

180006729

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 PLAT OF CORRECTION OF LOT 51 LIBERTY RIDGE SECTION 1 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: Branch P. Lawson DATE: 3/2/18  
BRANCH P. LAWSON, PRESIDENT

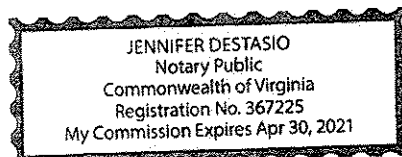
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Isle of Wight, 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 2 DAY OF MARCH, 2018, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 2 DAY OF MARCH 2018.

SIGNED: Jennifer DeStasio MY COMMISSION EXPIRES: 4-30-21  
NOTARY PUBLIC  
VA NOTARY REGISTRATION NUMBER: 367225



TRUSTEE:  
CARTER BANK & TRUST  
INSTRUMENT NO. 130019187, #140005952

SIGNED: Phyllis Q. Karavatakis DATE: 3-2-18  
PHYLLIS Q. KARAVATAKIS

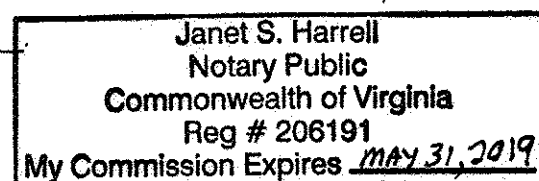
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH 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 PHYLLIS Q. KARAVATAKIS OF CARTER BANK & TRUST, WHOSE NAME IS SIGNED TO THE FORGOING WRITING BEARING DATE THE 7 DAY OF MARCH, 2018, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 7 DAY OF MARCH, 2018.

SIGNED: Janet S. Harrell MY COMMISSION EXPIRES: MAY 31, 2019  
NOTARY PUBLIC  
VA 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.

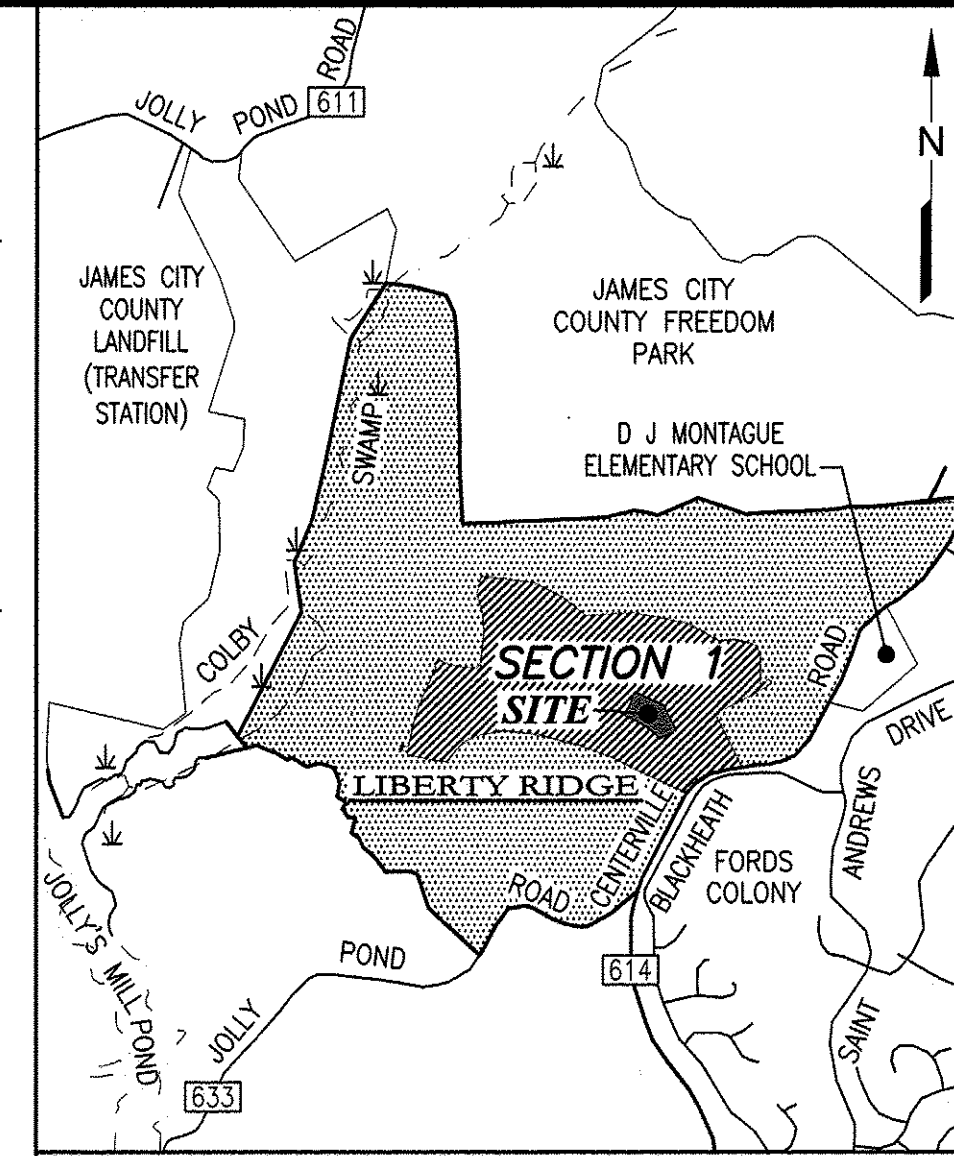
n/a VIRGINIA DEPARTMENT OF TRANSPORTATION DATE \_\_\_\_\_  
n/a VIRGINIA DEPARTMENT OF HEALTH DATE \_\_\_\_\_  
Ellen M. Cook SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 3/22/18

COMMONWEALTH OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10 DAY OF April, 2018.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. AT 2:34 AM/PM  
INSTRUMENT # 180006729

TESTE: Mona A. Foley  
MONA A. FOLEY, CLERK

GENERAL NOTES:

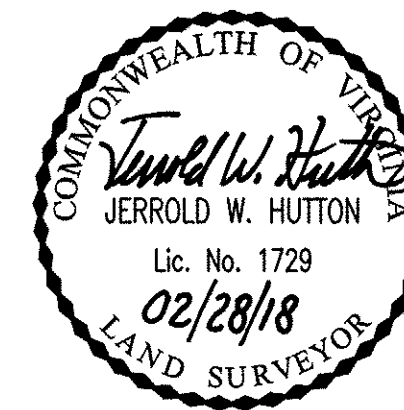
- 1. MERIDIAN SOURCE: HORIZONTAL DATUM IS BASED UPON THE VIRGINIA COORDINATE SYSTEM OF 1983, SOUTH ZONE, NAD83(1986). COORDINATE VALUES ARE SHOWN IN U.S. SURVEY FEET. JAMES CITY COUNTY GEODETIC GROUND CONTROL NETWORK MONUMENT "309 RESET 1990" WAS UTILIZED TO TIE THIS PROJECT TO THE VIRGINIA COORDINATE SYSTEM. MONUMENT 309 RESET 1990 COORDINATE VALUES - N 3,643,181.517; E 11,980,287.633.
- 2. WETLANDS AND THE 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. DELINEATED WETLANDS SHOWN ON THIS PLAT WERE FLAGGED BY KIMLEY-HORN AND ASSOCIATES, INC.
- 3. PROPERTY AS SHOWN IS TAX PARCEL # 3040700051. PROPERTY IS ZONED A-1; PROPERTY ADDRESS IS 3404 LIBERTY RIDGE PARKWAY, WILLIAMSBURG, VA 23188.
- 4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER SYSTEM AND PRIVATE SEPTIC SYSTEMS.
- 5. UNLESS OTHERWISE NOTED 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 AREAS (I.E. WETLANDS AND RPA BUFFERS) SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 8. DRAINFIELDS SHOWN ON THIS PLAT WERE DOCUMENTED AND FIELD LOCATED BY MATTHEWS SOIL CONSULTANTS, INC. (800-287-9604). DRAINFIELD DIMENSIONS ARE SUBJECT TO CHANGE PRIOR TO HOME CONSTRUCTION AS RESULT OF HOME LOCATION AND/OR NUMBER OF BEDROOMS.
- 9. 15' FRANCHISE 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. JCSA UTILITY EASEMENTS ARE FOR INSTALLATION AND MAINTENANCE OF WATER SERVICES BY JAMES CITY SERVICE AUTHORITY.
- 12. SLOPE GRADING EASEMENTS ARE FOR THE BENEFIT OF VDOT TO MAINTAIN THE PUBLIC ROADS WITHIN THIS SUBDIVISION.
- 13. MAINTENANCE, DRAINAGE, ACCESS EASEMENTS AND COMMON OPEN SPACE PARCELS ARE TO BE CONVEYED TO THE LIBERTY RIDGE HOMEOWNERS' ASSOCIATION, INC.
- 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 116D FOR COMMUNITY NUMBER 510201, MAP DATED DECEMBER 16, 2015.
- 15. ANY SIGNS ON THE PROPERTY SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER AND ALL NEW STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 16. ON APRIL 3, 2006 THE PLANNING COMMISSION GRANTED PRELIMINARY APPROVAL FOR S-117-5, LIBERTY RIDGE IN ADDITION TO AN EXCEPTION TO SECTION 19-52 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE TO ALLOW FOUR CUL-DE-SAC STREETS WITH A LENGTH GREATER THAN 1,000 FEET.
- 17. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 18. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" 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 THIS EASEMENT, FROM ANY CAUSE.
- 19. PER COMMENT FROM ENVIRONMENTAL DIVISION OF JAMES CITY COUNTY, NO WAIVERS OF EXCEPTIONS WILL BE GRANTED FOR SINGLE FAMILY CONSTRUCTION FOR DISTURBANCES TO SLOPES OF 25% OR GREATER.
- 20. SIDEWALKS WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS (S-0117-2005) FOR THIS PROJECT.



LOCATION MAP - SCALE: 1"=2000'

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 51 REMOVING THE WORDS DESIGNATING THIS PARCEL AS "CLUBHOUSE PARCEL". NO OTHER CHANGES HAVE BEEN MADE TO THE PARCEL. REFER TO LIBERTY RIDGE SECTION 1 PLAT (INST.#090004678) FOR ORIGINAL SUBDIVISION DATA.

PLAT OF CORRECTION OF LOT 51  
SUBDIVISION PLAT  
OF  
**LIBERTY RIDGE**  
SECTION 1  
JAMES CITY COUNTY, VIRGINIA  
SCALE: AS NOTED DECEMBER 27, 2017



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

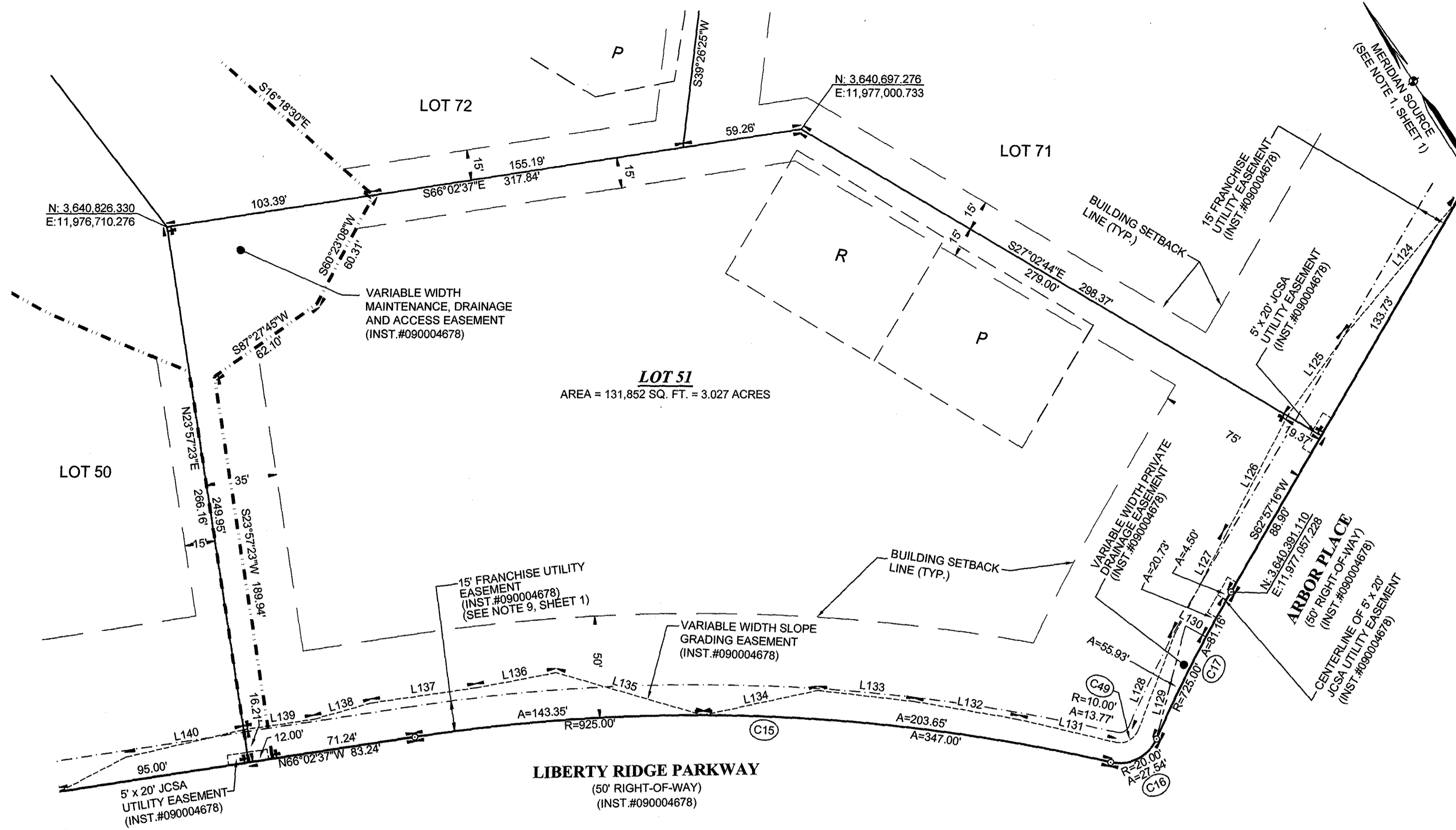
SURVEYOR'S CERTIFICATE:

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: Jerrold W. Hutton DATE: 02/28/18  
JERROLD W. HUTTON, L.S. #1729

2 Large/Small Plat(s) Recorded  
herewith as # 180006729

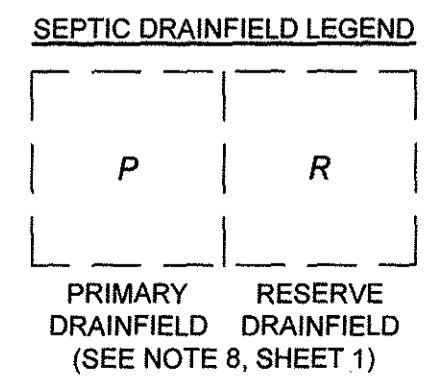
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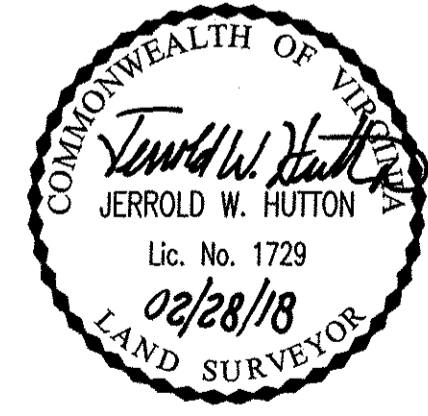
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LINE	BEARING	DISTANCE
L124	S72°50'26"W	85.82'
L125	S68°20'14"W	49.40'
L126	S60°22'45"W	65.36'
L127	S60°04'35"W	54.35'
L128	S53°46'56"W	52.09'
L129	N47°06'23"E	57.33'
L130	S30°01'40"E	11.57'
L131	N44°05'53"W	49.18'
L132	N47°43'15"W	52.23'
L133	N50°53'14"W	48.19'
L134	N69°27'22"W	58.19'
L135	N41°18'39"W	75.78'
L136	N68°01'43"W	40.24'
L137	N65°28'02"W	52.24'
L138	N73°09'59"W	29.71'
L139	N65°48'34"W	35.26'
L140	N70°20'05"W	59.91'

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C15	925.00'	21°29'37"	347.00'	175.66'	344.97'	N55°17'49"W
C16	20.00'	78°54'34"	27.54'	16.46'	25.42'	N84°00'17"W
C17	725.00'	06°24'49"	81.16'	40.62'	81.11'	S59°44'51"W
C49	10.00'	78°54'34"	13.77'	8.23'	12.71'	N84°00'17"W



2 Large/Small Plat(s) Recorded  
herewith as # 180006729



COMMONWEALTH OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT  
COURT. THIS 10 DAY OF April, 2018.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED  
TO THE RECORD AS THE LAW DIRECTS. AT 2:34 AM/PM  
INSTRUMENT # 180006729  
TESTE: *Janet Zubillig D.C.*  
MONA A. COLEY, CLERK

PLAT OF CORRECTION OF LOT 51  
SUBDIVISION PLAT  
OF  
**LIBERTY RIDGE**  
SECTION 1  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=40'  
DECEMBER 27, 2017

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