

090027097

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	45°16'58"	378.54'	299.18'	157.89'	291.45'	S64°06'42"E
C2	10°48'27"	378.54'	71.40'	35.81'	71.30'	S81°20'57"E
C3	20°11'28"	378.54'	133.40'	67.40'	132.71'	S65°51'00"E
C4	14°17'03"	378.54'	94.37'	47.43'	94.13'	S48°36'44"E
C5	15°01'18"	407.74'	106.90'	53.76'	106.59'	S48°58'52"E
C6	9°53'37"	407.74'	70.41'	35.29'	70.32'	S46°25'01"E
C7	5°07'41"	407.74'	36.49'	18.26'	36.48'	S53°55'41"E
C8	14°40'21"	359.86'	92.15'	46.33'	91.90'	S49°09'21"E
C9	0°43'20"	359.86'	4.54'	2.27'	4.54'	S56°07'51"E
C10	13°57'02"	359.86'	87.62'	44.03'	87.40'	S48°47'41"E
C11	11°20'40"	527.98'	104.54'	52.44'	104.37'	S47°29'30"E
C12	9°19'26"	527.98'	85.92'	43.05'	85.82'	S46°28'53"E
C13	2°01'14"	527.98'	18.62'	9.31'	18.62'	S52°09'13"E

NOTE:
EACH LOT IN THIS SUBDIVISION IS SERVED BY PUBLIC GRAVITY SEWER. IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO INSURE THAT PRIVATE SEWER LATERALS INSTALLED AT THE TIME OF HOME CONSTRUCTION COMPLIES WITH CURRENT COUNTY AND BUILDING CODE REQUIREMENTS.

NOTE:
LIMITED COMMON AREA 1 (LCA-1) INCLUDES AREA ENCUMBERED BY NATURAL OPEN SPACE EASEMENT.

4 Large Plat(s) Recorded herewith as # 090027097

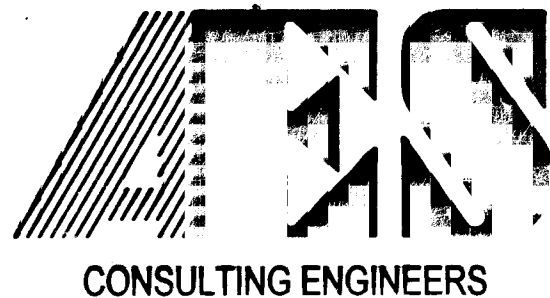
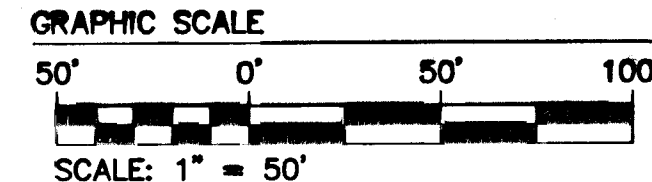
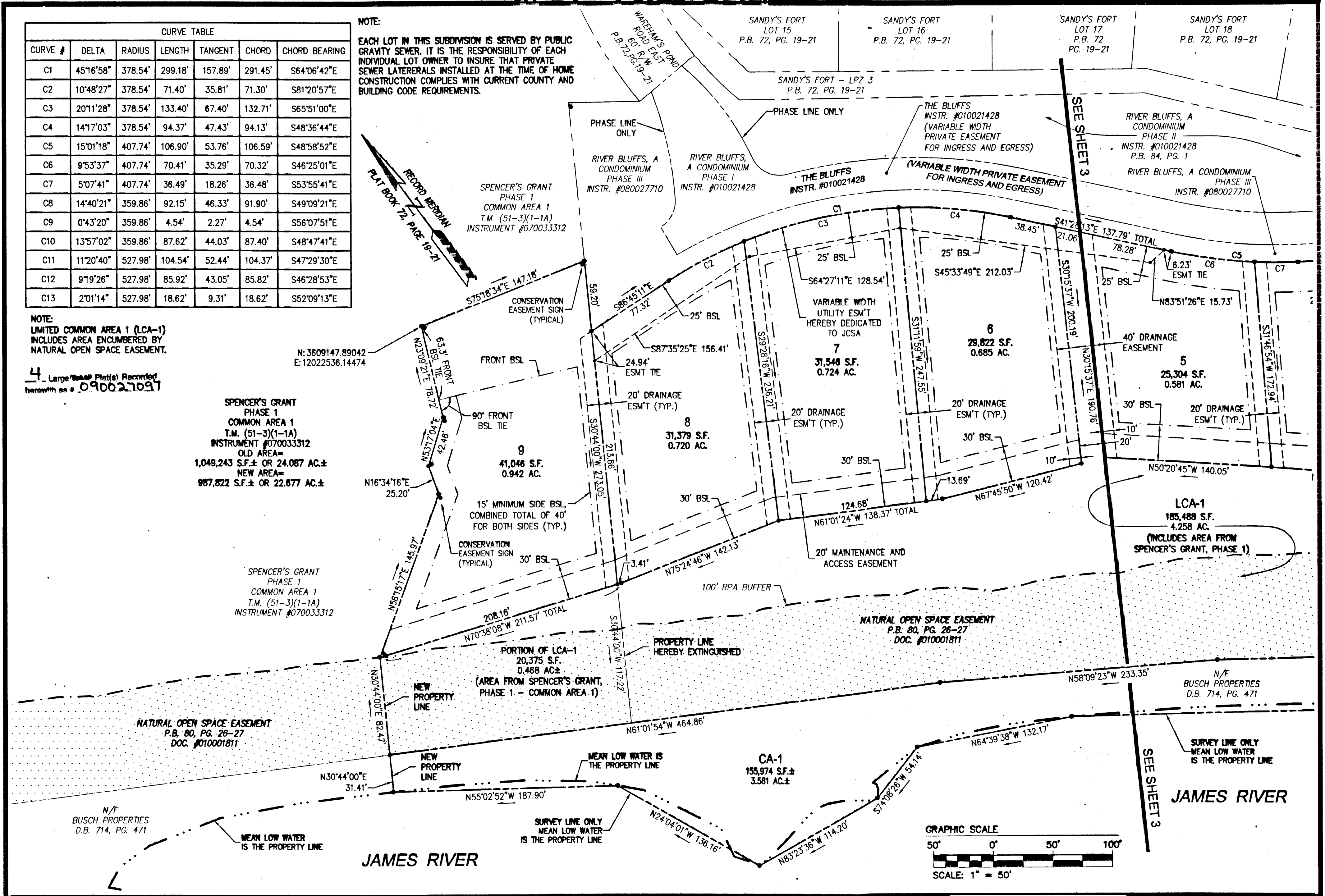
SPENCER'S GRANT
PHASE 1
COMMON AREA 1
T.M. (51-3)(1-1A)
INSTRUMENT #070033312
OLD AREA=
1,049,243 S.F.± OR 24.087 AC.±
NEW AREA=
987,822 S.F.± OR 22.677 AC.±

SPENCER'S GRANT
PHASE 1
COMMON AREA 1
T.M. (51-3)(1-1A)
INSTRUMENT #070033312

PORTION OF LCA-1
20,375 S.F.
0.468 AC.±
(AREA FROM SPENCER'S GRANT,
PHASE 1 - COMMON AREA 1)

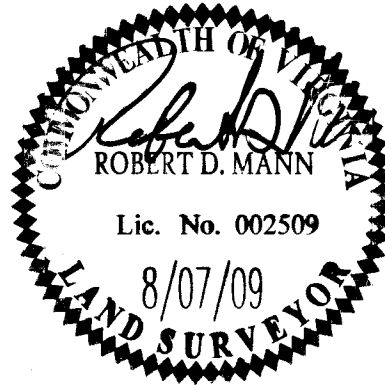
CA-1
155,974 S.F.±
3.581 AC.±

LCA-1
185,488 S.F.
4.258 AC.
(INCLUDES AREA FROM
SPENCER'S GRANT, PHASE 1)



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

PLAT OF SUBDIVISION
RIVER BLUFFS
KINGSMILL ON THE JAMES
LOTS 1-9
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on	
at 1:53 AM/PM, PG. 1	
DOCUMENT # 090027097	
BETSY B. WOOLRIDGE, CLERK	
Betsy B. Woolridge Clerk	
1	8/7/09
No.	DATE
REVISION / COMMENT / NOTE	
SDC	RDM
REVISED BY	REVIEWED BY

Designed AES	Drawn AES
Scale 1"=50'	Date 3/05/09
Project No. 7753-8-3	
Drawing No. 2 of 4	

S:\local\75308-3-RiverBluffs-SingleFamily\dwg\SurPlat\7753-8-3 SUBD Lots 1-9 SH 2-4.dwg, 9/8/2009 1:58:20 PM, stephen.cooke