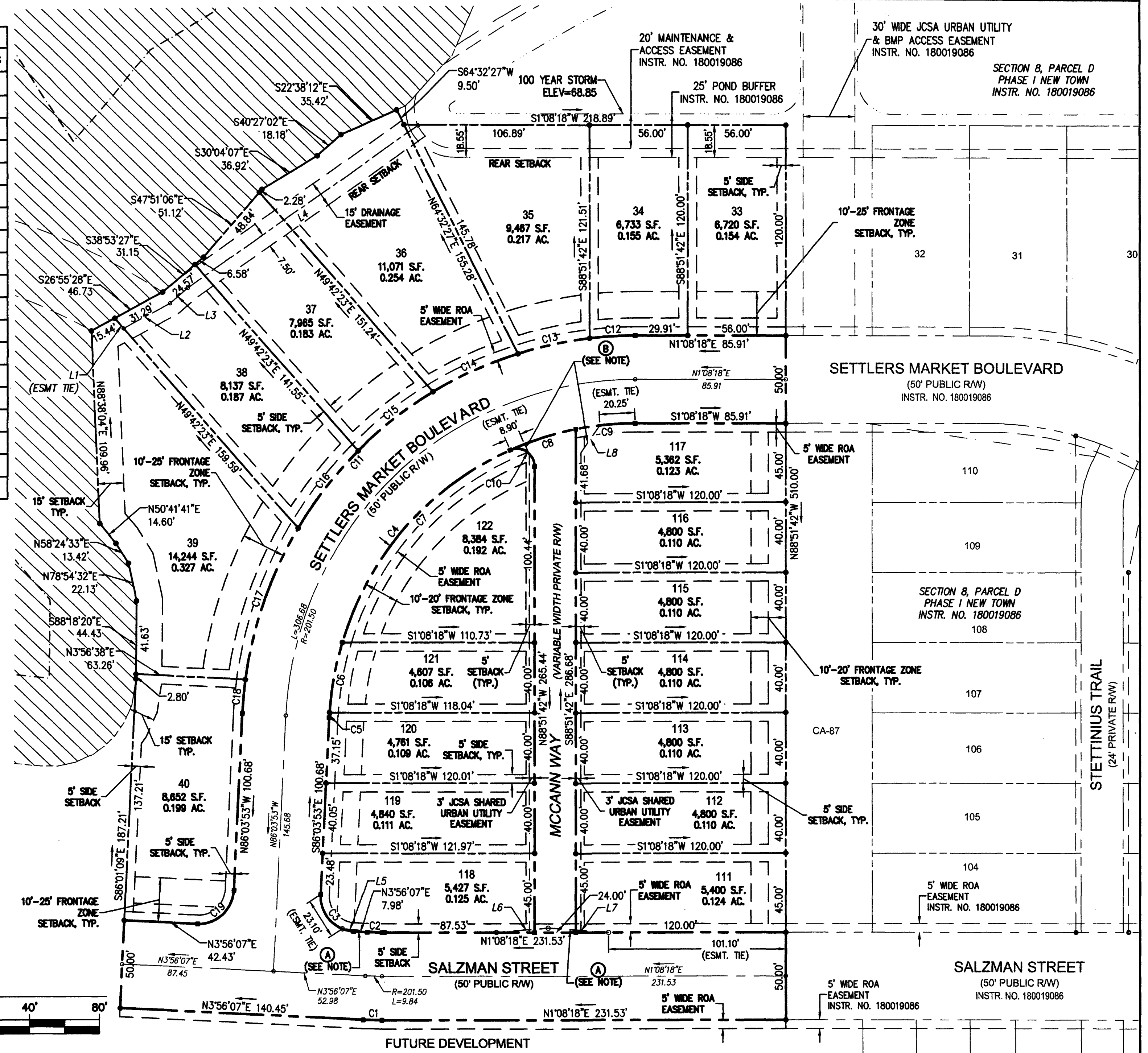
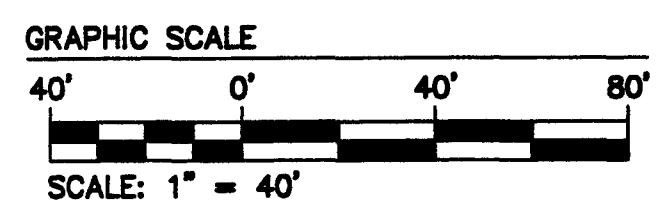
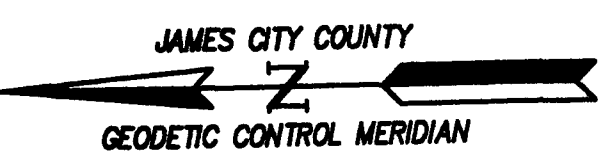
EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°42'23"W	7.71'
L2	S26°55'28"E	30.29'
L3	S38°53'27"E	13.45'
L4	S33°48'24"E	162.03'
L5	S5°50'31"W	25.06'
L6	S3°37'56"E	30.06'
L7	S5°14'07"W	34.99'
L8	N54°11'32"W	19.11'

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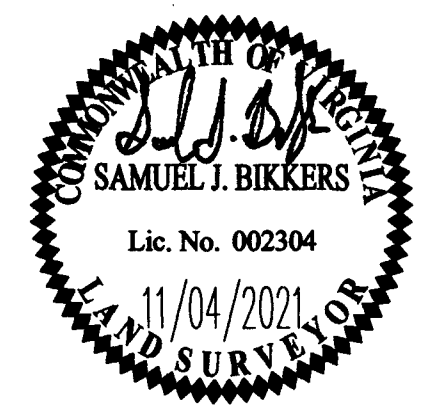
**LEGEND**

EXISTING CONSERVATION EASEMENT (INSTR. #120016286 AND INSTR. #170019026)

- (A) VARIABLE SIGHT EASEMENT HEREBY DEDICATED TO PUBLIC USE
- (B) VARIABLE WIDTH JCSA SHARED URBAN UTILITY EASEMENT



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 Project Number: 6632-08-01  
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 Sheet Number  
**3 OF 3**