

140014361

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.

July 22, 2014 *Ben A. Williams III*
DATE SIGNATURE

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

CERTIFICATE OF NOTARIZATION:

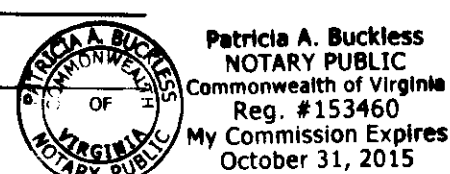
STATE OF Virginia, CITY/COUNTY OF Williamsburg

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 22nd DAY OF July, 2014.

My COMMISSION EXPIRES 10-31-15
Patricia A. Buckless
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Thomas C. Sublett 5/6/14
THOMAS C. SUBLETT, L.S. #1886 DATE

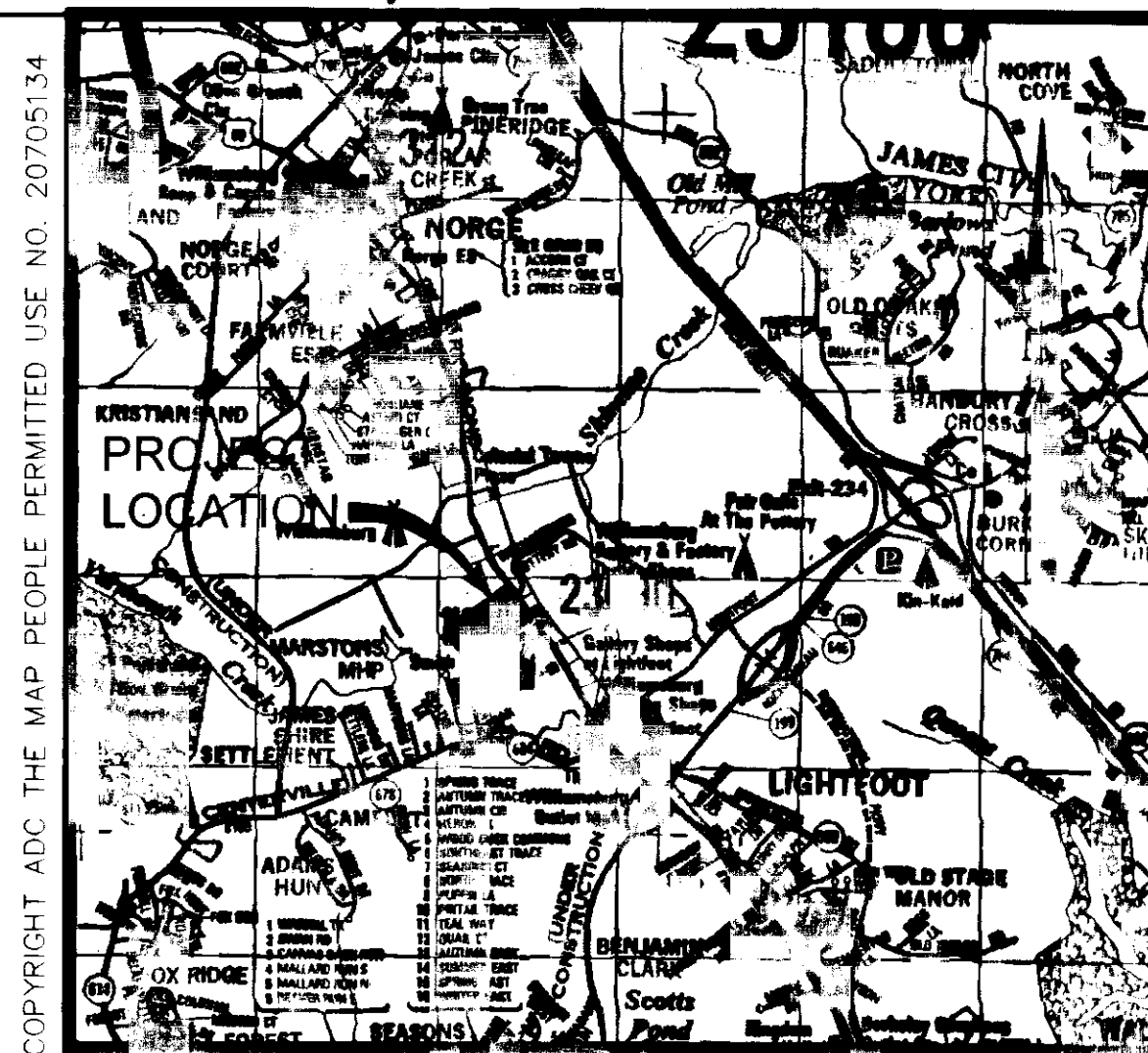
CERTIFICATE OF APPROVAL

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

[Signature] 8/27/14
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

GENERAL NOTES

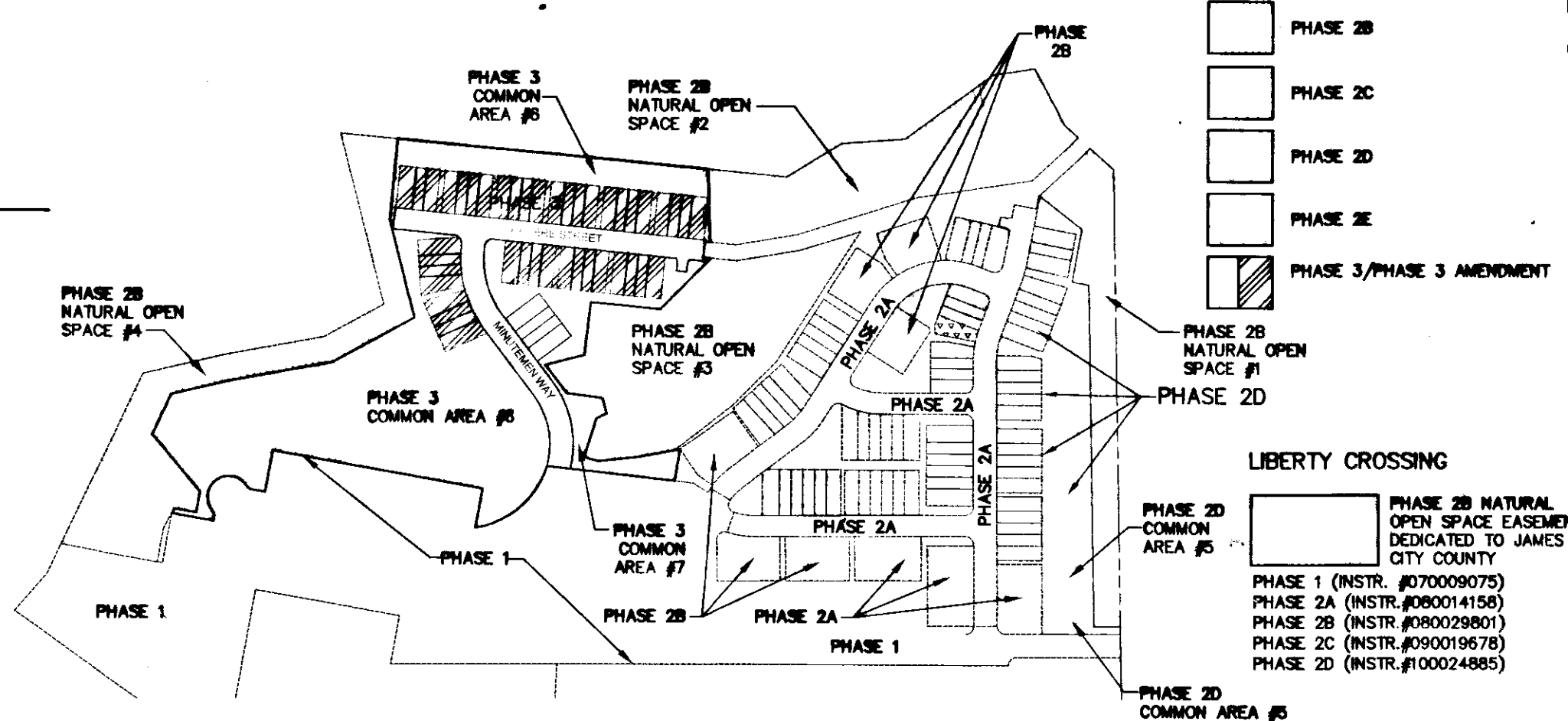
- PROPERTY IS ZONED MU, MIXED USE WITH PROFFERS.
- PROPERTY IS PART OF TAX PARCEL 2430600001G.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERTY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- 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, ADJUSTED LOTS 191-233**

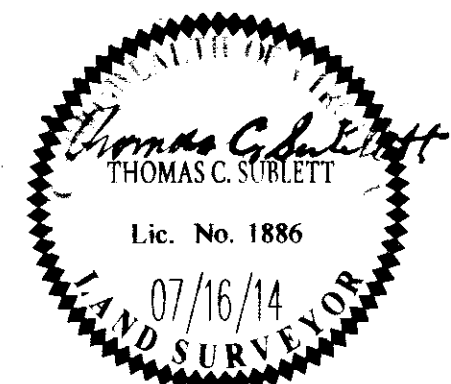
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS (191-233)	82,860 S.F.	1.90 AC.±
AREA OF EXISTING LOTS (187-190)	8,064 S.F.	0.19 AC.±
AREA OF EXISTING RIGHT OF WAY	45,058 S.F.	1.03 AC.±
AREA OF EXISTING COMMON AREAS WITHIN PHASE 3	241,661 S.F.	5.55 AC.±
TOTAL AREA PREVIOUSLY SUBDIVIDED	377,643 S.F.	8.67 AC.±
TOTAL AREA SUBDIVIDED (THIS PLAT)	82,860 S.F.	1.90 AC.±
NUMBER OF LOTS	43	
AVERAGE LOT SIZE	2,115 S.F.	0.049 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	4.96	



3 Large/Small Plat(s) Recorded
herewith as # 140014361

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 8th DAY OF September, 2014
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:35 AM/PM
INSTRUMENT # 140014361
TESTE: *Amy Storey*
BETSY B. WOOLRIDGE, CLERK

Rev.	Date	Description	Revised By
1	7/16/14	REVISIONS PER JCC COMMENTS DATED MAY 2014	JAG

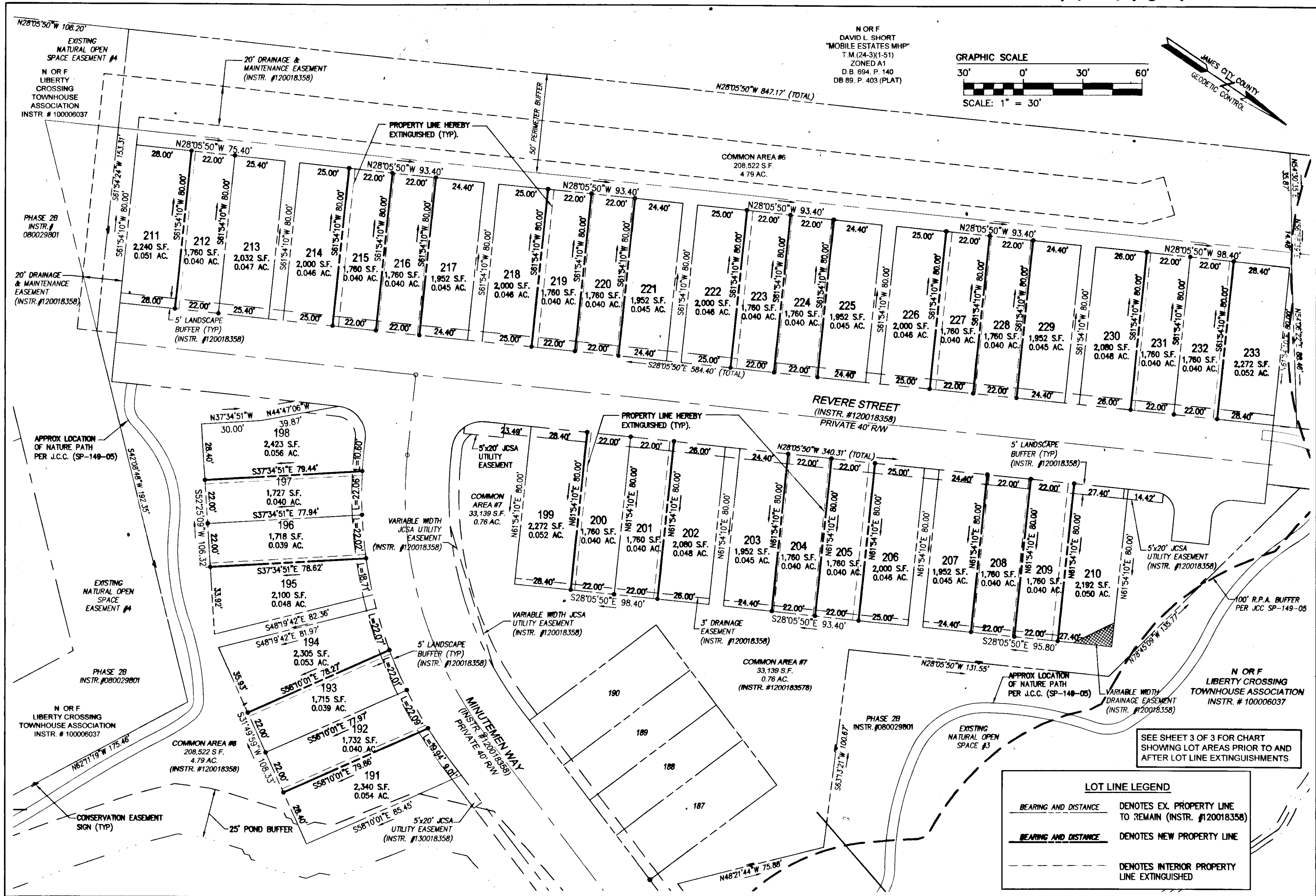


NES
CONSULTING ENGINEERS
5245 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
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Hampton Roads | Central Virginia | Middle Peninsula

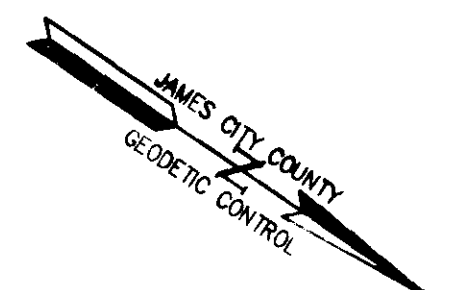
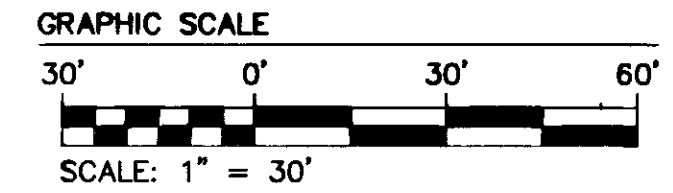
BOUNDARY LINE ADJUSTMENT
AND LOT LINE EXTINGUISHMENT
LOTS 191-233
PHASE 3
LIBERTY CROSSING
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/TCS
Project Number: 9353-05
Scale: NA Date: 05/06/14
Sheet Number
1 of 3

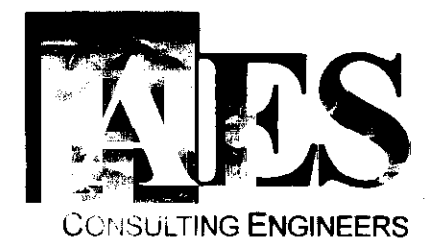
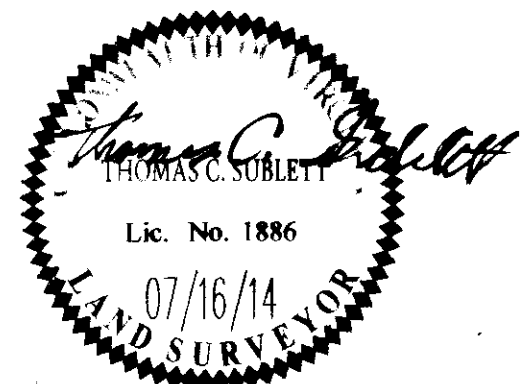
140014361



N O R F
DAVID L. SHORT
"MOBILE ESTATES MHP"
T.M. (24-3)(1-51)
ZONED A1
D.B. 694, P. 140
DB 89, P. 403 (PLAT)



3	Large/Small Plat(s) Recorded	City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on September 8, 2014	
	herewith as # 140014361	at 8:35 AM/PM, PG _____	
		Document # 140014361	
		BETSY B. WOOLRIDGE, CLERK	
		<i>Amy Steyer</i> , Dep. Clerk	
1	7/16/14	REVISIONS PER JCC COMMENTS DATED MAY 2014	
Rev	Date	Description	Revised By
			JAG



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aedsa.com

BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT
LOTS 191-233
PHASE 3
LIBERTY CROSSING
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/TCS
Project Number: 9353-05
Scale: 1"=30' Date: 05/06/14
Sheet Number: **2 of 3**

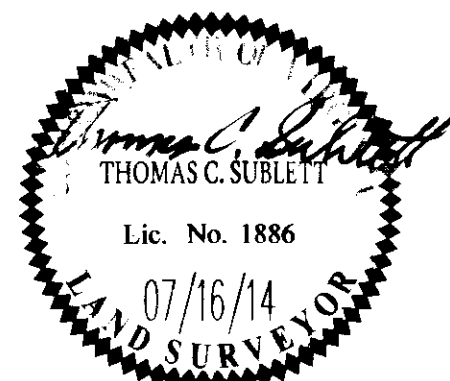
LOT NUMBER	OLD AREA (SF/AC)	NEW AREA (SF/AC)
191	2,500/0.057	2,340/0.054
192	1,573/0.036	1,732/0.040
193	1,558/0.036	1,715/0.039
194	2,461/0.057	2,305/0.053
195	2,257/0.052	2,100/0.048
196	1,561/0.036	1,718/0.039
197	1,368/0.036	1,727/0.040
198	2,581/0.059	2,423/0.056
199	2,432/0.056	2,272/0.052
200	1,800/0.037	1,760/0.040
201	1,800/0.037	1,760/0.040
202	2,240/0.051	2,080/0.048
203	2,032/0.047	1,952/0.045
204	1,800/0.037	1,760/0.040
205	1,800/0.037	1,760/0.040
206	2,240/0.051	2,000/0.048
207	2,032/0.047	1,952/0.045
208	1,800/0.037	1,760/0.040
209	1,800/0.037	1,760/0.040
210	2,432/0.056	2,192/0.050
211	2,400/0.055	2,240/0.051
212	1,800/0.037	1,760/0.040

LOT NUMBER	OLD AREA (SF/AC)	NEW AREA (SF/AC)
213	2,032/0.047	2,032/0.047
214	2,240/0.051	2,000/0.048
215	1,600/0.037	1,760/0.040
216	1,600/0.037	1,760/0.040
217	2,032/0.047	1,952/0.045
218	2,240/0.051	2,000/0.048
219	1,600/0.037	1,760/0.040
220	1,600/0.037	1,760/0.040
221	2,032/0.047	1,952/0.045
222	2,240/0.051	2,000/0.048
223	1,600/0.037	1,760/0.040
224	1,600/0.037	1,760/0.040
225	2,032/0.047	1,952/0.045
226	2,240/0.051	2,000/0.048
227	1,600/0.037	1,760/0.040
228	1,600/0.037	1,760/0.040
229	2,032/0.047	1,952/0.045
230	2,240/0.051	2,000/0.048
231	1,600/0.037	1,760/0.040
232	1,600/0.037	1,760/0.040
233	2,432/0.056	2,272/0.052

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
September 8, 2014
 at 8:35 AM/PM PG.
 Document # 140014361
 BETSY B. WOOLRIDGE, CLERK
Amy Storey, Dep. Clerk

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