THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BUSCH PROPERTIES, INC., A DELAWARE CORPORATION AND WAS ACQUIRED FROM ANHEUSER-BUSCH, INCORPORATED BY DEED DATED NOVEMBER 14, 1972 IN DEED BOOK 141, PAGE 313, AND BY DEED DATED DECEMBER 28, 1984 IN DEED BOOK 266, PAGE 530, BOTH DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

WILLIAM B. VOLIVA, JR., VICE PRESIDENT BUSCH PROPERTIES, INC. 1/1/3/0/1 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JO-WIT:

A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 3 rd DAY OF DOVEMBER,

MY COMMISSION EXPIRES ___

Y G NOTARY PI

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.

ROBERT D. MANN, L.S.

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF

JAMES CITY COUNTY

DATE O4

NOTES:

- 1. PROPERTY IS ZONED R-4. RESIDENTIAL PLANNED COMMUNITY.
- 2. THE PROPERTY SHOWN IS PART OF TAX MAP PARCEL (50-4)(1-1) AND PART OF TAX MAP PARCEL (50-3)(1-1).
- 3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 4. 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 SERVICE AUTHORITY.
- 5. 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.
- 6. J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY.

DELTA

08"58'40"

29"34"44"

91"22"42"

<u> 38°01'34"</u>

235°34'57"

64°37'23"

28°59'09"

91°22'42"

29°34'44"

8'58'40"

19°27'10"

2"21"57"

93"24'45"

13"53"18"

0378'28"

11'56'47"

8613'46"

13"43"54"

149"21'11"

11°40'01"

1117'08"

10"25'03"

04'39'21"

04*44'29"

DELTA

04'04'18"

65'44'14"

CURVE

C1

C5

C6

 c_8

C9

C10

C11

C12

C13

C3A

C4A

C5A

C5B

C6A

C7A

C8A

C9A

C10A

CURVE

C30

- 7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- 8. SEE TABLE ON THIS SHEET FOR ADDRESSES AND TAX MAP NUMBERS.
- 9. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- 10. 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.
- 11. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 12. CENTERLINE OF ALL PROPOSED UTILITY, 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). DRAINAGE STRUCTURES AS SHOWN ARE PER APPROVED AES SITE PLAN UNLESS OTHERWISE NOTED.

RADIUS

250.00

175.00

175.00

625.00'

50.00°

50.00

575.00

125.00

105.00°

320.00

247.13

300.00

25.00

207.13

575.00

575.00

50.00

575.00

50.00

625.00

625.00"

625.00'

625.00°

175.00

RADIUS

725.00

175.00

RIGHT-OF-WAY CURVE TABLE

TANGENT

19.63

46.20

179.26

215.36

94.87

31.62'

148.63

128.04°

27.72

25.12

42.36

6.19

26.54°

25.23

16.60

60.16

46.81

69.23

182.48

63.85

61.75

56.98

<u> 25.41'</u>

7.25

TANGENT

25.77

113.08

CHORD

39.13

89.34

250.45[']

407.23°

88.47

53.45

287.80

178.89

<u>53.61'</u>

50.09

83.50

12.39

36.39

50.08

33.19

119.67

68.35'

137.48

96,44

127.05

<u> 122.91'</u>

113.48

50.77

14.48

CHORD

51.51*

189.95

CHORD BEARING

N68°47'22"E

N79°05'24"E

S40"25"53"E

S24"16"14"W

N18°55'31"W

N66'33'17"E

N19°45'00"E

N40°25'53"W

S79°05'24"W

N68°47'22"E

S83°00'17"W

N07°25'44"W

N40"27"37"E

N8013'20"E

N06"54'40"E

N14'32'18"E

N55°45'05"E

N27°22'38"E

N62'02'24"W

S37°27'00"W

S25°58'26"W

S15"07'20"W

S07'35'08"W

NO2°53'13"E

CHORD BEARING

N36°01'08"E

N01°06'53"E

ARC

39.17

90.34

279.10'

414.80

205.58

56.39

290.89°

199.36'

54.21

50.14

83.90

12.39

40.76

50.21

33.20

119.89

75.25°

137.81

130.34

127.27

<u> 123.11' </u>

113.64

<u>50.79'</u>

14.48

ARC

51.52"

200.78*

COMMON OPEN SPACE CURVE TABLE

LOT CURVE TABLE

CURVE DELTA RADIUS ARC TANGENT CHORD CHORD BEARING

- 13. 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.
- 14. 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.
- 15. THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 16. 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.
- 17. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- 18. THE DEVELOPMENT REVIEW COMMITTEE APPROVED A CUL-DE-SAC LENGTH EXCEPTION.
- 19. ALL LOTS SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM, THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE AS MANUFACTURED BY ENVIRONMENT ONE (MODEL 2010) OR EQUAL AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH JCSA OR AN APPROVED SERVICE ORGANIZATION.

O IRF

O IPF

IRS

RPA

LEGEND

STATE OF WAY LINE

CENTER LINE

. BUILDING SETBACK

LINE (B.S.L. TYP.)

- RPA BUFFER LINE

IRON ROD FOUND

IRON PIPE FOUND

RESOURCE PROTECTION AREA

CONSERVATION EASEMENT MARKER

IRON ROD SET

City of Williamsburg & County of James City

Circuit Court: This PLAT was recorded on

at <u>1:22</u> AM/PM, PB — PG — DOCUMENT # 040028848

BETSY B. WOOLRIDGE, CLERK

Retry Washidge

10 Nirember 2004

- WETLANDS LINE

---- TRAVERSE LINE

EASEMENT

199 BUSCH 143
SOUTHALL CORPORATE GO
GOVERNMENT SOUTHALL QUARTER ROPE R
KEY (KEY
TUTTERS TAZWELLS WHITTAKERS NECK HUNDRED MILL
HUNDRED (MILL) ARCHERS MEAD
POAD BURWELLS WINSTER WAREHAM'S
FAIRFAX RANDOLPHS ORDINARY
FAIRFAX BURWELLS GREEN GREEN
PROJECT STORY ORDINARY

VICINITY MAP SCALE: 1"=2000'

JAMES RIVER

LOCATION DO

AREA TABULATION	S.F.±	AC.±
AREA OF RESIDENTIAL LOTS	326,731	7.501
AREA OF COMMON AREA	89,873	2.063
AREA OF LIMITED COMMON AREA	3,430	0.079
TOTAL AREA SUBDIMDED	420,034	9.643
NUMBER OF LOTS	14	
AVERAGE LOT SIZE	23,338	0.536
SMALLEST LOT (LOT 14)	17,281	0.397
LARGEST LOT (LOT 6)	41,889	0.962
AREA OF CONSERVATION EASEMENT	42,525	0.976
AREA WITHIN TAX PARCEL NO. (50-3)(1-1)	15,582	0.358
AREA WITHIN TAX PARCEL NO. (50-3)(1-1) AREA WITHIN TAX PARCEL NO. (50-4)(1-1)	401,022	9.206

LOT NUMBER & ADDRESS TABLE LOT NUMBER **ADDRESS** 508 SIR GEORGE PERCY LOT 1 512 SIR GEORGE PERCY LOT 2 LOT 3 516 SIR GEORGE PERCY 520 SIR GEORGE PERCY LOT 4 528 SIR GEORGE PERCY LOT 5 LOT 6 535 SIR GEORGE PERCY 531 SIR GEORGE PERCY LOT 7 LOT 8 527 SIR GEORGE PERCY 523 SIR GEORGE PERCY LOT 9 519 SIR GEORGE PERCY LOT 10 515 SIR GEORGE PERCY LOT 11 509 SIR GEORGE PERCY LOT 12 505 SIR GEORGE PERCY LOT 13 LOT 14 501 SIR GEORGE PERCY

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10 DAY

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 122 MM/PM

INSTRUMENT # 0400 28848

TESTE: BITAL B. WOOLRIDGE, CLERK By Claudia OHELAND

CONSULTING ENGINEERS

WILLIAMSBURG . RICHMOND

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994 PLAT OF SUBDIVISION

ARMISTEAD POINT
KINGSMILL ON THE JAMES
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT

JAMES CITY COUNTY

VIRGINIA

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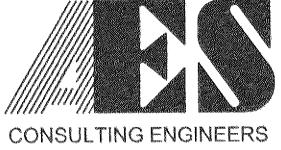
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1	10/29/04	REVISIONS PER COUNTY COMMENTS DATED 10/21/04	RDM
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
MAR/REC	EAW
Scale	Date
1"=50'	10/1/04
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WAREHAMS POND

115 - Amistead Pointldwoll Plats\Subd Plat\775315P01.dwg, 11/2/2004 4:16:16 PM, EAW

#040028848 GRAPHIC SCALE LOT 34 LIMITED COMMON AREA 15' INGRESS AND EGRESS EASEMENT HEREBY HALL CONSTRUCTION, INC. CONSERVATION EASEMENT RESERVED TO BUSCH T.M. (50-3)(12-34)LANDSCAPE PROTECTION ZONE PROPERTIES, INC. SCALE: 1'' = 50'S86°07'14"E--- 383.77" THE LANDING P.B.56,PG.83 N73"16"42"E 29.62"-S86707'14"E -- 383.77" GRINDER PUMP REQUIRED FOR ALL SIR GEORGE PERCY (50' R/W) LOTS WITHIN THIS SUBDIVISION N73"16'42"E-\ 29.62 COMMON AREA 2.063 AC. ± (TOTAL) STATE PLANE COORDINATES SOUTH ZONE (NAD 1983) N86°07'14"W 383.77 N/F BUSCH PROPERTIES, INC. EAST LANDING D.B.141, PG.314 P.B.31, PG.74 & 75 150 (50' R/W) N16"43"18"W T.M. (50-4)(1-1)70.00 JCG COORDINATE N 3611094.1648 S7316'42"W 20.15' E 12014583.3296 LIMITED COMMON AREA S16°43'18"W 40.00' 0.079 AC.± S8911'49"E ____ 146.77" 출 LIMITS OF WETLANDS (TYP.) - S7316'42"W 9.48' C14A m Ty N/F BUSCH PROPERTIES, INC. PLANTATION GOLF COURSE LOT 14 17TH/FAIRWAY 17,281 S.F.± D.B.266, PG.530 0.397 Ac.± Exton Control P.B.40, PG.51 LANDSCAPE T.M. (50-3)(1-1)RESTRICTION ZONE PERCY 100' RPA BUFFER So. N/F 100' RPA BUFFER BUSCH PROPERTIES, INC. 130' WATERLINE 24, D.B.141, PG.314 10' WATERLINE -EASEMENT TO BE P.B.31, PG.74 & 75 EASEMENT TO BE IDEDICATED TO NEWPORT DEDICATED TO NEWPORT T.M. (50-4)(1-1)NEWS WATERWORKS NEWS WATERWORKS LOT 13 18,295 S.F.± --- N84°44'32"W 195.00' S84'44'32"E --- 388.79" RIVER GOLF COURSE 16TH FAIRWAY 0.420 Ac.± <u>公</u> √ 65'±(TIE). 35' B.S.L. S89'11'49"E ___ 164.04' 10' REAR (TYP.) B.S.L. (TYP.) LOT 1 23,400 S.F.± 0.537 Ac.± **LOT 12** 19,319 S.F.± 15' SIDE-0.444 Ac.± OPEN SPACE B.S.L. (TYP.) 355,800 S.F.±, 8.156 AC.± 20' WATERLINE EASEMENT LOT 28 TO BE DEDICATED TO N84'44'32"W 195.00' NEWPORT NEWS STEVE D. MANOS (AREA WITHIN SURVEY LINES) WATERWORKS T.M. (50-3)(12-28)~45'±(TIE) S8911'49"E 172.97" 20' WATERLINE EASEMENT TO BE DEDICATED TO NEWPORT LIMITS OF WETLANDS (TYP.) NEWS WATERWORKS (MARKED BY WILLIAMSBURG THE LANDING LOT 2 ENVIRONMENTAL GROUP AND FIELD P.B.56,PG.83 . 35' B.S.L. LOCATED BY AES CONSULTING 23,400 S.F.± 0.537 Ac.± ENGINEERS 2-23-03) LOT 11 (TYP.) 20,343 S.F.± 0.467 Ac.± CONSERVATION EASEMENT (NATURAL OPEN SPACE) HEREBY DEDICATED TO JAMES CITY COUNTY -15' SIDE --- N84°44'32"W 195.00" B.S.L. (TYP.) LOT 29 √56'±(TIE)-⁄ MATCH LINE - SEE SHEET 3 S8971'49"E --- 181.90" N/F GIACOMO MANCIAGLI SEE SHEEK MATCH LINE I T.M. (50-3)(12-29)LOT 33 N/F CARLTON D. & LOT 3 LOT 10 ELIZABETH W. CASEY T.M. (50-3)(12-33)PLAT OF SUBDIVISION 5248 Olde Towne Road, Suite 1 ARMISTEAD POINT Williamsburg, Virginia 23188 KINGSMILL ON THE JAMES (757) 253-0040 Fax (757) 220-8994

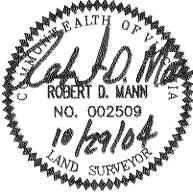


WILLIAMSBURG . RICHMOND

OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT

JAMES CITY COUNTY

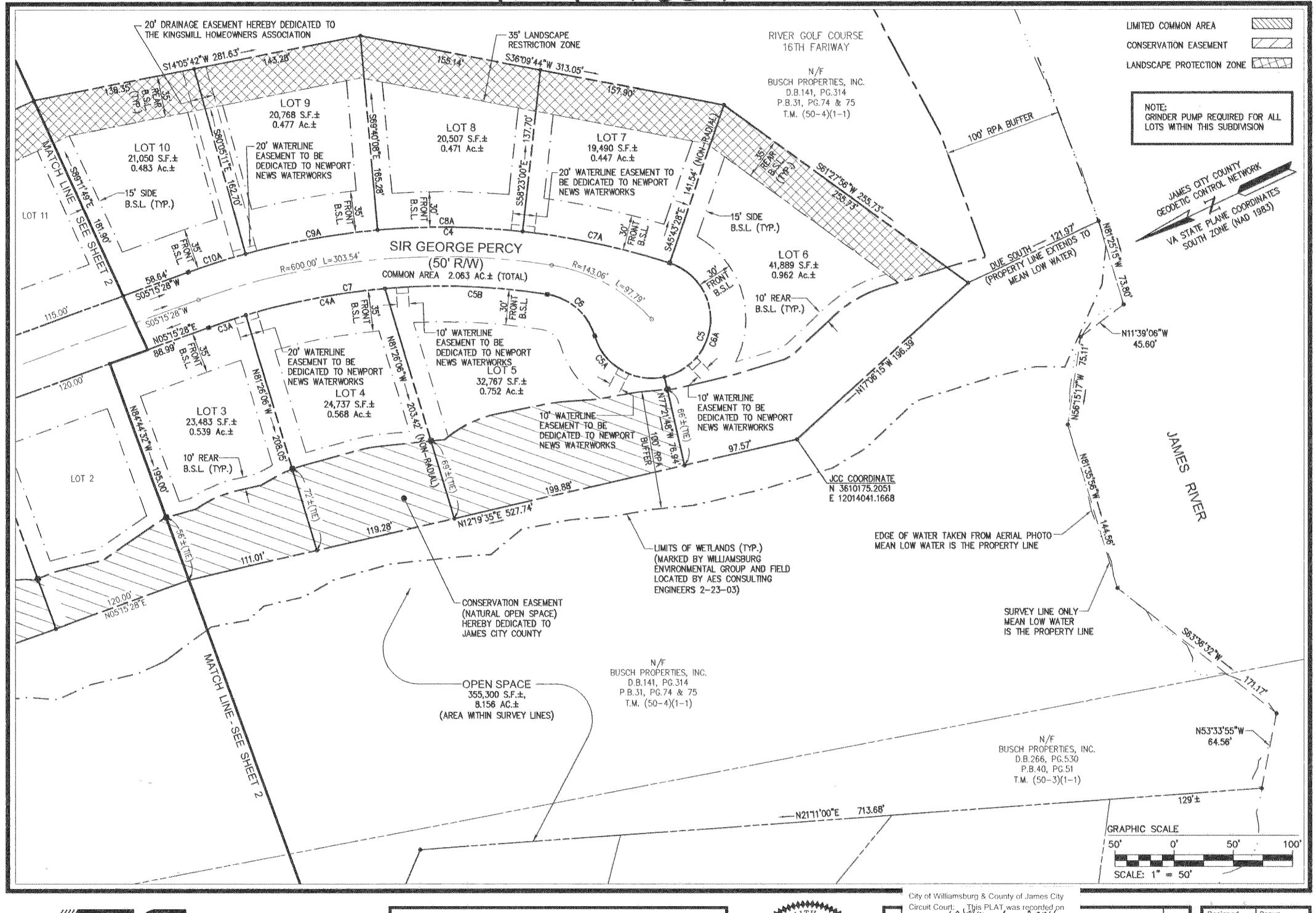


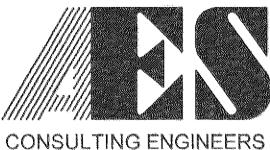
VIRGINIA

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	and the state of t	City of Williamsburg & County of James City	ATTACANA PARAMETER AND
(TATOMERS SACTO	044.64P152927425250211040	Circuit Court: This PLAT was recorded on 10 November 2004	
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		DOCUMENT #	mant been normalisticated
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10/	/29/04	REVISIONS PER COUNTY COMMENTS DATED 10/21/04	RDM
). [DATE	REVISION / COMMENT / NOTE	BA

	Designed	Drawn
	MAR/REG	EAW
	Scale	Date
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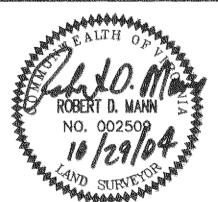
WILLIAMSBURG • RICHMOND

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994 PLAT OF SUBDIVISION

ARMISTEAD POINT

KINGSMILL ON THE JAMES
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

RÖBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



inuni i	City of W	illiamsburg & County of James City		
nterres	Circuit Co	ourt: This PLAT was recorded on 10 Muentu 2004		
	at 1:2	2 AMPM PB — PG — ENT# 040028848		
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1	10/29/04	REVISIONS PER COUNTY COMMENTS	DATED 10/21/04	RDM
ło.	DATE	REVISION / COMMENT ;		BY

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