

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH 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.

DATE: 10/23/91 NAME: Charles R. Osborne

**OWNER'S CERTIFICATE**  
 THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

BY: Erwin W. Poppe VICE PRESIDENT  
 BUSCH PROPERTIES, INC.

STATE OF Virginia  
 COUNTY OF James City TO WIT:  
 I, Charles R. Osborne NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT Erwin W. Poppe, Vice President WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF THE 12th DAY OF September 1991 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE.

GIVEN UNDER MY HAND THIS 12th DAY OF September 1991.  
Charles R. Osborne  
 MY COMMISSION EXPIRES April 2, 1992

**CERTIFICATE OF APPROVAL**  
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD:

DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE: VIRGINIA DEPARTMENT OF HEALTH  
 DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 12th DAY OF December, 1991 AS THE LAW DIRECTS.

CLERK: Walter S. Ward  
 BOOK: 55 PAGE: 33

**CERTIFICATE OF SOURCE OF TITLE**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER-BUSCH, INC. TO BUSCH PROPERTIES, INC.

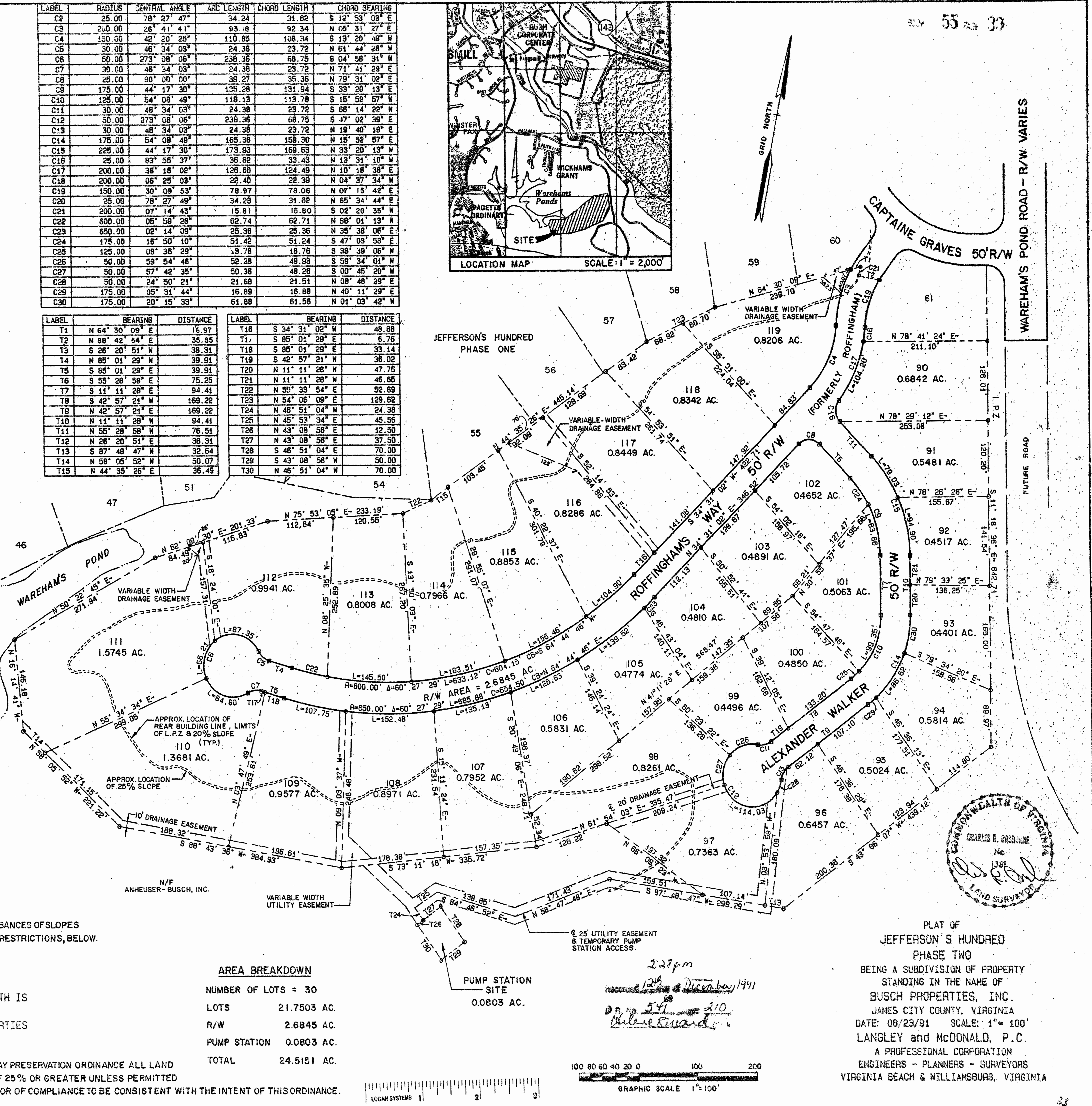
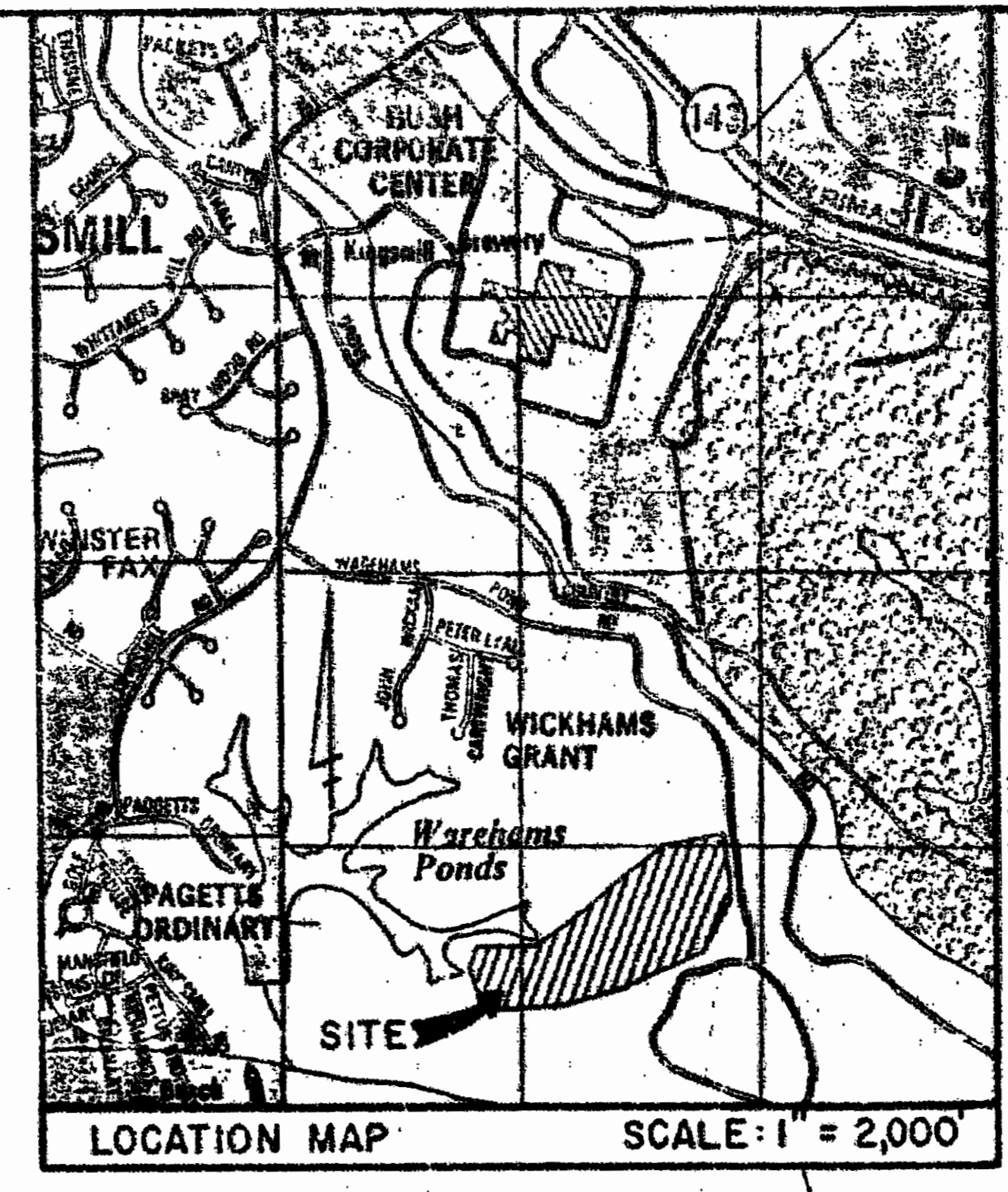
BY DEED DATED 12/29/87 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 376 PAGE 531.

**LANDSCAPE PROTECTION ZONE (L.P.Z.)**  
 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, TO HOME-BUILDING CONTAIN ADDITIONAL RESTRICTIONS REGARDING CLEARING, CONSTRUCTION, AND OTHER IMPROVEMENTS ON COMMON AREA AND PRIVATE PROPERTY. ANY DISTURBANCES OF SLOPES 25% OR GREATER SHALL ALSO COMPLY WITH NOTE 3. - SLOPE RESTRICTIONS, BELOW.

**NOTES:**  
 1. ALL UTILITY EASEMENTS ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.  
 2. A 7.5' DRAINAGE EASEMENT, UNLESS GREATER WIDTH IS NOTED, PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREON IS HEREBY DEDICATED TO BUSCH PROPERTIES INC.  
 3. **SLOPE RESTRICTIONS**  
 IN ACCORDANCE WITH SECTION 198-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE ALL LAND DISTURBING ACTIVITIES SHALL BE PROHIBITED ON SLOPES OF 25% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THIS ORDINANCE AND BY THE DIRECTOR OF COMPLIANCE TO BE CONSISTENT WITH THE INTENT OF THIS ORDINANCE.

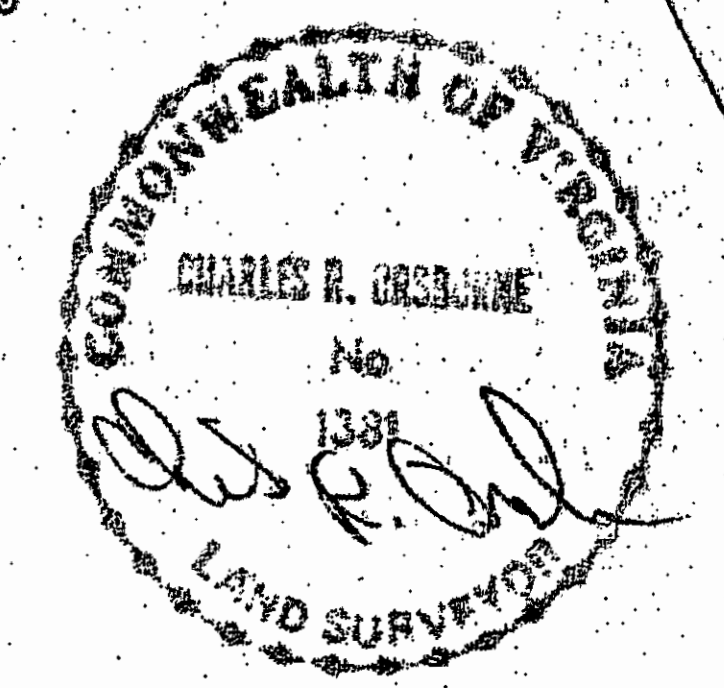
LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	25.00	78° 27' 47"	34.24	31.62	S 12° 53' 08" E
C3	200.00	26° 41' 41"	93.18	92.34	N 05° 31' 27" E
C4	150.00	42° 20' 25"	110.85	108.34	S 13° 20' 49" W
C5	30.00	46° 34' 03"	24.38	23.72	N 61° 44' 28" W
C6	50.00	273° 08' 06"	238.36	68.75	S 04° 58' 31" W
C7	30.00	46° 34' 03"	24.38	23.72	N 71° 41' 29" E
C8	25.00	90° 00' 00"	39.27	35.36	N 79° 31' 02" E
C9	175.00	44° 17' 30"	135.28	131.94	S 38° 20' 13" E
C10	125.00	54° 08' 49"	118.13	113.78	S 15° 52' 57" W
C11	30.00	46° 34' 03"	24.38	23.72	S 66° 14' 22" W
C12	50.00	273° 08' 06"	238.36	68.75	S 47° 02' 39" E
C13	30.00	46° 34' 03"	24.38	23.72	N 19° 40' 19" E
C14	175.00	54° 08' 49"	118.13	113.78	N 15° 52' 57" E
C15	225.00	44° 17' 30"	173.93	169.63	N 33° 20' 13" W
C16	25.00	89° 55' 37"	36.62	33.43	N 13° 31' 10" W
C17	200.00	38° 18' 02"	126.60	124.49	N 10° 18' 38" E
C18	200.00	06° 25' 03"	22.40	22.38	N 04° 37' 34" W
C19	150.00	30° 09' 53"	78.97	78.06	N 07° 15' 42" E
C20	25.00	78° 27' 49"	34.23	31.62	N 65° 34' 44" E
C21	200.00	07° 14' 43"	15.81	15.80	S 02° 20' 35" W
C22	600.00	05° 58' 28"	62.74	62.71	N 88° 01' 13" W
C23	650.00	02° 14' 09"	25.38	25.36	N 35° 38' 06" E
C24	175.00	16° 50' 10"	51.42	51.24	S 47° 03' 53" E
C25	125.00	08° 36' 29"	19.78	18.76	S 38° 39' 06" W
C26	50.00	59° 54' 46"	52.28	48.93	S 59° 34' 01" W
C27	50.00	57° 42' 35"	50.36	48.26	S 00° 45' 20" W
C28	50.00	24° 50' 21"	21.68	21.51	N 08° 48' 29" E
C29	175.00	05° 31' 44"	15.89	15.88	N 40° 11' 29" E
C30	175.00	20° 15' 33"	61.88	61.56	N 01° 03' 42" W

LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
T1	N 64° 30' 09" E	16.97	T16	S 34° 31' 02" W	48.88
T2	N 88° 42' 54" E	35.85	T17	S 85° 01' 29" E	6.76
T3	S 26° 20' 51" W	38.31	T18	S 85° 01' 29" E	33.14
T4	N 85° 01' 29" W	39.91	T19	S 42° 57' 21" W	36.02
T5	S 85° 01' 29" E	39.91	T20	N 11° 11' 28" W	47.76
T6	S 55° 28' 58" E	75.25	T21	N 11° 11' 28" W	46.65
T7	S 11° 11' 28" E	94.41	T22	N 55° 33' 54" E	52.69
T8	S 42° 57' 21" W	169.22	T23	N 54° 06' 09" E	129.62
T9	N 42° 57' 21" E	169.22	T24	N 46° 51' 04" W	24.38
T10	N 11° 11' 28" W	94.41	T25	N 45° 53' 34" E	45.56
T11	N 55° 28' 58" W	76.51	T26	N 43° 08' 56" E	12.50
T12	N 28° 20' 51" E	38.31	T27	N 43° 08' 56" E	37.50
T13	S 87° 48' 47" W	32.64	T28	S 46° 51' 04" E	70.00
T14	N 58° 05' 52" W	50.07	T29	S 43° 08' 56" W	50.00
T15	N 44° 35' 26" E	36.49	T30	N 46° 51' 04" W	70.00



**AREA BREAKDOWN**

NUMBER OF LOTS	= 30
LOTS	21.7503 AC.
R/W	2.6845 AC.
PUMP STATION	0.0803 AC.
TOTAL	24.5151 AC.



PLAT OF  
 JEFFERSON'S HUNDRED  
 PHASE TWO  
 BEING A SUBDIVISION OF PROPERTY  
 STANDING IN THE NAME OF  
 BUSCH PROPERTIES, INC.  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: 08/23/91 SCALE: 1" = 100'  
 LANGLEY and McDONALD, P.C.  
 A PROFESSIONAL CORPORATION  
 ENGINEERS - PLANNERS - SURVEYORS  
 VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA

2:28pm  
 received 12th of December, 1991  
 Charles R. Osborne