

**LANDSCAPE PROTECTION ZONE (L.P.Z.) NOTE**  
 IN AREAS DESIGNATED "LANDSCAPE PROTECTION ZONE (L.P.Z.)" NO TREES MAY BE CUT REGARDLESS OF SIZE AND NO PERMANENT STRUCTURES TO INCLUDE HOUSES, DECKS, PATIOS, POOLS, GARAGES, POSTS, AND THE LIKE MAY BE ERRECTED OR LOCATED WITHOUT THE PRIOR APPROVAL OF THE ENVIRONMENTAL PRESERVATION BOARD (E.P.B.) OR A COMMITTEE DESIGNATED THEREBY. IT SHOULD BE NOTED THAT THE CONDITIONS, COVENANTS, AND RESTRICTIONS AND THE GUIDELINES TO HOME-BUILDING CONTAIN ADDITIONAL RESTRICTIONS REGARDING CLEARING, CONSTRUCTION, AND OTHER IMPROVEMENTS ON COMMON AREA AND PRIVATE PROPERTY.



BUSCH PROPERTIES, INC.

BUSCH PROPERTIES, INC.

**NOTES:**  
 1. ALL UTILITY EASEMENTS ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY.  
 2. A 75' DRAINAGE EASEMENT, UNLESS GREATER WIDTH IS NOTED, PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREON IS HEREBY DEDICATED TO BUSCH PROPERTIES, INC.

CURVE DATA

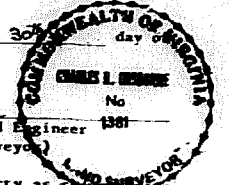
NO.	DELTA	RADIUS	ARC
1.	78°07'53"	200.00'	272.73'
2.	79°13'29"	30.00'	41.48'
3.	13°24'	925.00'	122.88'
4.	38°29'55"	175.00'	117.59'
5.	88°11'52"	30.00'	46.18'
6.	07°06'30"	765.00'	94.91'
7.	65°16'35"	30.00'	34.18'
8.	250°43'38"	50.00'	218.80'
9.	12°16'10"	715.00'	153.11'
10.	92°05'29"	30.00'	48.22'
11.	41°53'27"	325.00'	237.62'
12.	118°29'24"	175.00'	355.80'
13.	90°00'00"	30.00'	47.12'
14.	46°34'03"	30.00'	24.38'
15.	273°08'06"	50.00'	238.36'
16.	46°34'03"	30.00'	24.38'
17.	90°00'00"	30.00'	47.12'
18.	61°48'20"	225.00'	242.71'
19.	54°35'47"	30.00'	28.59'
20.	272°23'00"	50.00'	237.69'
21.	40°49'46"	30.00'	21.38'
22.	64°50'54"	275.00'	311.25'
23.	116°29'24"	225.00'	457.45'
24.	41°53'27"	275.00'	201.08'
25.	38°29'55"	125.00'	83.99'
26.	13°24'36"	475.00'	111.17'
27.	90°00'00"	30.00'	47.12'
28.	35°31'17"	425.00'	263.48'
29.	41°25'04"	225.00'	162.65'
30.	05°16'32"	1335.49'	122.97'
31.	88°33'06"	30.00'	45.32'
32.	98°29'51"	30.00'	51.57'
33.	00°13'36"	1285.49'	5.09'
34.	41°25'04"	175.00'	126.50'
35.	03°54'51"	475.00'	32.46'
36.	86°38'53"	30.00'	49.37'
37.	16°13'31"	275.00'	77.88'
38.	17°07'58"	325.00'	97.16'
39.	81°44'18"	30.00'	42.80'
40.	19°05'27"	475.00'	158.27'
41.	88°54'24"	180.00'	232.76'

**SURVEYOR'S CERTIFICATE**

I hereby certify that to the best of my knowledge and belief, 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 have been complied with.

Given under my hand this 30th day of Dec 1985

*Charles L. Moore*  
 State Certified Engineer  
 (or Land Surveyor)



This subdivision of property as shown hereon is with the free consent and in accordance with the desires of the undersigned owner.

By: *William S. Ward* President

ATTEST: *Christine M. Randall* Not. Pub.  
 STATE OF Virginia COUNTY OF James City TO WIT:

I, *Christine M. Randall*, a Notary Public in and for the City and State aforesaid do hereby certify that *William S. Ward* whose name is signed to the foregoing writing bearing date of the 15th day of November have acknowledge the same before me in my City and State aforesaid.

Given unto my hands this 15th day of November 1985

*Christine M. Randall*  
 Notary Public

My commission expires 03/31/88

**CERTIFICATE OF APPROVAL**

This subdivision known as \_\_\_\_\_ Subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

Date: \_\_\_\_\_ Highway Engineer  
 Date: 11 Dec 85 \_\_\_\_\_ Health Officer  
 Date: Dec 20, 1985 \_\_\_\_\_ Agent for Representative 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 20th day of December 1985. The map shown hereon was presented and admitted to the record as the law directs.

Teste: *William S. Ward* Clerk  
 Plat Book: 41 Page: 91-92

PLAT OF  
 FAIRFAX WOODS  
 PHASE II  
 A SUBDIVISION OF PART OF  
 PROPERTY OF  
**BUSCH PROPERTIES, INC.**  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1"=100' DATE: 9/9/85

**Langley and McDonald**  
 ENGINEERS-PLANNERS-SURVEYORS  
 VIRGINIA BEACH, VIRGINIA

SHEET 2 OF 2



2:53 pm  
 December 20th day of Dec 1985  
*William S. Ward* Clerk