

140014361

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BASIC, INC., A VIRGINIA CORPORATION TO BASIC PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 24, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 060012393.

OWNER'S CERTIFICATION

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS LIBERTY CROSSING, PHASE 3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

July 22, 2014 Ben A. Williams III
DATE SIGNATURE

BEN A. WILLIAMS III PRESIDENT & CEO
FOR BASIC PROPERTIES, LLC

CERTIFICATE OF NOTARIZATION:

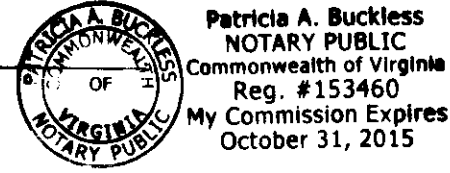
STATE OF Virginia, CITY/COUNTY OF Williamsburg

TO-WIT: I, Patricia A. Buckless, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 22nd DAY OF July, 2014.

My Commission Expires 10-31-15
Patricia A. Buckless
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 153460



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.

Thomas C. Sublett 5/6/14
THOMAS C. SUBLETT, L.S. #1886 DATE

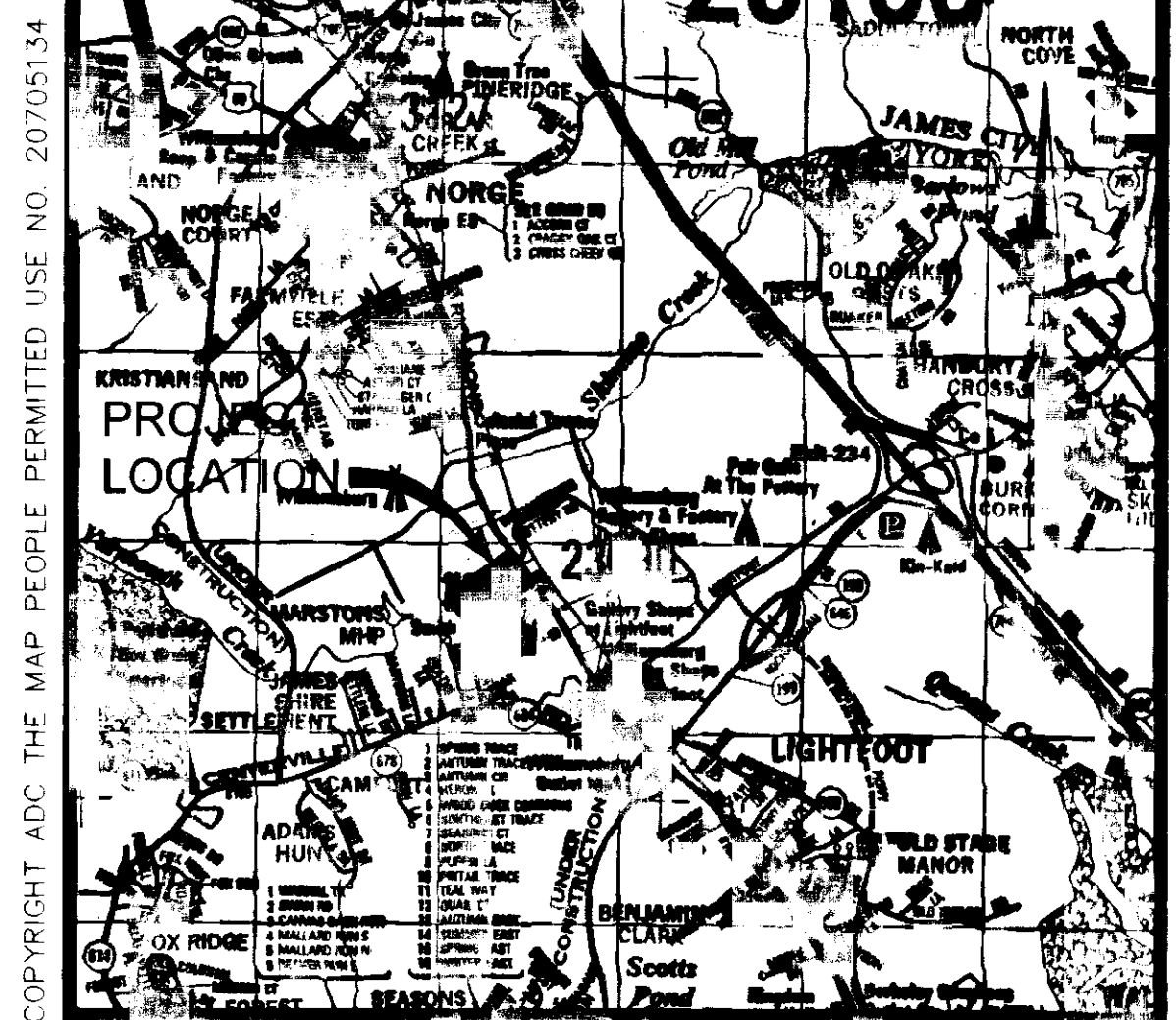
CERTIFICATE OF APPROVAL

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

Subdivision Agent Signature 8/27/14
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

- 1. PROPERTY IS ZONED MU, MIXED USE WITH PROFFERS.
2. PROPERTY IS PART OF TAX PARCEL 2430600001G.
3. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
6. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
8. IN ACCORDANCE WITH SECTION 19-29(h) OF THE JAMES CITY COUNTY ZONING ORDINANCE, NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
9. JCSA SHALL BE GRANTED ACCESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE, THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
12. UTILITY EASEMENTS DENOTED AS 'JCSA UTILITY EASEMENTS' ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR 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.
13. THE PRIVATE RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.
14. STREET TREES SHALL BE PLANTED WITHIN A MINIMUM FIVE FOOT (5') LANDSCAPE PRESERVATION EASEMENT CONTIGUOUS TO RIGHTS-OF-WAY OR EASEMENTS.
15. THIS PARCEL LIES IN FLOOD ZONE X PER FEMA PANEL NUMBER 51095C0110 C DATED 9/28/12.
16. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
17. COMMON AREAS SHALL BE CONVEYED TO THE LIBERTY CROSSING TOWNHOUSE ASSOCIATION.

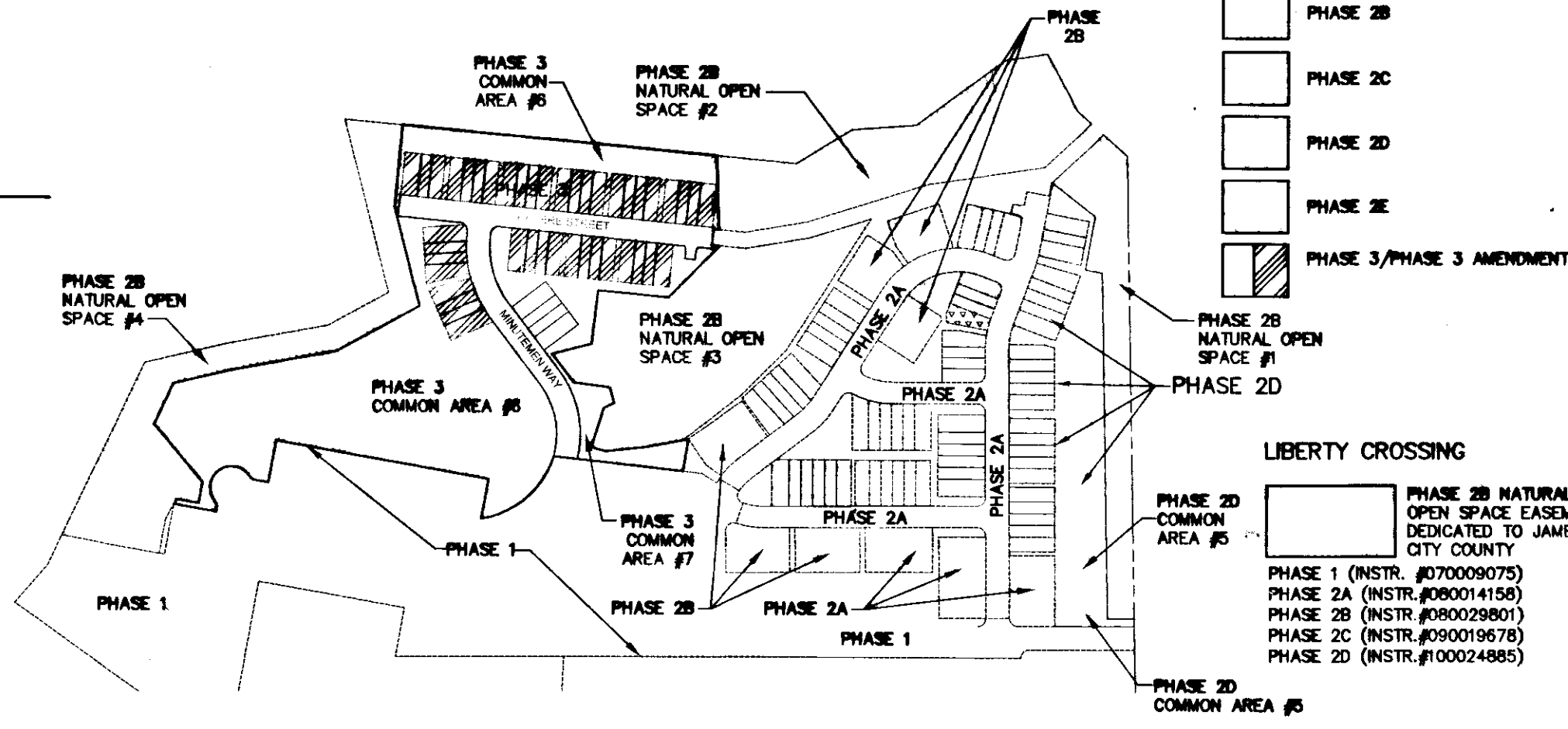


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VICINITY MAP SCALE: 1"=2000'

AREA TABULATION
LIBERTY CROSSING
PHASE 3, ADJUSTED LOTS 191-233

Table with 3 columns: Description, Square Feet, Acres. Rows include: AREA OF RESIDENTIAL LOTS (191-233), AREA OF EXISTING LOTS (187-190), AREA OF EXISTING RIGHT OF WAY, AREA OF EXISTING COMMON AREAS WITHIN PHASE 3, TOTAL AREA PREVIOUSLY SUBDIVIDED, TOTAL AREA SUBDIVIDED (THIS PLAT), NUMBER OF LOTS, AVERAGE LOT SIZE, SMALLEST LOT (LOT 193), LARGEST LOT (LOT 198), GROSS LOTS PER ACRE.

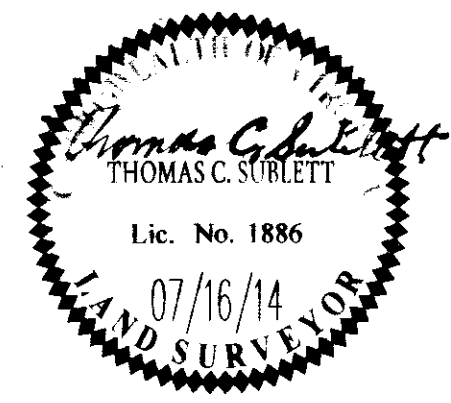


3 Large/Small Plat(s) Recorded
herewith as # 140014361

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 8th DAY OF September, 2014, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:35 AM/PM
INSTRUMENT # 140014361

TESTE: Amy Storey
BETSY B. WOOLRIDGE, CLERK

Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 1, 7/16/14, REVISIONS PER JCC COMMENTS DATED MAY 2014, JAG.



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BOUNDARY LINE ADJUSTMENT
AND LOT LINE EXTINGUISHMENT
LOTS 191-233
PHASE 3
LIBERTY CROSSING
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/TCS
Project Number: 9353-05
Scale: NA Date: 05/06/14
Sheet Number: 1 of 3