

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. 080012303.

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
 BEN A. WILLIAMS III PRESIDENT & CEO DATE September 29, 2008
 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 29 DAY OF September, 2008. MY COMMISSION EXPIRES October 31, 2011

Patricia A. Buckless
 SIGNATURE
 Registration #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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Thomas C. Sublett
 THOMAS C. SUBLETT, L.S. DATE 9/4/2008

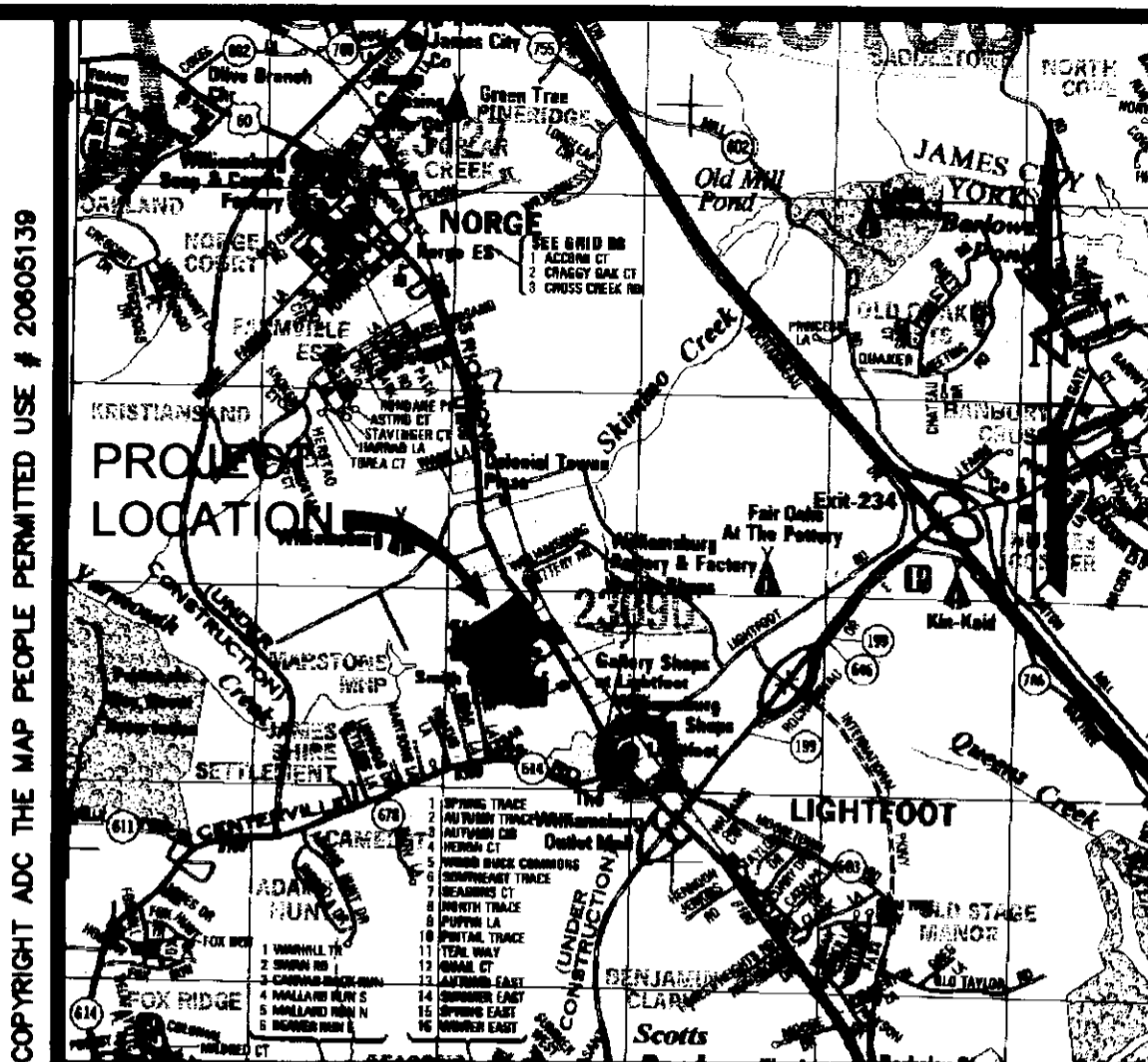
CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Cook
 SUBDIVISION AGENT OF DATE 12/10/08
 JAMES CITY COUNTY

GENERAL NOTES

080029801

- PROPERTY IS ZONED MU, MIXED USE WITH PROFFERS.
- PROPERTY IS PART OF TAX PARCEL (24-3)(1-35). STREET ADDRESS OF PROPERTY #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.
- 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 19-29(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.
- 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.
- THIS PARCEL LIES IN FLOOD ZONE X PER FEMA PANEL NUMBER 51085C0110 C DATED 9/26/2007.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESEPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.



VICINITY MAP SCALE: 1"=2000'

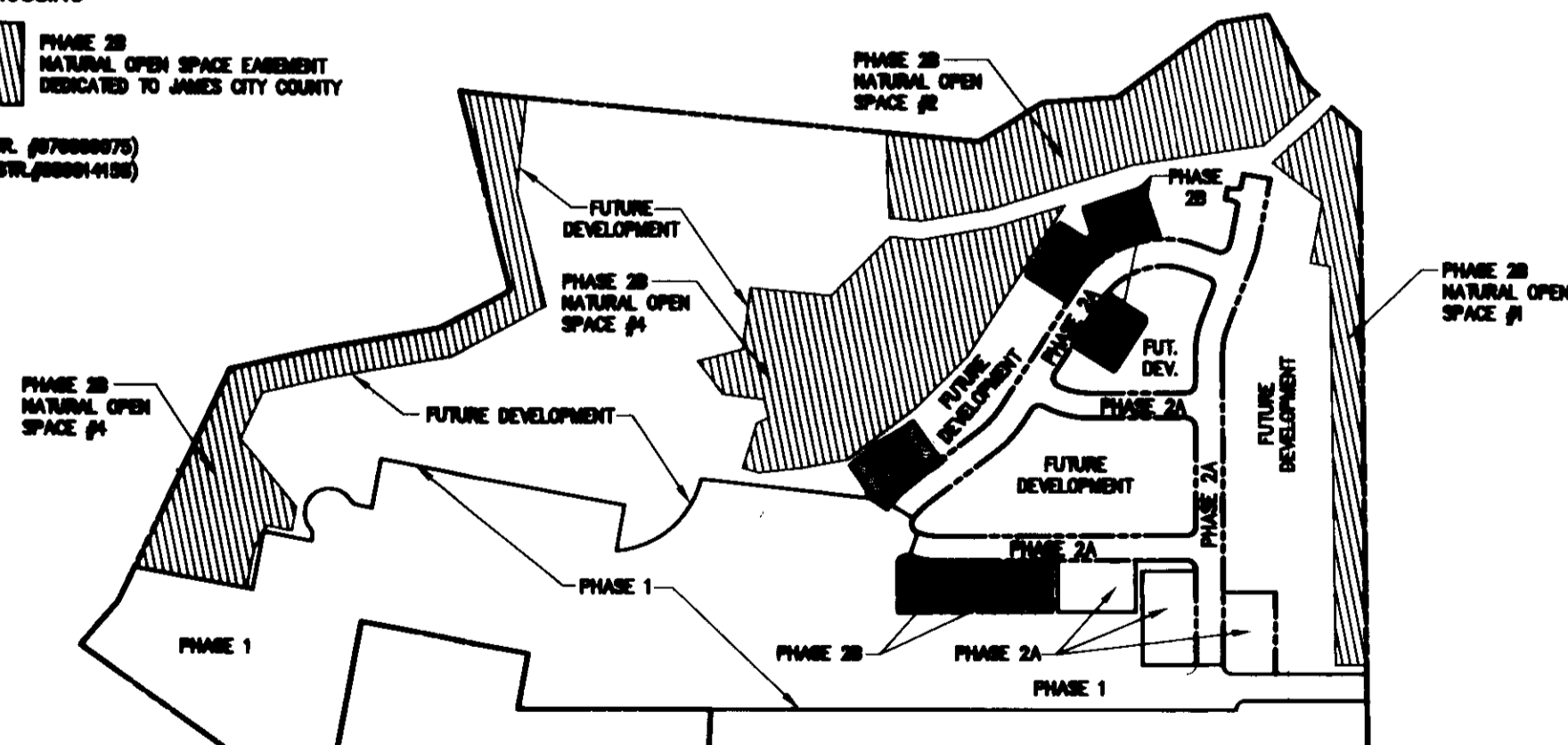
AREA TABULATION
 LIBERTY CROSSING
 PHASE 2B

LOTS 69-78, 108-112, 123-130, 135-138 AND
 NATURAL OPEN SPACE

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	55,649 S.F.	1.28 AC.±
LOTS 69-73	10,106 S.F.	0.23 AC.±
LOTS 74-78	10,288 S.F.	0.24 AC.±
LOTS 108-112	10,816 S.F.	0.25 AC.±
LOTS 135-138	8,040 S.F.	0.18 AC.±
LOTS 123-126	8,189 S.F.	0.19 AC.±
LOTS 127-130	8,210 S.F.	0.19 AC.±
AREA OF NATURAL OPEN SPACE	363,093 S.F.	8.34 AC.±
NATURAL OPEN SPACE EASEMENT #1	53,767 S.F.	1.23 AC.±
NATURAL OPEN SPACE EASEMENT #2	100,311 S.F.	2.31 AC.±
NATURAL OPEN SPACE EASEMENT #3	118,276 S.F.	2.72 AC.±
NATURAL OPEN SPACE EASEMENT #4	90,739 S.F.	2.08 AC.±
TOTAL AREA SUBDIVIDED	418,742 S.F.	9.62 AC.±
NUMBER OF LOTS	27	
AVERAGE LOT SIZE	2,061 S.F.	0.047 AC.±
SMALLEST LOTS (LOTS 136 & 137)	1,600 S.F.	0.037 AC.±
LARGEST LOT (LOT 108)	2,771 S.F.	0.064 AC.±

LIBERTY CROSSING

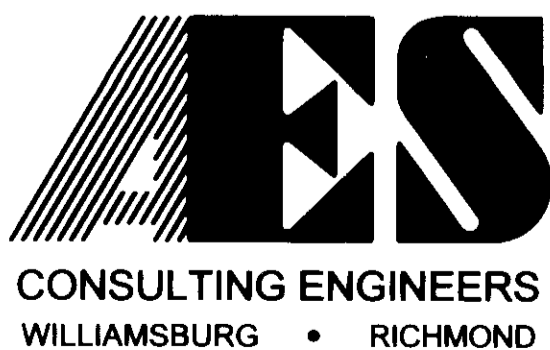
PHASE 2B NATURAL OPEN SPACE EASEMENT DEDICATED TO JAMES CITY COUNTY
 PHASE 1 (INSTR. #07000075)
 PHASE 2A (INSTR. #08001155)



Large/Small Plat(s) Recorded herewith as # 080029801

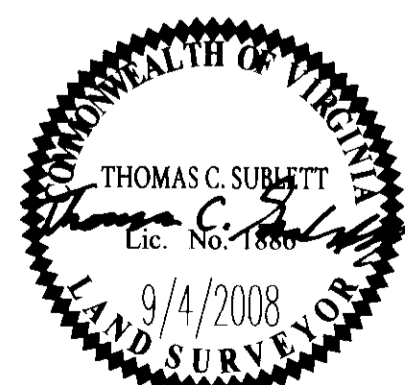
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 11 DAY OF September, 2008.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:06 AM/PM
 INSTRUMENT # 080029801

TESTE: *Betsy B. Woolbridge*
 BETSY B. WOOLBRIDGE, CLERK



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

PLAT OF SUBDIVISION
PHASE 2-B
LIBERTY CROSSING
 LOTS
 69-78, 108-112, 123-130, 135-138 &
 NATURAL OPEN SPACE
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



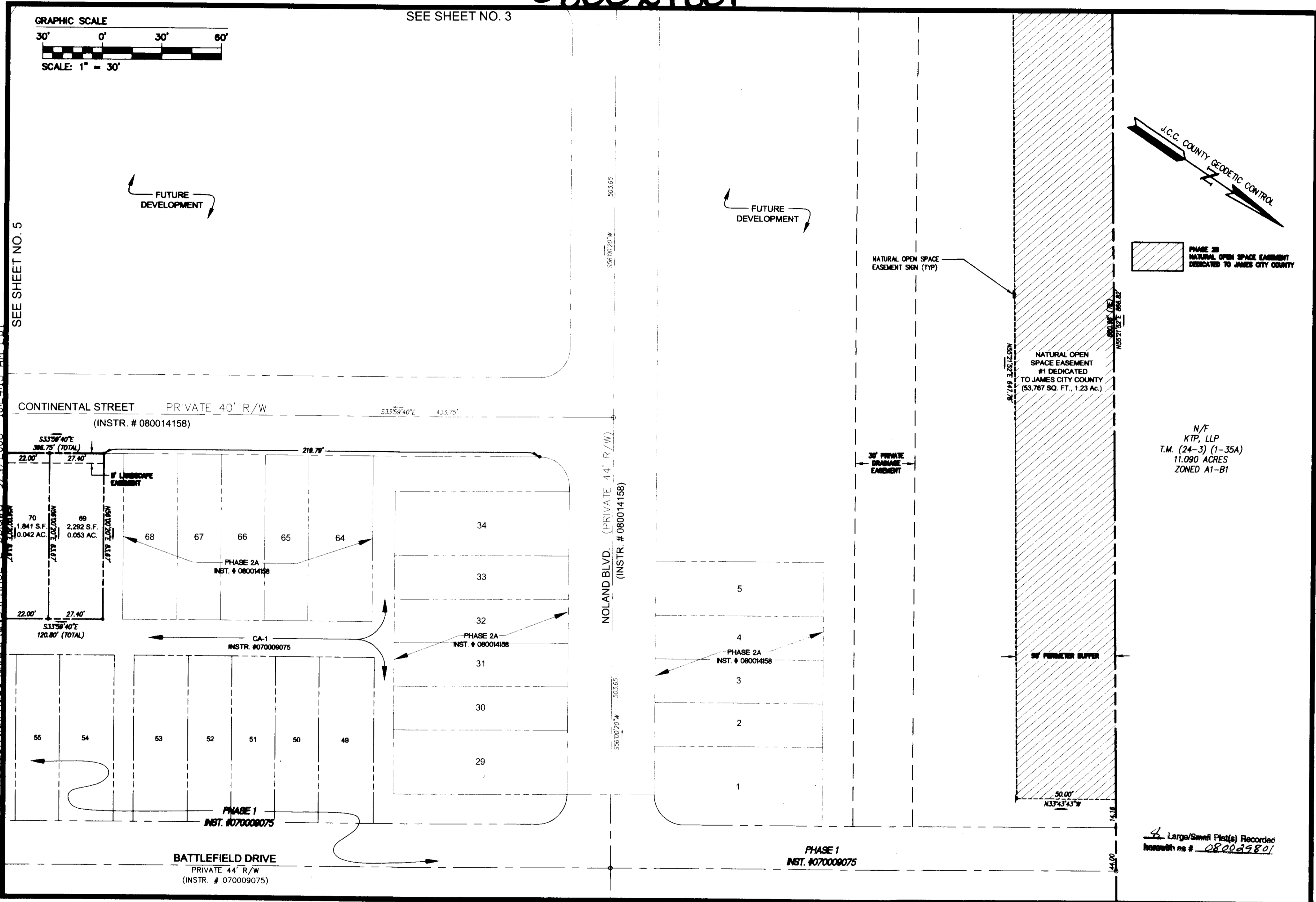
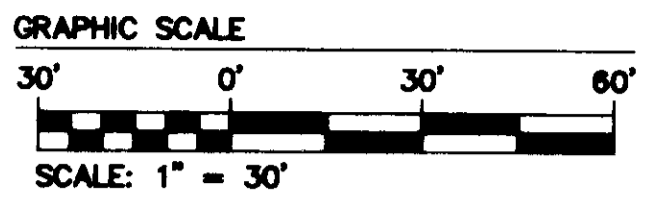
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn MEG
Scale 1"=30'	Date 9/04/08
Project No. 9353-05	
Drawing No. 1 OF 8	

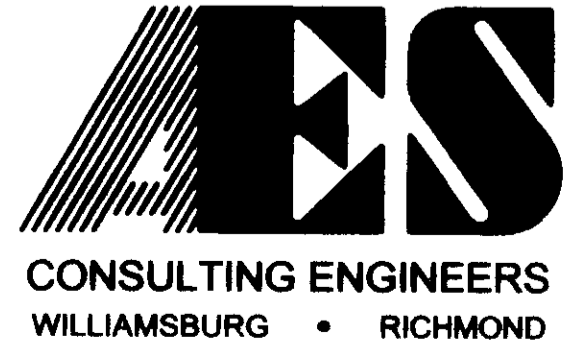
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080029801

SEE SHEET NO. 3

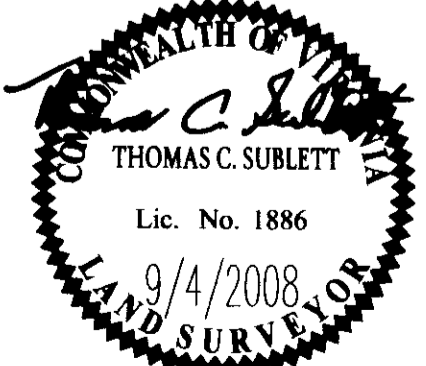


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PLAT OF SUBDIVISION
PHASE 2-B
LIBERTY CROSSING
LOTS
69-78, 108-112, 123-130, 135-138 &
NATURAL OPEN SPACE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



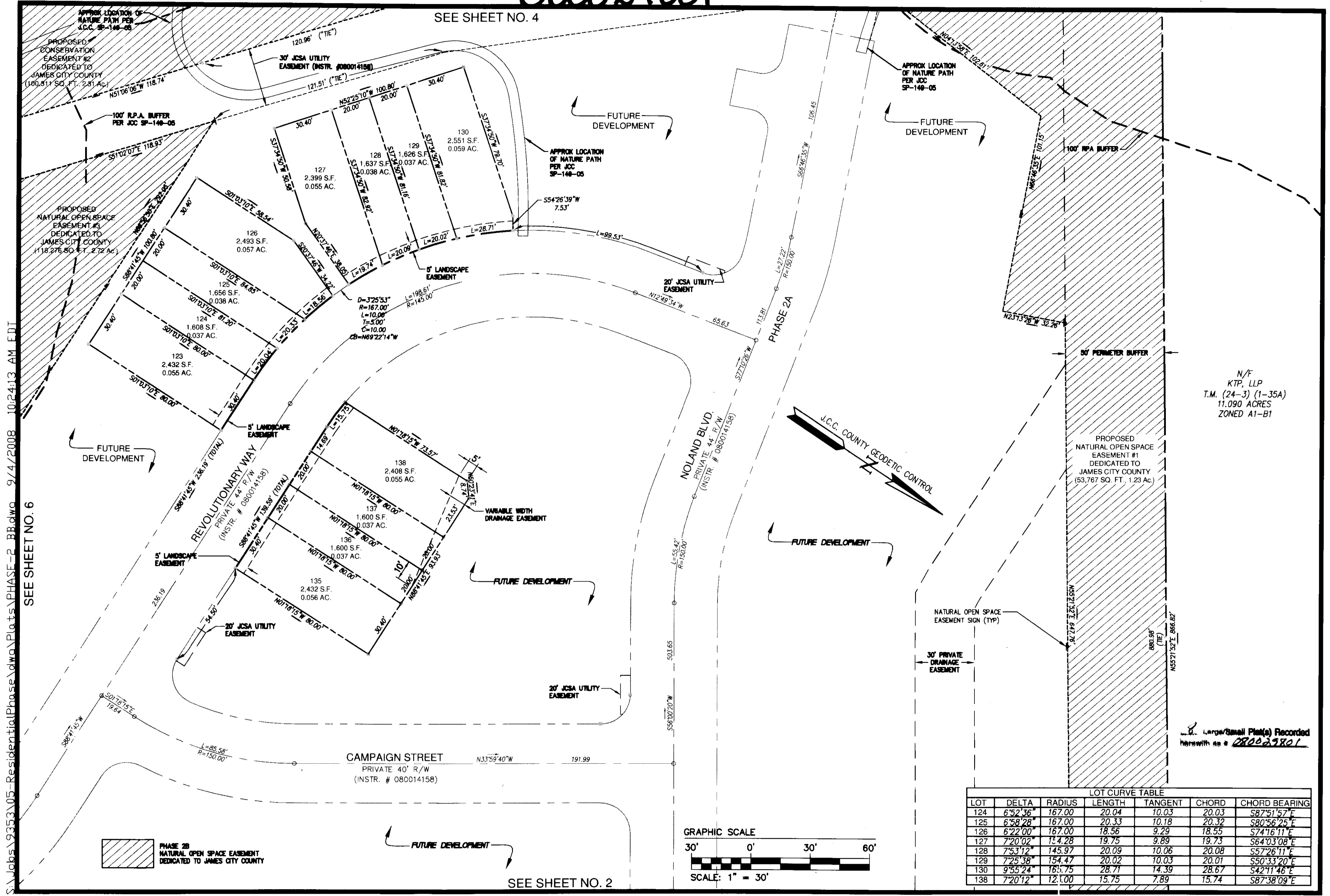
No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11 December 2008
at 10 06 AM/PM, PB PG
DOCUMENT # 080029801
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn MEG
Scale 1" = 30'	Date 9/04/08
Project No. 9353-05	
Drawing No. 2 OF 8	

080029801

SEE SHEET NO. 4

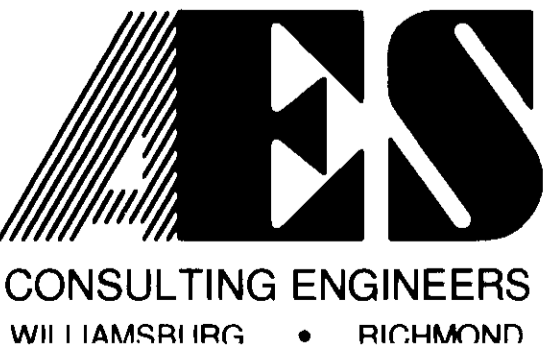


LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
124	6°52'36"	167.00	20.04	10.03	20.03	S87°51'57"E
125	6°58'28"	167.00	20.33	10.18	20.32	S80°56'25"E
126	6°22'00"	167.00	18.56	9.29	18.55	S74°16'11"E
127	7°20'02"	154.28	19.75	9.89	19.73	S64°03'08"E
128	7°53'12"	145.97	20.09	10.06	20.08	S57°26'11"E
129	7°25'58"	154.47	20.02	10.03	20.01	S50°33'20"E
130	9°55'24"	165.75	28.71	14.39	28.67	S42°11'46"E
138	7°20'12"	121.00	15.75	7.89	15.74	S87°38'09"E

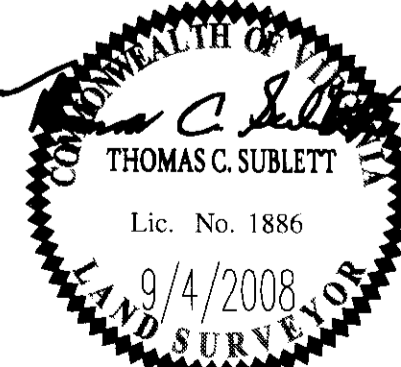
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SEE SHEET NO. 2



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PLAT OF SUBDIVISION
PHASE 2-B
LIBERTY CROSSING
LOTS
69-78, 108-112, 123-130, 135-138 &
NATURAL OPEN SPACE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

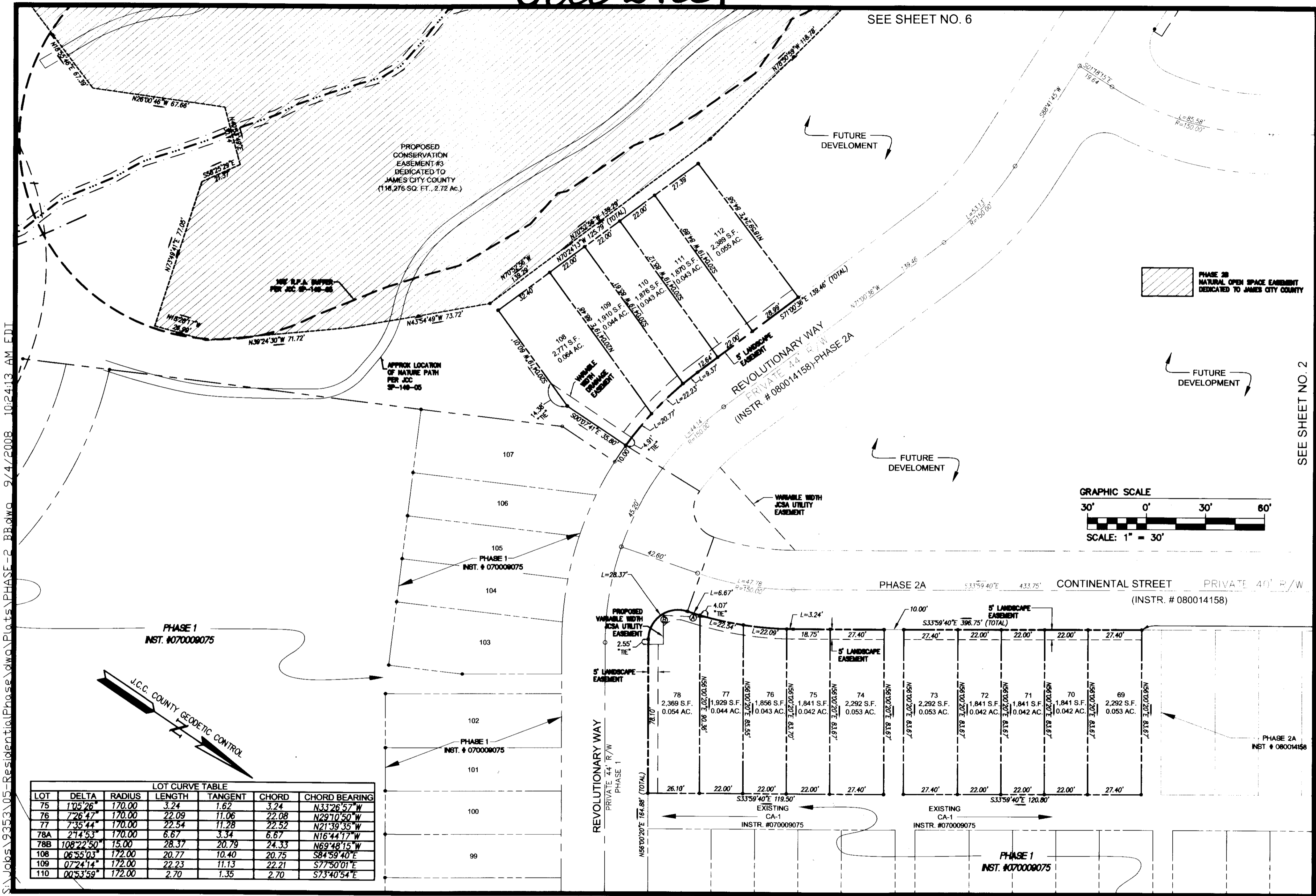
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11 November 2008
at 10:06 AM/PM: PB - PG
DOCUMENT # 080029801
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn MEG
Scale 1"=30'	Date 9/04/08
Project No. 9353-05	
Drawing No. 3 OF 8	

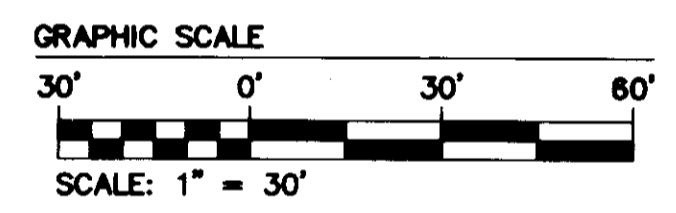
080029801

SEE SHEET NO. 6

SEE SHEET NO. 2



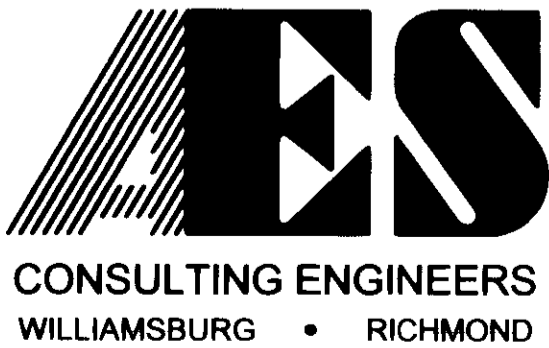
PHASE 2B
NATURAL OPEN SPACE EASEMENT
DEDICATED TO JAMES CITY COUNTY



LOT CURVE TABLE

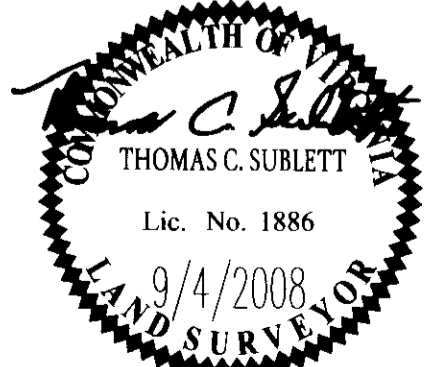
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
75	1°05'26"	170.00	3.24	1.62	3.24	N33°26'57" W
76	7°26'47"	170.00	22.09	11.06	22.08	N29°10'50" W
77	7°35'44"	170.00	22.54	11.28	22.52	N21°39'35" W
78A	2°14'53"	170.00	6.67	3.34	6.67	N16°44'17" W
78B	1°08'22"50"	15.00	28.37	20.79	24.33	N69°48'15" W
108	06°55'03"	172.00	20.77	10.40	20.75	S84°59'40" E
109	07°24'14"	172.00	22.23	11.13	22.21	S77°50'01" E
110	00°53'59"	172.00	2.70	1.35	2.70	S73°40'54" E

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Large/Small Plat(s) Record
 Record as # 080029801
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
PHASE 2-B
LIBERTY CROSSING
 LOTS
 69-78, 108-112, 123-130, 135-138 &
 NATURAL OPEN SPACE
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

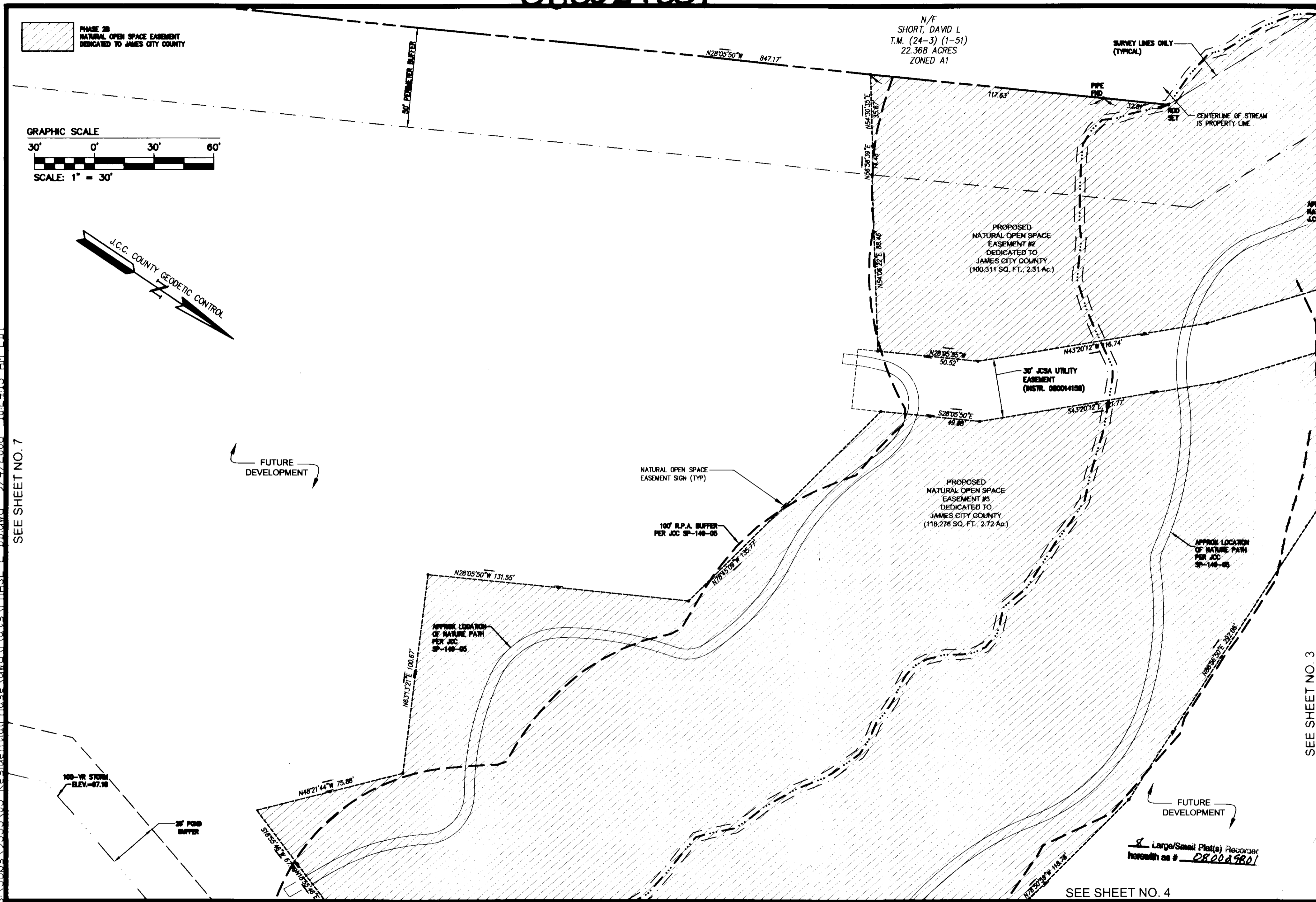


No.	DATE	REVISION / COMMENT / NOTE	BY

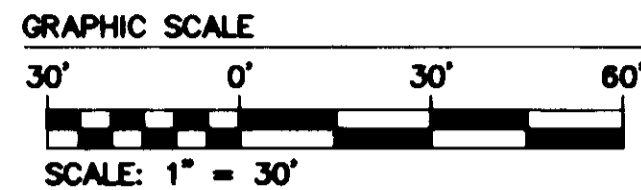
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 11 December 2008
 at 10:06 AM/PM PB - PG
 DOCUMENT # 080029801
 BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

Designed AES	Drawn MEG
Scale 1"=30'	Date 9/04/08
Project No. 9353-05	
Drawing No. 5 OF 8	

080029801



PHASE 2B
NATURAL OPEN SPACE EASEMENT
DEDICATED TO JAMES CITY COUNTY



J.C.C. COUNTY GEODETIC CONTROL

FUTURE DEVELOPMENT

NATURAL OPEN SPACE
EASEMENT SIGN (TYP)

100' R.P.A. BUFFER
PER JCC SP-140-05

APPROX LOCATION
OF NATURE PATH
PER JCC
SP-140-05

PROPOSED
NATURAL OPEN SPACE
EASEMENT #2
DEDICATED TO
JAMES CITY COUNTY
(100,311 SQ. FT., 2.31 Ac.)

30' JCSA UTILITY
EASEMENT
(INSTR. 080014158)

PROPOSED
NATURAL OPEN SPACE
EASEMENT #3
DEDICATED TO
JAMES CITY COUNTY
(118,276 SQ. FT., 2.72 Ac.)

APPROX LOCATION
OF NATURE PATH
PER JCC
SP-140-05

FUTURE DEVELOPMENT

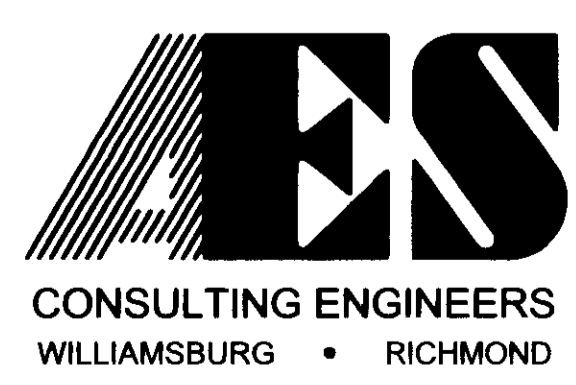
Large/Small Plat(s) Recorded
herein as # 080029801

SEE SHEET NO. 4

SEE SHEET NO. 3

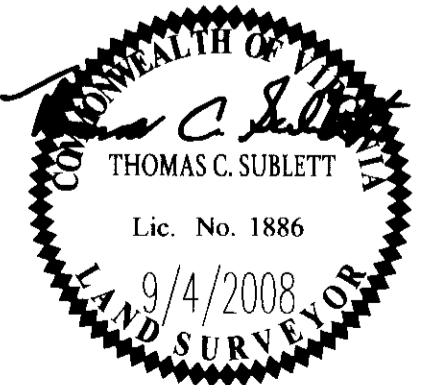
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SEE SHEET NO. 7

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PLAT OF SUBDIVISION
PHASE 2-B
LIBERTY CROSSING
LOTS
69-78, 108-112, 123-130, 135-138 &
NATURAL OPEN SPACE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on <u>11 November 2008</u>	
at <u>10:06</u> AM/PM	PB <u>PG</u>
DOCUMENT # <u>080029801</u>	
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B. Woolridge</u> Clerk	
No.	DATE
REVISION / COMMENT / NOTE	
BY	

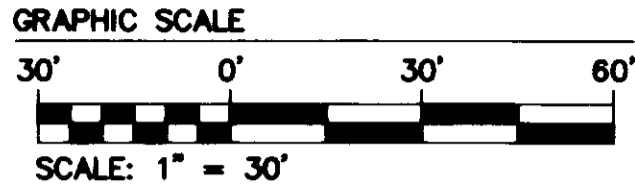
Designed AES	Drawn MEG
Scale 1" = 30'	Date 9/04/08
Project No. 9353-05	
Drawing No. 6 OF 8	

080029801

SEE SHEET NO. 7

SEE SHEET NO. 7

PHASE 2B
NATURAL OPEN SPACE EASEMENT
DEDICATED TO JAMES CITY COUNTY



N/F
WILLIAMS, BESSIE L. ESTATE
T.M. (24-3) (1-48)
1.500 ACRES
ZONED A1

N/F
RANDALL, JOHN C
& TERESA M
T.M. (24-3) (1-38C)
0.911 ACRES
ZONED A1

N/F
6401 RICHMOND
ROAD, LLLP
T.M. (24-1) (1-38)
18.857 ACRES
ZONED M1

Small Plats) Recorder
herewith as # **080029801**

PREVIOUSLY RECORDED AS
NATURAL OPEN SPACE
INSTR. #070009075

NATURAL OPEN SPACE
EASEMENT SIGN (TYP)

LIMITS OF NEIGHBORHOOD
PER JCC SP-148-05
(NON-RPA)

APPROX
LOCATION OF
NATURE PATH

PROPOSED
NATURAL OPEN SPACE
EASEMENT #4
DEDICATED TO
JAMES CITY COUNTY
90,739 SQ. FT., 2.08 AC.

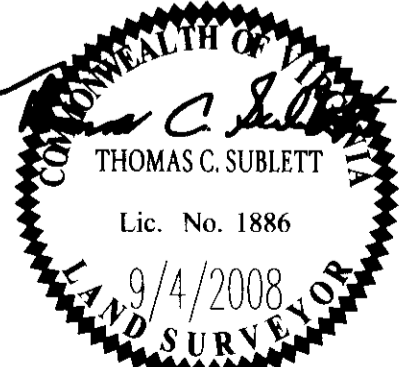
APPROX LOCATION
OF NATURE PATH
PER J.C.C. (SP-148-08)

ARTILLERY STREET
PRIVATE 40' R/W
(INSTR. #070009075)

MINUTEMEN WAY
PRIVATE 44' R/W
(INSTR. #070009075)

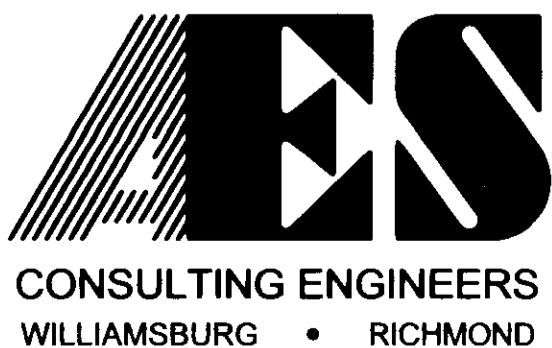
PHASE 1
INST. #070009075

PLAT OF SUBDIVISION
PHASE 2-B
LIBERTY CROSSING
LOTS
69-78, 108-112, 123-130, 135-138 &
NATURAL OPEN SPACE



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn MEG
Scale 1"=30'	Date 9/04/08
Project No. 9353-05	
Drawing No. 8 OF 8	



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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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