

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRAY ASSOCIATES AND VMI 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 "SUBDIVISION PLAT OF LIBERTY RIDGE BEING LOTS 87-89 & 91-95, SECTION 1-B AND LOTS 96-110, SECTION 2-B" 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: [Signature] DATE: Aug. 27, 2014 BRANCH P. LAWSON, PRESIDENT

TRUSTEE: CARTER BANK & TRUST (INSTRUMENT # 130019167)

SIGNED: [Signature] DATE: AUG. 28, 2014 WORTH HARRIS CARTER, JR.

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia

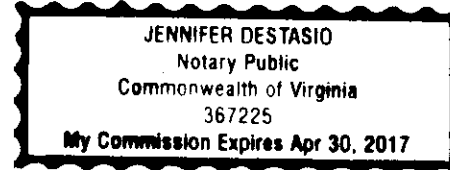
CITY/COUNTY OF Suffolk, TO WIT:

I, Jennifer DeStasio, 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 27 DAY OF AUGUST, 2014, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 27 DAY OF AUGUST, 2014.

SIGNED: [Signature] MY COMMISSION EXPIRES: 4-30-2017 NOTARY PUBLIC

VIRGINIA NOTARY REGISTRATION NUMBER: 367225



CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA

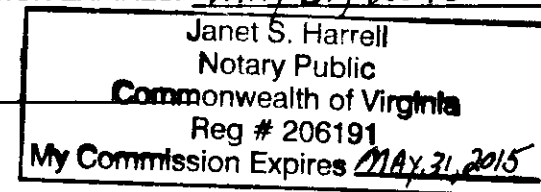
CITY/COUNTY OF HENRY, TO WIT:

I, JANET S. HARRELL, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WORTH HARRIS CARTER, JR., TRUSTEE FOR CARTER BANK & TRUST, WHOSE NAME IS SIGNED TO THE FORGOING WRITING BEARING DATE THE 28 DAY OF AUGUST, 2014, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF AUGUST, 2014.

SIGNED: [Signature] MY COMMISSION EXPIRES: MAY 31, 2015 NOTARY PUBLIC

VIRGINIA NOTARY REGISTRATION NUMBER: 206191



CERTIFICATE OF APPROVAL:

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

[Signature] DATE: 9/16/14 VIRGINIA DEPARTMENT OF TRANSPORTATION

[Signature] DATE: 9/25/14 VIRGINIA DEPARTMENT OF HEALTH

[Signature] DATE: 10/9/14 SUBDIVISION AGENT OF JAMES CITY COUNTY

COMMONWEALTH OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10th DAY OF October, 2014.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW

DIRECTS, AT 10:52 AM/PM INSTRUMENT # 140016692

TESTE: [Signature] BETSY B. WOOLRIDGE, CLERK

12 Large/Small Plat(s) Recorded herewith as # 140016692

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. DELINEATED WETLANDS SHOWN ON THIS PLAT WERE FLAGGED BY KIMLEY-HORN AND ASSOCIATES, INC.
3. PROPERTY AS SHOWN IS A PORTION OF TAX PARCEL # 3030100002.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER SYSTEM AND PRIVATE SEPTIC SYSTEMS.
5. 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 EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT OR ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE. TOTAL AREA OF NATURAL OPEN SPACE EASEMENT AFFECTING LOTS 99 THROUGH 109 = 12.065 ACRES.
8. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
9. 15' PRIVATE UTILITY EASEMENTS ARE RESERVED FOR FRANCHISE UTILITY INSTALLATION AND MAINTENANCE.
10. PRIVATE DRAINAGE EASEMENTS AND CROSS LOT PRIVATE DRAINAGE EASEMENTS ARE FOR THE BENEFIT OF UPSTREAM AND ADJOINING OWNERS.
11. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE (5) YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
12. SLOPE GRADING EASEMENTS ARE FOR THE BENEFIT OF VDOT TO MAINTAIN THE PUBLIC ROADS WITHIN THIS SUBDIVISION.
13. MAINTENANCE, UTILITY AND POND ACCESS EASEMENTS ARE TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION.
14. 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.
15. PROPERTY IS ZONED A-1; PROPERTY ADDRESS IS 5365 CENTERVILLE ROAD, WILLIAMSBURG, VA 23106.
16. ANY SIGNS ON THE PROPERTY SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 AND ALL NEW STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
17. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
18. JCSA UTILITY EASEMENTS ARE FOR INSTALLATION AND MAINTENANCE OF WATER SERVICES BY JAMES CITY SERVICE AUTHORITY AND 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 THESE EASEMENTS, FROM ANY CAUSE.
19. DISTURBANCE TO TOPOGRAPHY WITH SLOPES EQUAL TO OR GREATER THAN 25% IS PROHIBITED UNLESS A WAIVER IS OBTAINED FROM JAMES CITY COUNTY. PRIOR TO ANY LOT DISTURBANCE, THE HOMEOWNER SHALL DETERMINE AREAS 25% OR GREATER SLOPES AND SHALL SECURE ALL REQUIRED APPROVALS AND PERMITS THROUGH THE ENVIRONMENTAL DIVISION OF JAMES CITY COUNTY.
20. ON-LOT STORMWATER MANAGEMENT, ALL LOTS ARE TO PROVIDE STORMWATER TREATMENT/CAPTURE EQUIVALENT TO 0.5" (INCH) FOR ALL IMPERVIOUS SURFACES ON THE LOT INCLUDING DRIVEWAYS, PATIOS, DWELLING AND OUT-BUILDINGS. LOTS SHALL NOT HAVE UNTREATED POINT DISCHARGES AND SHALL HAVE ALL POINT DISCHARGES DESIGNED TO ADEQUATELY DISCHARGE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
21. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL MATTERS THAT AFFECT THIS PROPERTY.
22. FOR APPROVED CONSTRUCTION PLANS AND PLAT FOR 28 LOTS (PHASE 1-B) PLEASE REFER TO S-0117-2005.
23. THERE IS AN EXISTING ARCHAEOLOGICAL STUDY AREA (SITE ID# 44JC1164) LOCATED IN AN AREA LABELED ON THIS PLAT AS LOT 100. THE CONTRACTOR SHALL NOT ENCR OACH INTO THE ARCHAEOLOGICAL AREA UNTIL THE PROPERTY OWNER PROVIDES THE CONTRACTOR NOTICE IN WRITING THAT ALL ARTIFACTS HAVE BEEN RECOVERED AND THAT THE CONDITIONS OF THE PROGRAMMATIC AGREEMENTS HAVE BEEN SATISFIED.
24. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT RIGHT-OF-WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT-OF-WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FOR AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
25. THE STREETS NAMED MALLORY PLACE AND ARBOR PLACE AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO VDOT AND ARE FOR PUBLIC STREET PURPOSES.

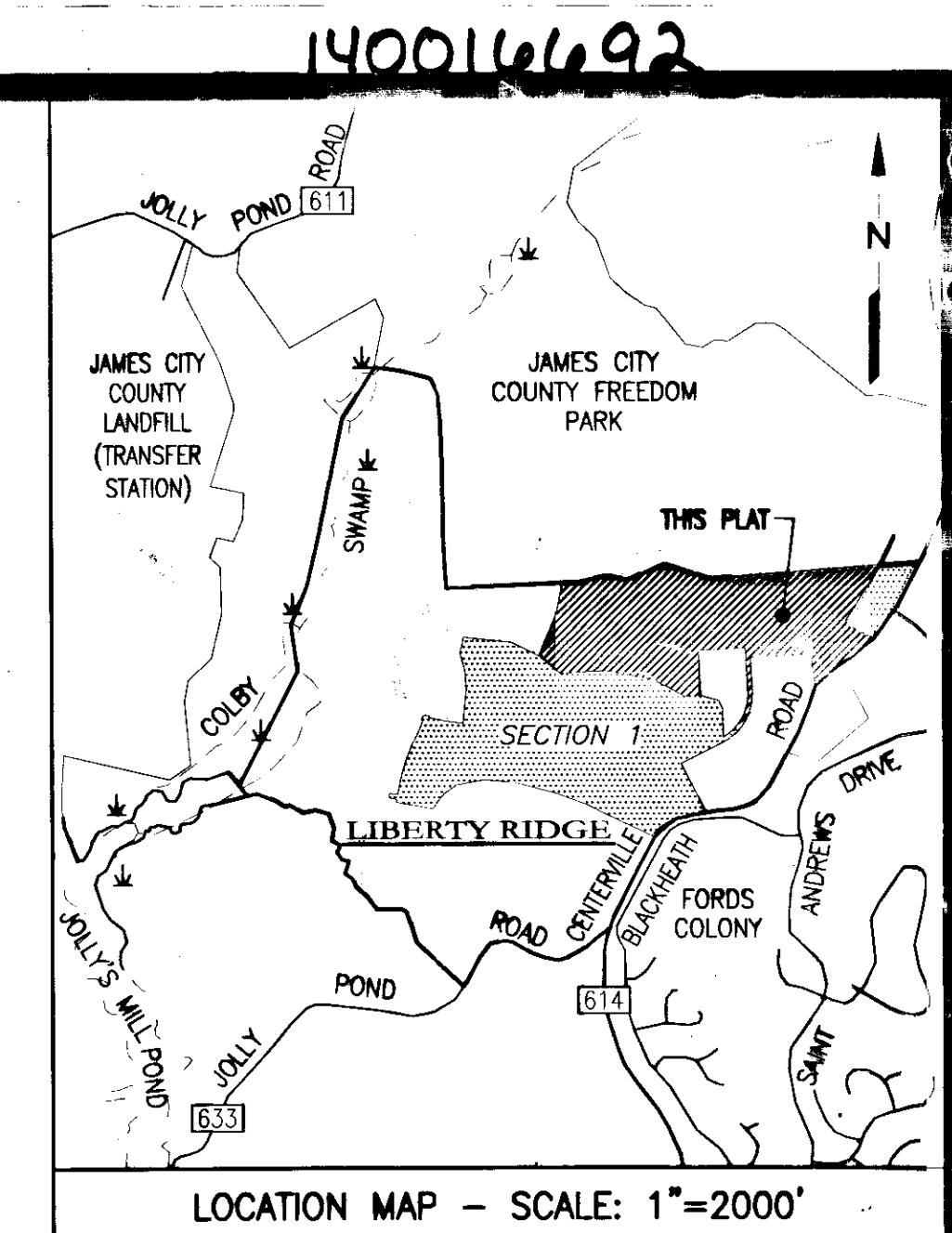
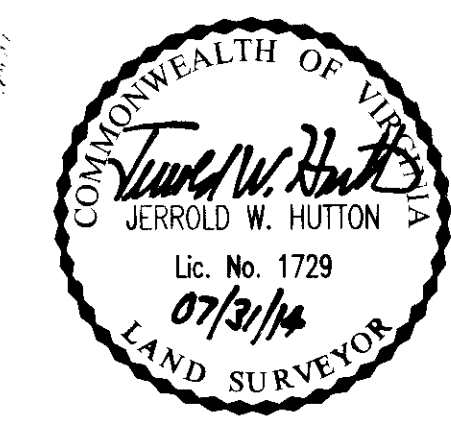


TABLE OF AREAS
SQUARE FEET ACRES
LOTS 3,209,832 73.687
OPEN SPACE 51,522 1.183
RW DEDICATION 236,526 5.430
TOTAL AREA 3,497,880 80.300

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: [Signature] DATE: 07/31/14 JERROLD W. HUTTON, L.S. #1729



SUBDIVISION PLAT OF LIBERTY RIDGE BEING LOTS 87-89 & 91-95, SECTION 1-B AND LOTS 96-110, SECTION 2-B JAMES CITY COUNTY, VIRGINIA SCALE: AS NOTED JANUARY 7, 2014 REVISED: JULY 21, 2014

ROUSE-SIRINE ASSOCIATES, LTD. LAND SURVEYORS & MAPPING CONSULTANTS www.rouse-sirine.com 333 OFFICE SQUARE LANE VIRGINIA BEACH, VIRGINIA 23462 362 McLAWS CIRCLE, SUITE 1 WILLIAMSBURG, VIRGINIA 23185 TEL:(757)490-2300 TEL:(757)903-4695 FAX:(757)499-9136 FAX:(757)903-4469

