

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRAY ASSOCIATES AND VMI FOUNDATION, INC. TO JCC, L.L.C. BY DEED DATED SEPTEMBER 22, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NO. 040024438.

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LIBERTY RIDGE SECTION 1-B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

JCC, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY
BY: JCC MANAGEMENT CORPORATION, A VIRGINIA CORPORATION

SIGNED: Branch P. Lawson DATE: Nov. 5, 2013
BRANCH P. LAWSON, PRESIDENT

CERTIFICATE OF NOTARIZATION:

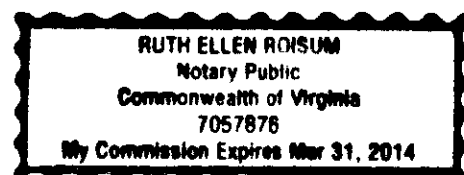
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Suffolk, TO WIT:

I, Ruth Ellen Roisum, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT BRANCH P. LAWSON, PRESIDENT OF JCC MANAGEMENT CORPORATION, WHOSE NAME IS SIGNED TO THE FORGOING WRITING BEARING DATE THE 5th DAY OF November, 2013, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 5th DAY OF November, 2013.

SIGNED: Ruth Ellen Roisum, MY COMMISSION EXPIRES: 03-31-2014
NOTARY PUBLIC

VA NOTARY REGISTRATION NUMBER: 7057876



TRUSTEE:
CARTER BANK & TRUST (LENDER)
INSTRUMENT NO. 130019167

SIGNED: Worth Harris Carter, Jr. DATE: 11-14-13
WORTH HARRIS CARTER, JR. TRUSTEE

CERTIFICATE OF NOTARIZATION:

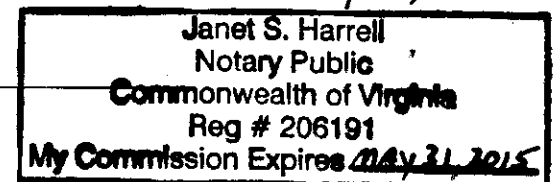
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF HENRY, TO WIT:

I, JANET S. HARRELL, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WORTH HARRIS CARTER, JR. - TRUSTEE OF CARTER BANK & TRUST, WHOSE NAME IS SIGNED TO THE FORGOING WRITING BEARING DATE THE 14th DAY OF NOVEMBER, 2013, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 14th DAY OF NOVEMBER, 2013.

SIGNED: Janet S. Harrell, MY COMMISSION EXPIRES: MAY 31, 2015
NOTARY PUBLIC

VA NOTARY REGISTRATION NUMBER: 206191



CERTIFICATE OF APPROVAL:

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

Charles Catlett 11/21/13
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Amy Reinkens 12/20/13
VIRGINIA DEPARTMENT OF HEALTH DATE

Branch P. Lawson 1/21/14
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES:

- 1. MERIDIAN SOURCE: HORIZONTAL DATUM IS BASED UPON THE VIRGINIA COORDINATE SYSTEM OF 1983, SOUTH ZONE, NAD83(1986). COORDINATE VALUES ARE SHOWN IN U.S. SURVEY FEET. JAMES CITY COUNTY GEODETIC GROUND CONTROL NETWORK MONUMENT "309 RESET 1990" WAS UTILIZED TO TIE THIS PROJECT TO THE VIRGINIA COORDINATE SYSTEM. MONUMENT 309 RESET 1990 COORDINATE VALUES - N 3,643,181.517; E 11,980,267.633.
- 2. THIS SUBDIVISION IS ASSOCIATED WITH APPROVED JCC PLAN CASE NO. S0117-2005.
- 3. PROPERTY AS SHOWN IS A PORTION OF TAX PARCEL # 3030100002.
- 4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THIS LOT WILL BE SERVED BY PUBLIC WATER SYSTEM AND PRIVATE SEPTIC SYSTEM.
- 5. NEW MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 6. SEPTIC TANK AND SOILS INFORMATION SHALL BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 7. 15' PRIVATE UTILITY EASEMENT IS RESERVED FOR FRANCHISE UTILITY INSTALLATION AND MAINTENANCE.
- 8. JCSA UTILITY EASEMENT IS FOR INSTALLATION AND MAINTENANCE OF WATER SERVICE BY JAMES CITY SERVICE AUTHORITY.
- 9. SLOPE GRADING EASEMENT IS FOR THE BENEFIT OF VDOT TO MAINTAIN THE PUBLIC ROADS WITHIN THIS SUBDIVISION.
- 10. VARIABLE WIDTH SIGN EASEMENT SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- 11. THE PROPERTY IS IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 51095C, PANEL NUMBER 120C FOR COMMUNITY NUMBER 510201, MAP DATED SEPTEMBER 28, 2007.
- 12. PROPERTY IS ZONED A-1; PROPERTY ADDRESS IS 5365 CENTERVILLE ROAD, WILLIAMSBURG, VA 23188.
- 13. ANY SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE AND ALL NEW STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 14. EXISTING UNUSED WELL(S) (IF ANY) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 15. EASEMENT DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THIS EASEMENT WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 16. DISTURBANCE TO TOPOGRAPHY WITH SLOPES EQUAL TO OR GREATER THAN 25% IS PROHIBITED UNLESS A WAIVER IS OBTAINED FROM JAMES CITY COUNTY. PRIOR TO ANY LOT DISTURBANCE, THE HOMEOWNER SHALL DETERMINE AREAS 25% OR GREATER SLOPES AND SHALL SECURE ALL REQUIRED APPROVALS AND PERMITS THROUGH THE ENVIRONMENTAL DIVISION OF JAMES CITY COUNTY.
- 17. THIS LOT IS TO PROVIDE STORMWATER TREATMENT/CAPTURE EQUIVALENT TO 0.5" (INCH) FOR ALL IMPERVIOUS SURFACES ON THE LOT INCLUDING DRIVEWAYS, PATIOS, DWELLING AND OUT-BUILDINGS. LOTS SHALL NOT HAVE UNTREATED POINT DISCHARGES AND SHALL HAVE ALL POINT DISCHARGES DESIGNED TO ADEQUATELY DISCHARGE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- 18. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR.
- 19. INGRESS/EGRESS EASEMENT SHALL BE FOR BENEFIT OF LOT 90 AND REMAINING PROPERTY OF JCC, L.L.C. UNTIL SUCH TIME AS IT BECOMES A PUBLIC RIGHT-OF-WAY. UPON THE IMPROVEMENT AND DEDICATION OF MALLORY PLACE RIGHT-OF-WAY THE VARIABLE WIDTH PRIVATE INGRESS/EGRESS EASEMENT SHALL TERMINATE.

SURVEYOR'S CERTIFICATE:

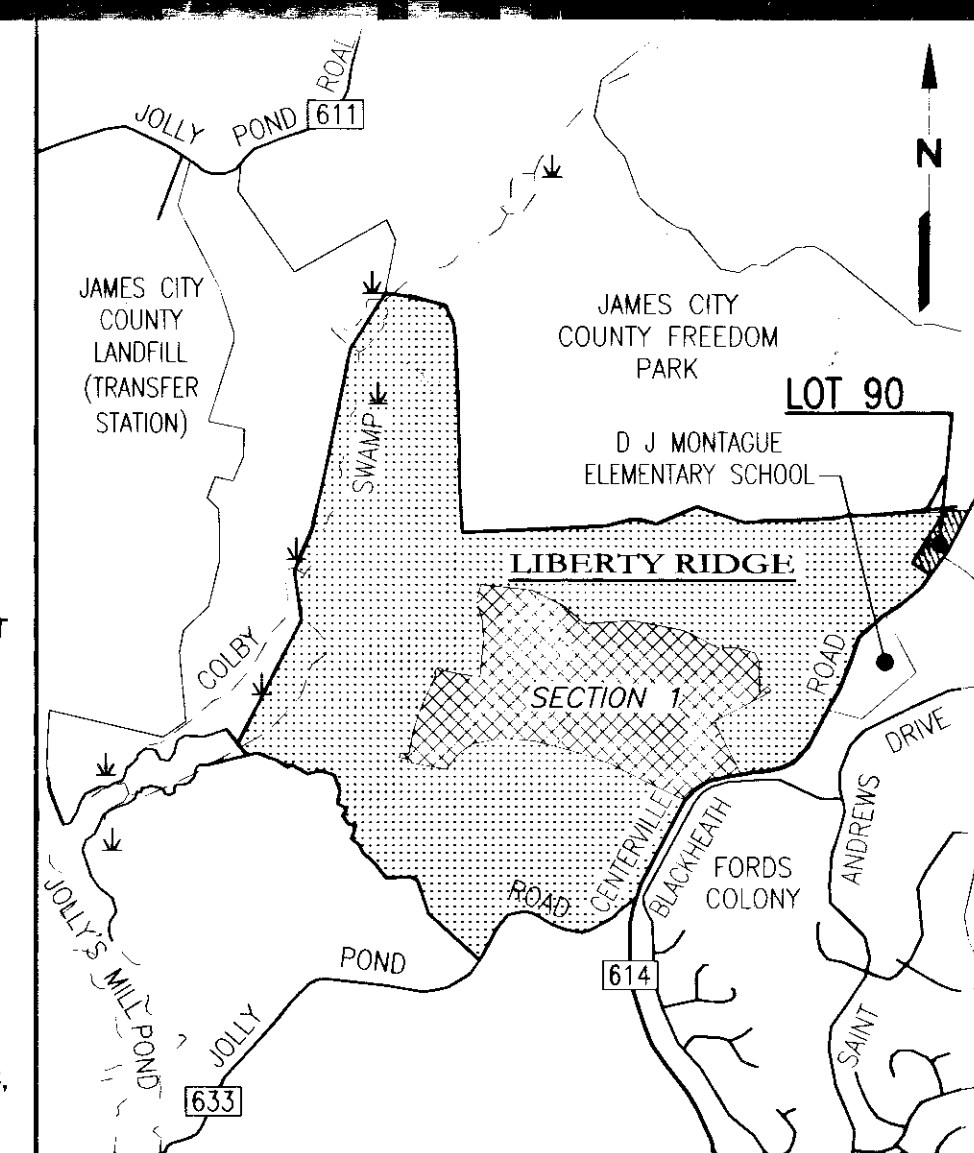
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

SIGNED: Jerrold W. Hutton DATE: 10/30/13
JERROLD W. HUTTON, L.S. #1729

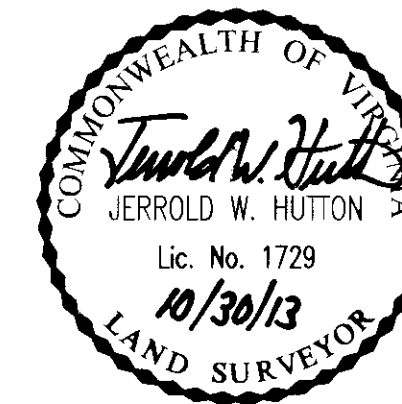
COMMONWEALTH OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28th DAY OF January, 2014.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, AT 8:40 AM INSTRUMENT # 140001516

TESTE: Betsy B. Woolridge, Deputy Clerk
BETSY B. WOOLRIDGE, CLERK

140001516



LOCATION MAP - SCALE: 1"=2000'



SUBDIVISION PLAT
OF
LOT 90

LIBERTY RIDGE

SECTION 1-B

JAMES CITY COUNTY, VIRGINIA

SCALE: AS NOTED JULY 9, 2013
REVISED: SEPTEMBER 23, 2013

ROUSE-SIRINE ASSOCIATES, LTD.
LAND SURVEYORS & MAPPING CONSULTANTS
www.rouse-sirine.com

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