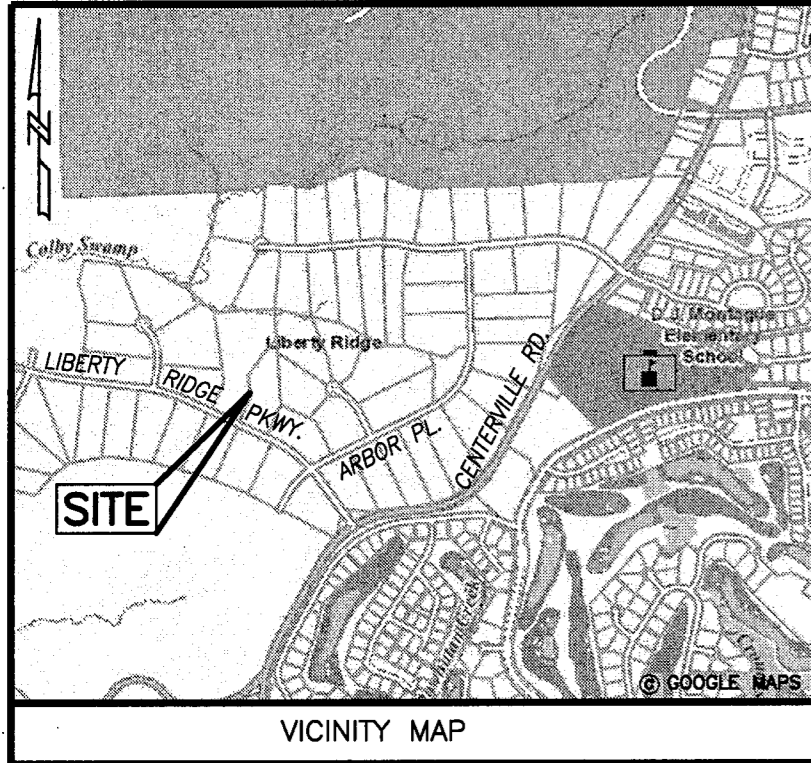


210004101



**PROPERTY INFORMATION**

LOT 50  
ADDRESS:  
3408 LIBERTY RIDGE PARKWAY  
WILLIAMSBURG, VIRGINIA 23188  
PARCEL ID: 3040700050  
ZONING DISTRICT: A1 GENERAL AGRICULTURE

LOT 49  
ADDRESS:  
3412 LIBERTY RIDGE PARKWAY  
WILLIAMSBURG, VIRGINIA 23188  
PARCEL ID: 3040700049  
ZONING DISTRICT: A1 GENERAL AGRICULTURE

BOUNDARY LINE EXTINGUISHMENT  
BETWEEN  
LOT 49 AND LOT 50, SECTION 1  
**LIBERTY RIDGE**  
JAMES CITY COUNTY VIRGINIA  
DATE: 01/07/2021 JOB # 20-499

**LandTech Resources, Inc.**  
Engineering & Surveying Consultants  
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 1 OF 2  
**JCC-S-21-0002**

**OWNERS CERTIFICATE:**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENT BETWEEN LOT 49 AND LOT 50, SECTION 1, LIBERTY RIDGE IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*Jonathan Michael Grimes* 2-19-2021  
\_\_\_\_\_  
JONATHAN MICHAEL GRIMES DATE

*Alexandra Muhly* 2-19-2021  
\_\_\_\_\_  
ALEXANDRA MUHLY DATE

**AREA TABULATION**

LOT	OLD AREA	NEW AREA
LOT 49	295,232 S.F. / 6.777 AC.	_____
LOT 50	153,437 S.F. / 3.522 AC.	448,669 S.F. / 10.299 AC.

TOTAL AREA = 448,669 S.F. / 10.299 AC.

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON INST. #090004678.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS ARE SERVED BY PUBLIC WATER AND PRIVATE SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0116D DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE 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.
12. JCSA REQUIRES THAT THE WATER METER SERVICING LOT 23 BE ABANDONED. THE WATER METER BOX AND WATER SERVICE LINE SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE REPAIR BAND ON THE EXISTING WATER MAIN. THE FULL CIRCLE REPAIR BAND SHALL BE A HYMAX VERSA, AS MANUFACTURED BY KRAUSZ INDUSTRIES, LTD., OR APPROVED EQUAL AND SHALL BE RATED FOR A HIGH WORKING PRESSURE OF 232 PSI AND RATED PRESSURE OF 350 PSI; BODY TYPE SHALL BE TYPE 304 OR 316 STAINLESS STEEL, BOLTS AND NUTS SHALL BE TYPE 304 STAINLESS STEEL, AND THE REPAIR BAND ASSEMBLY SHALL MEET OR EXCEED AWWA C-219, AWWA C-227 AND NSF 61. A JCSA INSPECTOR IS TO INSPECT.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
14. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
15. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City, Linda Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY HAND, THIS 19<sup>th</sup> DAY OF February, 2021.

*Linda F. Vergakis*  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES AUGUST 31, 2022  
NOTARY REGISTRATION NO. 7623437

Linda Fay Vergakis  
NOTARY PUBLIC  
Registration # 7623437  
Commonwealth of Virginia  
My Commission Expires 08/31/22

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JONATHAN MICHAEL GRIMES & ALEXANDRA MUHLY AND WAS ACQUIRED FROM: WAYNE HARBIN BUILDER, INC. BY THAT CERTAIN DEED DATED MARCH 26, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #200004945 (LOT 50) AND FROM JCC, L.L.C. BY THAT CERTAIN DEED DATED DECEMBER 16, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 200022796 (LOT 49).

**CERTIFICATE OF APPROVAL**

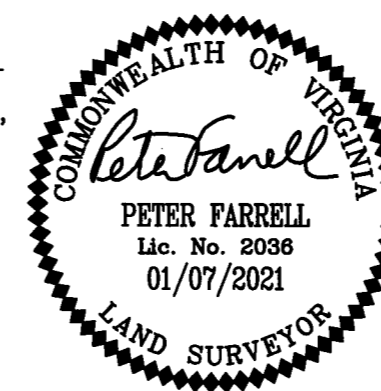
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

17 Feb 2021 *John Baerlin*  
DATE VA DEPARTMENT OF TRANSPORTATION  
2/17/2021 *[Signature]*  
DATE VA DEPARTMENT OF HEALTH  
4 Mar 2021 *[Signature]*  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**ENGINEERS OR SURVEYORS 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.

*Peter Farrell*  
PETER FARRELL, L.S. 01/07/2021  
DATE



*[Signature]* Large/Small Plat(s) Recorded  
herewith as # 210004101

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 4<sup>th</sup> DAY OF march, 2021. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:48 pm INSTRUMENT # 210004101  
TESTE MONA A. FOLEY, CLERK

210004101

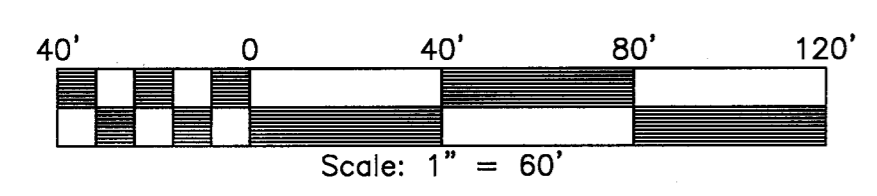
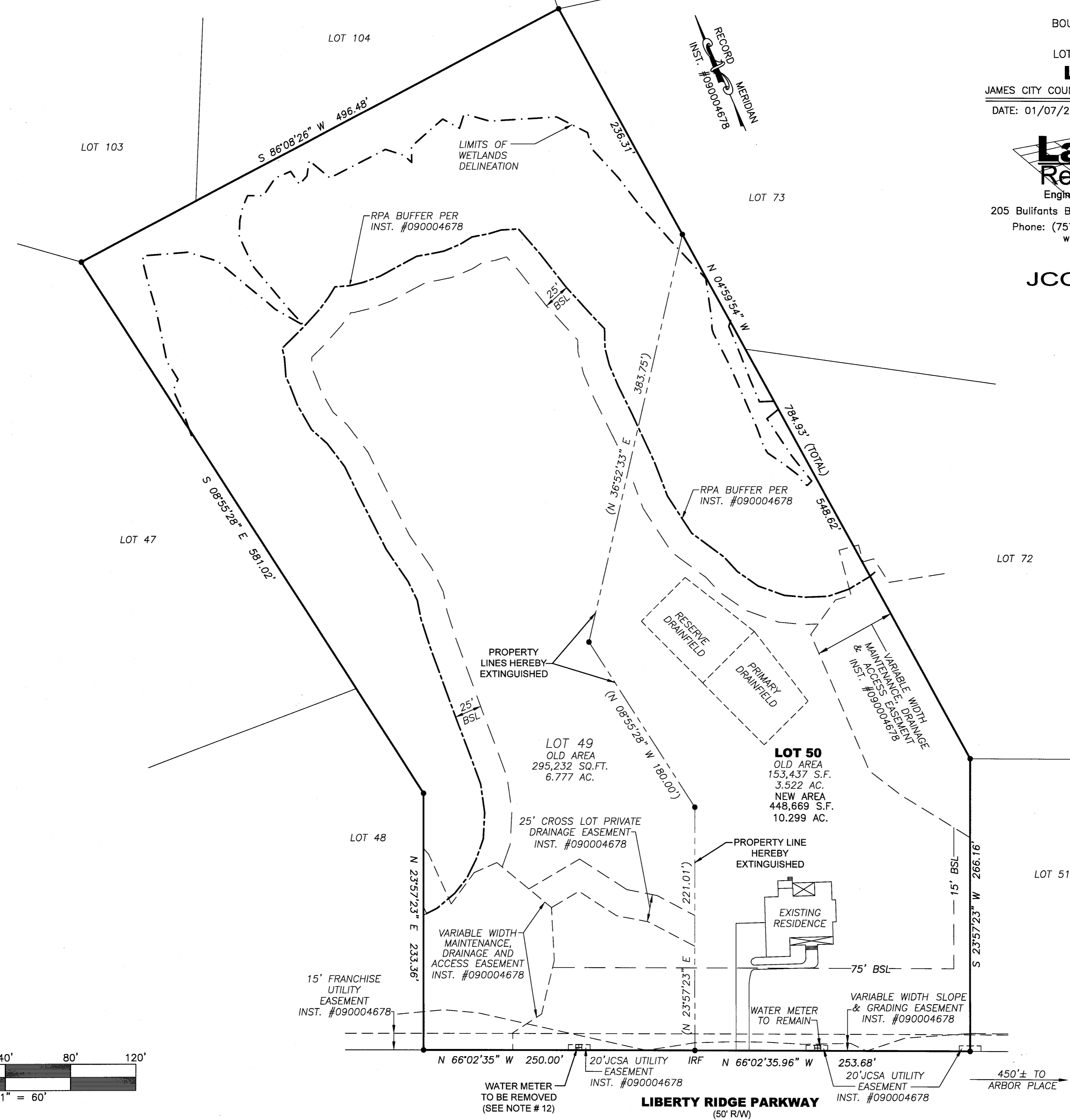
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SHEET 2 OF 2  
**JCC-S-21-0002**



2 Large Small Plat(s) Recorded  
herewith as # 210004101

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
March 4, 2021  
at 2:48 AM PM PB PG  
Document # 210004101  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

**LIBERTY RIDGE PARKWAY**  
(50' R/W)