

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. #202406725.

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.

KENNETH ALLEN
MANAGER, NALD, LLC GENERAL PARTNER

March 27, 2025
DATE

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.

NOTARY PUBLIC

FOR:
THE NEW TOWN RESIDENTIAL ASSOCIATION, INC. SIGNS THIS BOUNDARY LINE
ADJUSTMENT PLAT TO CONFIRM ITS APPROVAL HEREOF AND TO CONFIRM THAT
THE BOUNDARIES OF CA-85 ARE SHOWN AND SET OUT ON THIS PLAT

26 MAY 2020
DATE

NEW TOWN RESIDENT ASSN
TITLE: PRESIDENT -

I, Diane Bishop, 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.

NOTARY PUBLIC

DIANE BISHOP
Notary Public
Commonwealth of Virginia
183557

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 3824400041. THE PROPERTY ADDRESS FOR THE PROPERTY IS 5408 SALZMAN STREET.
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. 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.
9. 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.
10. 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.
11. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND DEDICATED TO THE RESIDENTIAL HOMEOWNERS ASSOCIATION.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
15. 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.
16. 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.
17. THE LOTS SHOWN HEREON ARE SUBJECT TO THE ADOPTED DESIGN GUIDELINES FOR NEW TOWN SECTIONS 7 AND 8.

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
SAMUEL J. BICKERS, L.S. #002304

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

Susan Melstree
SUBDIVISION AGENT OF
JAMES CITY COUNTY

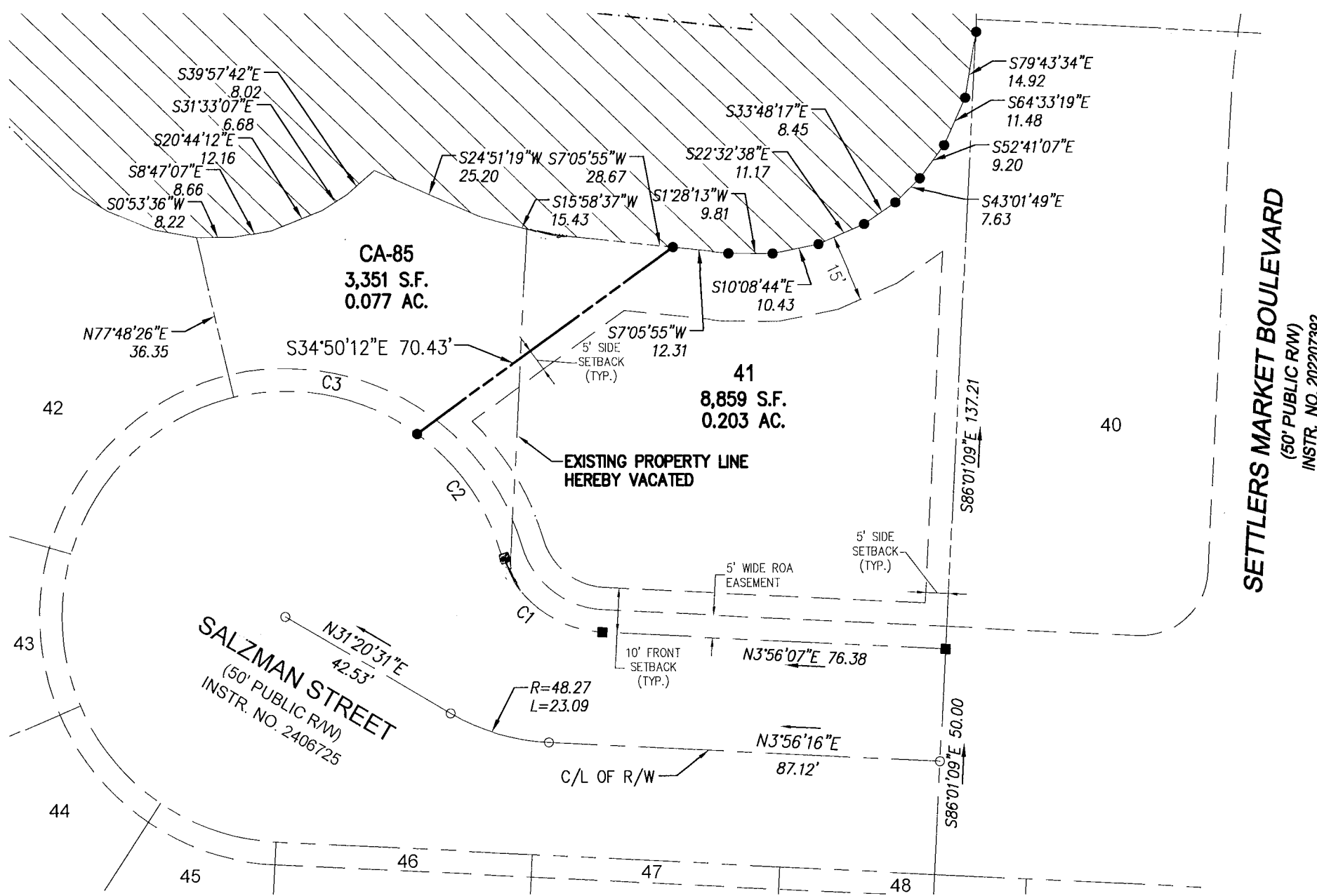
03/25/2025
DATE

JAMES CITY COUNTY
Z
GEODETIC CONTROL MERIDIAN


30' 0' 30' 6'

SCALE: 1" = 30'

LOT AND R/W/ CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	70°31'40"	25.00'	30.77'	17.68'	28.87'	N39°11'56"E
C2	37°28'00"	50.00'	32.70'	16.96'	32.12'	N55°43'46"E
C3	49°11'20"	50.00'	42.93'	22.89'	41.62'	N12°24'06"E



	<u>SQUARE FEET</u>	<u>ACRES</u>
AREA OF LOT (41) OLD	8,859 S.F.±	0.203 AC.±
AREA OF LOT (41) NEW	8,859 S.F.±	0.203 AC.±
AREA OF COMMON AREA 85 (CA 85) OLD	3,351 S.F.±	0.077 AC.±
AREA OF COMMON AREA 85 (CA-85) NEW	3,351 S.F.±	0.077 AC.±
TOTAL AREA SUBDIVIDED (PHASE 2B)	406.939 S.F.±	9.342 AC.±

 = EXISTING CONSERVATION EASEMENT
(INSTR. NO. 120016286)

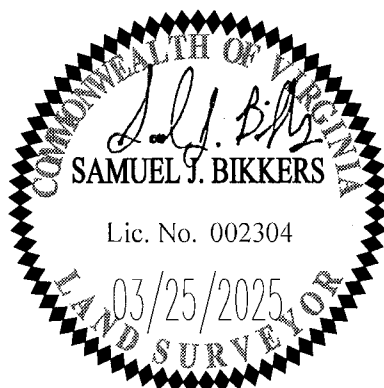
SEE INSTRUMENT NO. 120000243, AND
INSTRUMENT NO. 120016286 FOR FURTHER
DESCRIPTION OF THE EASEMENTS SHOWN ON
THE PLAT.

1 Large/Small Plat(s) Recorded
herewith as # 2025 04721

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 4th DAY OF April, 2025
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
THE RECORD AS THE LAW DIRECTS. @ 10:45 AM/PM
INSTRUMENT # 20250422

TESTE: C. Hammitt D.C.
ELIZABETH E. O'CONNOR, CLERK

Rev.	Date	Description	Revised By



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CONSULTING ENGINEERS |

Hampton Roads	Central Virginia	Middle Peninsula
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PLAT OF BOUNDARY LINE ADJUSTMENT
SECTION 8, PARCEL D, PHASE 2B
NEW TOWN
LOTS 41 & CA-85
OWNED BY ABVA DEVELOPMENT, LP

JAMESTOWN DISTRICT	JAMES CITY COUNTY	VIRGINIA
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Project Contacts: SJB/JAG	
Project Number: 6632-08-0	
Scale: 1" = 30'	Date: 9/13/2024

Sheet Number

1 OF 1