

# 030037490

**CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVER'S EDGE PHASE IV IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

Nov 5, 2003 William B. Voliva  
 DATE WILLIAM B. VOLIVA, JR., EXECUTIVE VICE PRESIDENT  
BUSCH PROPERTIES, INC.

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA

CITY/COUNTY OF James City  
Nancy A. Ebley, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
 GIVEN UNDER MY NAME THIS 5th DAY OF November, 2003.  
 MY COMMISSION EXPIRES 1-31-04  
Nancy A. Ebley  
 SIGNATURE

**SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER-BUSCH, INC. TO BUSCH PROPERTIES, INC. BY DEED DATED OCTOBER 24, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 714, PAGE 41Z.

**SURVEYOR'S STATEMENT**

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.

10/10/03 G.T. Wilson, Jr.  
 DATE G.T. WILSON, JR., L.S.

**CERTIFICATE OF APPROVAL**

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

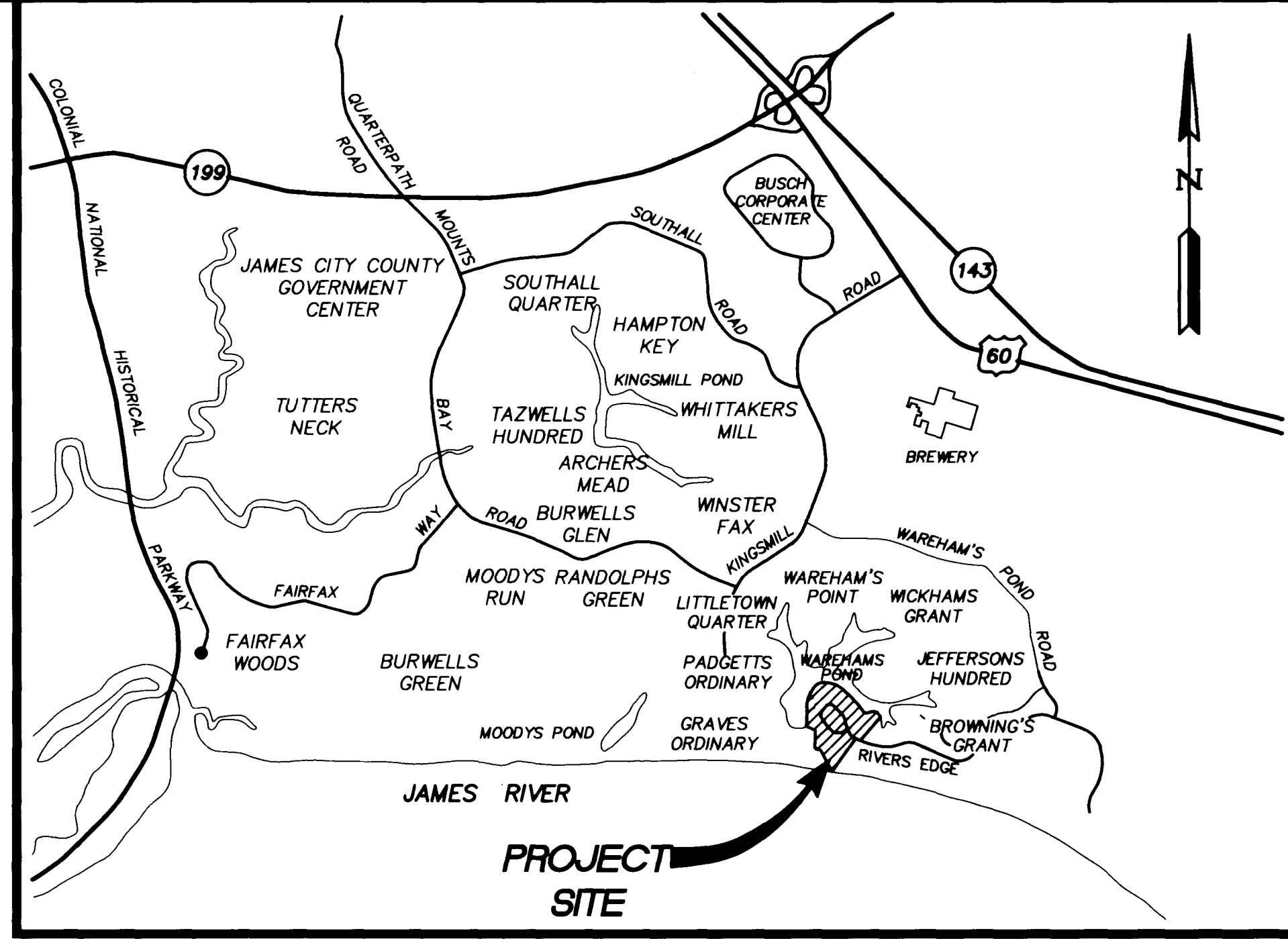
[Signature] 11/24/03  
 SUBDIVISION AGENT OF DATE  
 JAMES CITY COUNTY

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 26 DAY OF November, 2003  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:43 AM/PM  
 INSTRUMENT # 030037490

TESTE: [Signature]  
 BETSY B. WOOLRIDGE, CLERK

**NOTES:**

- USE OF COMMON AREA AND LIMITED COMMON AREA IS RESERVED IN ACCORDANCE WITH DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS APPLYING TO RIVER'S EDGE, PHASE IV. BLUFFS AND OPEN VISTAS OF WAREHAM'S POND WILL BE MAINTAINED BY LIMBING TREES TO THE EXTENT POSSIBLE IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ACT.
- ANY PRIVATE LATERALS FOR UTILITY SERVICES MAY BE INSTALLED ACROSS AND MAINTAINED WITHIN LIMITED COMMON AREAS AND COMMON AREAS.
- ALL RIGHT OF WAY AREAS TO BE UTILIZED FOR VEHICULAR ACCESS ARE RESERVED AS EASEMENTS FOR BUSCH PROPERTIES, INC., JAMES CITY SERVICE AUTHORITY, CITY OF NEWPORT NEWS, VIRGINIA POWER (DOMINION VIRGINIA POWER), BELL ATLANTIC TELE. CO. (VERIZON), AND VIRGINIA NATURAL GAS AND ARE PART OF COMMON AREAS AND LIMITED COMMON AREAS OWNED AND RESERVED BY BUSCH PROPERTIES, INC.
- ALL LAND WITHIN RIVER'S EDGE, PHASE IV, EXCLUDING LOTS AND ROAD RIGHT-OF-WAY, IS LIMITED COMMON AREA.
- BUSCH PROPERTIES, INC. RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN STORM DRAINAGE FACILITIES ACROSS THAT PORTION OF ANY AND ALL LOTS NOT OCCUPIED BY DWELLING UNITS.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- SITE IS PART OF TAX PARCEL (50-4) (1-1).
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY COUNTY SERVICE AUTHORITY.
- SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECT. 19B-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. ALL LAND DISTURBING ACTIVITIES SHALL BE PROHIBITED ON SLOPES OF 20% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY THE DIRECTOR OF CODE COMPLIANCE.
- J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- CENTERLINE OF ALL PROPOSED WATER PIPELINE, SANITARY SEWER AND DRAINAGE EASEMENTS ARE DEFINED BY THE "AS-BUILT" LOCATION OF THE PERTINENT STRUCTURES. (EASEMENTS SHALL BE A MINIMUM OF 5' FROM ANY "AS-BUILT" STRUCTURE).
- SEE TABLE ON THIS SHEET FOR ADDRESSES AND TAX MAP NUMBERS.
- THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 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 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.



VICINITY MAP (APPROX. SCALE 1"=2000')

**AREA TABULATION**  
 RIVER'S EDGE - PHASE IV  
 LOTS 11A-12B

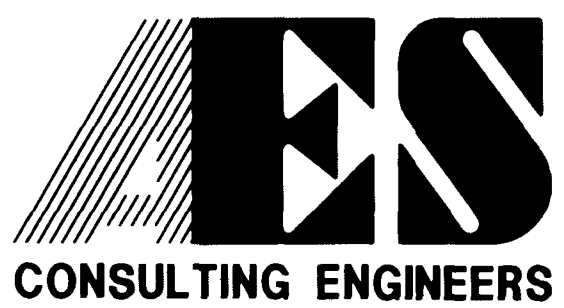
AREA OF RESIDENTIAL LOTS	32,940 S.F.	0.756 AC.
AREA OF COMMON AREA (INCLUDES PROPOSED RIVERS EDGE)	46,238 S.F.	1.062 AC.
AREA OF LIMITED COMMON AREA (INCLUDES VEHICULAR ACCESS ROADS, VEHICULAR PARKING SPACES, CENTER ISLAND, WATER PIPELINE, SANITARY SEWER EASEMENTS, & CONSERVATION EASEMENT)	97,769 S.F.	2.244 AC.±
<b>TOTAL AREA (INCLUDES 0.716 AC.± CONSERVATION EASEMENT)</b>	<b>176,947 S.F.</b>	<b>4.062 AC.</b>
NUMBER OF LOTS	4	
AVERAGE LOT SIZE	8,235 S.F.	0.189 AC.
SMALLEST LOT (LOT 11A & 12A)	7,554 S.F.	0.173 AC.
LARGEST LOT (LOT 11B & 12B)	8,916 S.F.	0.205 AC.

**LOT NUMBER, TAX MAP NUMBER & ADDRESS TABLE**

LOT NUMBER	TAX MAP NUMBER	ADDRESS
11A	(50-4)(20-0-0011-A)	416 RIVERS EDGE
11B	(50-4)(20-0-0011-B)	418 RIVERS EDGE
12A	(50-4)(20-0-0012-A)	414 RIVERS EDGE
12B	(50-4)(20-0-0012-B)	412 RIVERS EDGE

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 26 November 2003  
 at 11:43 AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
 DOCUMENT # 030037490  
 BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk

05.11.03-10:18 Km54P01-3.dwg EAW



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
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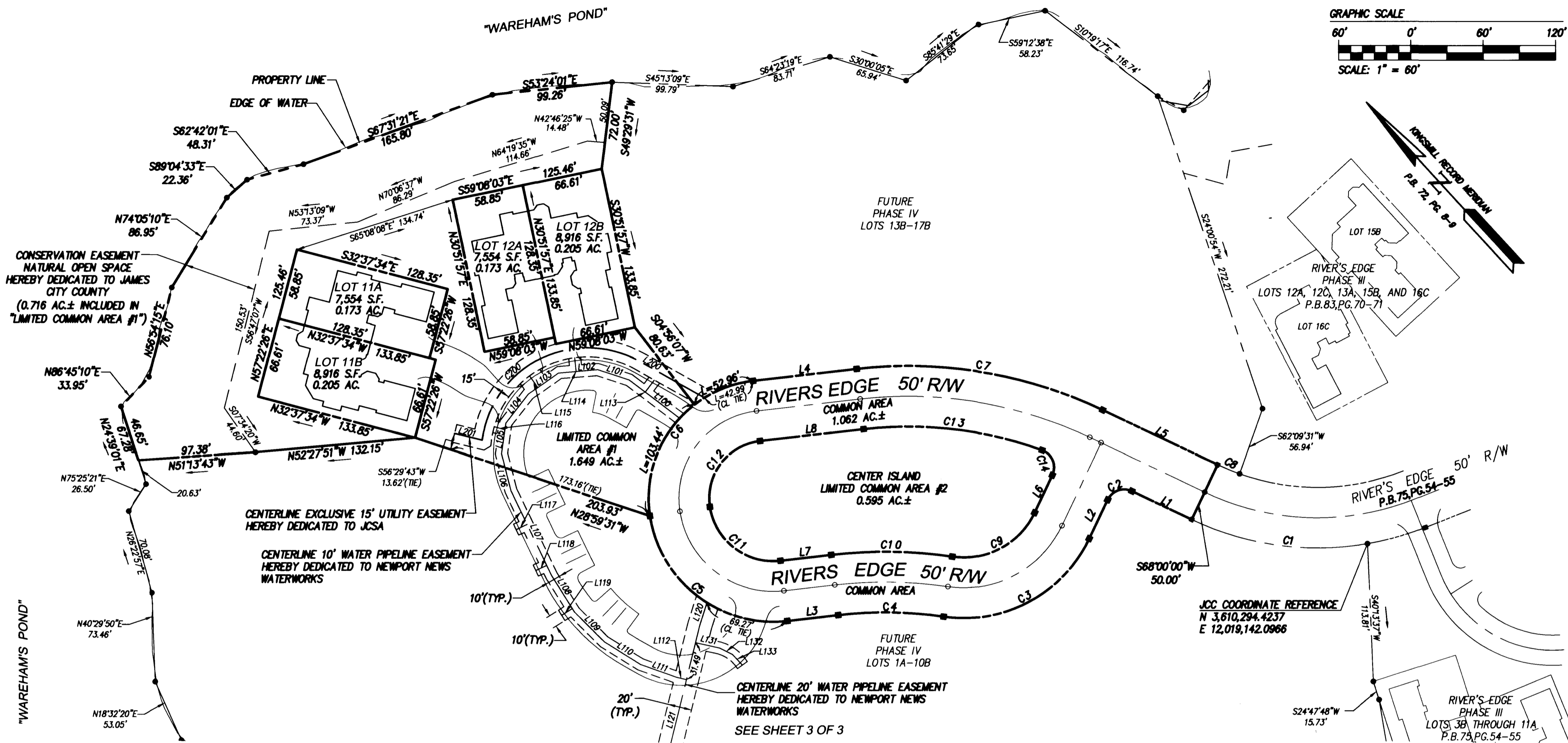
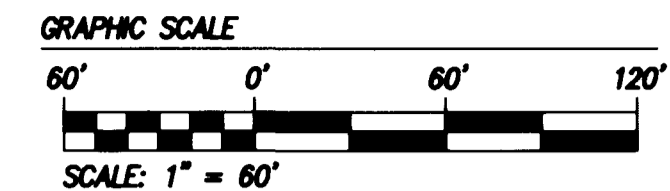
PLAT OF SUBDIVISION AND WATER PIPELINE EASEMENT  
**RIVER'S EDGE**  
 PHASE IV  
 LOTS 11A, 11B, 12A, AND 12B  
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	11/5/03	REVISED PER COUNTY COMMENTS	GTW

Designed AES	Drawn EAW
Scale NOTED	Date 10/10/03
Project No. 7753-5-4	
Drawing No. 1 OF 3	

# #030037490



RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	35°12'59"	243.49'	149.66'	77.28'	147.31'	S39°36'29"E
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'	N67°00'00"W
C3	72°53'13"	115.00'	146.29'	84.92'	136.63'	S75°33'24"E
C4	14°45'05"	338.88'	87.25'	43.87'	87.01'	N46°29'20"W
C5	87°51'52"	102.85'	157.72'	99.09'	142.71'	N09°55'56"W
C6	92°08'08"	97.26'	156.40'	100.95'	140.08'	N80°04'04"E
C7	31°51'52"	375.30'	208.72'	107.14'	206.04'	S37°55'56"E
C8	5°50'29"	193.49'	19.73'	9.87'	19.72'	N24°55'15"W
C9	72°53'13"	65.00'	82.69'	48.00'	77.22'	N75°33'24"W
C10	14°45'05"	388.88'	100.12'	50.34'	99.85'	N46°29'20"W
C11	87°51'52"	52.85'	81.05'	50.91'	73.33'	N09°55'56"W
C12	92°08'08"	47.26'	76.00'	49.05'	68.06'	N80°04'04"E
C13	26°22'14"	325.30'	149.72'	76.21'	148.40'	S40°40'45"E
C14	95°29'38"	15.00'	25.00'	16.51'	22.21'	S20°15'11"W

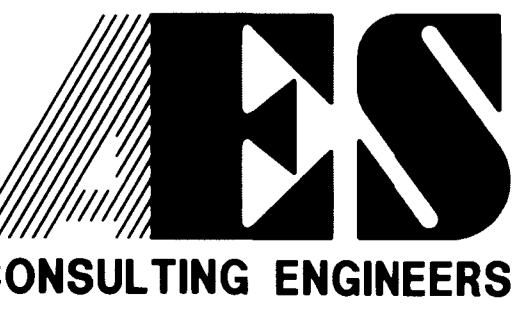
RIGHT-OF-WAY LINE TABLE		
LINE	LENGTH	BEARING
L1	54.85'	N22°00'00"W
L2	35.53'	S68°00'00"W
L3	42.31'	N53°51'52"W
L4	86.10'	S53°51'52"E
L5	105.14'	S22°00'00"E
L6	34.10'	S68°00'00"W
L7	42.31'	N53°51'52"W
L8	86.10'	S53°51'52"E

WATERLINE EASEMENT LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L100	52.44'	N10°08'26"W	L119	10.38'	N79°27'10"W
L101	27.31'	N29°13'36"W	L120	19.31'	S60°25'05"W
L102	32.36'	N52°29'41"W	L121	232.04'	S56°27'37"W
L103	30.34'	N82°27'57"W	L122	151.79'	S18°32'29"W
L104	30.34'	S80°25'07"W	L123	13.62'	S45°26'50"W
L105	25.47'	S50°46'48"W	L124	92.03'	N87°48'16"W
L106	31.19'	S28°16'48"W	L125	66.35'	S85°07'10"W
L107	78.19'	S17°01'48"W	L126	243.34'	S81°12'37"W
L108	35.00'	S10°32'50"W	L127	99.33'	S73°29'40"W
L109	35.00'	S02°25'05"E	L128	101.49'	S67°50'29"W
L110	35.00'	S15°23'01"E	L129	57.25'	S64°44'09"W
L111	31.53'	S27°42'11"E	L130	79.23'	S70°40'03"W
L112	8.46'	S33°32'23"E	L131	20.24'	S34°56'34"E
L113	12.40'	N79°51'34"E	L132	12.00'	S20°39'08"E
L114	11.46'	N37°30'19"E	L133	12.00'	S00°03'03"E
L115	11.78'	N07°32'03"E			
L116	9.18'	N31°14'56"W			
L117	10.00'	N72°58'12"W			
L118	10.00'	N72°58'12"W			

SANITARY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L200	61.41'	N17°58'36"W
L201	23.38'	N33°30'17"W

SANITARY EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C200	112°07'21"	87.50'	171.23'	130.02'	145.19'	N74°02'16"W

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**RIVER'S EDGE**  
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 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



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Designed	Drawn
AES	EAW
Scale	Date
1"=60'	10/10/03
Project No.	
7753-5-4	
Drawing No.	
2 OF 3	

# #030037490

SEE SHEET 2 OF 3

FUTURE  
PHASE IV  
LOTS 1A-10B

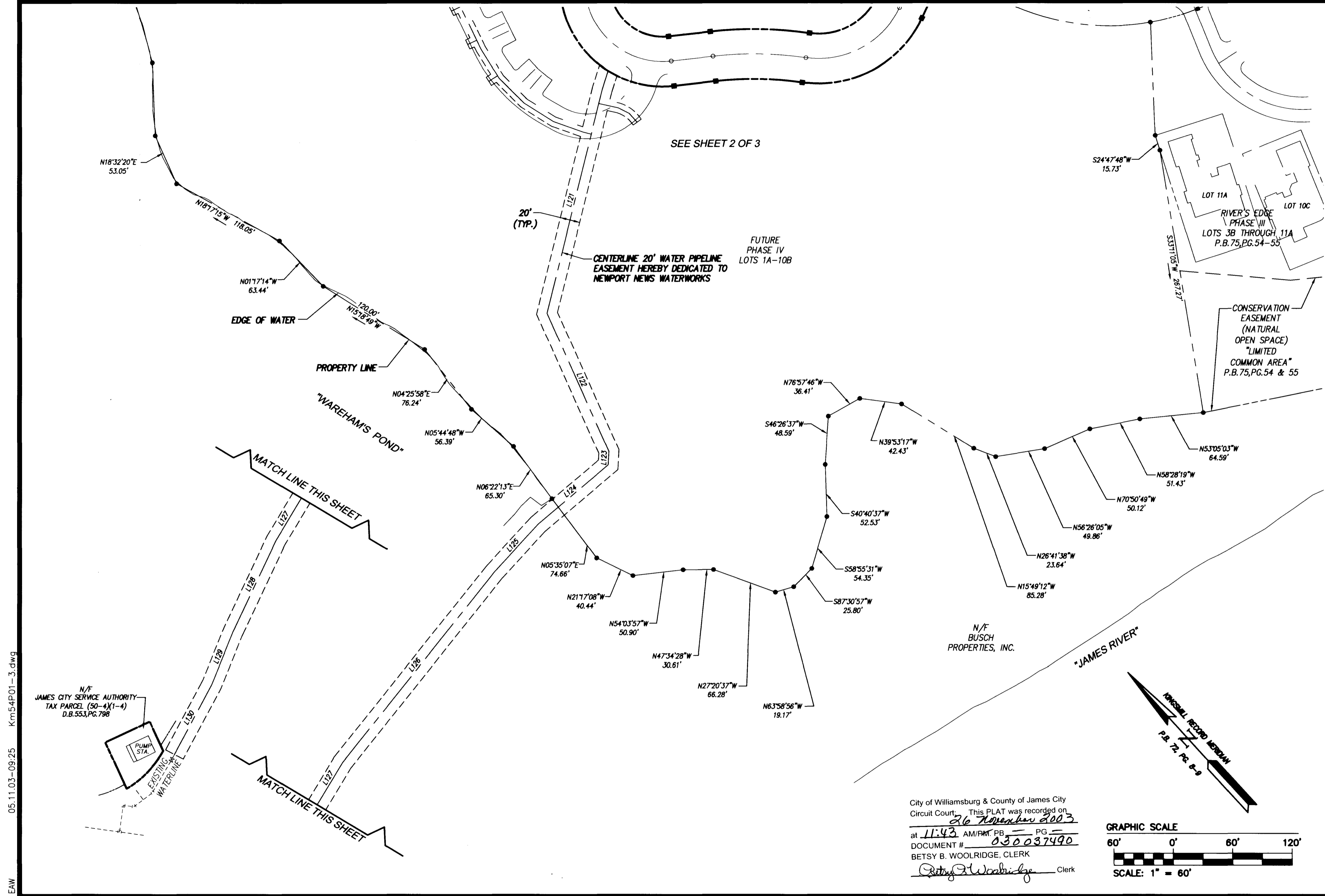
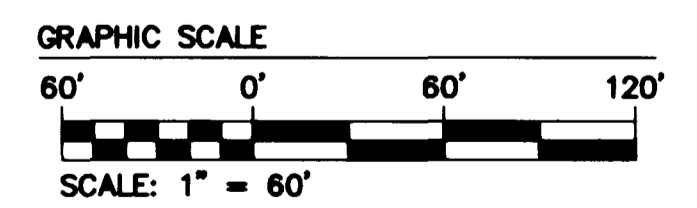
CENTERLINE 20' WATER PIPELINE  
EASEMENT HEREBY DEDICATED TO  
NEWPORT NEWS WATERWORKS

CONSERVATION  
EASEMENT  
(NATURAL  
OPEN SPACE)  
"LIMITED  
COMMON AREA"  
P.B. 75, PG. 54 & 55

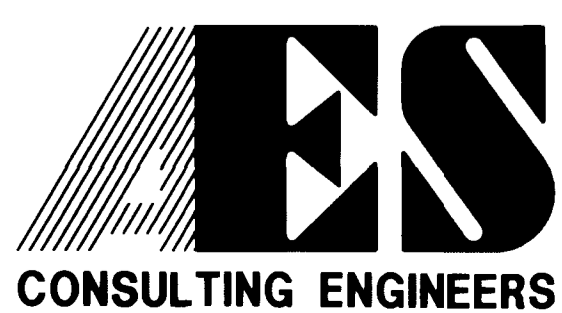
N/F  
BUSCH  
PROPERTIES, INC.

"JAMES RIVER"

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