

090004678

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRAY ASSOCIATES AND VM 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 LIBERTY RIDGE SECTION 1 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, PRESIDENT DATE: JAN. 13, 2009

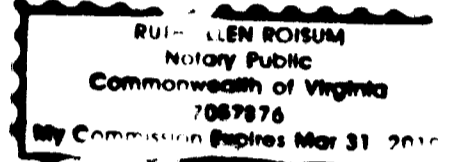
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Suffolk, Va. TO WIT:

I, Ruth Ellen Roisum, 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 13th DAY OF JANUARY, 2009, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 13th DAY OF January, 2009

SIGNED: Ruth Ellen Roisum, MY COMMISSION EXPIRES: 03-31-2010 VA NOTARY REGISTRATION NUMBER: 7057876



TRUSTEE: BB&T - VA COLLATERAL SERVICE CORPORATION INSTRUMENT NO. 040024439

SIGNED: R.C. Gullotta, DATE: 1-14-09

PRINTED NAME: R.C. Gullotta, TITLE: SVP

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF NORFOLK TO WIT:

I, PEBBY L. DANNER, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT C. GULLOTTA, JR. OF BB&T - VA COLLATERAL SERVICE CORPORATION, WHOSE NAME IS SIGNED TO THE FORGOING WRITING BEARING DATE THE 14th DAY OF JANUARY, 2009, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 14th DAY OF JANUARY, 2009

SIGNED: Peppy L. Danner, MY COMMISSION EXPIRES: 6/30/12 VA NOTARY REGISTRATION NUMBER: 291474

CERTIFICATE OF APPROVAL:

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

Brian A. Williams, VIRGINIA DEPARTMENT OF TRANSPORTATION, DATE: 1/13/09

Angie D. Robertson, VIRGINIA DEPARTMENT OF HEALTH, DATE: 1/29/2009

Ellen M. Cook, SUBDIVISION AGENT OF JAMES CITY COUNTY, DATE: 2/12/09

COMMONWEALTH OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12th DAY OF February, 2009, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. AT 10:41 AM/PM INSTRUMENT # 090004678.

TESTE: Betsy B. Woolridge, BETSY B. WOOLRIDGE, CLERK By Claudia St. Birkholz, De Clerk

16 Large/Small Plat(s) Recorded herewith as # 090004678

GENERAL NOTES:

- 1. 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.
2. WETLANDS AND THE 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. DELINEATED WETLANDS SHOWN ON THIS PLAT WERE FLAGGED BY KIMLEY-HORN AND ASSOCIATES, INC.
3. PROPERTY AS SHOWN IS A PORTION OF TAX PARCEL # 303010002. PROPERTY IS ZONED A-1; PROPERTY ADDRESS IS 5365 CENTERVILLE ROAD, WILLIAMSBURG, VA 23188.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER SYSTEM AND PRIVATE SEPTIC SYSTEMS.
5. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. NEW MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
7. NATURAL OPEN SPACE AREAS (I.E. WETLANDS AND RPA BUFFERS) SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
8. DRAINFIELDS SHOWN ON THIS PLAT WERE DOCUMENTED AND FIELD LOCATED BY MATTHEWS SOIL CONSULTANTS, INC. (800-287-9604). DRAINFIELD DIMENSIONS ARE SUBJECT TO CHANGE PRIOR TO HOME CONSTRUCTION AS RESULT OF HOME LOCATION AND/OR NUMBER OF BEDROOMS.
9. THESE RIGHTS-OF-WAY ARE PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.
10. 15' FRANCHISE UTILITY EASEMENTS ARE RESERVED FOR FRANCHISE UTILITY INSTALLATION AND MAINTENANCE.
11. PRIVATE DRAINAGE EASEMENTS AND CROSS LOT PRIVATE DRAINAGE EASEMENTS ARE FOR THE BENEFIT OF UPSTREAM AND ADJOINING OWNERS.
12. JCSA UTILITY EASEMENTS ARE FOR INSTALLATION AND MAINTENANCE OF WATER SERVICES BY JAMES CITY SERVICE AUTHORITY.
13. SLOPE GRADING EASEMENTS ARE FOR THE BENEFIT OF VDOT TO MAINTAIN THE PUBLIC ROADS WITHIN THIS SUBDIVISION.
14. MAINTENANCE, DRAINAGE, ACCESS EASEMENTS AND COMMON OPEN SPACE PARCELS ARE TO BE CONVEYED TO THE LIBERTY RIDGE HOMEOWNERS' ASSOCIATION, INC.
15. 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.
16. THE RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED FOR PUBLIC STREET PURPOSES.

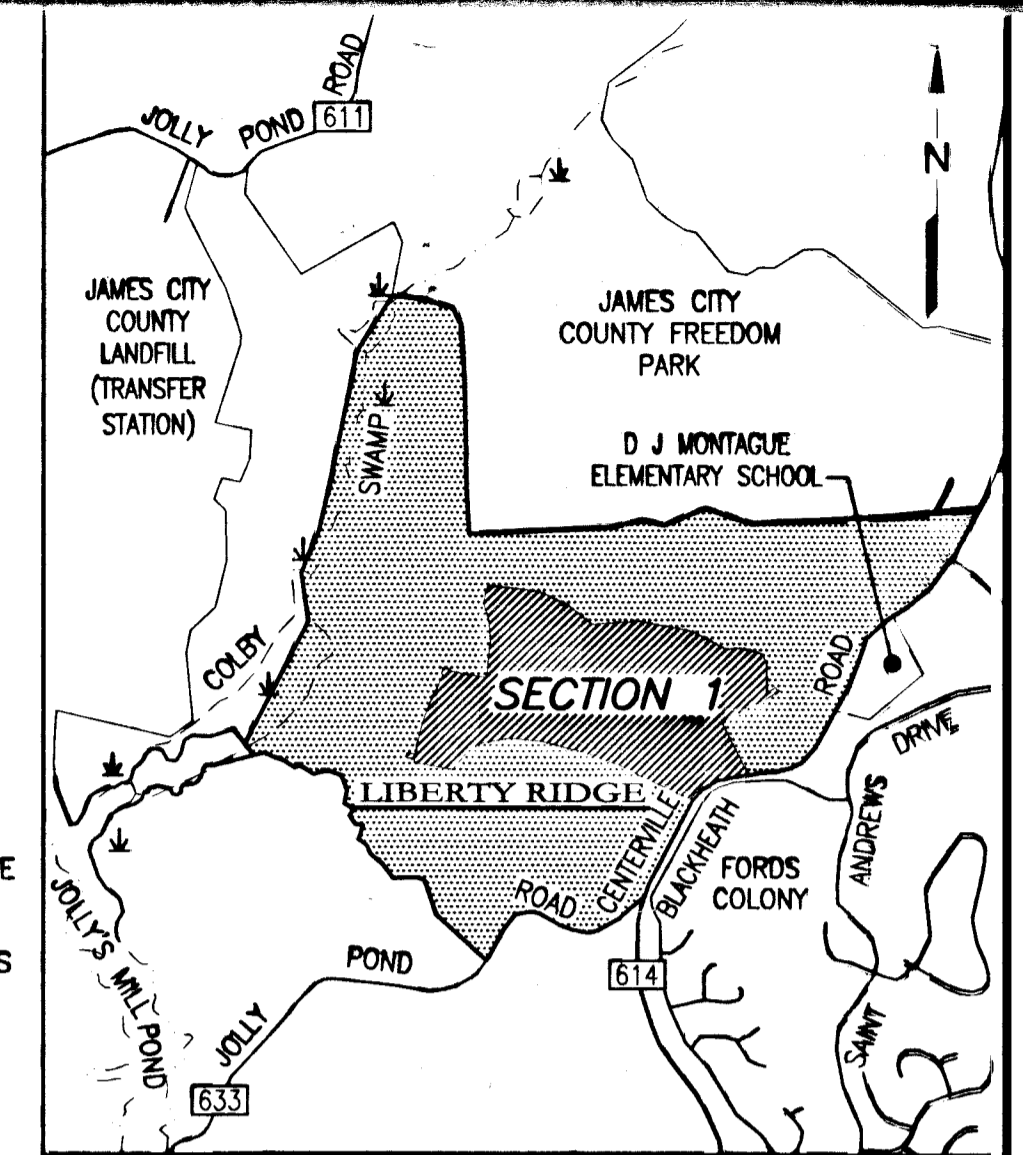
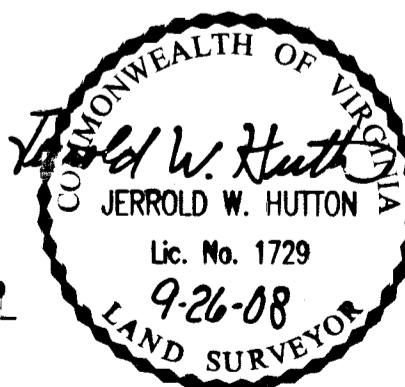
THE FOLLOWING NOTES ARE REQUIRED BY JAMES CITY COUNTY FOR PLAT APPROVAL:

- 17. ANY SIGNS ON THE PROPERTY SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER AND ALL NEW STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
18. ON APRIL 3, 2008 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.
19. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
20. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" 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 THIS EASEMENT, FROM ANY CAUSE.
21. PER COMMENT FROM ENVIRONMENTAL DIVISION OF JAMES CITY COUNTY, NO WAIVERS OF EXCEPTIONS WILL BE GRANTED FOR SINGLE FAMILY CONSTRUCTION FOR DISTURBANCES TO SLOPES OF 25% OR GREATER.
22. SIDEWALKS WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS (S-0117-2005) FOR THIS PROJECT.
23. A SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A CLUBHOUSE AND A SWIMMING POOL IN LOT 51 WAS APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON AUGUST 12, 2008.
24. ENTRANCE FEATURES WILL BE LOCATED ON THE COMMON OPEN SPACE AREA 1.

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: 9-26-08 JERROLD W. HUTTON, L.S. #1729



LOCATION MAP - SCALE: 1"=2000'

Table with 2 columns: SECTION NO., NUMBER OF LOTS. Row 1: SECTION 1, 28. Row 2: TOTAL LOTS, 28.

LOT NUMBERS INCLUDED WITHIN SECTION 1 ARE: 1, 43 THRU 61, 71 THRU 78 AND WELL SITE

SUBDIVISION PLAT OF LIBERTY RIDGE SECTION 1

JAMES CITY COUNTY, VIRGINIA SCALE: AS NOTED JANUARY 28, 2008 REVISED: SEPTEMBER 28, 2008

ROUSE-SIRINE ASSOCIATES, LTD. LAND SURVEYORS & MAPPING CONSULTANTS 333 OFFICE SQUARE LANE VIRGINIA BEACH, VIRGINIA 23462 TEL (757)490-2308; FAX: (757)499-9136 www.rouse-sirine.com

