

202406725

202406726

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 2B NEW TOWN LOTS 41-60" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: ABVA DEVELOPMENT, LP A VIRGINIA LIMITED PARTNERSHIP

BY: NALD, LLC GENERAL PARTNER

KENNETH ALLEN MANAGER, NALD, LLC GENERAL PARTNER

3/21/2024 DATE

CERTIFICATE OF NOTARIZATION:

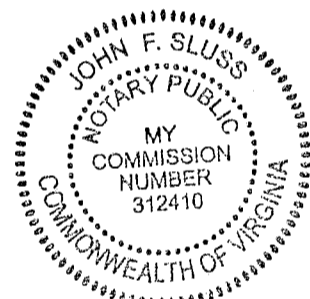
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY I, JOHN F. SLUSS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 21st DAY OF March, 2024

MY COMMISSION EXPIRES 7/31/2025

NOTARY REGISTRATION NUMBER: 312410

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

03/21/2024 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

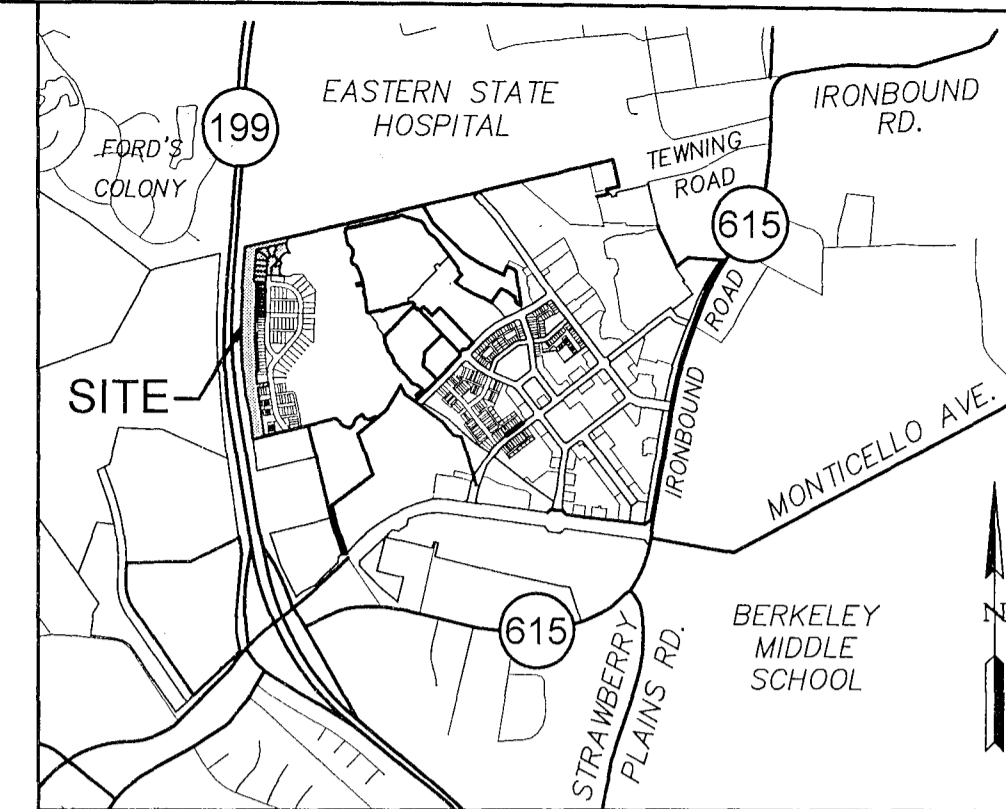
DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

03/28/24 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 ALL 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 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. 120016286 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON THE PLAT.

LEGEND

- IRON ROD SET
ROA RESIDENTIAL OWNER'S ASSOCIATION

AREA TABULATION

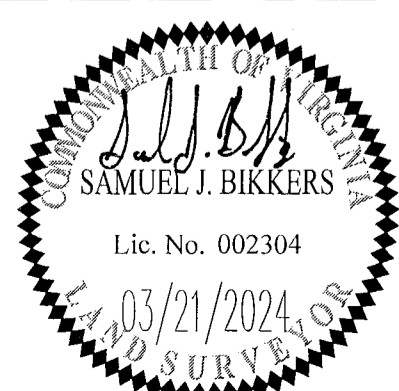
Table with 3 columns: Description, SQUARE FEET, ACRES. Rows include: TOTAL AREA OF PARCEL D (406,939 S.F.±, 9.342 AC.±), AREA OF LOTS (101,199 S.F.±, 2.323 AC.±), AREA OF PUBLIC RIGHT-OF-WAY (13,319 S.F.±, 0.306 AC.±), AREA OF PRIVATE RIGHT-OF-WAY (10,087 S.F.±, 0.231 AC.±), AREA OF COMMON AREA 85 (3,351 S.F.±, 0.077 AC.±), AREA OF COMMON AREA 86 (278,983 S.F.±, 6.405 AC.±), TOTAL AREA SUBDIVIDED (406,939 S.F.±, 9.342 AC.±).

3 Large/Small Plat(s) Recorded herewith as # 202406725 & 202406726

STATE OF VIRGINIA CITY OF WILLIAMSBURG, & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29th DAY OF May, 2024 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:15 AM/PM & 2:21 PM INSTRUMENT # 202406725 & 202406726

TESTE: ELIZABETH E. O'CONNOR, CLERK

Revision table with columns: Rev., Date, Description, Revised By.

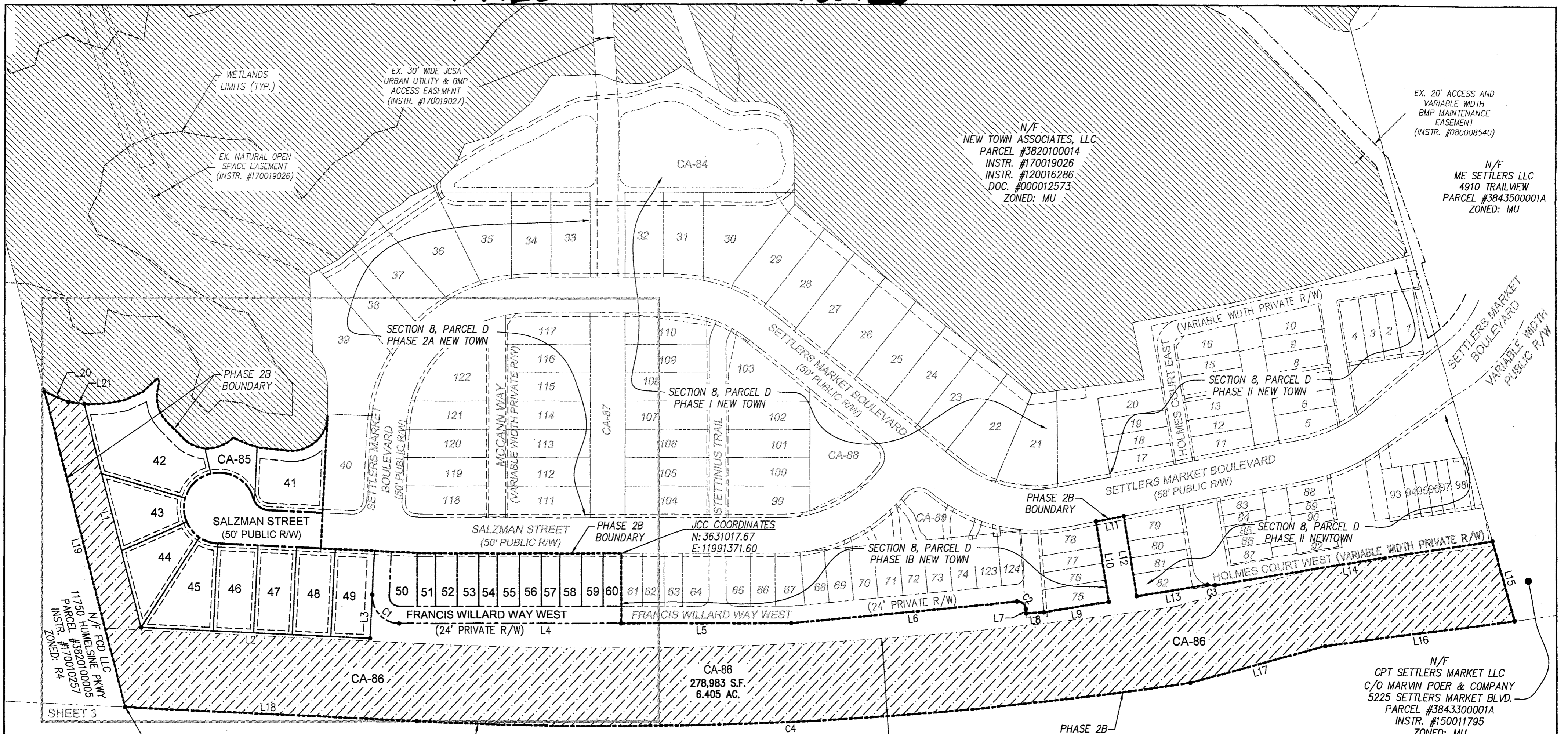


JCC Case No. S-23-0045 PLAT OF SUBDIVISION SECTION 8, PARCEL D, PHASE 2B NEW TOWN LOTS 41-60 OWNED BY ABVA DEVELOPMENT, LP JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project information table: Project Contacts: SJB/JAG, Project Number: 6632-08-01, Scale: 10/24/2023, Sheet Number: 1 of 3

202406725

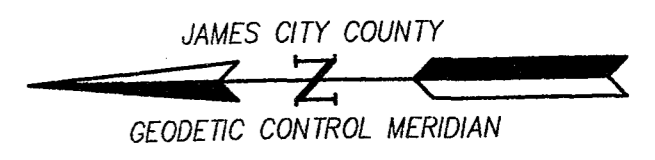
202406726



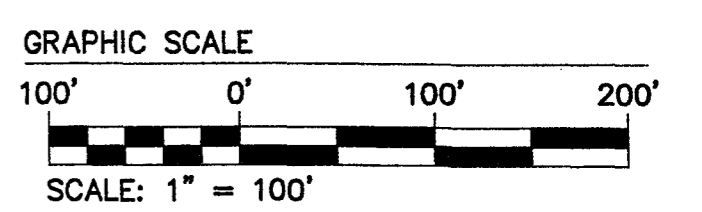
STATE ROUTE 199
 VARIABLE WIDTH PUBLIC R/W
 (LIMITED ACCESS)
 (PROJECT 0199-047-F03. RW-205-C503)
 (INSTRUMENT #010005794)

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 May 28, 2024
 at 10:22 AM (M) PB PG
 Document # 202406725 & 202406726
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

= NEW CONSERVATION EASEMENT
 235,067 S.F.; 5.396 AC.
 = EXISTING CONSERVATION EASEMENT
 (INSTR. NO. 120016286)



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CA-85 LINE TABLE

LINE	BEARING	LENGTH
L1	S76°37'37"W	112.12'
L2	S3°56'07"W	57.16'
L3	S86°03'53"E	61.52'
L4	S1°08'18"W	315.31'
L5	S1°08'18"W	242.43'
L6	S4°14'39"E	321.28'
L7	S86°52'52"W	6.14'
L8	S3°07'08"E	25.25'

CA-85 LINE TABLE

LINE	BEARING	LENGTH
L9	S8°00'18"E	93.08'
L10	N81°59'42"E	115.00'
L11	S9°51'20"E	40.50'
L12	S81°59'42"W	115.00'
L13	S8°00'18"E	100.99'
L14	S8°00'18"E	397.63'
L15	S75°50'02"W	117.37'
L16	N6°36'51"W	269.61'

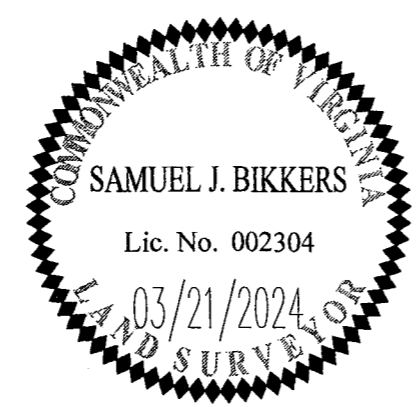
CA-85 LINE TABLE

LINE	BEARING	LENGTH
L17	N13°53'16"W	198.90'
L18	N3°56'07"E	415.30'
L19	N76°37'37"E	460.38'
L20	S25°08'28"W	36.73'
L21	S6°40'59"W	22.64'

CA-85 CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	92°47'55"	38.25'	61.95'	40.17'	55.40'	S47°32'12"W
C2	91°07'31"	11.75'	18.69'	11.98'	16.78'	S41°19'06"W
C3	24°04'01"	27.00'	11.34'	5.76'	11.26'	S4°01'43"W
C4	11°11'15"	5639.58'	1101.18'	552.34'	1099.43'	N1°39'31"W

Rev.	Date	Description	Revised By



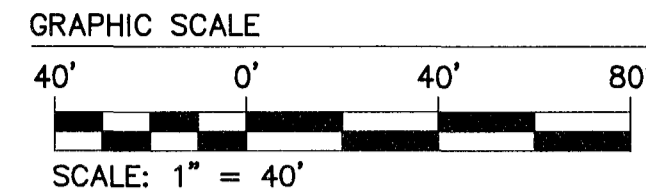
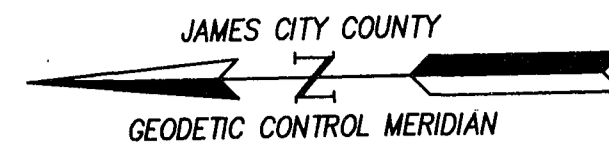
AES
 CONSULTING ENGINEERS
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 Hampton Roads | Central Virginia | Middle Peninsula

JCC Case No. S-23-0045
 PLAT OF SUBDIVISION
SECTION 8, PARCEL D, PHASE 2B
NEW TOWN
 LOTS 41-60
 OWNED BY ABVA DEVELOPMENT, LP
 JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

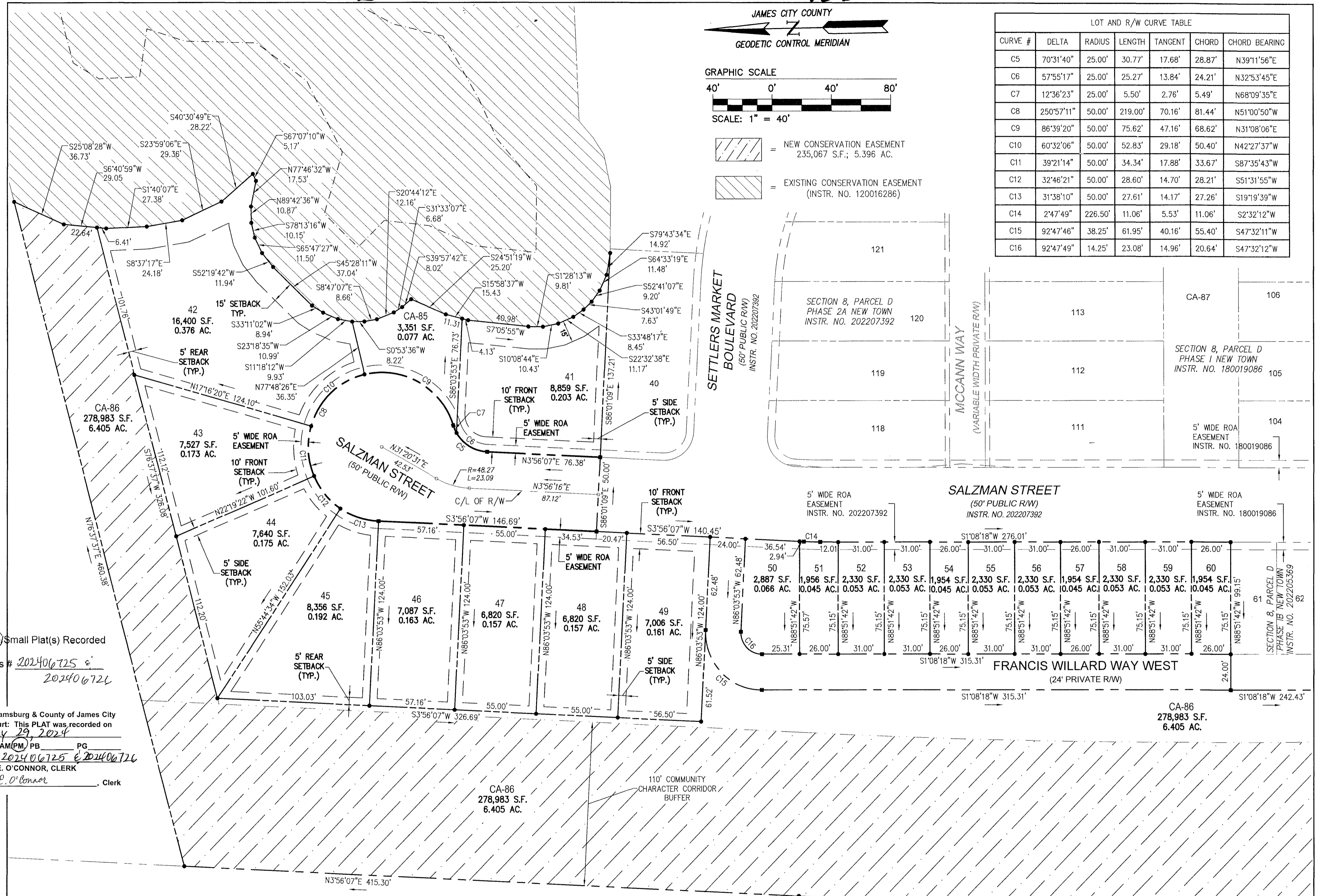
Project Contacts: SJB/JAG
 Project Number: 6632-08-01
 Scale: Date: 10/24/2023
 Sheet Number
2 OF 3

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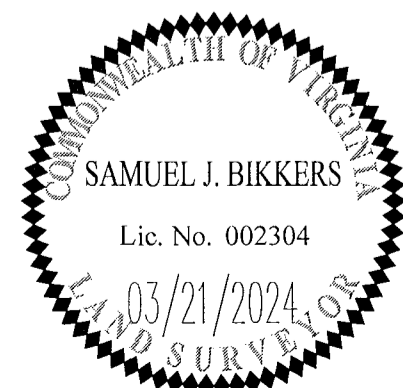


LOT AND R/W CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C5	70°31'40"	25.00'	30.77'	17.68'	28.87'	N39°11'56"E
C6	57°55'17"	25.00'	25.27'	13.84'	24.21'	N32°53'45"E
C7	12°36'23"	25.00'	5.50'	2.76'	5.49'	N68°09'35"E
C8	250°57'11"	50.00'	219.00'	70.16'	81.44'	N51°00'50"W
C9	86°39'20"	50.00'	75.62'	47.16'	68.62'	N31°08'06"E
C10	60°32'06"	50.00'	52.83'	29.18'	50.40'	N42°27'37"W
C11	39°21'14"	50.00'	34.34'	17.88'	33.67'	S87°35'43"W
C12	32°46'21"	50.00'	28.60'	14.70'	28.21'	S51°31'55"W
C13	31°38'10"	50.00'	27.61'	14.17'	27.26'	S19°19'39"W
C14	2°47'49"	226.50'	11.06'	5.53'	11.06'	S2°32'12"W
C15	92°47'46"	38.25'	61.95'	40.16'	55.40'	S47°32'11"W
C16	92°47'49"	14.25'	23.08'	14.96'	20.64'	S47°32'12"W



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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 29, 2024
at 2:15 PM, AM/PM, PG
Document # 202406725 & 202406726
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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LOTS 41-60
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Rev.	Date	Description	Revised By