

020022348

87 PAGE 90

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY, A LIMITED LIABILITY COMPANY AND THE COLLEGE OF WILLIAM AND MARY REAL ESTATE FOUNDATION, INC. A VIRGINIA NONSTOCK CORPORATION BY DEED DATED JUNE 30, 2000 BY AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 000012573.

NOTES:

- 1. ALL UTILITIES AVAILABLE TO SITE SHALL BE INSTALLED UNDERGROUND.
2. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
3. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 18-34 THROUGH 18-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
4. 20' J.C.S.A. PERMANENT UTILITY EASEMENT TAKEN FROM A PLAT PREPARED BY AES CONSULTING ENGINEERS ENTITLED "PLAT SHOWING PROPOSED UTILITY EASEMENT TO BE CONVEYED TO: JAMES CITY SERVICE AUTHORITY, FROM: C.C. CASEY LIMITED COMPANY", DATED 9/11/98 AND IS NOT INCLUDED IN TITLE COMMITMENT #2001148.

OWNER'S CONSENT AND DEDICATION

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

FOR: NEW TOWN ASSOCIATES, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY

BY: JOHN P. McCANN EXECUTIVE DIRECTOR

6-19-02 DATE

NOTARY: Rosanna C. Dykstra, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 19th DAY OF June, 2002.

MY COMMISSION EXPIRES April 30, 2005. Rosanna C. Dykstra 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.

G.T. WILSON, JR., C.L.S. #1183 DATE 6/19/02

CERTIFICATE OF APPROVAL

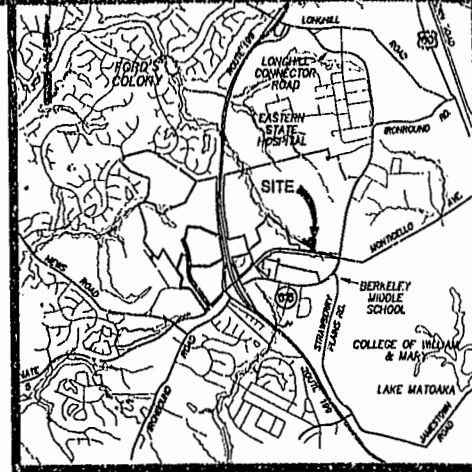
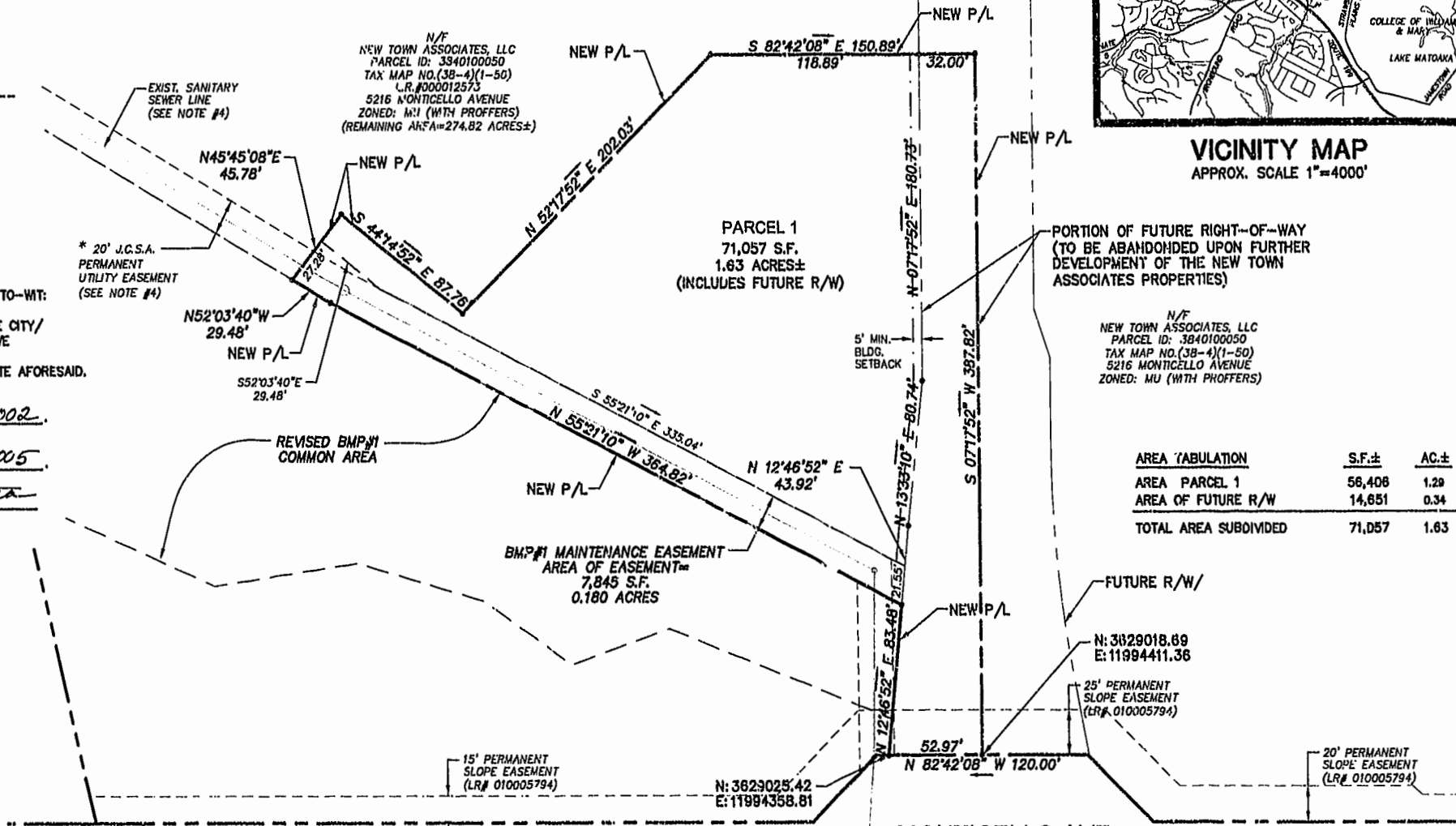
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

VIRGINIA DEPARTMENT OF TRANSPORTATION DATE 6/20/02

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE 6/23/02

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 19th DAY OF June, 2002, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. Betsy B. Woolridge, CLERK

PLAT BOOK 87, PAGE 90



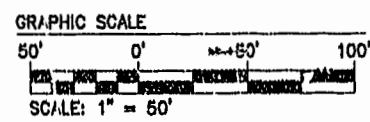
VICINITY MAP APPROX. SCALE 1"=4000'

PORTION OF FUTURE RIGHT-OF-WAY (TO BE ABANDONED UPON FURTHER DEVELOPMENT OF THE NEW TOWN ASSOCIATES PROPERTIES)

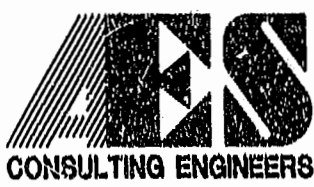
NEW TOWN ASSOCIATES, LLC PARCEL ID: 3840100050 TAX MAP NO. (38-4)(1-50) 5216 MONTICELLO AVENUE ZONED: MU (WITH PROFFERS)

Table with 3 columns: AREA TABULATION, S.F.±, AC.±. Rows include AREA PARCEL 1 (56,406 S.F., 1.29 AC.), AREA OF FUTURE R/W (14,651 S.F., 0.34 AC.), and TOTAL AREA SUBDIVIDED (71,057 S.F., 1.63 AC.).

Future R/W coordinates: N: 3029018.89, E: 11994411.36. Slope easements: 15' PERMANENT SLOPE EASEMENT (LR# 010005794), 20' PERMANENT SLOPE EASEMENT (LR# 010005794).



- GENERAL NOTES: 1. PROPERTY ADDRESS IS 5216 MONTICELLO AVE, WILLIAMSBURG, VA. 2. PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL #510201 0035 B, DATED 2/8/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. 3. PROPERTY IS TAX MAP NO: (38-4)(1-50) 4. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS 5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION SHOWING PARCEL 1 NEW TOWN ASSOCIATES, L.L.C. BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes recording information: City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 21 September 2002 at 2:39 PM, PB 87, PG 90. DOCUMENT # 02-022348. Betsy B. Woolridge, Clerk.

Table with columns: Designed GAM, Drawn RMK, Scale 1"=50', Date 6/19/02, Project No. 6632-E-50, Drawing No. 1 OF 1.