

120018358

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 Ben A. Williams III
DATE SIGNATURE

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

CERTIFICATE OF NOTARIZATION:

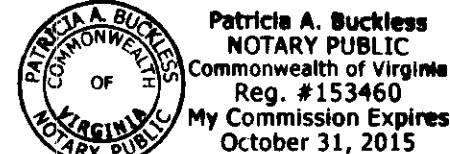
STATE OF Virginia, CITY/COUNTY OF Williamsburg

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

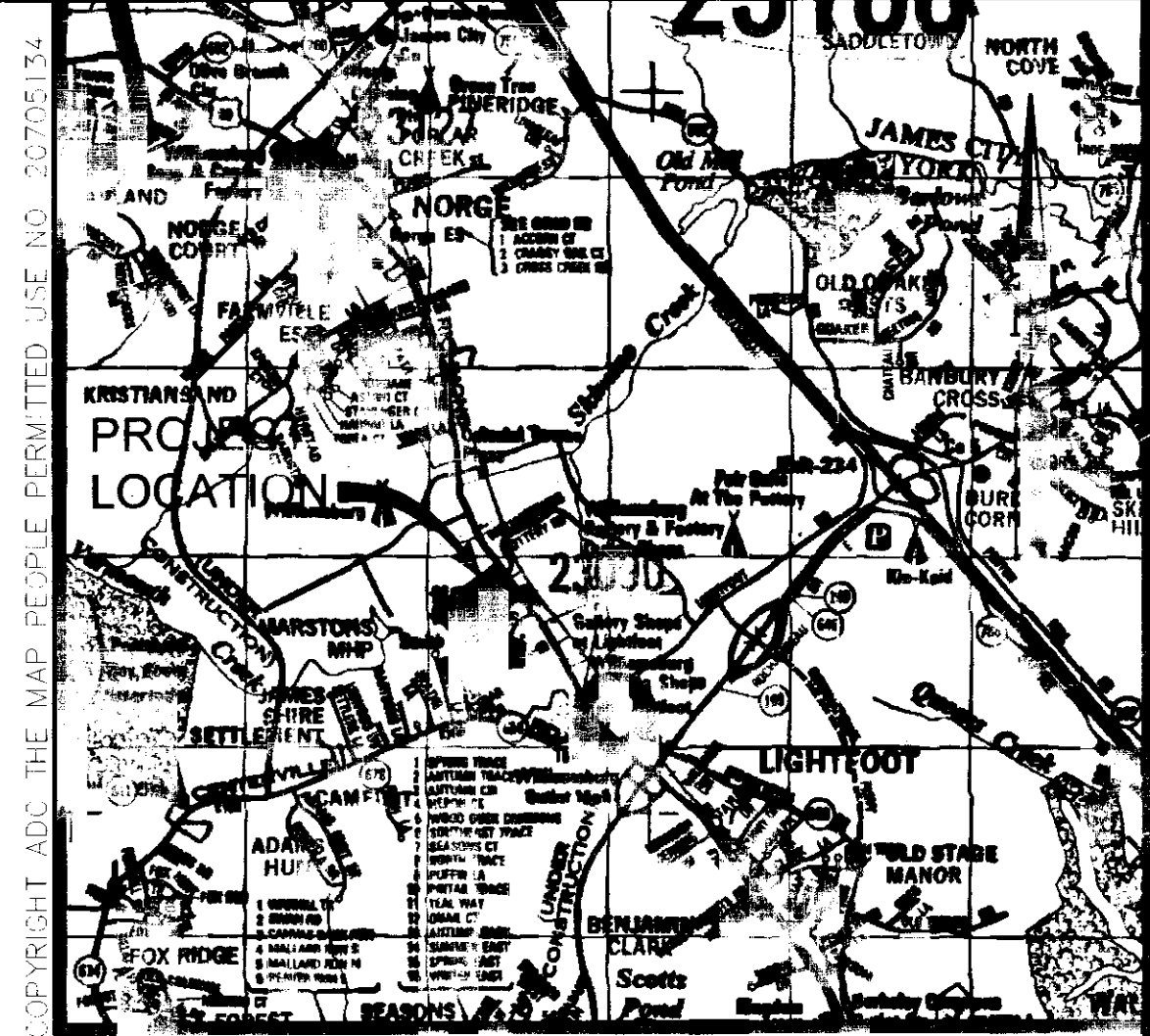
CERTIFICATE OF APPROVAL

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

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

GENERAL NOTES

- PROPERTY IS ZONED MU, MIXED USE WITH PROFFERS.
- PROPERTY IS PART OF TAX PARCEL 2430800001G. STREET ADDRESS OF PROPERTY 4678 NOLAND BOULEVARD.
- 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)(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 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 9/28/12.
- 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.
- COMMON AREAS SHALL BE CONVEYED TO THE LIBERTY CROSSING TOWNHOUSE ASSOCIATION.

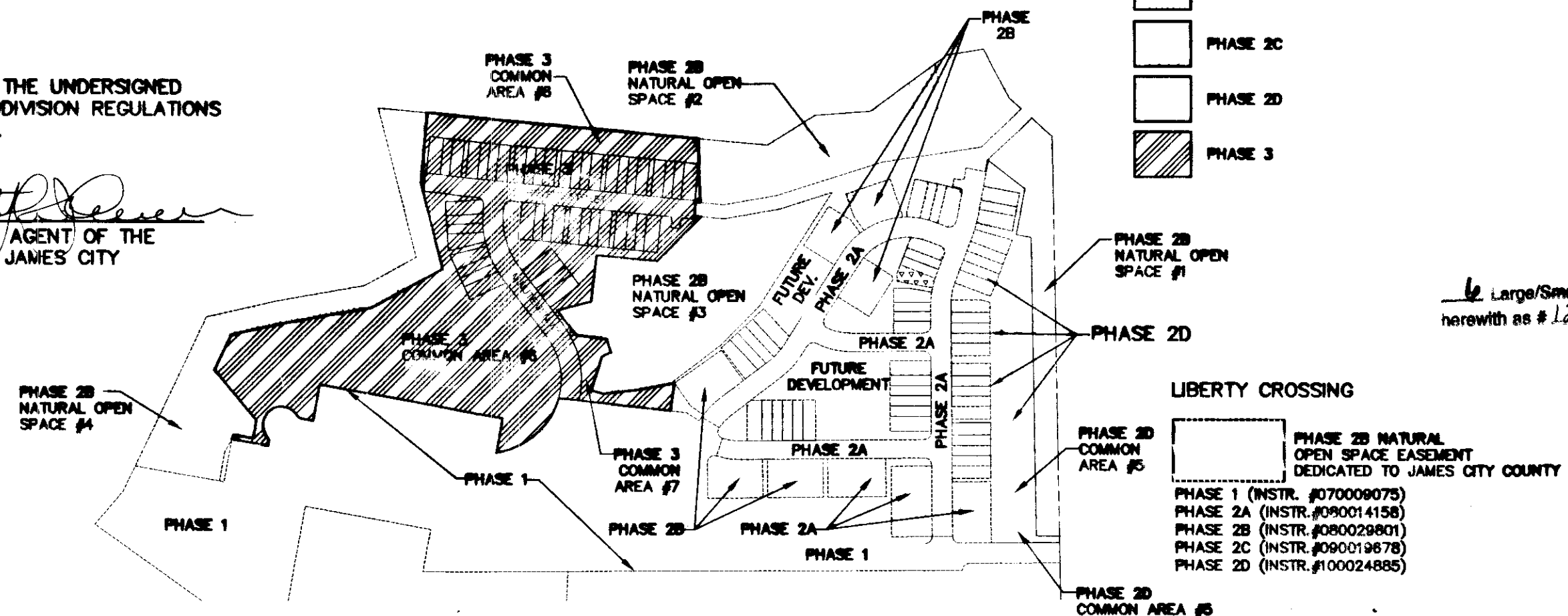


VICINITY MAP SCALE: 1"=2000'

**AREA TABULATION
LIBERTY CROSSING
PHASE 3
LOTS 187-233**

	SQUARE FEET	ACRES
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 (COMMON AREA 6 & 7 COMBINED)	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 (LOT 193)	1,558 S.F.	0.040 AC.±
LARGEST LOT (LOT 198)	2,581 S.F.	0.060 AC.±
GROSS LOTS PER ACRE	5.4	

	FEET	MILES
TOTAL LENGTH OF ROAD (PHASE 3)	1,083.21	0.21±

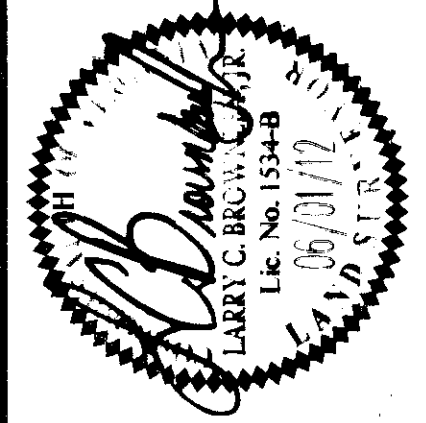


6 Large/Small Plat(s) Recorded herewith as # 120018358

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
BETSY B. WOOLRIDGE, CLERK
By Christy Deason, Dep. Clerk

No.	DATE	REVISION / COMMENT / NOTE
2	6-01-12	REVISIONS PER LOT CHANGES BY CLIENT
1	5-24-07	REVISIONS PER JAMES CITY COUNTY DATED 3-26-07



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

PLAT OF SUBDIVISION
**PHASE 3
LIBERTY CROSSING**
LOTS 187 THRU 233

DESIGNED: JAG DRAWN: MEG
SCALE: AS NOTED DATE: 1/22/07

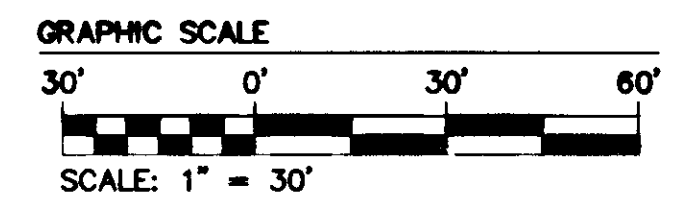
Project No. 9353-05
Drawing No. 1 OF 6

CURVE TABLE (PHASE 3)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C18	47°43'15"	15.00'	12.49'	6.64'	12.14	N00°33'28"W
C20	188°12'04"	40.00'	131.39'	---	79.80	N69°40'52"W
C21	50°28'50"	15.00'	13.22'	7.07'	12.79	S41°27'28"W

THIS SHEET ADDRESSES THE COMMON AREA.

PHASE 3 COMMON AREA

COMMON AREA: 241,661 S.F. / 5.55 AC.
(COMMON AREA 6 & 7 COMBINED)



N OR F CHRISTOPHER TURNER
T.M.(34-3)(1-38C)
ZONED A1
INSTR. # 050029703
D.B. 194, P. 316

J.C. COUNTY GEODETIC CONTROL
50' PERIMETER BUFFER

N OR F 6401 RICHMOND ROAD, LLP
T.M. (24-3)(1-38)
ZONED M1
INSTR. # 970011465
P.B. 65, P. 53

N OR F JULIUS E. JOHNSON
T.M. (24-3)(1-48)
ZONED A1
DOC. #060029959

PHASE 2B INSTR. #080029801
EXISTING NATURAL OPEN SPACE EASEMENT #4

N OR F LIBERTY CROSSING TOWNHOUSE ASSOCIATION
INSTR. # 100006037

N OR F LIBERTY CROSSING TOWNHOUSE ASSOCIATION
INSTR. # 100006037

PHASE 2B INSTR. #080029801
EXISTING NATURAL OPEN SPACE EASEMENT #4

COMMON AREA #6
208,522 S.F.
4.79 AC.

BMP POND PER JCC SP-149-05

100-YR STORM ELEV. = 87.18
PER JCC SP-149-05

APPROX LOCATION OF NATURE PATH PER JCC SP-149
PHASE 2B INSTR. #080029801
LIMITS OF WETLANDS (NON-RPA) PER JCC SP-149-05

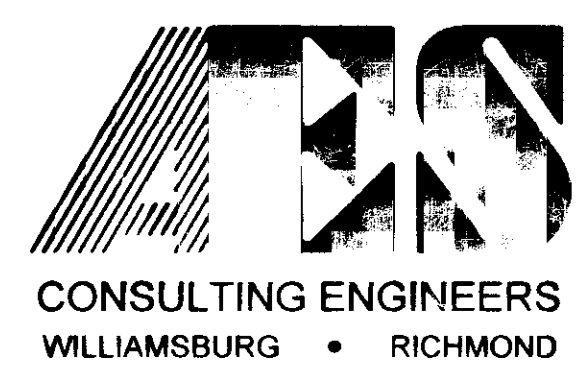
PHASE 2B INSTR. #080029801
EXISTING NATURAL OPEN SPACE EASEMENT #4

N OR F LIBERTY CROSSING TOWNHOUSE ASSOCIATION
INSTR. # 100006037

ARTILLERY STREET
PRIVATE 40' R/W

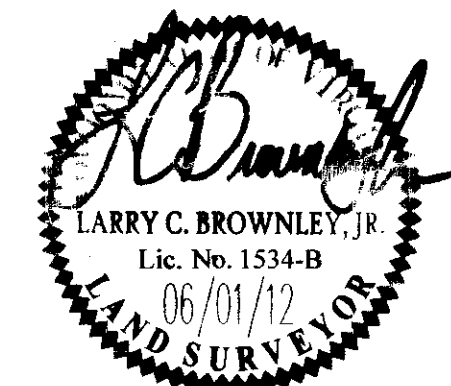
EXISTING 5' LANDSCAPE EASEMENT (DOC #070009075)

MINUTEMEN WAY
PRIVATE 44' R/W



Large/Small Plats Recorded
Instruments # 120018358
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
PHASE 3 LIBERTY CROSSING
LOTS 187 THRU 233
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

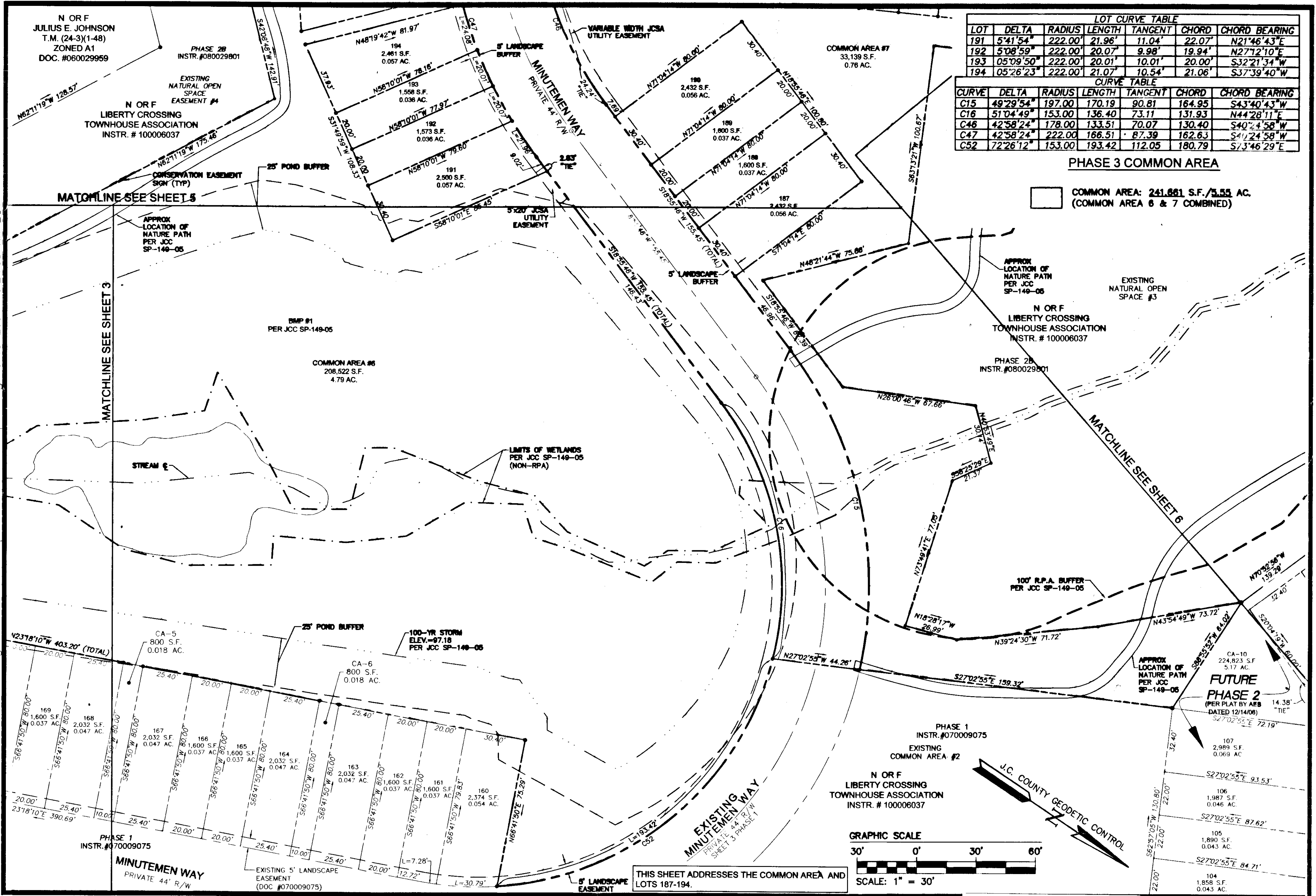


No.	DATE	REVISION / COMMENT / NOTE	BY
2	6-01-12	REVISIONS PER LOT CHANGES BY OWNER	LCB
1	5-24-07	REVISIONS PER JAMES CITY COUNTY DATED 3-26-07	MEG

Designed	JAG	Drawn	MEG
Scale	1"=30'	Date	1/25/08
Project No.	9353-05		
Drawing No.	3 OF 6		

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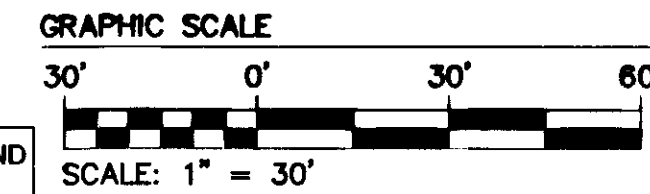


LOT CURVE TABLE						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
191	5°41'54"	222.00'	21.96'	11.04'	22.07'	N21°46'43"E
192	5°08'59"	222.00'	20.07'	9.98'	19.94'	N27°12'10"E
193	05°09'50"	222.00'	20.01'	10.01'	20.00'	S32°21'34"W
194	05°26'23"	222.00'	21.07'	10.54'	21.06'	S37°39'40"W

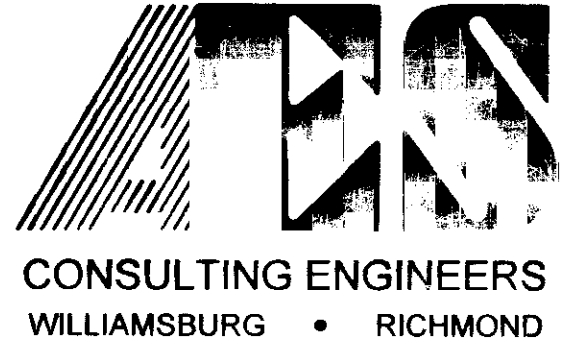
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C15	49°29'54"	197.00'	170.19'	90.81'	164.95'	S43°40'43"E
C16	51°04'49"	153.00'	136.40'	73.11'	131.93'	N44°28'11"E
C46	42°58'24"	178.00'	133.51'	70.07'	130.40'	S40°24'58"W
C47	42°58'24"	222.00'	166.51'	87.39'	162.63'	S41°24'58"W
C52	72°26'12"	153.00'	193.42'	112.05'	180.79'	S13°46'29"E

PHASE 3 COMMON AREA

COMMON AREA: 241,661 S.F./5.55 AC.
(COMMON AREA 6 & 7 COMBINED)

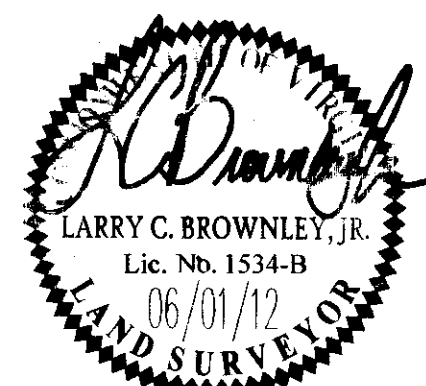


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Williamsburg, Virginia 23188
(757) 253-0040
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PLAT OF SUBDIVISION
PHASE 3
LIBERTY CROSSING
LOTS
187 THRU 233
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 5 September 2012 at 8:54 AM PM PG Document # 120018358 BETSY B. WOOLRIDGE, CLERK B. Woolridge, Dep. Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY
2	6-01-12	REVISIONS PER LOT CHANGED BY CLIENT	LCB
1	5-24-07	REVISIONS PER JAMES CITY COUNTY DATED 3-26-07	MEG

Designed JAG	Drawn MEG
Scale 1" = 30'	Date 1/25/07
Project No. 9353-05	
Drawing No. 4 OF 6	

