

# #050012854

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER-BUSCH, INCORPORATED TO BUSCH PROPERTIES, INC., A DELAWARE CORPORATION BY DEED DATED DECEMBER 28, 1984 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 266, PAGE 530, AND BY DEED DATED NOVEMBER 14, 1972 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 141, PAGE 313.

**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* 3/23/05  
 WILLIAM B. VOLIVA, JR., VICE PRESIDENT  
 BUSCH PROPERTIES, INC. DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City  
 TO-WIT:  
 I, Susan Childs, 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 23 DAY OF March, 2005  
 MY COMMISSION EXPIRES March 4, 2009  
*Susan Childs*  
 NOTARY PUBLIC

**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* 3/22/05  
 ROBERT D. MANN, L.S. DATE

**CERTIFICATE OF APPROVAL**

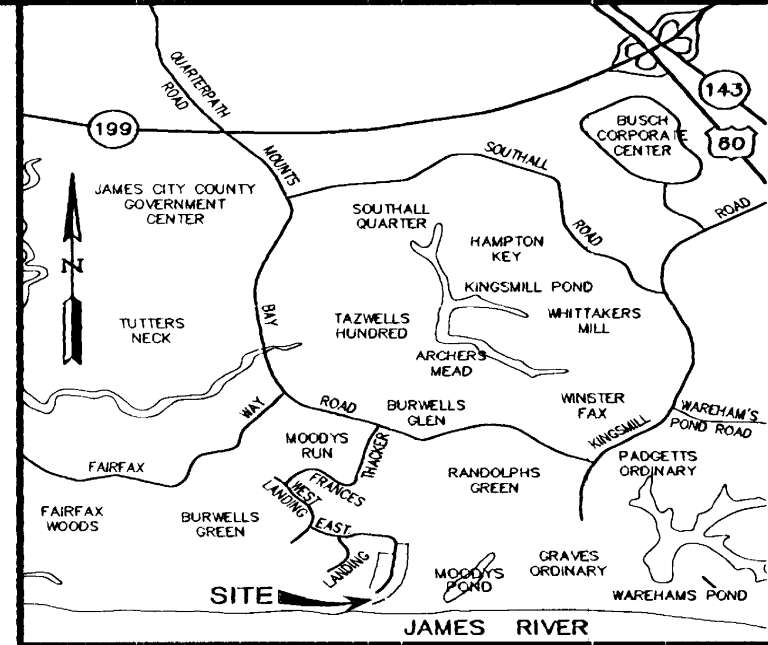
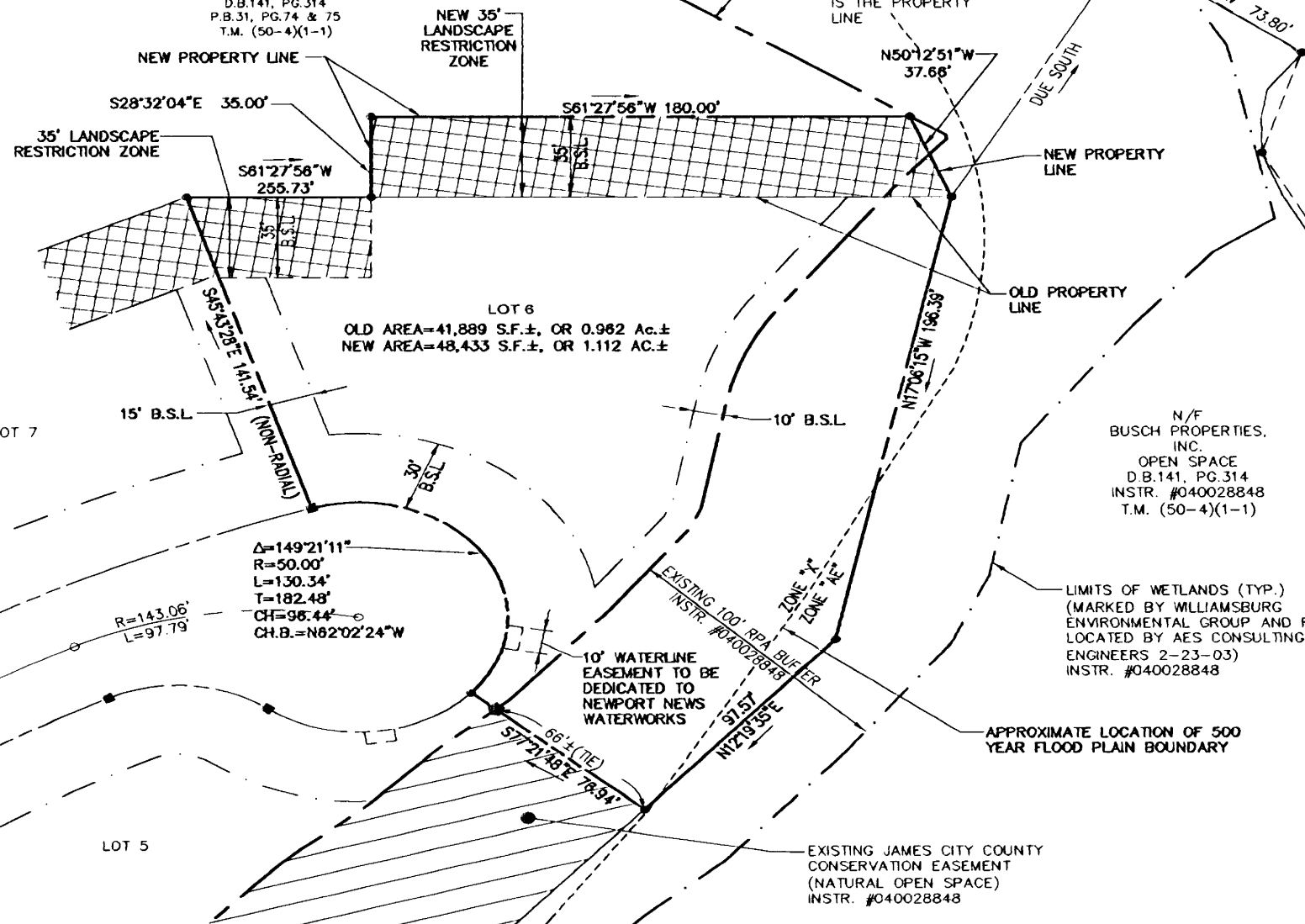
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*[Signature]* 3/24/05  
 SUBDIVISION AGENT OF  
 JAMES CITY COUNTY DATE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 9 DAY OF June, 2005.

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

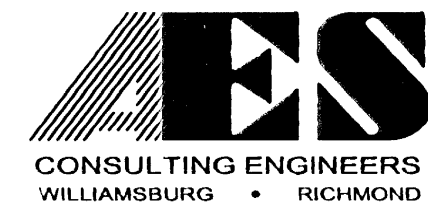
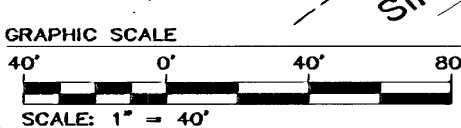
INSTRUMENT # 050012854  
 TESTE: *Betsy B. Woolridge*  
 BETSY B. WOOLRIDGE, CLERK  
*[Signature]*  
 RIVER GOLF COURSE  
 16TH FARIWAY  
 N/F  
 BUSCH PROPERTIES, INC.  
 D.B.141, PG.314  
 P.B.31, PG.74 & 75  
 T.M. (50-4)(1-1)



VICINITY MAP  
 SCALE: 1"=2000'

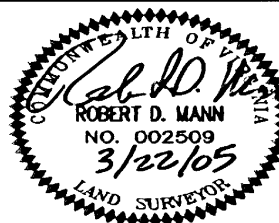
- NOTES:
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
  - THE PROPERTY SHOWN IS PART OF TAX MAP PARCEL (50-4)(1-1).
  - STREET ADDRESS: 535 SIR GEORGE PERCY
  - THE PROPERTY SHOWN LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED IN SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD) PER F.I.R.M. #510201 0045 B, DATED 2/6/1991. (SEE PLAT).
  - THIS LOT IS SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
  - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

- LEGEND**
- LANDSCAPE PROTECTION ZONE
  - CONSERVATION EASEMENT
  - RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - CENTER LINE
  - TRAVERSE LINE
  - EASEMENT
  - BUILDING SETBACK LINE (B.S.L. TYP.)
  - WETLANDS LINE
  - RPA BUFFER LINE
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - IRS IRON ROD SET
  - RPA RESOURCE PROTECTION AREA
  - CONSERVATION EASEMENT MARKER



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

PLAT OF BOUNDARY LINE ADJUSTMENT  
 BETWEEN  
 LOT 6 ARMISTEAD POINT AND RIVER GOLF COURSE  
 KINGSMILL ON THE JAMES  
 OWNED BY BUSCH PROPERTIES, INC.,  
 A DELAWARE CORPORATION  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>9 June 2005</u>			
at <u>10:33</u> AM/PM	PG		
DOCUMENT # <u>050012854</u>			
BETSY B. WOOLRIDGE, CLERK			
<i>Betsy B. Woolridge</i> Clerk			
1	3/22/05	REVISED PER JCC COMMENTS DATED 3/14/05	RDM
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY

Designed AES	Drawn EAW
Scale 1"=40'	Date 2/7/05
Project No. 7753-15	
Drawing No. 1 OF 1	