

080014158

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, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 080012383.

OWNER'S CERTIFICATE
 THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS LIBERTY CROSSING PHASE 2A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Ben A. Williams III 5.30.08
 BEN A. WILLIAMS III PRESIDENT & CEO DATE
 FOR BASIC PROPERTIES, LLC

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, PATRICIA A. BUCKLESS
 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 30th DAY OF May, 2008. MY COMMISSION EXPIRES 10-31-2011.

Patricia A. Buckless
 SIGNATURE Reg. # 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.

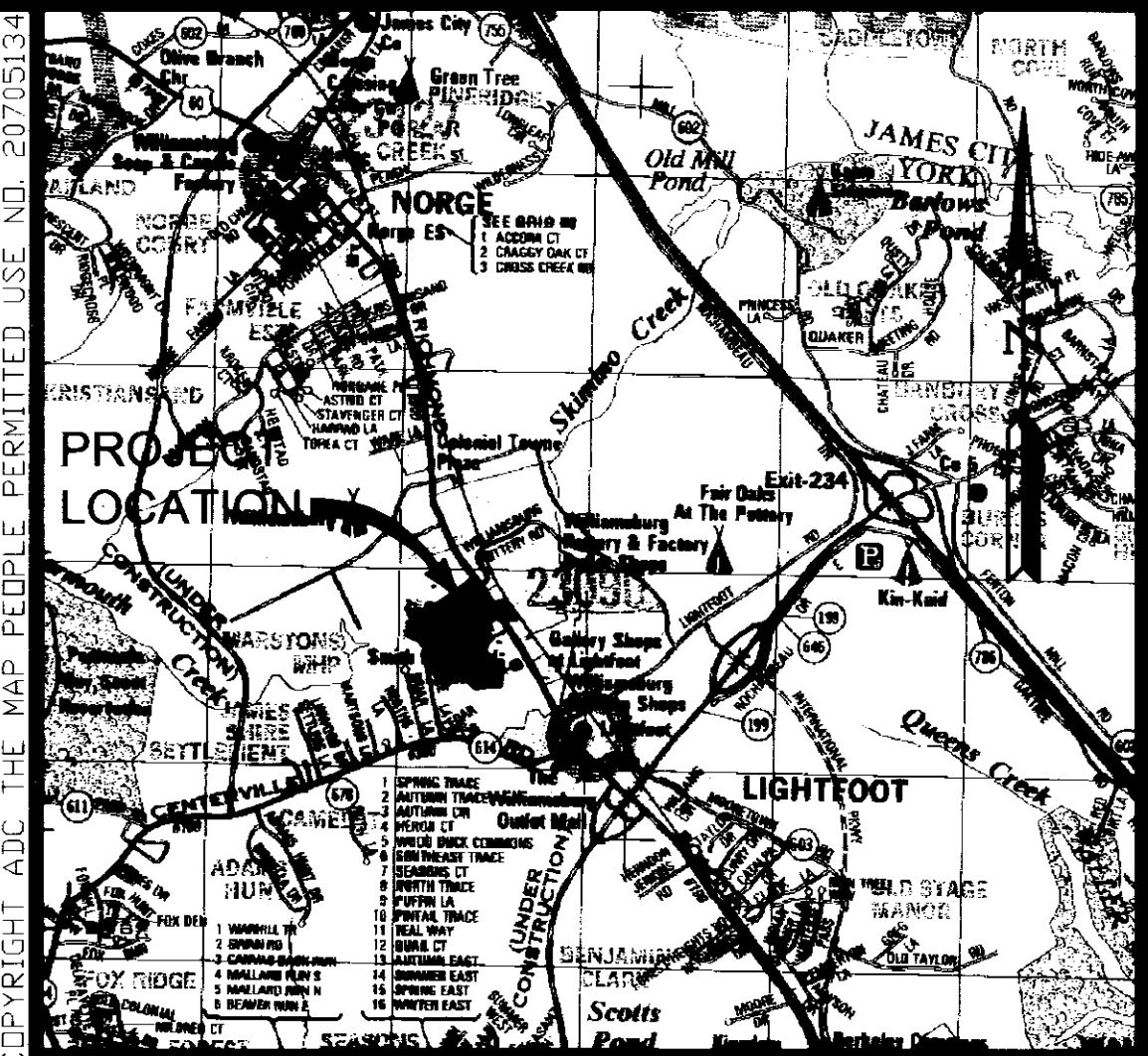
Thomas C. Sublett 3-24-2008
 THOMAS C. SUBLETT L.S. DATE

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

[Signature] DATE
 SUBDIVISION AGENT OF JAMES CITY COUNTY

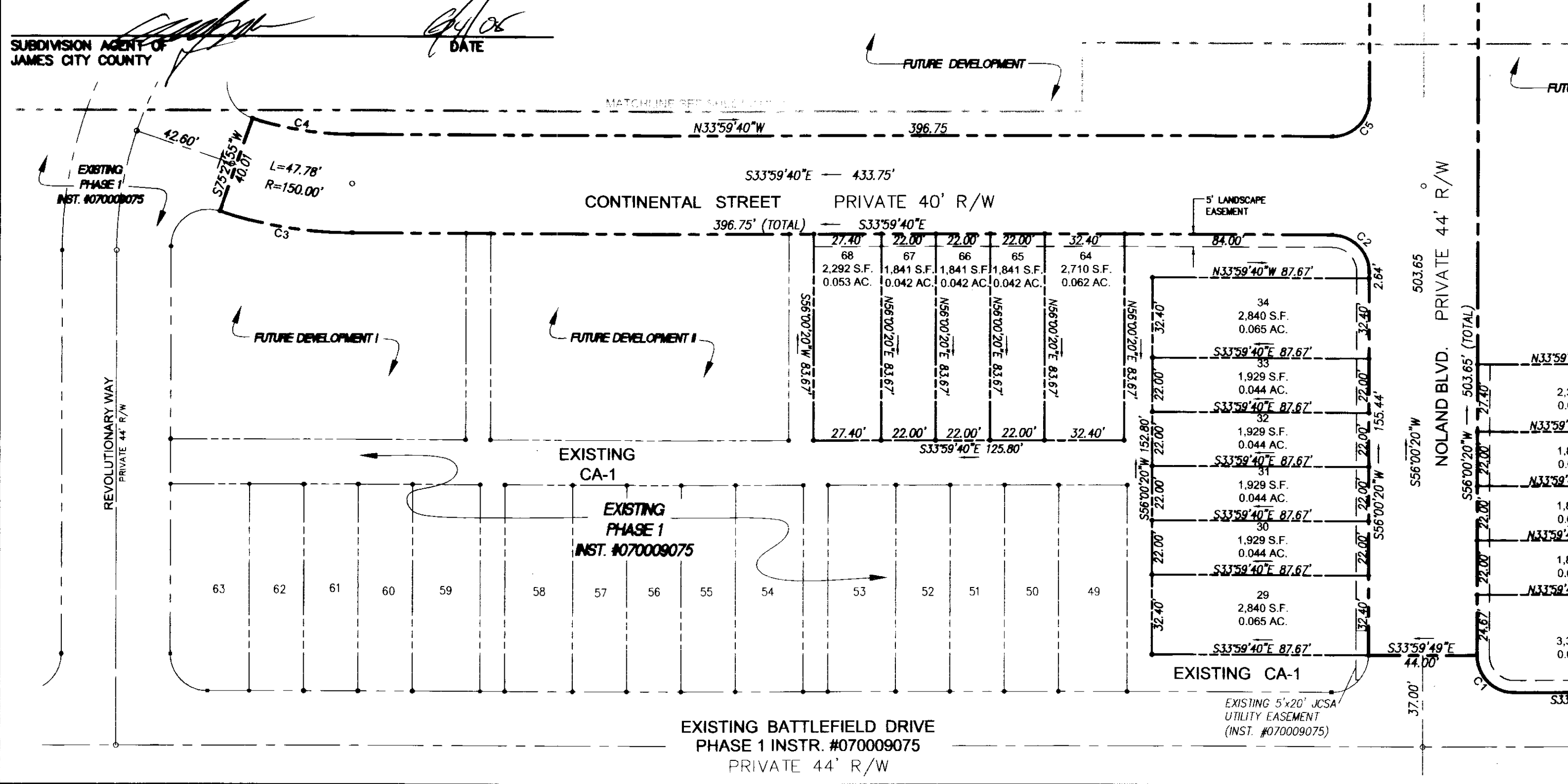
GENERAL NOTES

- PROPERTY IS ZONED MU, MIXED USE WITH PROFFERS.
- PROPERTY IS PART OF TAX PARCEL (24-3)(1-35), #6601 RICHMOND ROAD
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- JCSA SHALL BE GRANTED ACCESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- 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.
- EASEMENT DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY 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 THIS EASEMENT, FROM ANY CAUSE.
- STREET TREES SHALL BE PLANTED WITHIN A MINIMUM FIVE FOOT (5') LANDSCAPE PRESERVATION EASEMENT CONTIGUOUS TO RIGHTS-OF-WAY OR EASEMENTS.
- THIS PARCEL LIES IN FLOOD ZONE X PER FEMA PANEL NUMBER 51085C0110 C, DATED 9/28/2007.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- 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 19-29(h) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



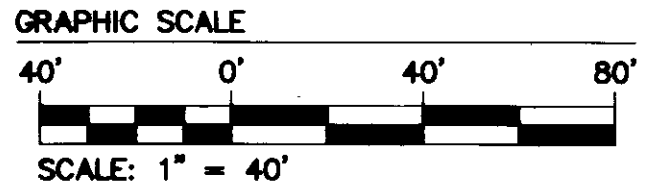
VICINITY MAP SCALE: 1"=2000'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	15.00	23.56	15.00	21.21	S11°00'20"W
C2	90°00'00"	15.00	23.56	15.00	21.21	S11°00'20"W
C3	18°22'50"	170.00	54.54	27.50	54.30	S24°48'15"E
C4	18°04'46"	130.00	41.02	20.68	40.85	N24°57'18"W
C5	90°00'00"	15.00	23.56	15.00	21.21	N78°59'40"W



AREA TABULATION
 LIBERTY CROSSING PHASE 2A
 LOTS 1-5, 29-34, AND 64-68

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	35,141 S.F.	0.81 AC.±
AREA OF RIGHT OF WAY	96,312 S.F.	2.21 AC.±
TOTAL AREA SUBDIVIDED	131,453 S.F.	3.02 AC.±
NUMBER OF LOTS	16	
AVERAGE LOT SIZE	2,196.31 S.F.	0.050 AC.±
SMALLEST LOT (LOTS 65-67)	1,841 S.F.	0.040 AC.±
LARGEST LOT (LOTS 29, AND 34)	2,840 S.F.	0.065 AC.±
GROSS LOTS PER ACRE	0.19 AC.	
TOTAL LENGTH OF ROAD (PHASE 2A)	2445.25 FEET	0.46± MILES



STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 6th DAY OF June, 2008.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:35 AM/PM
 INSTRUMENT # 080014158
 TESTE: *Betsy B. Woolridge*
 Betsy B. Woolridge, Clerk
By [Signature]

S:\Jobs\9353\05-Residential\Phase\dwg\Plots\PHASE_2A.Dwg 2/13/2008 2:01:23 PM EST

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

PLAT OF SUBDIVISION
PHASE 2A
LIBERTY CROSSING
 LOTS
 1 THRU 5, 29 THRU 34, AND 64 THRU 68
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

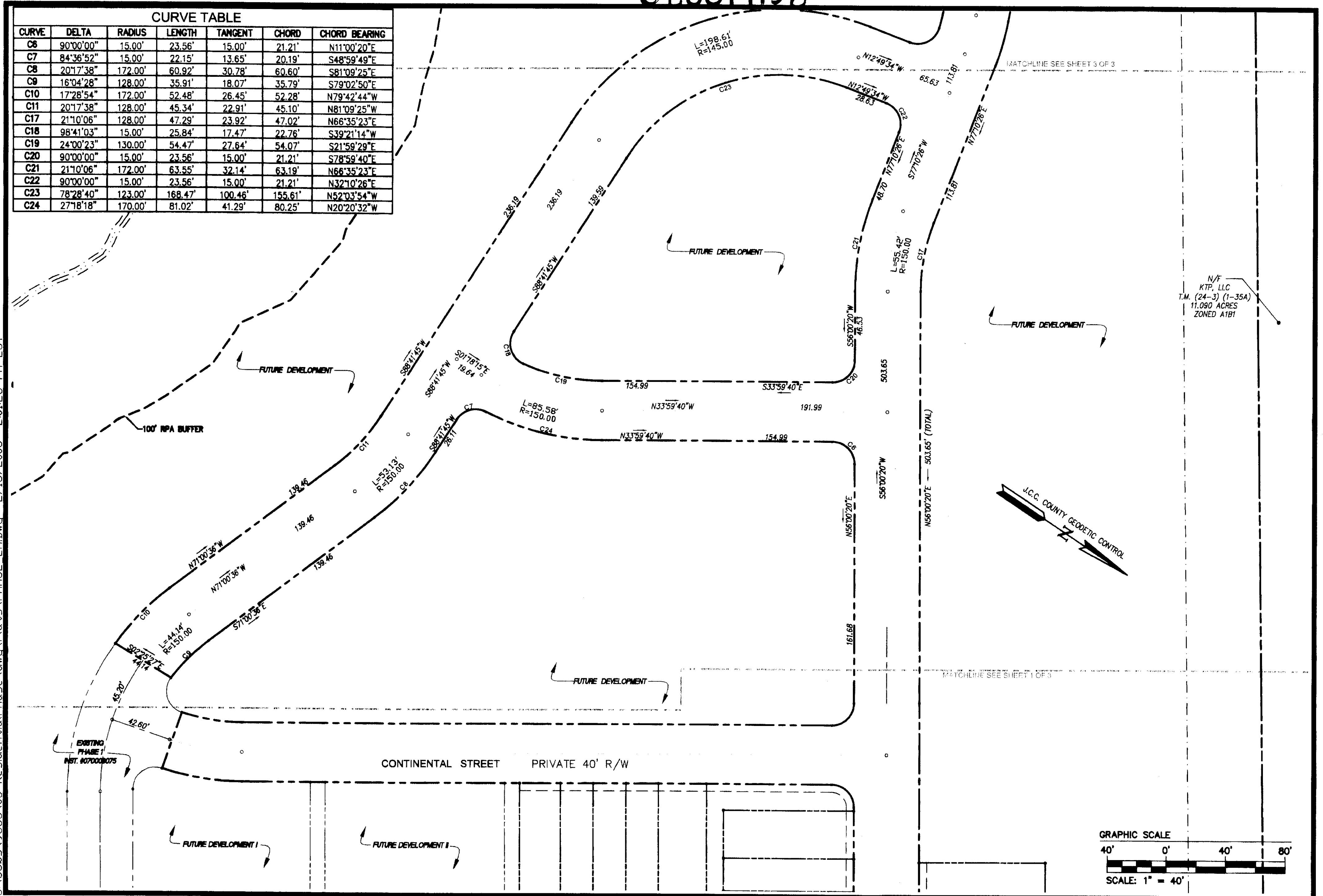
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
6 June 2008
 at 9:35 AM/PM. PG.
 DOCUMENT # 080014158
 Betsy B. Woolridge, Clerk
Betsy B. Woolridge Clerk

SP-133-06 & SP-103-06

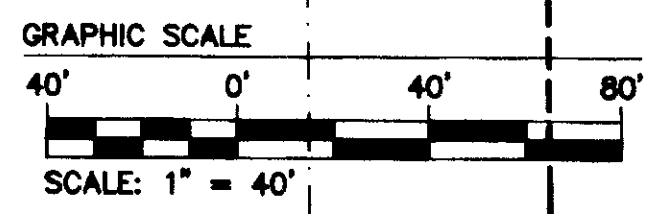
Designed	Drawn
JAG	MEG
Scale	Date
1"=40'	2/13/08
Project No.	Drawing No.
9353-05	1 OF 3

080014158

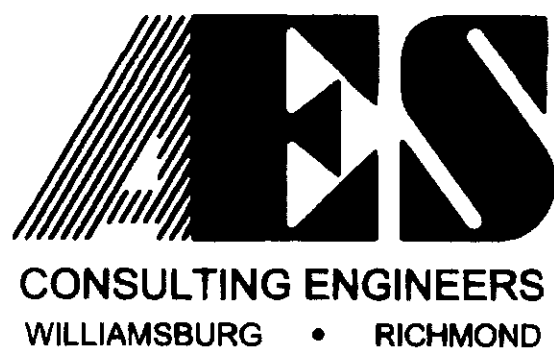
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C6	90°00'00"	15.00'	23.56'	15.00'	21.21'	N11°00'20"E
C7	84°36'52"	15.00'	22.15'	13.65'	20.19'	S48°59'49"E
C8	20°17'38"	172.00'	60.92'	30.78'	60.60'	S81°09'25"E
C9	16°04'28"	128.00'	35.91'	18.07'	35.79'	S79°02'50"E
C10	17°28'54"	172.00'	52.48'	26.45'	52.28'	N79°42'44"W
C11	20°17'38"	128.00'	45.34'	22.91'	45.10'	N81°09'25"W
C17	21°10'06"	128.00'	47.29'	23.92'	47.02'	N66°35'23"E
C18	98°41'03"	15.00'	25.84'	17.47'	22.76'	S78°59'40"E
C19	24°00'23"	130.00'	54.47'	27.64'	54.07'	S21°59'29"E
C20	90°00'00"	15.00'	23.56'	15.00'	21.21'	S78°59'40"E
C21	21°10'06"	128.00'	63.55'	32.14'	63.19'	N66°35'23"E
C22	90°00'00"	15.00'	23.56'	15.00'	21.21'	N32°10'26"E
C23	78°28'40"	123.00'	168.47'	100.46'	155.61'	N52°03'54"W
C24	27°18'18"	170.00'	81.02'	41.29'	80.25'	N20°20'32"W



N/F
KTP, LLC
T.M. (24-3) (1-35A)
11.090 ACRES
ZONED A1B1

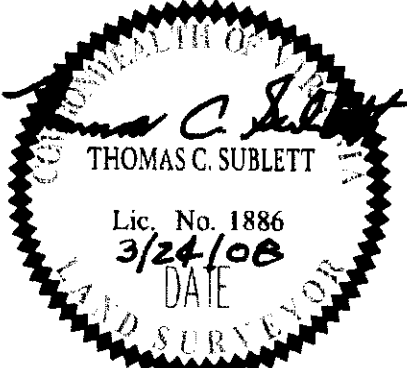


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Large/Small Plat(s) Recorded herewith as # 080014158
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
PHASE 2A
LIBERTY CROSSING
LOTS
1 THRU 5, 29 THRU 34, AND 64 THRU 68
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
6 June 2008
at 4:35 AM/PM, PG
DOCUMENT # 080014158
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SP-133-06 & SP-103-06

Designed JAG	Drawn MEG
Scale 1"=40'	Date 2/13/08
Project No. 9353-05	
Drawing No. 2 OF 3	

080014158

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C12	78°28'40"	167.00'	228.74'	136.39'	211.27'	N52°03'54"W
C13	94°30'32"	15.00'	24.74'	16.23'	22.03'	N60°04'50"W
C14	90°00'00"	10.00'	15.71'	10.00'	14.14'	S21°46'35"W
C15	90°00'00"	10.00'	15.71'	10.00'	14.14'	N68°13'25"W
C16	10°23'51"	172.00'	31.21'	15.65'	31.17'	N71°58'30"E
C25	05°53'19"	128.00'	13.16'	6.58'	13.15'	S13°42'55"W

N/F
SHORT, DAVID L
T.M. (24-3) (1-51)
22.368 ACRES
ZONED A1

EXISTING 20' UTILITY EASEMENT
CENTERLINE OF STREAM IS PROPERTY LINE

EXISTING 30' SANITARY SEWER EASEMENT DOCUMENT #060022794

N12°35'35"W 66.92'

SURVEY LINES ONLY (TYPICAL)

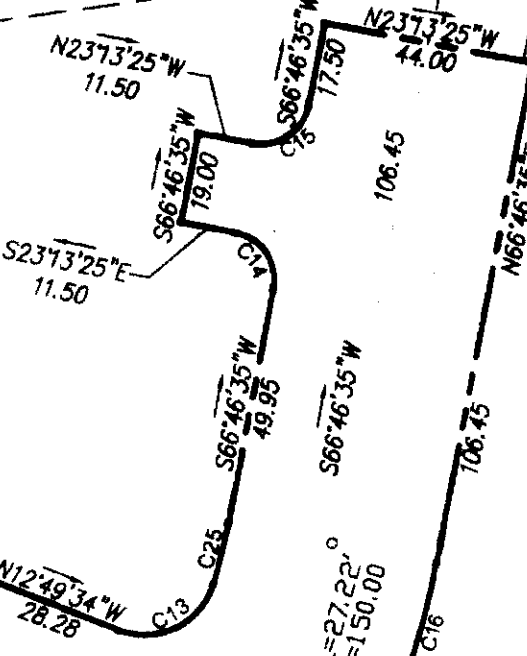
100' RPA BUFFER

30' JCSA UTILITY EASEMENT

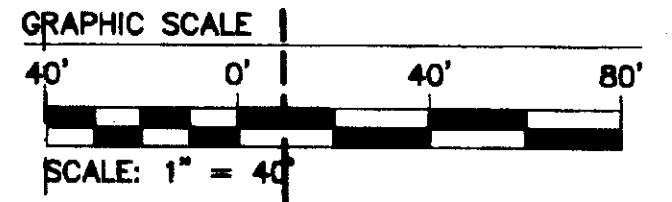
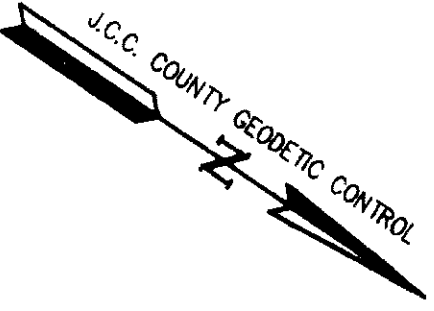
30' JCSA UTILITY EASEMENT

30' JCSA UTILITY EASEMENT

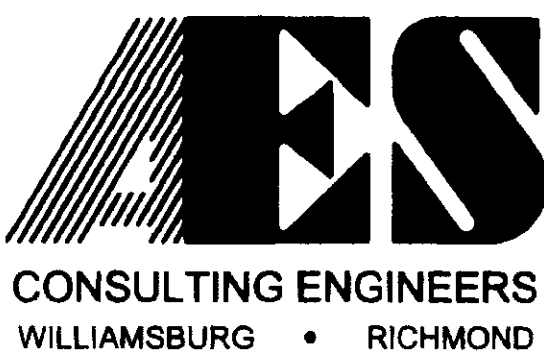
N/F
KTP, LLC
T.M. (24-3) (1-35A)
11.090 ACRES
ZONED A1B1



MATCHLINE SEE SHEET 2 OF 3

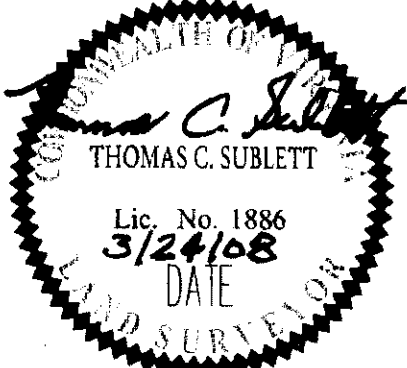


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3 Large/Small Plat(s) Recorded
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LIBERTY CROSSING**
LOTS
1 THRU 5, 29 THRU 34, AND 64 THRU 68
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



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at 9:35 AM/PM, PG 1
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Betsy B. Woolridge Clerk

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Scale 1" = 40'	Date 2/13/08
Project No. 9353-05	
Drawing No. 3 OF 3	

SP-133-06 & SP-103-06