

#090019678

**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 CERTIFICATION**

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.

June 30 2009 DATE B. A. Williams III SIGNATURE

**BEN A. WILLIAMS III** PRESIDENT & CEO  
FOR BASIC PROPERTIES, LLC

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Williamsburg

I, Patricia A. Buckless A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 30<sup>th</sup> DAY OF June, 2009.

Patricia A. Buckless  
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: October 31, 2011

NOTARY REGISTRATION NUMBER: 153460

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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 2/24/2009 DATE  
THOMAS C. SUBLETT, L.S. #1886

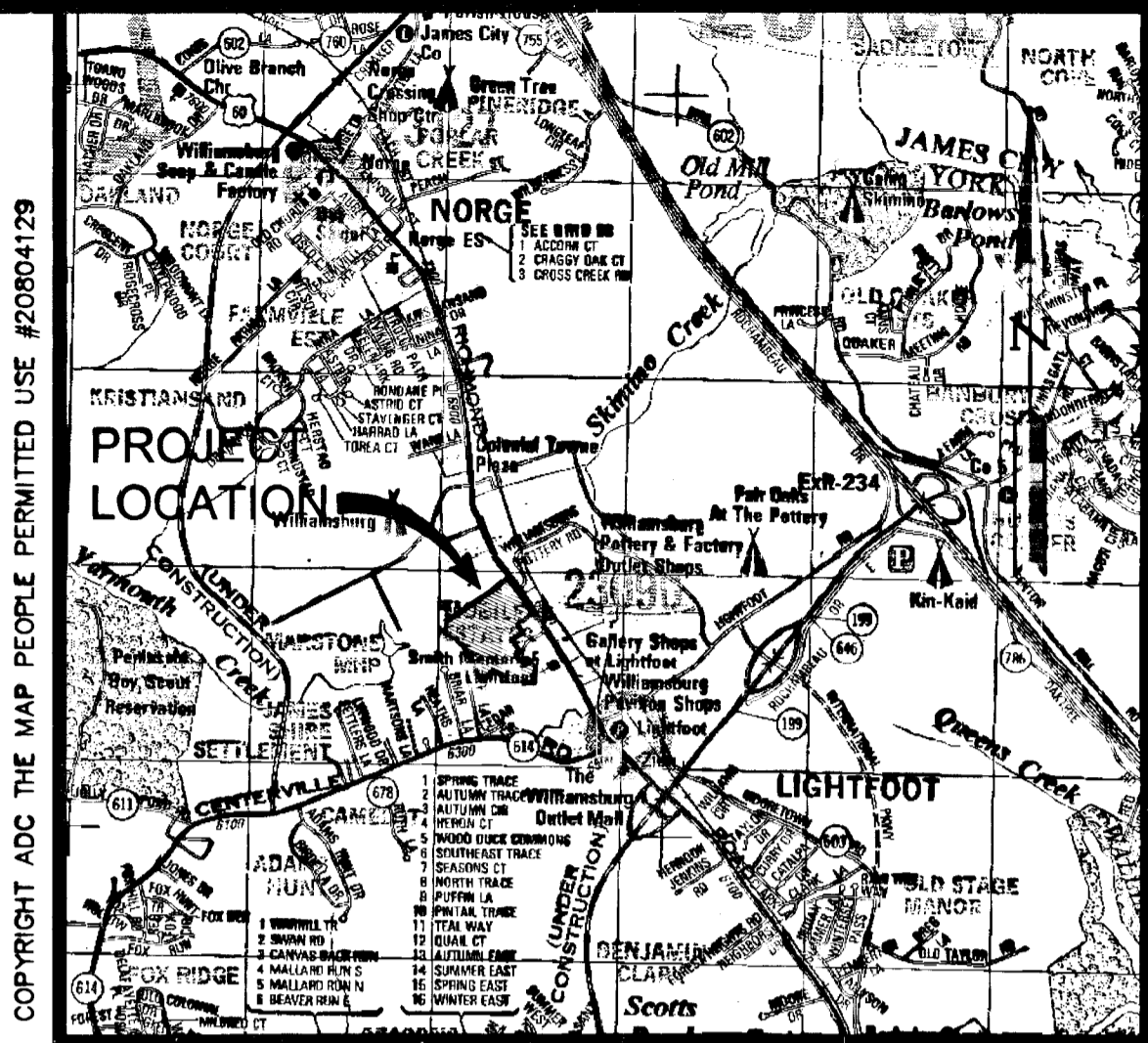
**CERTIFICATE OF APPROVAL**

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

7-709 DATE Carroll M. Blum  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

**GENERAL NOTES**

- 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 23-7(C) OF THE JAMES CITY COUNTY CODE.
- IN ACCORDANCE WITH SECTION 19-29(h) OF THE JAMES CITY 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 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 51095C0110 C DATED 9/28/2007.
- 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.



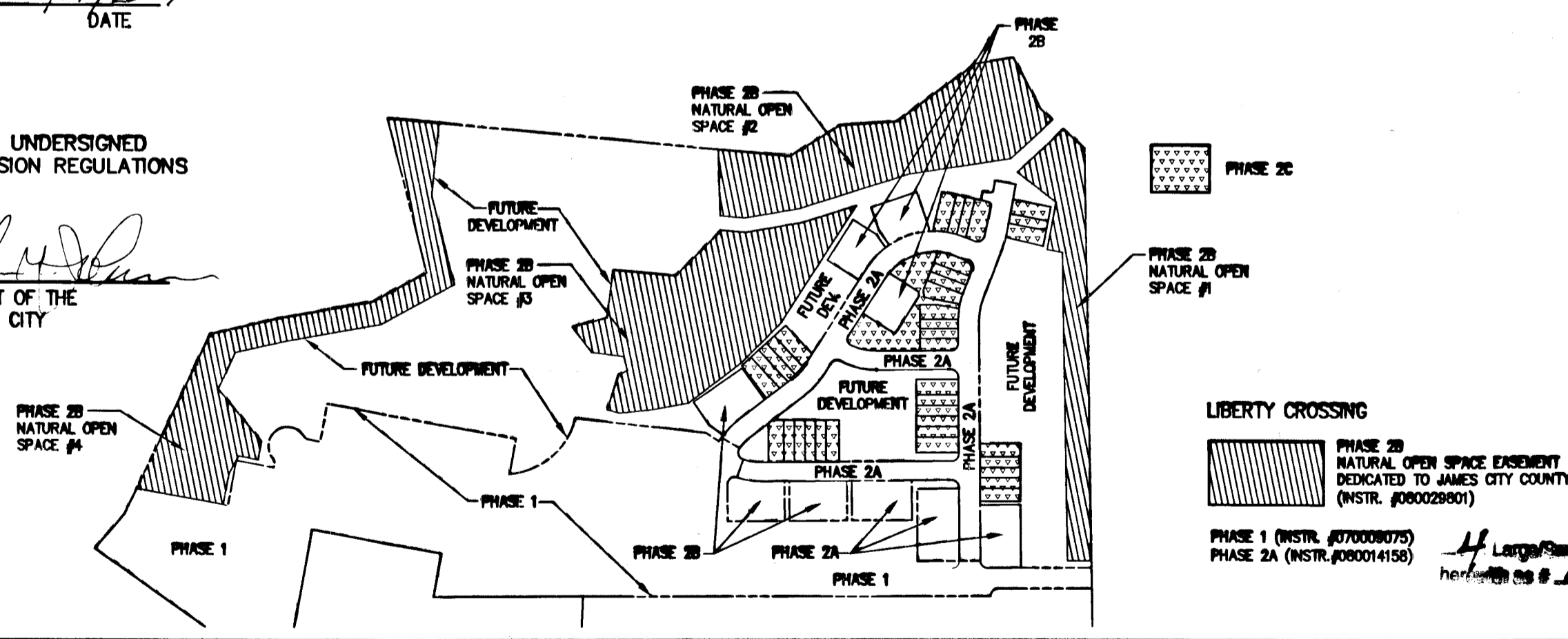
VICINITY MAP SCALE: 1"=2000'

**AREA TABULATION  
LIBERTY CROSSING  
PHASE 2C**

LOTS 6-10, 26-28, 35-48, 85-90, 113-117,  
131-134 AND COMMON AREA 4

	SQUARE FEET	ACRES
<b>AREA OF RESIDENTIAL LOTS</b>	<b>78,600 S.F.</b>	<b>1.80 AC.±</b>
LOTS 6-10	10,229 S.F.	0.23 AC.±
LOTS 26-28	6,562 S.F.	0.15 AC.±
LOTS 35-48	28,727 S.F.	0.66 AC.±
LOTS 85-90	12,931 S.F.	0.30 AC.±
LOTS 113-117	11,359 S.F.	0.26 AC.±
LOTS 131-134	8,792 S.F.	0.20 AC.±
<b>AREA OF COMMON AREA 4 *</b>	<b>15,059 S.F.</b>	<b>0.35 AC.±</b>
<b>TOTAL AREA SUBDIVIDED</b>	<b>93,659 S.F.</b>	<b>2.15 AC.±</b>
<b>NUMBER OF LOTS</b>	<b>37</b>	
<b>AVERAGE LOT SIZE</b>	<b>2,124 S.F.</b>	<b>0.048 AC.±</b>
<b>SMALLEST LOTS (LOTS 27, 42 &amp; 43)</b>	<b>1,600 S.F.</b>	<b>0.037 AC.±</b>
<b>LARGEST LOT (LOT 134)</b>	<b>3,080 S.F.</b>	<b>0.071 AC.±</b>

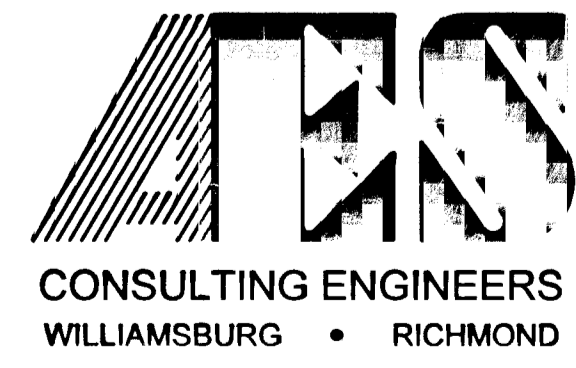
\* NOTE:  
COMMON AREA 4 SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR LIBERTY CROSSING



STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 9 DAY OF July, 2009  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:57 AM/PM  
INSTRUMENT # 090019678

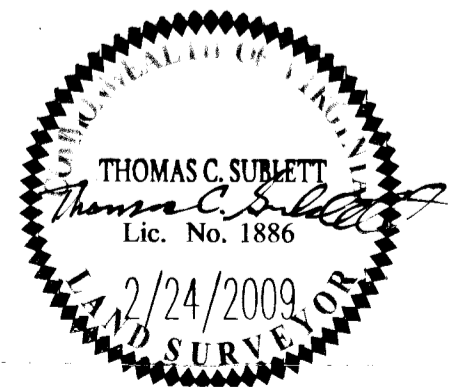
TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK  
Bu: Claudia H. Birkholz, Dp Clerk

S:\Jobs\9353\05-Residential\Phase\dwg\Plats\PHASE-2C\revised.dwg 3/9/2009 1:53:24 PM EDT



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

PLAT OF SUBDIVISION  
**PHASE 2-C  
LIBERTY CROSSING**  
LOTS  
6-10, 26-28, 35-48, 85-90, 113-117  
& 131-134  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

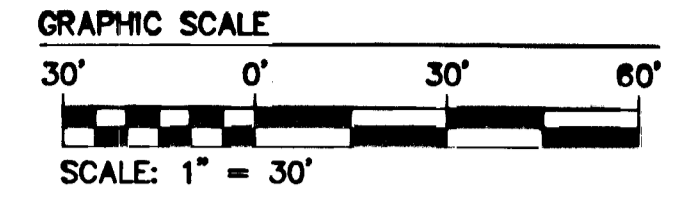
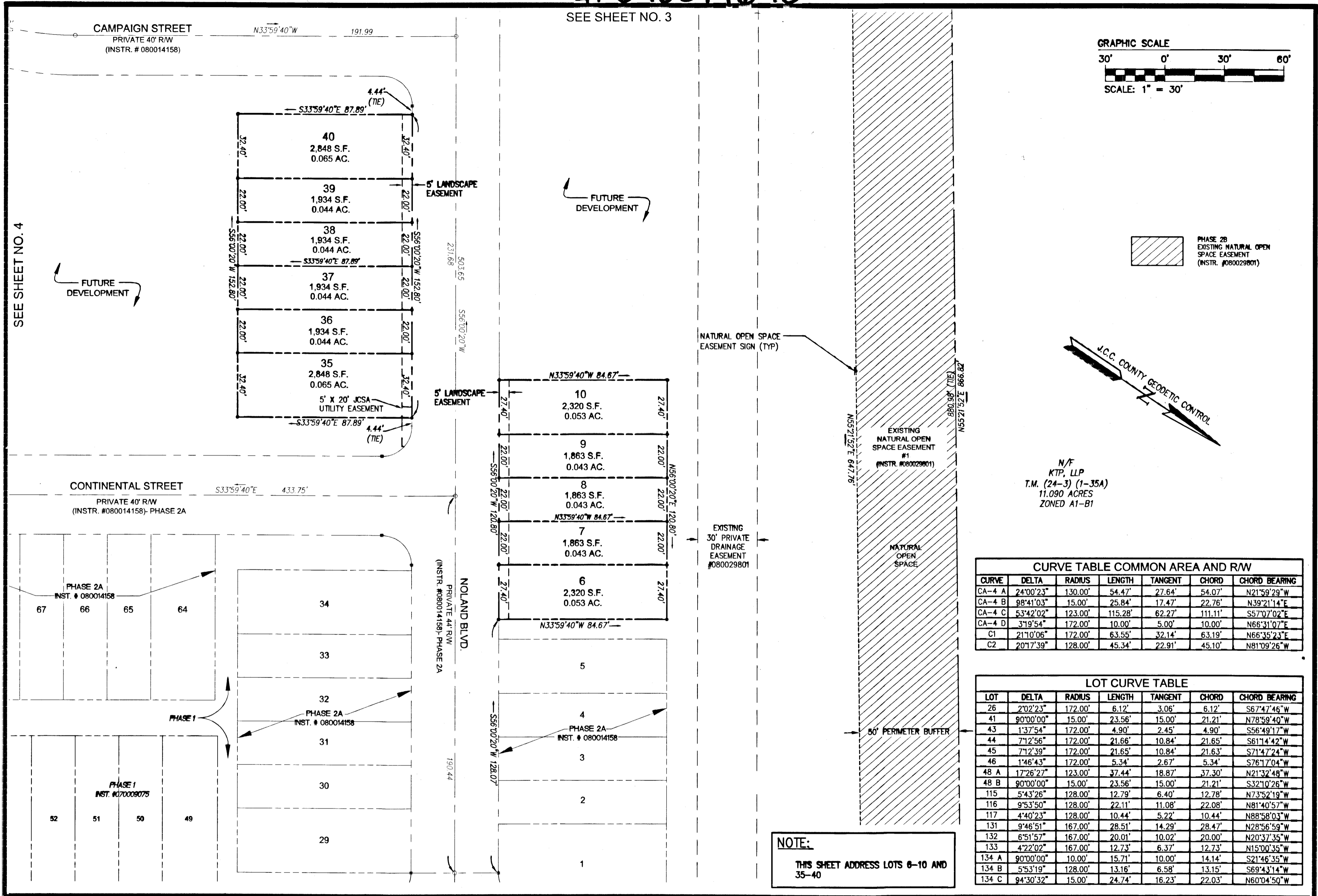


No.	DATE	REVISION / COMMENT / NOTE	BY

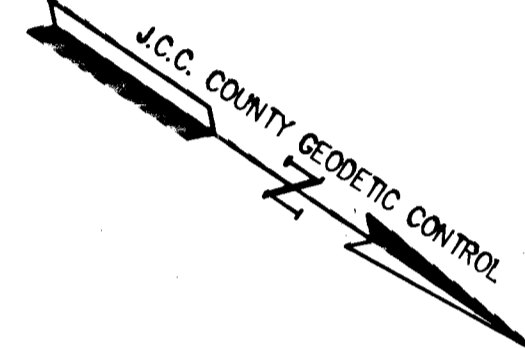
Designed AES	Drawn JFS
Scale 1"=30'	Date 2/24/09
Project No. 9353-05	
Drawing No. 1 OF 4	

# #090019678

SEE SHEET NO. 3



PHASE 2B  
EXISTING NATURAL OPEN  
SPACE EASEMENT  
(INSTR. #080029801)



N/F  
KTP, LLP  
T.M. (24-3) (1-35A)  
11.090 ACRES  
ZONED A1-B1

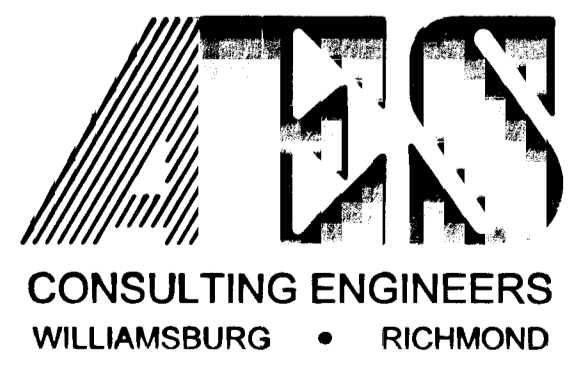
**CURVE TABLE COMMON AREA AND R/W**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
CA-4 A	24°00'23"	130.00'	54.47'	27.64'	54.07'	N21°59'29"W
CA-4 B	98°41'03"	15.00'	25.84'	17.47'	22.76'	N39°21'14"E
CA-4 C	53°42'02"	123.00'	115.28'	62.27'	111.11'	S57°07'02"E
CA-4 D	3°19'54"	172.00'	10.00'	5.00'	10.00'	N66°31'07"E
C1	21°10'06"	172.00'	63.55'	32.14'	63.19'	N66°35'23"E
C2	20°17'39"	128.00'	45.34'	22.91'	45.10'	N81°09'26"W

**LOT CURVE TABLE**

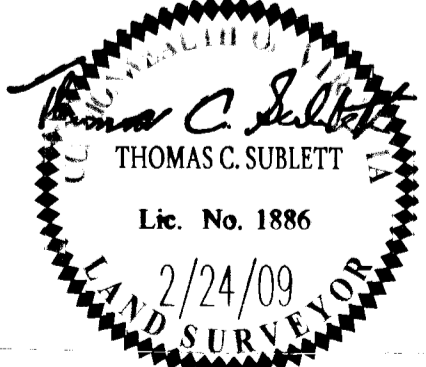
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
26	2°02'23"	172.00'	6.12'	3.06'	6.12'	S67°47'46"W
41	90°00'00"	15.00'	23.56'	15.00'	21.21'	N78°59'40"W
43	1°37'54"	172.00'	4.90'	2.45'	4.90'	S56°49'17"W
44	7°12'56"	172.00'	21.66'	10.84'	21.65'	S61°14'42"W
45	7°12'39"	172.00'	21.65'	10.84'	21.63'	S71°47'24"W
46	1°46'43"	172.00'	5.34'	2.67'	5.34'	S76°17'04"W
48 A	17°26'27"	123.00'	37.44'	18.87'	37.30'	N21°32'48"W
48 B	90°00'00"	15.00'	23.56'	15.00'	21.21'	S32°10'26"W
115	5°43'26"	128.00'	12.79'	6.40'	12.78'	N73°52'19"W
116	9°53'50"	128.00'	22.11'	11.08'	22.08'	N81°40'57"W
117	4°40'23"	128.00'	10.44'	5.22'	10.44'	N88°58'03"W
131	9°46'51"	167.00'	28.51'	14.29'	28.47'	N28°56'59"W
132	6°51'57"	167.00'	20.01'	10.02'	20.00'	N20°37'35"W
133	4°22'02"	167.00'	12.73'	6.37'	12.73'	N15°00'35"W
134 A	90°00'00"	10.00'	15.71'	10.00'	14.14'	S21°46'35"W
134 B	5°53'19"	128.00'	13.16'	6.58'	13.15'	S69°43'14"W
134 C	94°30'32"	15.00'	24.74'	16.23'	22.03'	N60°04'50"W

**NOTE:**  
THIS SHEET ADDRESS LOTS 6-10 AND 35-40



4 Large/Small Plat(s) Recorded  
herein as # 090019678  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF SUBDIVISION  
**PHASE 2-C**  
**LIBERTY CROSSING**  
LOTS  
6-10, 26-28, 35-48, 85-90, 113-117  
& 131-134  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

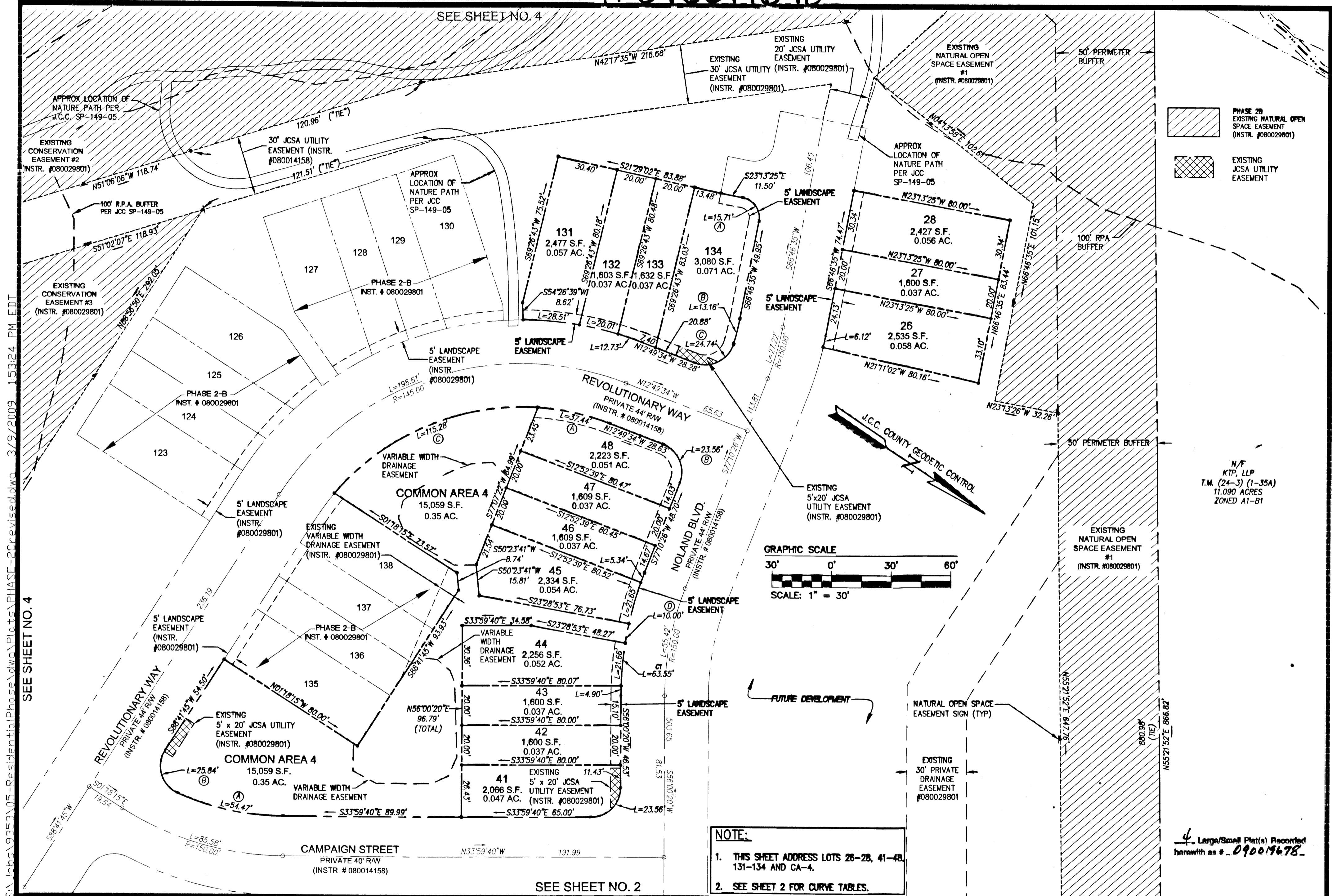
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 11:58 AM/PM-PB - PG -  
DOCUMENT # 090019678  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

Designed AES	Drawn JFS
Scale 1" = 30'	Date 2/24/09
Project No. 9353-05	
Drawing No. 2 OF 4	



#090019678

SEE SHEET NO. 4



S:\Jobs\9952\95-2-Residential\Phase2\dwg\Phase-2C\Revised\dwg\_3/9/2009\_1:53:24\_PM.EDT

PHASE 2B EXISTING NATURAL OPEN SPACE EASEMENT (INSTR. #080029801)

EXISTING J.C.S.A. UTILITY EASEMENT

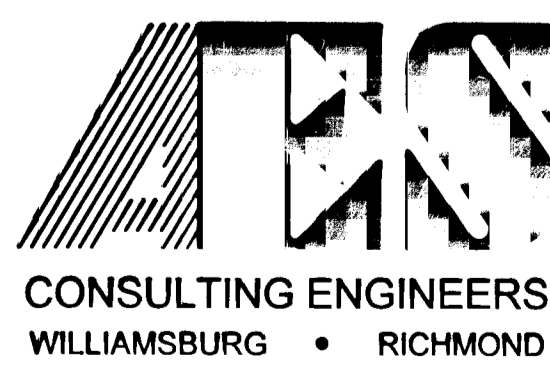
N/F  
KTP, LLP  
T.M. (24-3) (1-35A)  
11.090 ACRES  
ZONED A1-B1

**NOTE:**

1. THIS SHEET ADDRESS LOTS 26-28, 41-48, 131-134 AND CA-4.
2. SEE SHEET 2 FOR CURVE TABLES.

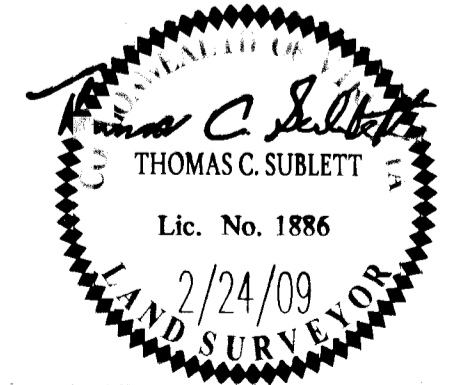
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SEE SHEET NO. 2



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PLAT OF SUBDIVISION  
**PHASE 2-C**  
**LIBERTY CROSSING**  
LOTS  
6-10, 26-28, 35-48, 85-90, 113-117 & 131-134  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
		9 July 2009	
		at 11:58 AM/PM, PG	
		DOCUMENT # 090019678	
		BETSY B. WOOLRIDGE, CLERK	
		Betsy B. Woolridge Clerk	
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn JFS
Scale 1" = 30'	Date 2/24/09
Project No. 9353-05	
Drawing No. 3 OF 4	

