

1200 18358

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, PHASE 3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

June 13, 2012 DATE Ben A. Williams III SIGNATURE

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

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, CITY/COUNTY OF Williamsburg

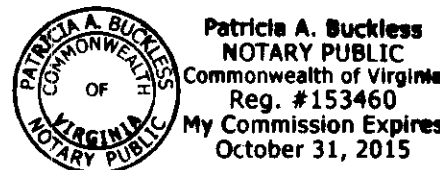
TO-WIT: I, PATRICIA A. BUCKLESS A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 13th DAY OF June, 2012.

MY COMMISSION EXPIRES October 31, 2015

Patricia A. Buckless NOTARY PUBLIC

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.

LARRY C. BROWNLEY, R. #1534-B DATE 06/01/2012

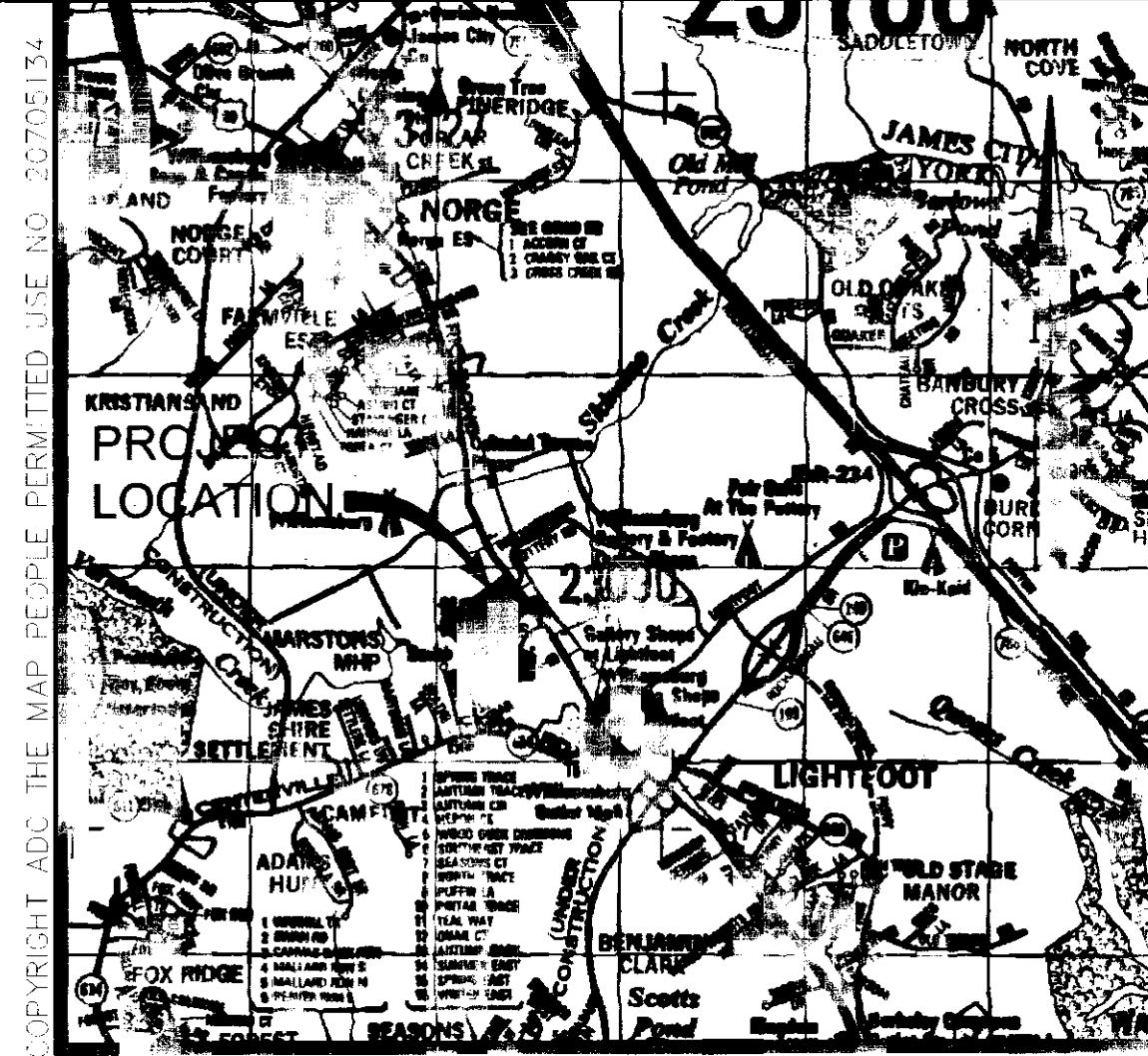
CERTIFICATE OF APPROVAL

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

8-31-12 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

GENERAL NOTES

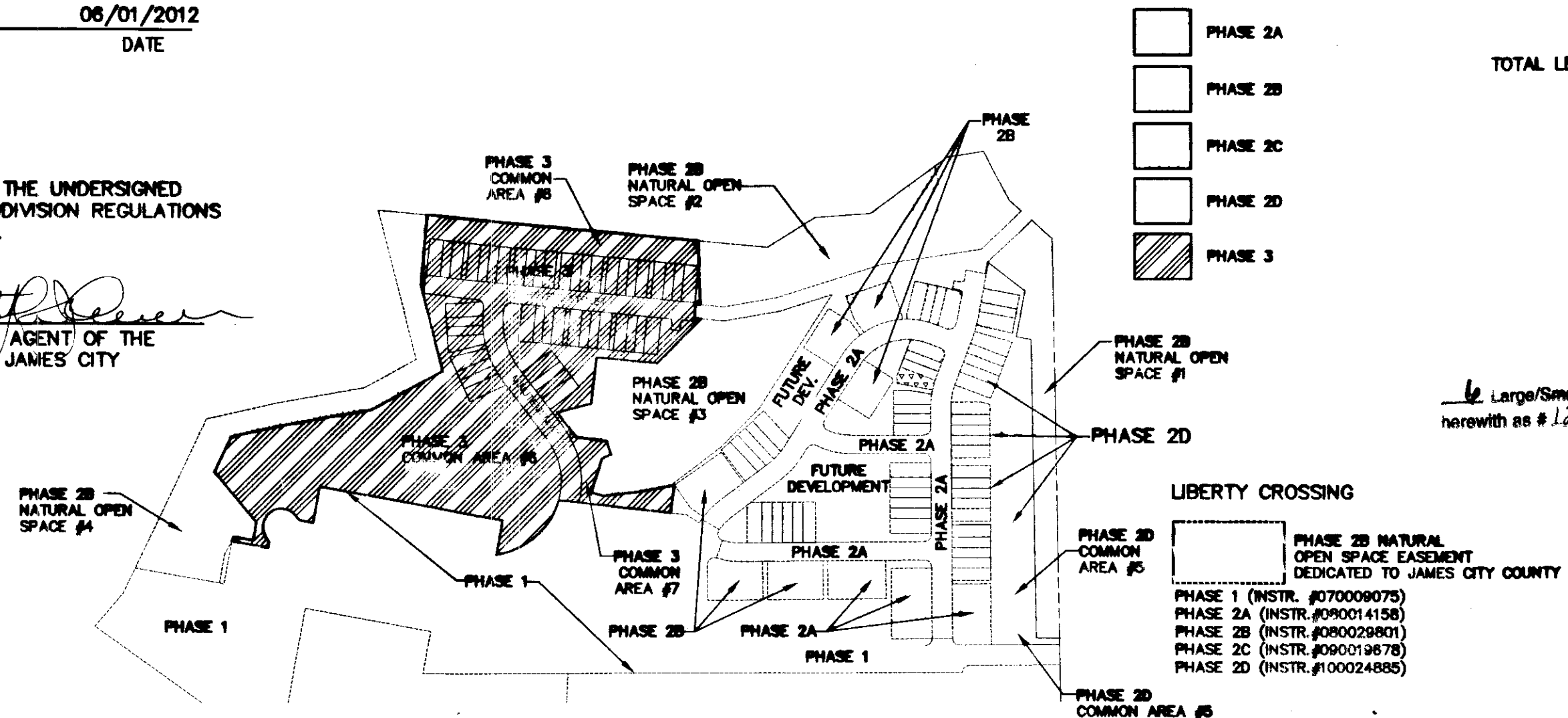
- 1. PROPERTY IS ZONED MU, MIXED USE WITH PROFFERS.
2. PROPERTY IS PART OF TAX PARCEL 2430800001G. STREET ADDRESS OF PROPERTY 4678 NOLAND BOULEVARD.
3. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
6. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
7. WETLANDS AND 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.
8. 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.
9. JCSA SHALL BE GRANTED ACCESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
10. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. 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.
12. 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.
13. 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.
14. STREET TREES SHALL BE PLANTED WITHIN A MINIMUM FIVE FOOT (5') LANDSCAPE PRESERVATION EASEMENT CONTIGUOUS TO RIGHTS-OF-WAY OR EASEMENTS.
15. THIS PARCEL LIES IN FLOOD ZONE X PER FEMA PANEL NUMBER 51095C0110 C DATED 9/28/12.
16. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
17. COMMON AREAS SHALL BE CONVEYED TO THE LIBERTY CROSSING TOWNHOUSE ASSOCIATION.



VICINITY MAP SCALE: 1"=2000'

AREA TABULATION LIBERTY CROSSING PHASE 3 LOTS 187-233

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Area of Residential Lots (90,924 S.F., 2.09 AC.), Area of Right of Way (45,058 S.F., 1.03 AC.), Common Areas Within Phase 3 (241,661 S.F., 5.55 AC.), Total Area Subdivided (377,643 S.F., 8.67 AC.), Number of Lots (47), Average Lot Size (1,898 S.F., 0.044 AC.), Smallest Lot (1,558 S.F., 0.040 AC.), Largest Lot (2,581 S.F., 0.060 AC.), Gross Lots Per Acre (5.4), Total Length of Road (Phase 3) (1,083.21 Feet, 0.21 Miles).

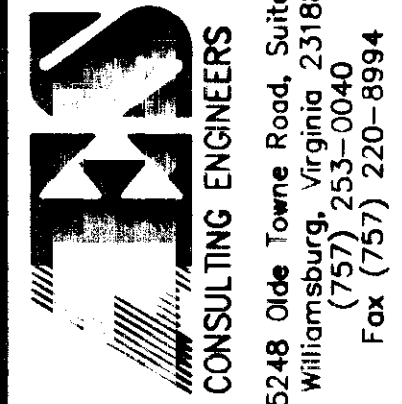
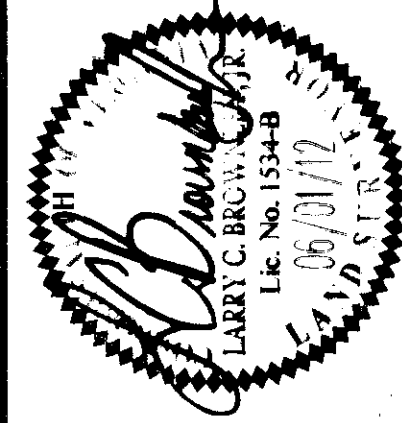


Large/Small Plat(s) Recorded herewith as 120018358

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF September 2012 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:54 AM/PM INSTRUMENT # 120018358

TESTE: Betsy B. Woolridge, Clerk By Claudia Horvath, Dep. Clerk

Table with columns: No., Date, Revision / Comment / Note. Shows revision history for the drawing.



Project information block including: PLAT OF SUBDIVISION PHASE 3 LIBERTY CROSSING LOTS 187 THRU 233, Project No. 9353-05, Drawing No. 1 OF 6, and a table for Design/Drawn and Scale/Date.