090027097

SANDY'S FORT
LOT 24
P.B. 72, PG. 19-21

LIMITS OF WETLANDS

SANDY'S FORT
LPZ 7
P.B. 72, PG. 19-21

100' RPA BUFFER

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 LATERERALS INSTALLED AT THE TIME OF HOME CONSTRUCTION COMPLIES WITH CURRENT COUNTY AND BUILDING CODE REQUIREMENTS.

RIVER BLUFFS, A CONDOMINIUM
PHASE II
INSTR. #010021428
P.B. 84, PG. 1

RECORD MERIDIAN
PLAT BOOK 72, PAGE 19-21

PHASE LINE ONLY

(VARIABLE WIDTH PRIVATE EASEMENT FOR INGRESS AND EGRESS)

PHASE LINE ONLY

THE BLUFFS
INSTR. #010021428
(VARIABLE WIDTH PRIVATE EASEMENT FOR INGRESS AND EGRESS)

SEE SHEET 3

RIVER BLUFFS, A CONDOMINIUM
PHASE I
INSTR. #010015611
INSTR. #010011950
P.B. 83, PG. 1
P.B. 82, PG. 18

RIVER BLUFFS, A CONDOMINIUM
PHASE II
INSTR. #010021428
P.B. 84, PG. 1

N/F
BUSCH PROPERTIES
D.B. 714, PG. 471

100' RPA BUFFER

PHASE LINE ONLY

NATURAL OPEN SPACE EASEMENT
P.B. 80, PG. 26-27
DOC. #010001811

E 115.70'
S49°31'02"E 109.75'
S49°31'02"E 180.86'
S48°41'36"E 162.61'
S66°33'08"E 118.73'
S68°58'43"E 277.11'
S27°21'04"W 176.07'

MEAN LOW WATER IS THE PROPERTY LINE

N50°31'24"W 574.61'

SURVEY LINE ONLY
MEAN LOW WATER
IS THE PROPERTY LINE

N43°47'20"W 216.38'

N37°16'20"E 88.13'

N64°09'19"W 118.18'

MEAN LOW WATER
IS THE PROPERTY LINE

CA-1
155,974 S.F.±
3.581 AC.±

N62°38'56"W 237.19'

SURVEY LINE ONLY
MEAN LOW WATER
IS THE PROPERTY LINE

GROVE CREEK

JAMES RIVER

JAMES RIVER

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

4 Large Scale Plat(s) Recorded herewith as # 090027097

S:\Jobs\7753\08-3-RiverBluffs-SingleFamily\dwg\SurPlats\7753-8-3 SUBD Lots 1-9 SH 2-4.dwg, 9/8/2009 1:57:30 PM, stephen.cooke

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
8/07/09
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 9-29-2009
at 1:53 AM/PM. PB ___ PG ___
DOCUMENT # 090027097
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
1	8/7/09	REVISED PER CLIENT REQUEST	SDC	RDM

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