

LANDSCAPE PROTECTION ZONE (LPZ)

In areas designated 'Landscape Protection Zone (L.P.Z.)' no trees may be cut without prior approval of the Environmental Protection Board (E.P.B.), or a committee designated thereby, and no permanent structures may be erected whether on private property or Common Area, provided that in the case of private property and Common Area the following shall not be deemed to be structures: (a) bicycle, pedestrian and pedestrian paths or trails, or related facilities such as retaining walls, range shelters, benches, signs, light fixtures, bridges and stairs, and (b) boat ramps and docks; and provided further that in the case of private property only, the following shall not be deemed to be structures: (a) cantilevered portions of buildings, (b) columns or post supports of decks, and (c) terraces and patios.

CURVE DATA
R = 38.00'
Δ = 137°46'42"
T = 71.4'
S = 78.26'
C = 62.86'
D = 163.7022'

STATE OF VIRGINIA - At Large TO WIT:
CITY OF JAMES CITY
I, MYRL L. HAIRFIELD, Notary Public in and for the City and State aforesaid, do hereby certify that WALTER B. DICE, President and MICHAEL W. DEWANEY, ASST. SECRETARY, whose names are signed to the foregoing writing bearing date on the 14th day of MARCH, 1974, have acknowledged the same before me in my City and State aforesaid.
Given unto my hands this 14th day of March, 1974
Myrl L. Hairfield
Notary Public MY COMMISSION EXPIRES FEB. 22, 1975

This Subdivision of Property of Busch Properties, Incorporated, James City County Virginia, as the same appears on this plat is with the free consent and in accordance with the desires of the undersigned Owner.
BUSCH PROPERTIES, INCORPORATED
Attest: *Michael Dewaney* 3/14/74
ASST. SECRETARY

I certify that this plat and subdivision was made by me at the direction of the owner, and that the subdivision is entirely within the boundaries of land covered by deeds duly of record in the Clerk's Office of the Circuit Court of James City County in Deed Book 125, P. 101 and Deed Book 126, P. 183. This subdivision as it appears on this plat conforms to the applicable regulations relating to the subdivision of land.

LANGLEY, McDONALD & OVERMAN
By *George E. Langley*
CERTIFICATE OF APPROVAL

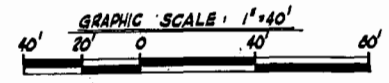
This subdivision known as Winster Fax approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date *3/15/74* Health Officer
Date *3/15/74* Agent of Governing Body

STATE OF VIRGINIA, COUNTY OF JAMES CITY
In the clerk's office of the circuit court of the county of James City the 22 day of MARCH 1974. The map shown hereon was presented and admitted to the record as the law directs.
Owlitt C. Clayson, Clerk
Plat Book: 31 Page 79



WINSTER FAX
SUBDIVISION OF PROPERTY OF
BUSCH PROPERTIES, INC.
JAMES CITY COUNTY, VIRGINIA
LANGLEY, McDONALD & OVERMAN
CONSULTING ENGINEERS
VA. BEACH, VIRGINIA
MARCH 14, 1974
REV. MAR. 20, 1974



Area Breakdown

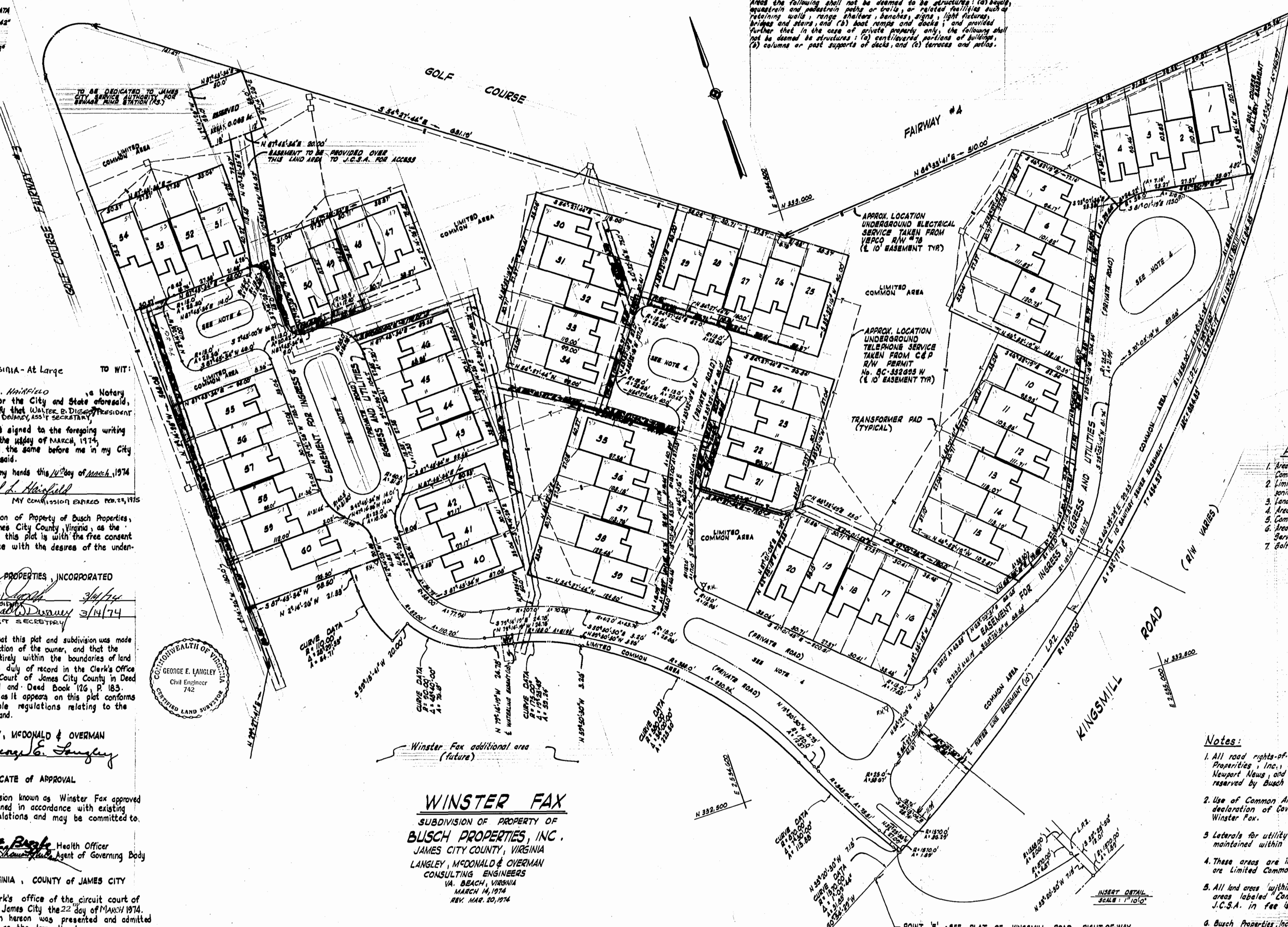
1. Area within road rights-of-way including Limited Common Areas therein: = 3.1957 Ac.
 2. Limited Common Areas including water line and sanitary sewer easements and AS. access: = 3.225 Ac.
 3. Landscape Protection Zone: = 0.215 Ac.
 4. Area of lots: = 4.442 Ac.
 5. Common Area: = 0.421 Ac.
 6. Area to be dedicated in fee simple to James City Service Authority for pump station site: = 0.063 Ac.
 7. Golf course gallery easement: = 0.096 Ac.
- Total area of site = 10.547 Acres

LEGEND

- PROPERTY LINE
- - - UNDERGROUND ELECTRICAL SER.
- - - UNDERGROUND TELEPHONE SERVICE
- WATER LINE & SAN. SEWER EASEMENT
- ⊕ F.H. FIRE HYDRANT

Notes:

1. All road rights-of-way are reserved as easements for Busch Properties, Inc., James City Service Authority & City of Newport News, and are part of Common Areas owned and reserved by Busch Properties, Inc.
2. Use of Common Areas is reserved in accordance with declaration of Covenants and Restrictions applying to Winster Fax.
3. Laterals for utility service may be installed across and maintained within Limited Common Areas and Common Areas.
4. These areas are included within road rights-of-ways, but are Limited Common Areas.
5. All land areas within Winster Fax excluding roads, L.P.Z., lots, areas labeled 'Common Area' and areas to be dedicated to J.C.S.A. in fee is Limited Common Area.
6. Busch Properties, Inc., reserved the right to cross Limited Common Area adjacent to southern boundary line with roads for the benefit of Winster Fax additional area.



POINT 'E' - SEE PLAT OF KINGSMILL ROAD RIGHT-OF-WAY & DRAINAGE EASEMENTS DATED 0-6-73

INSERT DETAIL
SCALE: 1" = 10'0"