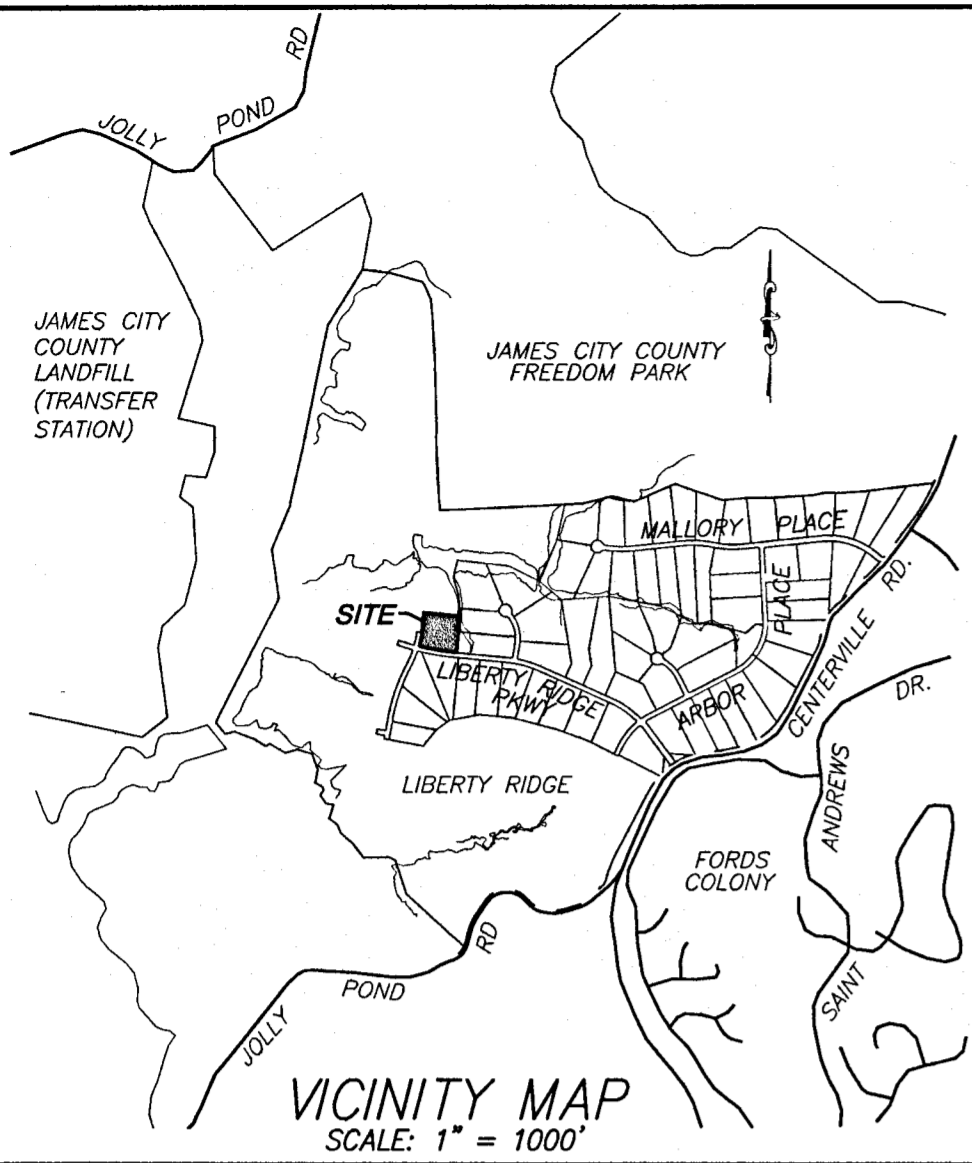


202413956



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" WA 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. 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 LAMES CITY COUNTY CODE. DELINEATED WETLANDS SHOWN ON THIS PLAT WERE FLAGGED BY KIMLEY-HORN AND ASSOCIATES, INC.
3. PROPERTY AS SHOWN IS TAX PARCEL #3030300042. PROPERTY IS ZONED A-1; PROPERTY ADDRESS IS #3436 LIBERTY RIDGE PARKWAY, WILLIAMSBURG, VA. 23188.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THE 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 SPACES (I.E. WETLANDS AND RPA BUFFERS) 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 LOT 42 = 0.963 ACRES
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 A 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 AND ARE OWNED BY THE LIBERTY RIDGE HOEMOWNERS' ASSOCIATION.
11. 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. SLOPE GRADING EASEMENTS ARE FOR THE BENEFIT OF VDOT TO MAINTAIN THE PUBLIC ROADS WITHIN THIS SUBDIVISION.
12. THE PROPERTY IS IN FLOOD X (AREAS DETERMINED TO BE OUTSIDE THE 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.
13. 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.
14. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
15. PER COMMENT FROM STORMWATER AND RESOURCE PROTECTION DIVISION OF JAMES CITY COUNTY, NO WAIVERS OR EXCEPTIONS WILL BE GRANTED FOR SINGLE FAMILY CONSTRUCTION FOR DISTURBANCES TO SLOPES OF 25% OR GREATER.
16. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY (5) YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
17. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL MATTERS THAT AFFECT THIS PROPERTY.
18. 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 STRUCTRE 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 RIGHT-OF-WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHAWON 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.
19. NO STRUCTURES SHALL ENCROACH INTO THE PRIVATE DRAINAGE EASEMENTS.
20. SIDEWALKS WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS (S-0117-2005) FOR THIS PROJECT.
21. SLOPE GRADING EASEMENTS ARE FOR THE BENEFIT OF VDOT TO MAINTAIN THE PUBIC ROADS WITHIN THIS SUBDIVISION.

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LINES OF THIS SUBDIVISION PLAT WAS CONVEYED BY GRAY ASSOCIATES AND VMI FOUNDATION, INC. TO JCC, LLC 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.

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.

[Signature]
 RICHARD A. BARNES, LAND SURVEYOR
 LICENSE NO. 002730

OWNER'S CERTIFICATE

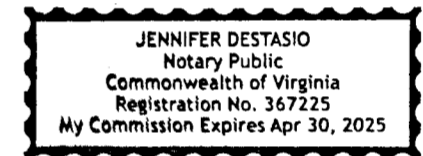
THE PLATTING OF THE LAND SHOWN HEREON AND KNOWN AS LIBERTY RIDGE SECTION 2C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES:

JCC, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY
 BY: JCC MANAGEMENT CORPORATION, A VIRGINIA CORPORATION, IT'S MANAGER
[Signature] 8/29/24
 BY: BRANCH P. LAWSON, PRESIDENT DATE

I, Jennifer Destasio A NOTARY PUBLIC IN AND FOR THE COUNTY OF Isle of Wight, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 30 DAY OF August, 2024.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES 4-30-25



CERTIFICATE OF APPROVAL

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

N/A Smel 10/21/2024
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 10-17-2024
 VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 10/21/2024
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

AREA TABULATION		
	SQUARE FEET	ACRES
PARCEL 3030100002	13,111,124	300.990
SECTION 2C	145,142	3.332
REMAINDER OF PARCEL 3030100002	12,965,982	297.658

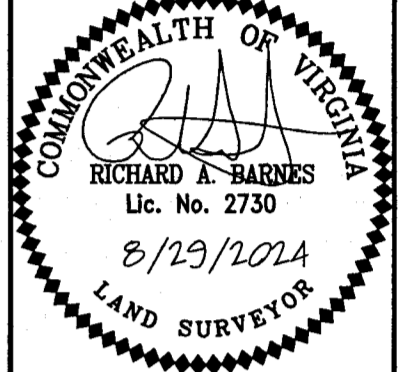
LEGEND

- IPF • IRON PIN FOUND
- IPS ◦ IRON PIN SET
- - - - - DRAINFIELD LIMITS
- - - - - RPA LINE
- - - - - BUILDING SETBACK LINE
- ▭ DELINEATED WETLANDS
- ▨ NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY (SEE NOTE 7, SHEET 1)

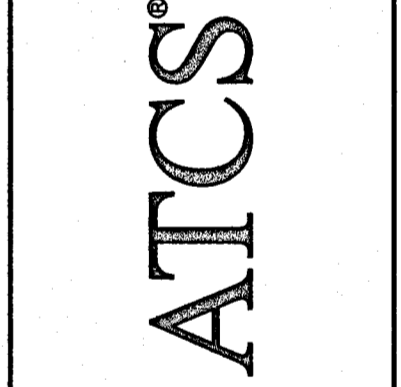
2 Large/Small Plat(s) Recorded
 herewith as # 202413956

COMMONWEALTH OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 22nd DAY OF October, 2024 AT 12:45AM/PM
 INSTRUMENT # 202413956
 TESTE: *[Signature]*
 ELIZABETH E. O'CONNOR, CLERK

NO	DATE	DESCRIPTION



690 TOWN CENTER DR., SUITE 201
 NEWPORT NEWS, VIRGINIA 23606
 (757) 504-2976 FAX (757) 637-0276
 HERNDON - BALTIMORE - BLACKSBURG
 LARGO - NEWPORT NEWS - RALEIGH
 RICHMOND - WASHINGTON, DC
 WWW.ATCSPLC.COM



LIBERTY RIDGE
 SECTION 2C
 LOCATION: JAMES CITY COUNTY, VIRGINIA

LOT 42 IS INCLUDED IN SECTION 2C

AUTHOR:	RAB
CHECK:	-
PROJ #:	004188
DATE:	8/29/2024
SCALE:	NTS
SHEET:	1 OF 2

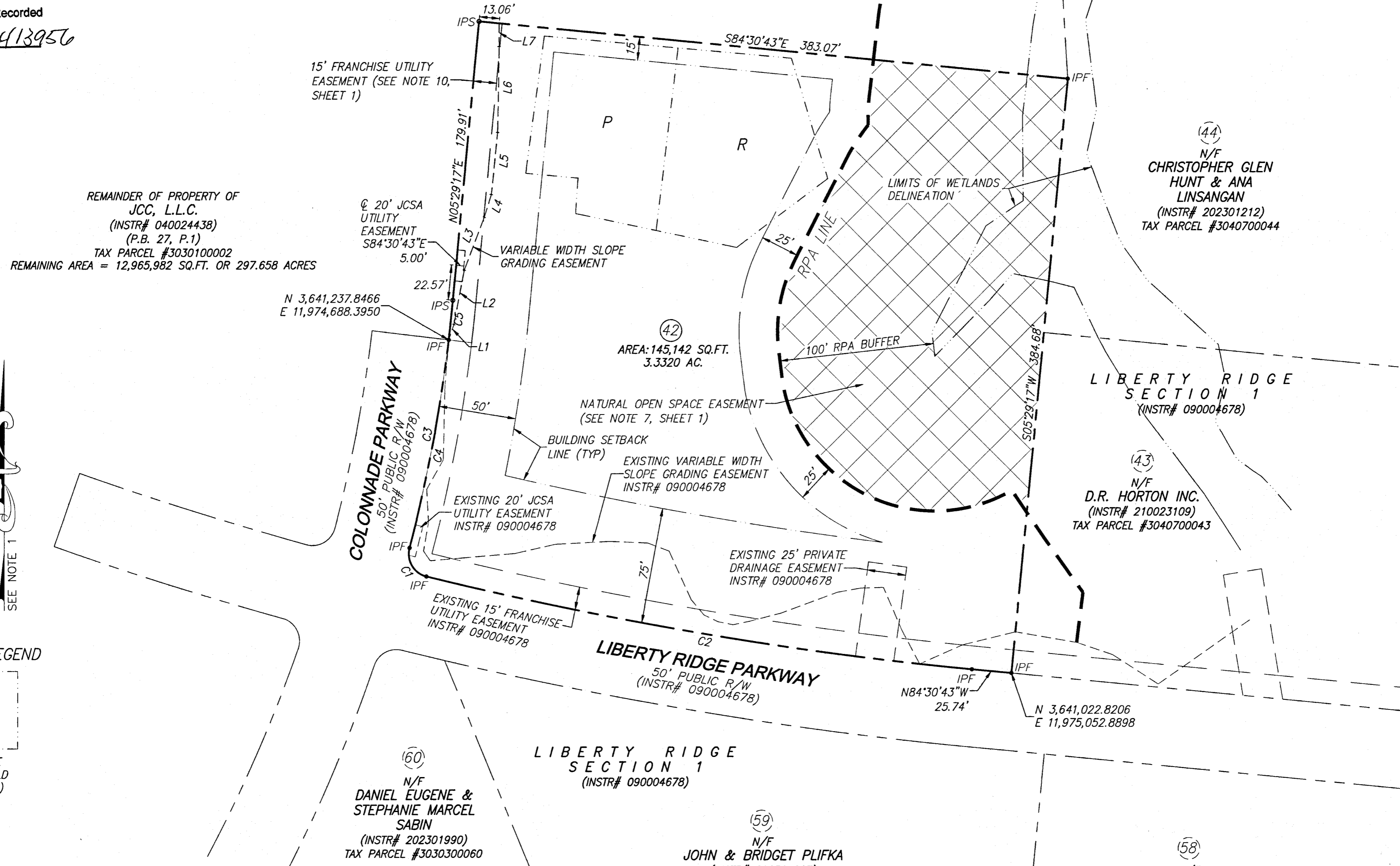
CASE #S-24-0020

202413956

LINE TABLE		
LINE #	LENGTH - FT	BEARING
L1	10.51	N19°03'01"E
L2	35.57	N10°56'00"E
L3	36.35	N21°08'45"E
L4	15.33	N17°22'52"E
L5	40.00	N05°54'46"E
L6	55.16	N01°05'38"E
L7	14.95	N00°15'39"W

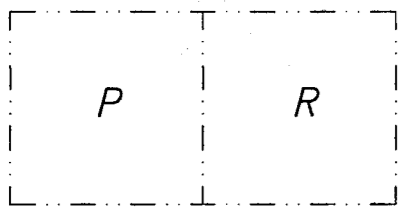
CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	23.76'	15.00'	S30°49'25"E	21.35'	090°45'58"
C2	358.76'	2,475.00'	S80°21'33"E	358.44'	008°18'18"
C3	162.28'	1,025.00'	N10°01'26"E	162.11'	009°04'17"
C4	136.69'	1,025.00'	N10°44'20"E	136.59'	007°38'27"
C5	25.59'	1,025.00'	N06°12'12"E	25.59'	001°25'50"

2 Large/Small Plat(s) Recorded
herewith as # 202413956



SEE NOTE 1

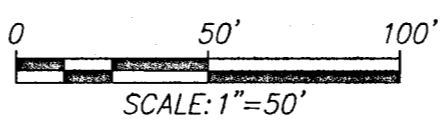
SEPTIC DRAINFIELD LEGEND



PRIMARY DRAINFIELD (SEE NOTE 8, SHEET 1)
RESERVE DRAINFIELD

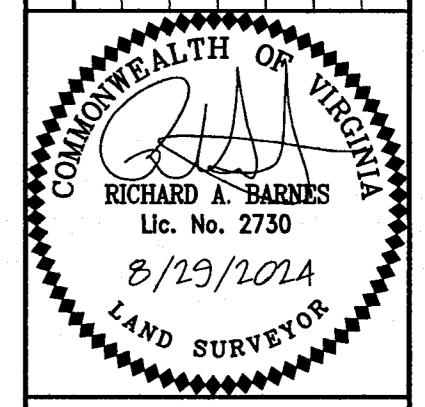
COMMONWEALTH OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 22nd DAY OF October, 2024 AT 12:45 AM (AM)
INSTRUMENT # 202413956

TESTE: Elizabeth E. O'Connor
ELIZABETH E. O'CONNOR, CLERK



CASE #S-24-0020

NO	DATE	DESCRIPTION



690 TOWN CENTER DR., SUITE 201
NEWPORT NEWS, VIRGINIA 23606
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ATCS

SUBDIVISION PLAT OF
LIBERTY RIDGE SECTION 2C
LOCATION: JAMES CITY COUNTY, VIRGINIA

AUTHOR:	RAB
CHECK:	-
PROJ #:	004188
DATE:	8/29/2024
SCALE:	NTS
SHEET:	2 OF 2