

150006426

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 "SUBDIVISION PLAT OF LIBERTY RIDGE BEING LOTS 79-86, 111 & 112 & OPEN SPACE #5, 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: MARCH 31, 2015
BRANCH P. LAWSON, PRESIDENT

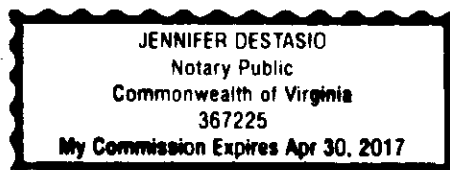
TRUSTEE:
CARTER BANK & TRUST (INSTRUMENT # 130019167)

SIGNED: Worth Harris Carter, Jr., DATE: April 1, 2015
WORTH HARRIS CARTER, JR.

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia

CITY/COUNTY OF JAMES CITY, TO WIT:



I, Jennifer Destasio, 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 31 DAY OF March, 2015, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 31 DAY OF MARCH, 2015.

SIGNED: Jennifer Destasio MY COMMISSION EXPIRES: 4-30-2017
NOTARY PUBLIC

VIRGINIA NOTARY REGISTRATION NUMBER: 367225

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA

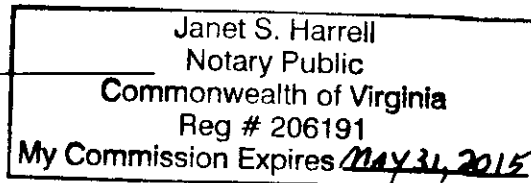
CITY/COUNTY OF HENRY, TO WIT:

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 FOR CARTER BANK & TRUST, WHOSE NAME IS SIGNED TO THE FORGOING WRITING BEARING DATE THE 1 DAY OF April, 2015, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 1 DAY OF April, 2015.

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

VIRGINIA 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
VIRGINIA DEPARTMENT OF TRANSPORTATION

4/7/15
DATE

Domen Briede
VIRGINIA DEPARTMENT OF HEALTH

4/8/15
DATE

Stallford
SUBDIVISION AGENT OF JAMES CITY COUNTY

10 April 2015
DATE

COMMONWEALTH OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10 DAY OF April, 2015
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS AT 3:15 AM PM
INSTRUMENT # 150006426

TESTE: Elizabeth O'Conner
BETSY B. WOOLRIDGE, CLERK

GENERAL NOTES:

- 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.
- DELINEATED WETLANDS SHOWN ON THIS PLAT WERE FLAGGED BY KIMLEY-HORN AND ASSOCIATES, INC.
- PROPERTY AS SHOWN IS A PORTION OF TAX PARCEL # 3030100002.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER SYSTEM AND PRIVATE SEPTIC SYSTEMS.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- NATURAL OPEN SPACE EASEMENTS, WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT OR ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE. TOTAL AREA OF NATURAL OPEN SPACE EASEMENT AFFECTING LOTS 112 & OPEN SPACE #5 = 1.682 ACRES.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 15' PRIVATE UTILITY EASEMENTS ARE RESERVED FOR FRANCHISE UTILITY INSTALLATION AND MAINTENANCE.
- PRIVATE DRAINAGE EASEMENTS AND CROSS LOT PRIVATE DRAINAGE EASEMENTS ARE FOR THE BENEFIT OF UPSTREAM AND ADJOINING OWNERS.
- ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE (5) YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
- SLOPE GRADING EASEMENTS ARE FOR THE BENEFIT OF VDOT TO MAINTAIN THE PUBLIC ROADS WITHIN THIS SUBDIVISION.
- 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.
- PROPERTY IS ZONED A-1; PROPERTY ADDRESS IS 5365 CENTERVILLE ROAD, WILLIAMSBURG, VA 23188.
- ANY SIGNS ON THE PROPERTY SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 AND ALL NEW STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- JCSA UTILITY EASEMENTS ARE FOR INSTALLATION AND MAINTENANCE OF WATER SERVICES BY JAMES CITY SERVICE AUTHORITY AND ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY 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 JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THESE EASEMENTS, FROM ANY CAUSE.
- 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.
- ON-LOT STORMWATER MANAGEMENT. ALL LOTS ARE 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.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL MATTERS THAT AFFECT THIS PROPERTY.
- FOR APPROVED CONSTRUCTION PLANS AND PLAT PLEASE REFER TO S-0117-2005.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT RIGHT-OF-WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT-OF-WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FOR AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- ON APRIL 3, 2006 THE PLANNING COMMISSION GRANTED PRELIMINARY APPROVAL FOR S-117-5, LIBERTY RIDGE IN ADDITION TO AN EXCEPTION TO SECTION 19-52 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE TO ALLOW FOUR CUL-DE-SAC STREETS WITH A LENGTH GREATER THAN 1,000 FEET.
- NO STRUCTURES SHALL ENCROACH INTO THE PRIVATE DRAINAGE EASEMENTS.

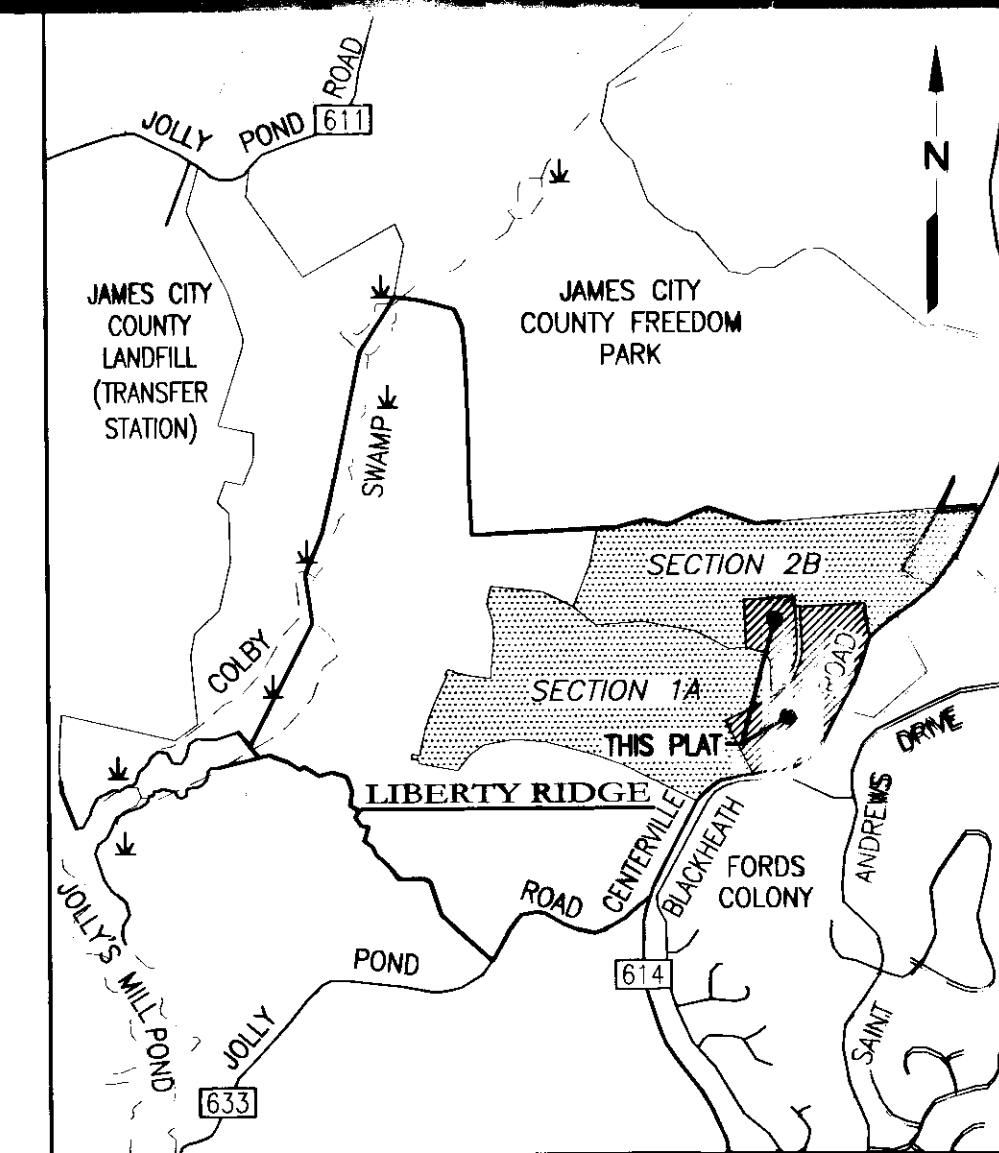
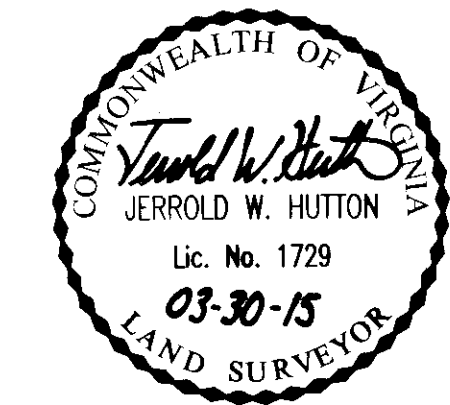


TABLE OF AREAS		
	SQUARE FEET	ACRES
LOTS	1,485,661	34.106
OPEN SPACE	79,533	1.826
TOTAL AREA	1,565,194	35.932

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: 03-30-15
JERROLD W. HUTTON, L.S. #1729

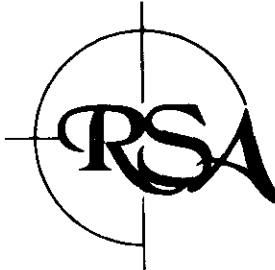


SUBDIVISION PLAT
OF
LIBERTY RIDGE
BEING LOTS 79-86, 111 & 112 & OPEN SPACE #5,
SECTION 1-B
JAMES CITY COUNTY, VIRGINIA.

SCALE: AS NOTED
FEBRUARY 13, 2015
REVISED: MARCH 23, 2015

ROUSE-SIRINE ASSOCIATES, LTD.
LAND SURVEYORS, MAPPING CONSULTANTS & S.U.E. QUALITY LEVELS "A-D"
www.rouse-sirine.com

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FAX: (757) 499-9136 FAX: (757) 903-4469



1 Large/Small-Plat(s) Recorded
herewith as # 150006426