

NOTES:

- 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.
- USE OF COMMON AREAS IS RESERVED IN ACCORDANCE WITH DECLARATION OF COVENANTS AND RESTRICTIONS APPLYING TO WINSTER FAX.
- LATERALS FOR UTILITY SERVICE MAY BE INSTALLED ACROSS AND MAINTAINED WITHIN LIMITED COMMON AREAS AND COMMON AREAS.
- THESE AREAS ARE INCLUDED WITHIN ROAD RIGHTS-OF-WAY, BUT ARE LIMITED COMMON AREAS.
- ALL LAND AREAS WITHIN WINSTER FAX EXCLUDING ROADS, LOTS & AREAS LABELED "COMMON AREA" ARE LIMITED COMMON AREAS.
- BUSCH PROPERTIES, INC., RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN STORM DRAINAGE FACILITIES ACROSS THAT PORTION OF ANY AND ALL LOTS NOT OCCUPIED BY LIVING UNITS.
- APPROX. LOCATION OF UNDERGROUND ELECTRICAL SERVICE TAKEN FROM VERCO R/W # 36. (E 10' EASEMENT TYP)
- APPROX. LOCATION OF UNDERGROUND TELEPHONE SERVICE TAKEN FROM C&P R/W PERMIT NO BC-333209-R. (E 10' EASEMENT TYP)
- COORDINATES ARE IN FEET AND REFER TO VIRGINIA PLANE COORDINATE GRID SYSTEM, SOUTH ZONE.

This Subdivision of Property of Busch Properties, Inc. James City County, Virginia, as the same appears on this plat is with free consent and in accordance with the desires of the undersigned Owner.

BUSCH PROPERTIES, INC.

By *Richard G. Wright*

Attest _____ TO WIT:
STATE OF VIRGINIA
CITY OF WILLIAMSBURG

I, *Douglas W. Smith*, a Notary Public in and for the City and State aforesaid do hereby certify that *Richard G. Wright & Michael W. DeWitt* whose names are signed to the foregoing writing bearing date on the 1 day of APRIL have acknowledged the same before me in my City and State aforesaid.

Given unto my hands this 27 day of APRIL
David A. D. D.
Notary Public

CERTIFICATE OF APPROVAL

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

Date 4th day of August 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 this 27 day of April, 1977, the map shown hereon was presented and admitted to the record as the law directs.

Teste: *Carroll C. Fisher*, Clerk

Plat Book: 34 Page 41

I certify that this plat of Subdivision was made by me at the direction of the owner, and that the subdivision is entirely within the boundaries of land covered by deed duly of record in the Clerk's Office of the Circuit Court of James City County, Virginia in the following Deed and Plat Books; DB. 141, Pg. 313; DB. 145, Pg. 32; DB. 167, Pg. 572.

This Subdivision as it appears on this plat conforms to the applicable regulations relating to the subdivision of land.

LANGLEY, McDONALD AND OVERMAN

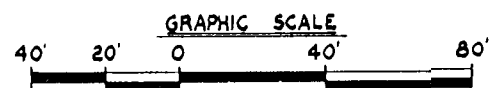
By *George E. Langley*
GEORGE E. LANGLEY
CONSULTING ENGINEER

LEGEND

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

**WINSTER FAX
ADDITIONAL AREA SECTION I**

SUBDIVISION OF PROPERTY OF
BUSCH PROPERTIES, INC.
JAMES CITY COUNTY, VIRGINIA
LANGLEY, McDONALD & OVERMAN
CONSULTING ENGINEERS
VA. BEACH, VIRGINIA
APRIL 1, 1977



AREA BREAKDOWN

- AREAS WITHIN ROAD RIGHTS-OF-WAY INCLUDING LIMITED COMMON AREAS THEREIN = 0.340 Ac.
 - LIMITED COMMON AREAS INCLUDING WATER LINE AND SANITARY SEWER EASEMENTS = 2.434 Ac.
 - AREA OF LOTS = 1.869 Ac.
 - COMMON AREA = 0.014 Ac.
- TOTAL AREA OF SITE = 4.657 Ac.

