

070009075

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

Ben A. Williams III December 6, 2006
 BEN A. WILLIAMS III PRESIDENT & CEO DATE
 FOR BASIC PROPERTIES, LLC

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, Virginia
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 14th DAY OF December, 2006. MY COMMISSION EXPIRES 9-30-2010.

Patricia A. Brumley
 SIGNATURE

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. 9/14/06
 G. T. WILSON, JR., L.S. DATE

CERTIFICATE OF APPROVAL

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

Ellen N. Cook 3/20/07
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

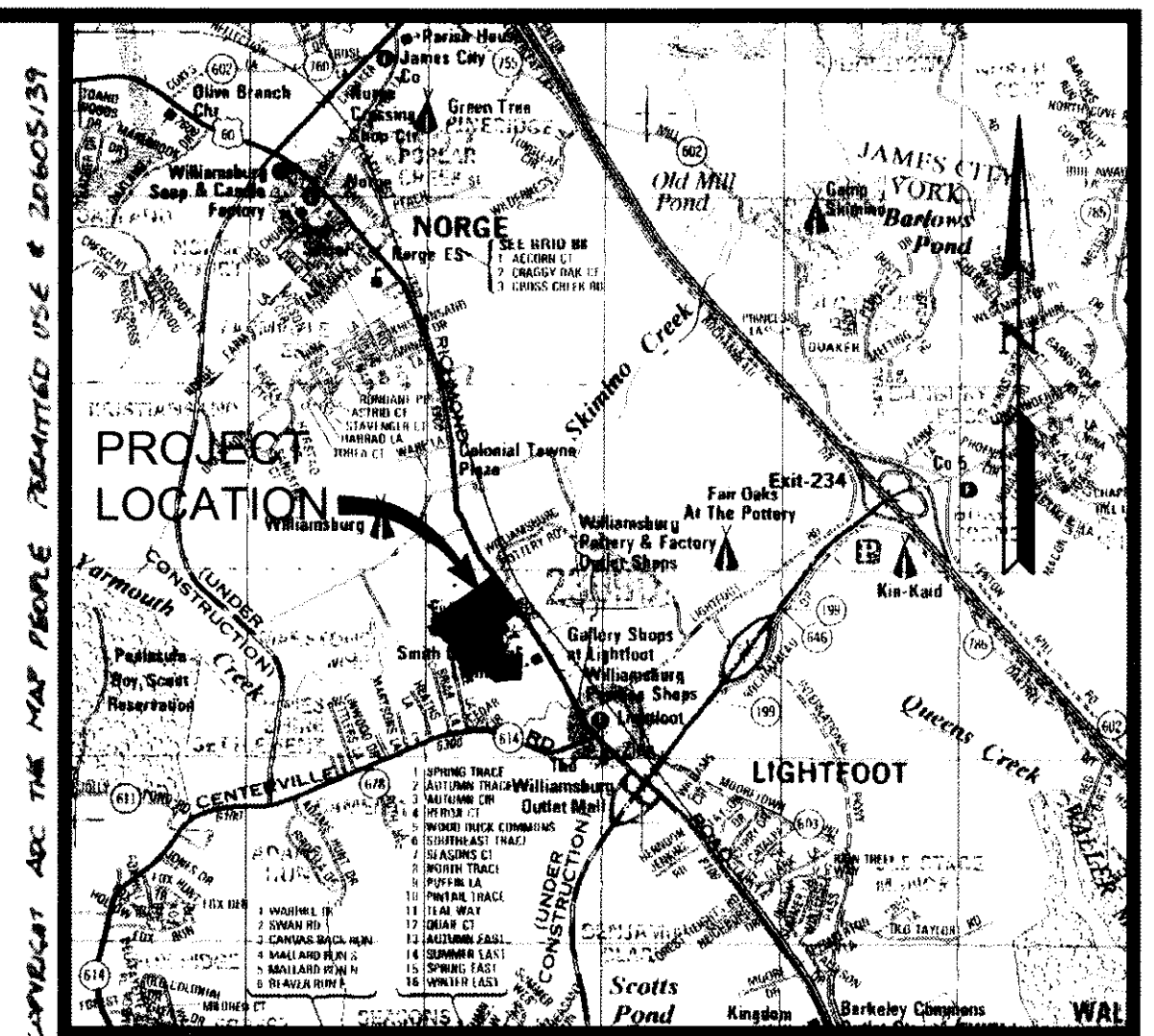
AREA TABULATION
 LIBERTY CROSSING
 PHASE 1
 49-63, 97-107, 139-186

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	147,126 S.F.	3.38 AC.±
AREA OF RIGHT OF WAY	116,548 S.F.	2.68 AC.±
COMMON AREAS WITHIN PHASE 1	227,249 S.F.	5.21 AC.±
JCC NATURAL OPEN SPACE	109,303 S.F.	2.51 AC.±
REMAINING COMMON AREA	117,946 S.F.	2.70 AC.±
TOTAL AREA SUBDIVIDED	490,923 S.F.	11.27 AC.±
NUMBER OF LOTS	74	
AVERAGE LOT SIZE	1,988 S.F.	0.046 AC.±
SMALLEST LOTS	1,600 S.F.	0.037 AC.±
LARGEST LOT (LOT 97)	3,231 S.F.	0.074 AC.±
GROSS LOTS PER ACRE	6.6	
	FEET	MILES
TOTAL LENGTH OF ROAD (PHASE 1)	2,486.61	0.47

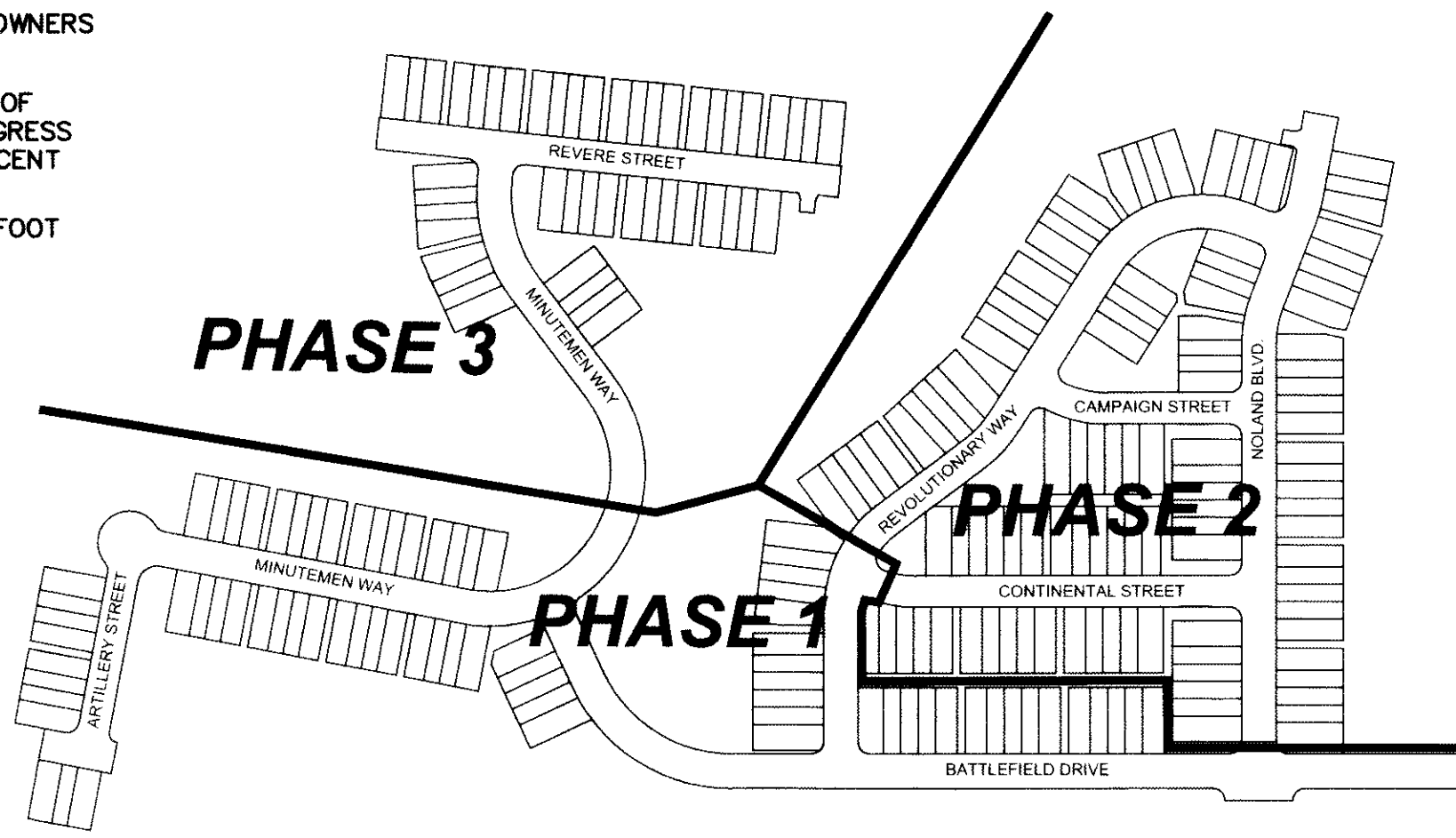
(COMMON AREAS 1 THROUGH 4)
 (OCCURS ONLY WITHIN COMMON AREA 3)
 (NOT DESIGNATED AS NATURAL OPEN SPACE)

GENERAL NOTES

- PROPERTY IS ZONED MU, MIXED USE WITH PROFFERS.
- PROPERTY IS PART OF TAX PARCEL (24-3)(1-35).
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
- M.F.F. = MINIMUM FIRST FLOOR ELEVATION
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C) (1) OF THE JAMES CITY COUNTY CODE.
- IN ACCORDANCE WITH SECTION 19-29H 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.
- JCSA SHALL BE GRANTED ACCESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- 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.
- THE 25' POND BUFFER SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
- 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.
- STREET TREES SHALL BE PLANTED WITHIN A MINIMUM FIVE FOOT (5') LANDSCAPE PRESERVATION EASEMENT CONTIGUOUS TO RIGHTS-OF-WAY OR EASEMENTS.



VICINITY MAP SCALE: 1"=2000'



PHASING PLAN N.T.S.

City of Williamsburg & County of James City
 Circuit Court This PLAT was recorded on
28 March 2007
 at 10:53 AM/PM PB PG
 DOCUMENT # 070009075
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28 DAY OF March, 2007
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:53 AM/PM
 INSTRUMENT # 070009075
 TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge

No.	DATE	REVISION / COMMENT / NOTE	BY
1	12/14/06	REVISED PER J.C.C. COMMENTS DATED 10/11/06	MAR



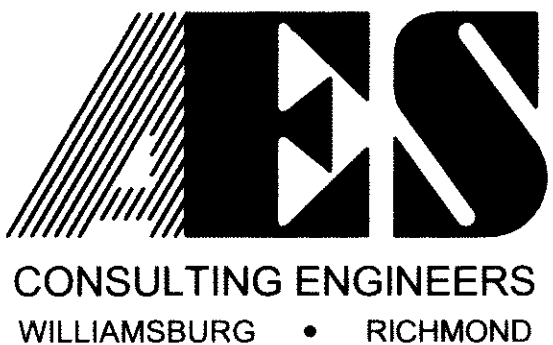
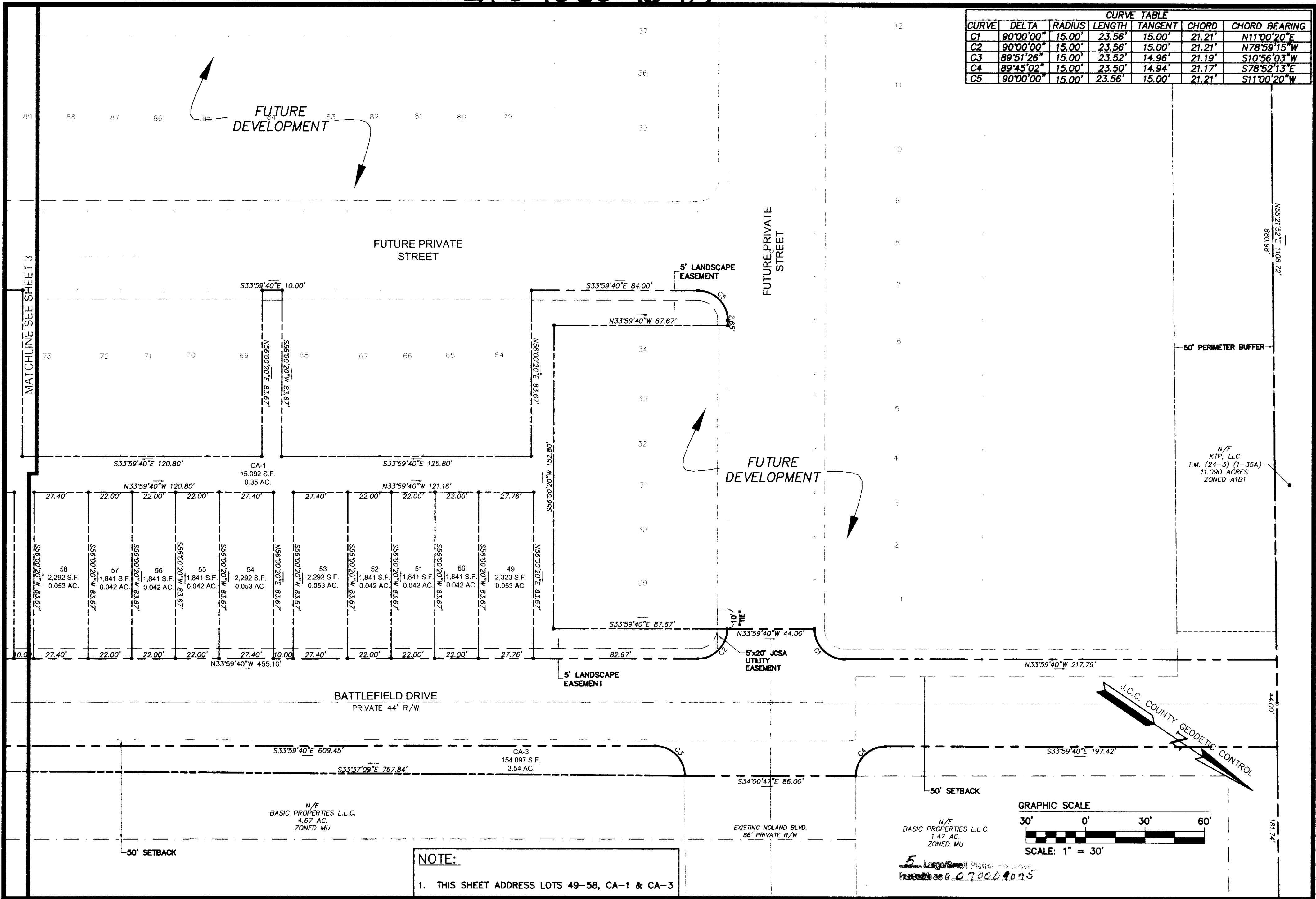
CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
PHASE 1
LIBERTY CROSSING
 LOTS 49 THRU 63, 97 THRU 107 &
 139 THRU 186
 JAMES CITY COUNTY VIRGINIA
 STONEHOUSE DISTRICT

Designed JAG	Drawn GVC/JTH
Scale AS NOTED	Date 9/11/06
Project No. 9353-05	
Drawing No. 1 OF 5	

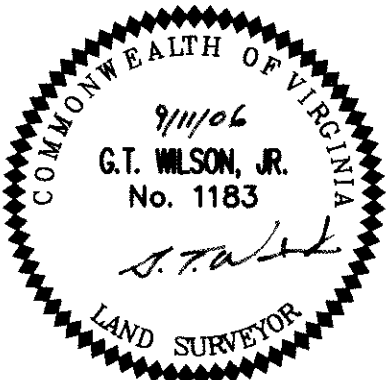
#010009015

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	15.00'	23.56'	15.00'	21.21'	N11°00'20"E
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'	N78°59'15"W
C3	89°51'26"	15.00'	23.52'	14.96'	21.19'	S10°56'03"W
C4	89°45'02"	15.00'	23.50'	14.94'	21.17'	S78°52'13"E
C5	90°00'00"	15.00'	23.56'	15.00'	21.21'	S11°00'20"W



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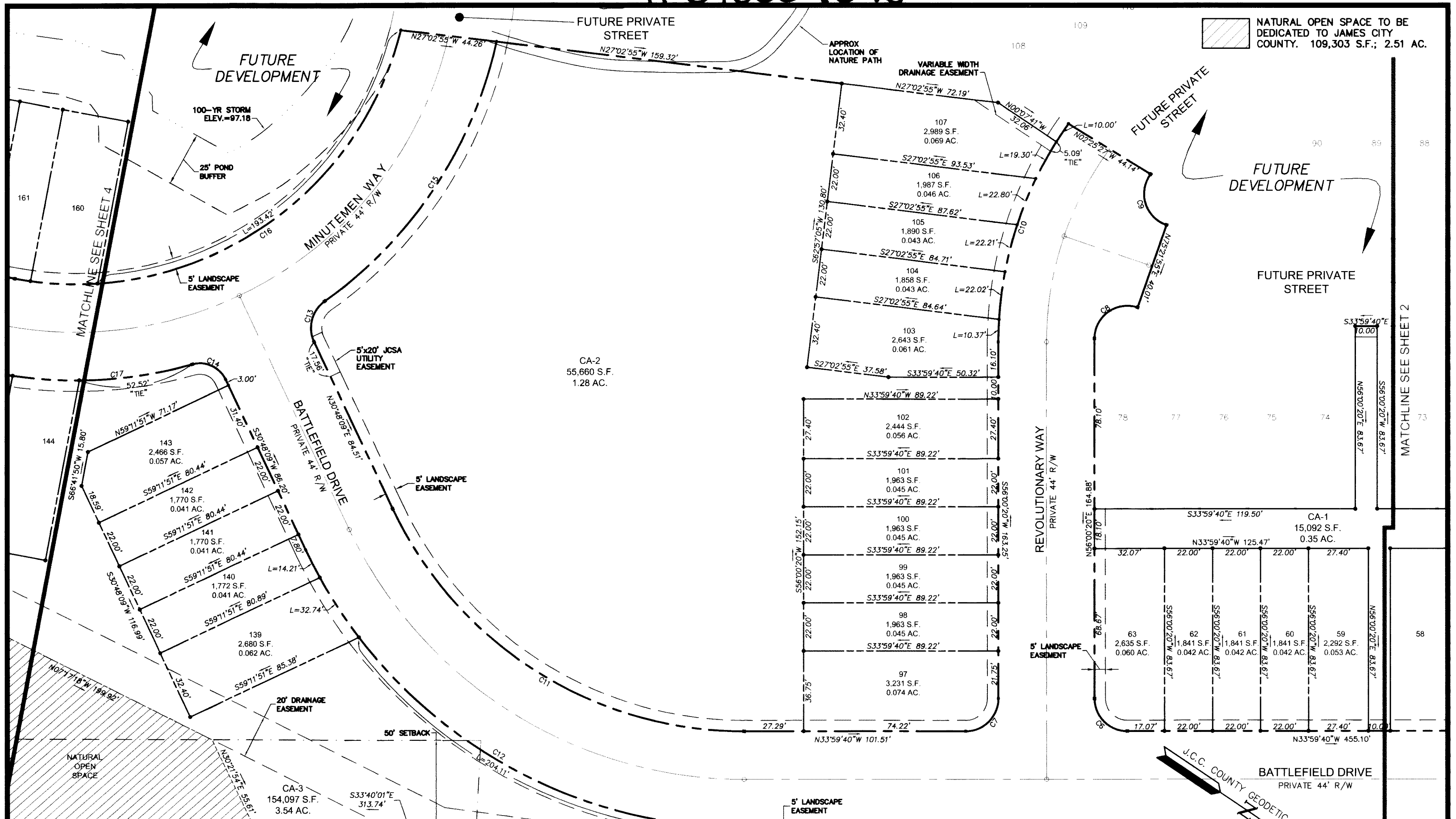
PLAT OF SUBDIVISION
PHASE 1
LIBERTY CROSSING
LOTS 49 THRU 63, 97 THRU 107 &
139 THRU 186
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City			
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DOCUMENT # 070009015			
BETSY B. WOOLRIDGE, CLERK			
Betsy B. Woolridge Clerk			
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1	12/4/06	REVISED PER J.C.C. COMMENTS DATED 10/11/06	MJR

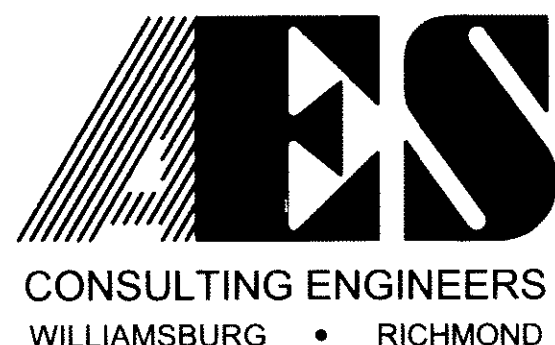
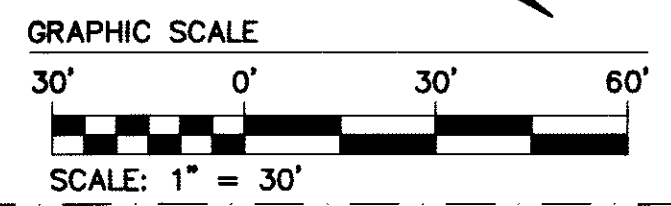
Designed	JAG	Drawn	GVC/JTH
Scale	1"=30'	Date	9/11/06
Project No.			
9353-05			
Drawing No.			
2 OF 5			

070009013



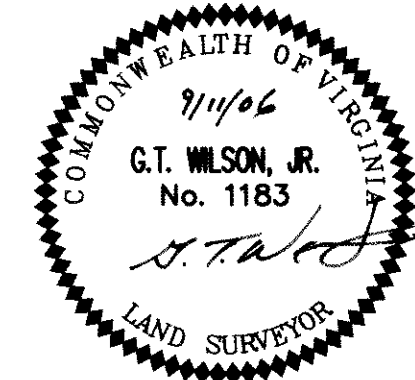
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C6	90°00'00"	15.00'	23.56'	15.00'	21.21'	N11°00'20"E
C7	90°00'00"	15.00'	23.56'	15.00'	21.21'	N78°59'40"W
C8	108°22'50"	15.00'	28.37'	20.79'	24.33'	S69°48'15"E
C9	108°49'50"	15.00'	28.49'	20.96'	24.40'	N38°30'00"E
C10	35°32'29"	172.00'	106.70'	55.13'	104.99'	S73°46'34"W
C11	64°47'49"	178.00'	201.30'	112.96'	190.75'	N01°35'46"W
C12	64°47'49"	222.00'	251.06'	140.88'	237.90'	S01°35'46"E
C13	79°56'55"	15.00'	20.93'	12.58'	19.27'	N70°46'37"E
C14	80°21'39"	13.00'	18.23'	10.98'	16.78'	S09°25'24"E
C15	42°19'24"	197.00'	145.52'	76.26'	142.23'	N89°35'22"E
C16	86°41'15"	153.00'	231.49'	144.40'	210.03'	N66°38'47"W
C17	26°18'02"	197.00'	90.43'	46.03'	89.64'	S36°27'11"E

NOTE:
 1. THIS SHEET ADDRESS LOTS 59-63, 97-107, 139-143, CA-1, CA-2 & CA-3
 2. SEE SHEET 5 FOR LOT CURVE TABLE.



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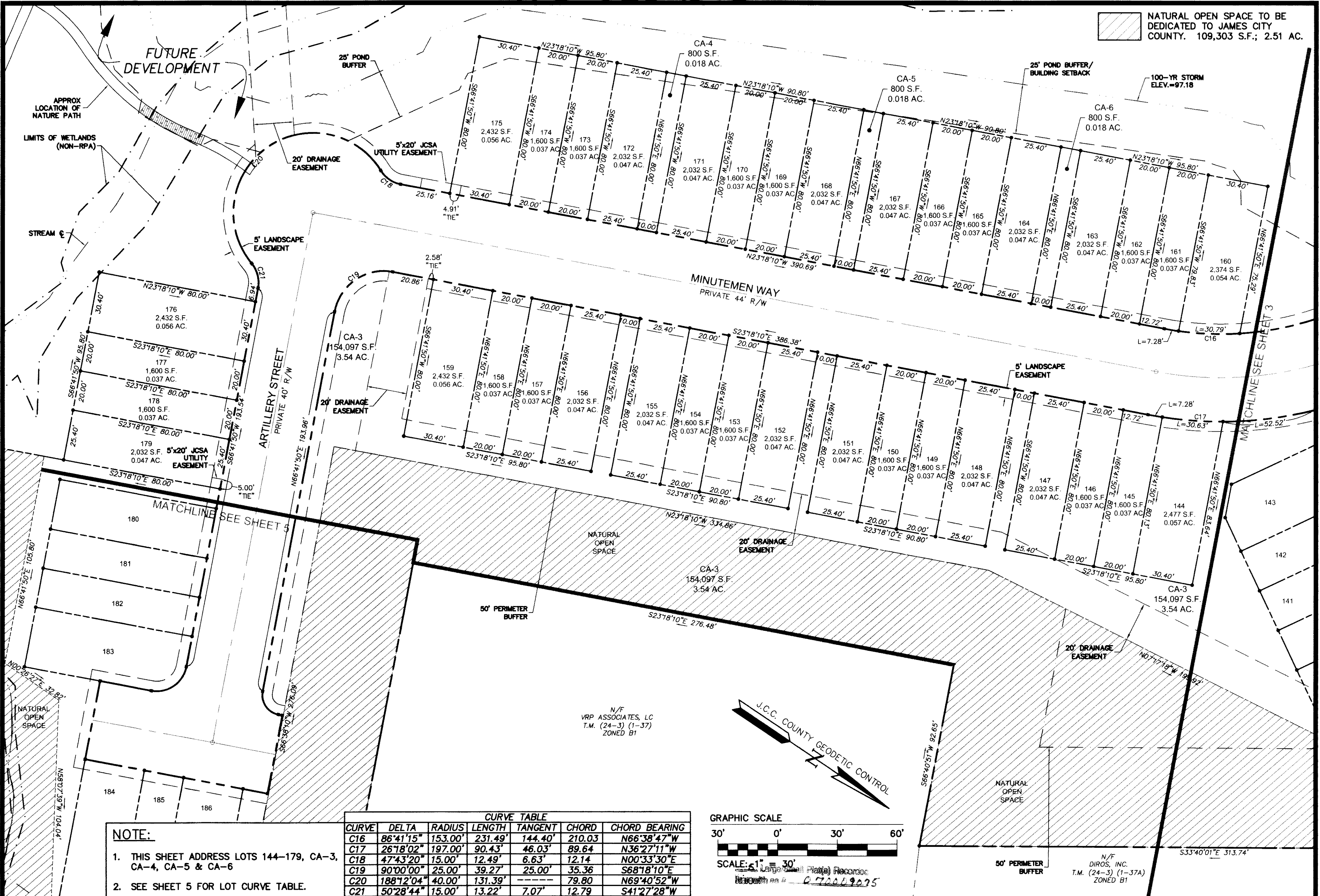
PLAT OF SUBDIVISION
PHASE 1
LIBERTY CROSSING
 LOTS 49 THRU 63, 97 THRU 107 &
 139 THRU 186
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City		Circuit Court	
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at 10:53 AM PM PG		-	
DOCUMENT #		070009075	
BETSY B. WOOLRIDGE, CLERK		Clerk	
1		12/4/06	
REVISION / COMMENT / NOTE		REVISED PER J.C.C. COMMENTS DATED 10/11/06	
No.	DATE	BY	
		MJR	

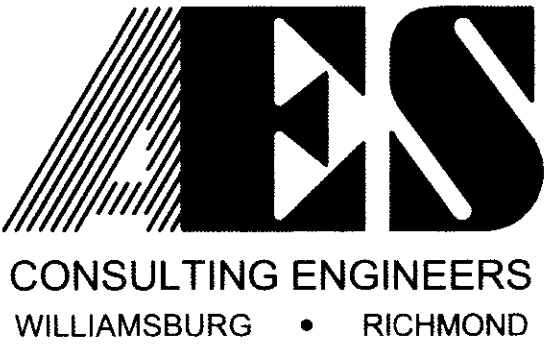
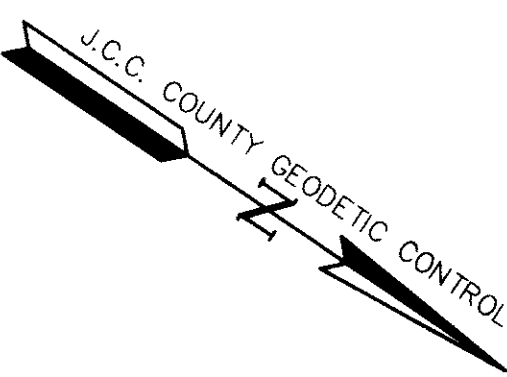
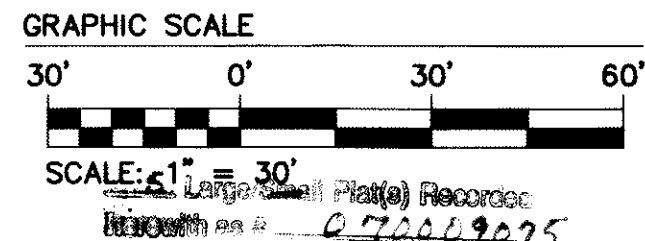
Designed	JAG	Drawn	GVC/JTH
Scale	1"=30'	Date	9/11/06
Project No.	9353-05		
Drawing No.	3 OF 5		

NATURAL OPEN SPACE TO BE DEDICATED TO JAMES CITY COUNTY. 109,303 S.F.; 2.51 AC.



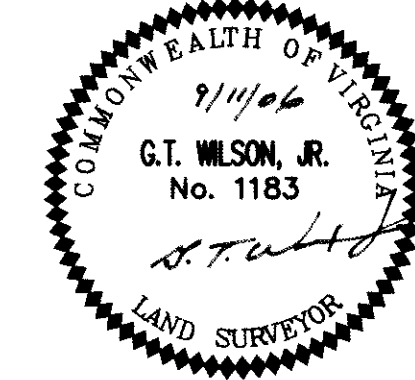
NOTE:
 1. THIS SHEET ADDRESS LOTS 144-179, CA-3, CA-4, CA-5 & CA-6
 2. SEE SHEET 5 FOR LOT CURVE TABLE.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C16	86°41'15"	153.00'	231.49'	144.40'	210.03'	N66°38'47"W
C17	26°18'02"	197.00'	90.43'	46.03'	89.64'	N36°27'11"W
C18	47°43'20"	15.00'	12.49'	6.63'	12.14'	N00°33'30"E
C19	90°00'00"	25.00'	39.27'	25.00'	35.36'	S68°18'10"E
C20	188°12'04"	40.00'	131.39'	---	79.80'	N69°40'52"W
C21	50°28'44"	15.00'	13.22'	7.07'	12.79'	S41°27'28"W



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PLAT OF SUBDIVISION
PHASE I
LIBERTY CROSSING
 LOTS 49 THRU 63, 97 THRU 107 &
 139 THRU 186
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>28 March 2007</u>	
at <u>10:53 AM/PM</u> PG <u>---</u>	
DOCUMENT # <u>070009075</u>	
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B. Woolridge</u> Clerk	
1	12/4/06 REVISED PER J.C.C. COMMENTS DATED 10/11/06 MJR
No.	DATE REVISION / COMMENT / NOTE BY

Designed JAG	Drawn GVC/JTH
Scale 1"=30'	Date 9/11/06
Project No. 9353-05	
Drawing No. 4 OF 5	

#010009015

NATURAL OPEN SPACE TO BE DEDICATED TO JAMES CITY COUNTY. 109,303 S.F.; 2.51 AC.

N/F
6401 RICHMOND ROAD, LLP
T.M. (24-3) (1-38)
ZONED M1

APPROX. LOCATION OF NATURE PATH

CA-3
154,097 S.F.
3.54 AC.

50' PERIMETER BUFFER (TYP)

LIMITS OF WETLANDS (NON-RPA)

NATURAL OPEN SPACE

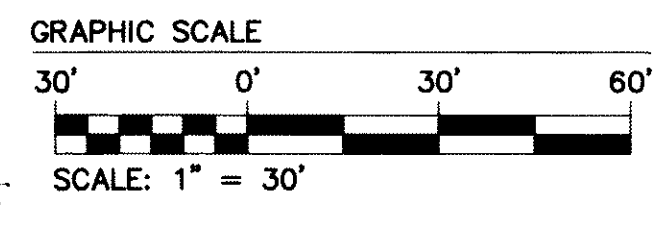
N/F
6401 RICHMOND ROAD, LLP
T.M. (24-3) (1-38)
ZONED M1

N/F
OUTLET INN, INC
T.M. (24-3) (1-62)
ZONED M1

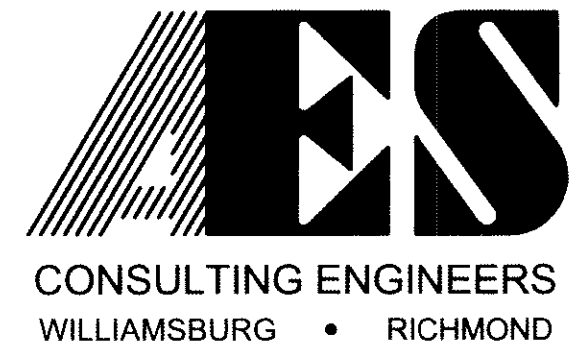
N/F
VRP ASSOCIATES, LC
T.M. (24-3) (1-37)
ZONED B1

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
103	03°27'16"	172.00'	10.37'	5.18'	10.36'	S57°43'58"W
104	07°20'01"	172.00'	22.02'	11.02'	22.00'	S63°07'36"W
105	07°23'51"	172.00'	22.21'	11.11'	22.19'	S70°29'32"W
106	07°35'38"	172.00'	22.80'	11.41'	22.78'	S77°59'17"W
107	06°25'49"	172.00'	19.30'	9.66'	19.29'	S85°00'00"W
139	08°26'55"	222.00'	32.74'	16.39'	32.70'	S22°54'39"W
140	03°40'03"	222.00'	14.21'	7.10'	14.20'	S28°58'08"W
144	08°54'32"	197.00'	30.63'	15.34'	30.60'	S29°52'29"E
145	02°07'03"	197.00'	7.28'	3.64'	7.28'	S24°21'42"E
160	11°31'48"	153.00'	30.79'	15.44'	30.73'	S31°47'41"E
161	02°43'37"	153.00'	7.28'	3.64'	7.28'	S24°39'59"E

NOTE:
1. THIS SHEET ADDRESS LOTS 180-186 & CA-3

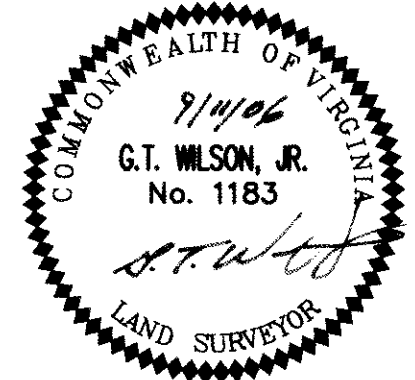


CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C22	90°00'00"	15.00'	23.56'	15.00'	21.21'	N68°18'10"W
C23	90°00'00"	10.00'	15.71'	10.00'	14.14'	N21°41'50"E



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PLAT OF SUBDIVISION
**PHASE 1
LIBERTY CROSSING**
LOTS 49 THRU 63, 97 THRU 107 &
139 THRU 186
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



1	12/4/06	REVISED PER J.C.C. COMMENTS DATED 10/11/06	MJR
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JAG	Drawn GVC/JTH
Scale 1"=30'	Date 9/11/06
Project No. 9353-05	
Drawing No. 5 OF 5	

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