

CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SANDYS' FORT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

December 18, 1998
 DATE
 WILLIAM B. VOLIVA, JR., VICE PRESIDENT
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 Nancy A. Elly, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 18th DAY OF December, 19 98.

My commission expires 1-31-2000
 Nancy A. Elly
 SIGNATURE

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER BUSCH, INC. TO BUSCH PROPERTIES, INC. BY DEED DATED OCTOBER 24, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 714, PAGE 741.

CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SANDYS' FORT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

1/7/99
 DATE
 DAVID W. OTAY
 FOR COLONIAL WILLIAMSBURG FOUNDATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF WILLIAMSBURG
 DAVID W. OTAY, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 7 DAY OF January, 19 99.

My commission expires 5/31/99
 David W. Otay
 SIGNATURE

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER BUSCH, INC. TO COLONIAL WILLIAMSBURG FOUNDATION BY DEED DATED DECEMBER 1, 1974 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY JAMES CITY IN DEED BOOK 158, PAGE 465.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

1/16/99
 DATE
 G.T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

3/1/99
 DATE
 JAMES CITY COUNTY
 SUBDIVISION AGENT

AREA TABULATION

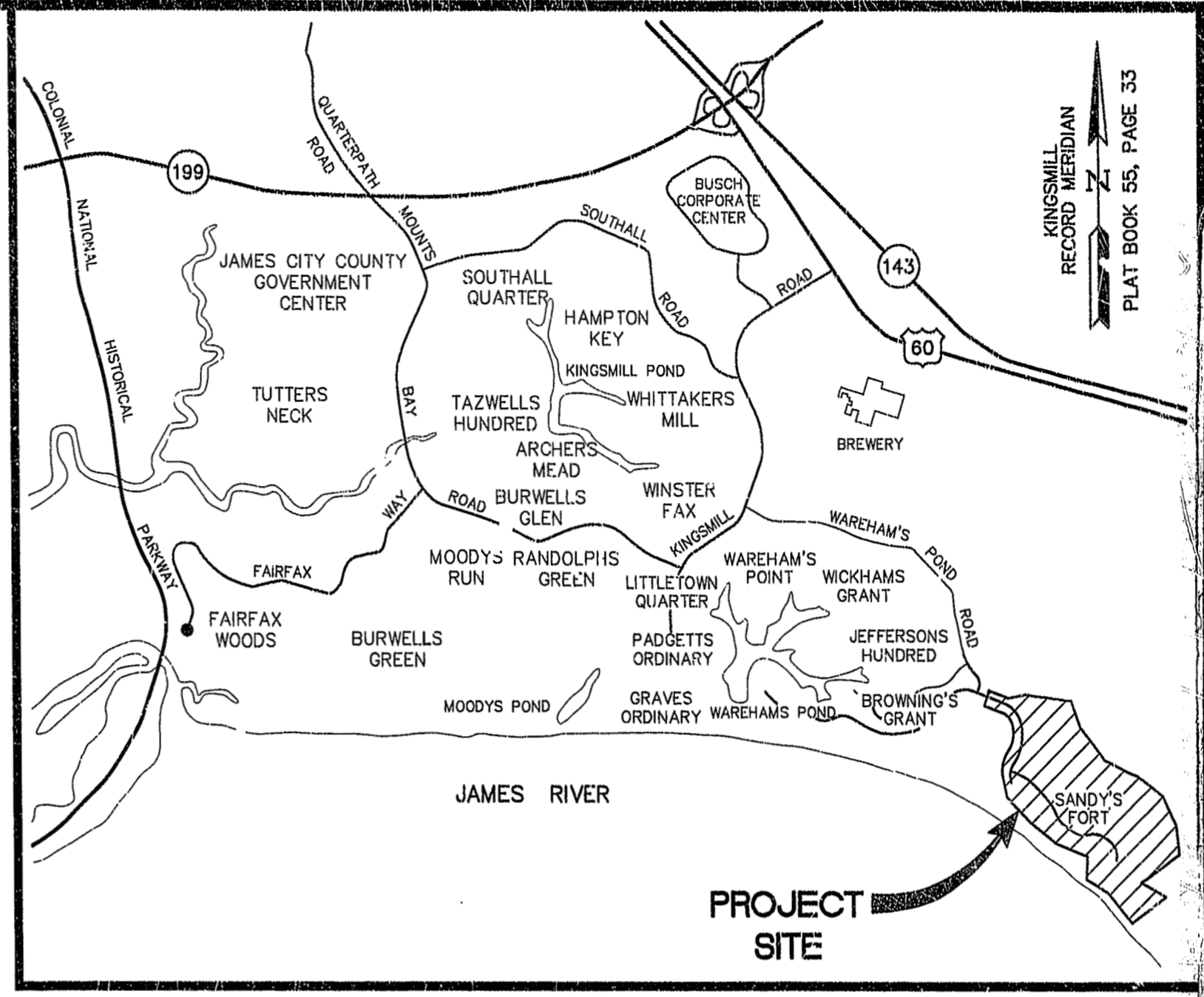
SANDYS' FORT
 LOTS 1 - 35

AREA OF RESIDENTIAL LOTS	1,001,286 S.F.	22.99 AC.±
AREA OF LPZ's	317,416 S.F.	7.29 AC.±
AREA OF CORPS OF ENGINEERS ESMT. (INSIDE SUBDIVISION)	55,352 S.F.	1.27 AC.±
AREA OF RIGHT-OF-WAY	251,533 S.F.	5.77 AC.±
AREA OF PUMP STATION LOT	20,638 S.F.	0.47 AC.±
TOTAL AREA SUBDIVIDED	1,646,226 S.F.	37.79 AC.±
NUMBER OF LOTS	35	
AVERAGE LOT SIZE	28,608 S.F.	0.66 AC.±
SMALLEST LOT (LOT 29)	16,089 S.F.	0.37 AC.±
LARGEST LOT (LOT 33)	56,709 S.F.	1.30 AC.±
LOTS PER ACRE	1.08	
AREA OF CORPS OF ENGINEERS ESMT. (OUTSIDE SUBDIVISION)	56,926 S.F.	1.31 AC.±

GENERAL NOTES

- SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- SITE IS PART OF TAX PARCEL (51-4) (1-8).
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY COUNTY SERVICE AUTHORITY.
- A 7.5' DRAINAGE EASEMENT, UNLESS GREATER WIDTH IS NOTED, PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREON HEREBY DEDICATED TO BUSCH PROPERTIES, INC.
- SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECTION 19B-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. ALL LAND DISTURBING ACTIVITIES SHALL BE PROHIBITED ON SLOPES OF 20% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY THE DIRECTOR OF CODE COMPLIANCE.
- SETBACK LINES FOR INDIVIDUAL LOTS ARE ESTABLISHED BY THE COVENANTS AND RESTRICTIONS. SETBACKS TYPICALLY ARE:
 FRONT: 40'
 SIDES: 15'
 REAR: 30' (EXCEPT WHERE SHOWN)
- JAMES CITY COUNTY COORDINATES INDICATED ON THIS PLAT ARE BASED ON NAD83, AND ARE FOR JCC GIS USE ONLY. METES AND BOUNDS ARE BASED ON KINGSMILL RECORD MERIDIAN.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

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, POLLS, C RAGES, 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 HOMEBUILDING CONTAIN ADDITIONAL RESTRICTIONS REGARDING CLEARING, CONSTRUCTION, AND OTHER IMPROVEMENTS ON COMMON AREA AND PRIVATE PROPERTY, ANY DISTURBANCES OF SLOPES 20% OR GREATER SHALL ALSO COMPLY WITH NOTE 5.-SLOPE RESTRICTIONS.



VICINITY MAP (APROX. SCALE 1"=2000')

LOT CURVE TABLE						RIGHT-OF-WAY CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BRG	NO.	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BRG
1A	86°49'13"	25.00	37.88	34.36	23.65	N83°31'00"E	C1	50°01'11"	474.17	413.95	400.93	221.21	S43°40'02"W
1B	07°49'53"	876.44	119.79	119.70	59.99	N56°59'20"W	C2	84°15'04"	25.00	36.76	33.54	22.61	S80°48'59"E
2	19°40'07"	246.42	84.59	84.18	42.72	S49°56'27"W	C3	44°54'02"	60.00	47.02	45.83	24.79	N54°38'28"E
3	21°30'01"	246.42	92.47	91.93	46.78	S70°31'31"W	C4	289°48'03"	60.00	282.54	85.00	-----	S12°54'31"E
4	33°50'10"	246.42	145.52	143.42	74.95	N81°48'24"W	C5	44°54'02"	60.00	47.02	45.83	24.79	N80°27'30"W
5A	07°49'53"	246.42	41.93	41.88	21.02	N60°00'49"W	C6	88°33'44"	25.00	38.64	34.91	24.38	S32°48'37"W
5B	36°13'10"	60.00	38.02	37.38	19.67	N73°17'24"W	C7	44°30'54"	810.00	629.32	613.61	331.50	S10°47'12"W
5C	69°37'37"	60.00	72.91	68.51	41.72	N56°37'41"W	C8	93°58'58"	25.00	40.99	36.55	26.79	S13°55'48"E
6	23°44'53"	60.00	24.87	24.69	12.62	N09°58'26"W	C9	07°49'53"	876.44	119.79	119.70	59.99	S56°59'20"E
7	47°38'13"	60.00	49.89	48.46	26.49	N25°44'53"E	C10	86°49'13"	25.00	37.88	34.36	23.65	N83°31'00"E
8	39°17'16"	60.00	41.14	40.34	21.42	N89°13'03"E	C11	84°45'18"	246.42	364.51	332.18	224.83	N82°29'02"E
9A	10°53'38"	390.00	74.15	74.04	37.19	S39°54'06"E	C12	36°18'10"	60.00	38.02	37.38	19.67	S73°17'24"E
9B	01°34'52"	550.00	15.18	15.18	7.59	S35°14'43"E	C13	287°31'09"	60.00	280.15	86.67	-----	S42°19'11"W
10	13°23'40"	550.00	128.58	128.28	64.58	S42°43'58"E	C14	80°42'47"	60.00	63.58	60.64	35.14	N34°16'32"W
11A	87°13'10"	60.00	91.34	82.77	57.16	S47°31'44"E	C15	75°15'41"	196.42	258.01	239.85	151.43	S77°44'14"W
11B	29°33'26"	60.00	30.95	30.61	15.83	N18°41'52"W	C16	87°07'48"	25.00	38.02	34.46	23.78	S03°27'31"E
12A	31°09'21"	60.00	32.63	32.23	16.73	N49°03'15"W	C17	03°21'31"	973.63	57.07	57.08	28.54	S45°20'40"E
12B	75°15'41"	196.42	258.01	239.85	151.43	S77°44'14"W	C18	17°47'54"	322.78	100.28	99.86	50.54	S52°33'51"E
13A	13°55'02"	322.78	78.40	78.21	39.39	S50°37'25"E	C19	27°00'31"	550.00	259.27	256.87	132.09	S47°57'32"E
13B	03°21'31"	973.63	57.07	57.08	28.54	S45°20'40"E	C20	10°53'38"	390.00	74.15	74.04	37.19	S39°54'06"E
13C	87°07'48"	25.00	38.02	34.46	23.78	S03°27'30"E	C21	10°53'38"	440.00	83.66	83.53	41.96	N39°54'06"W
14A	12°01'59"	550.00	115.61	115.30	57.97	S55°28'48"E	C22	27°00'31"	500.00	235.69	233.52	120.08	N47°57'32"W
14B	03°52'52"	322.78	21.86	21.86	10.94	S59°31'22"E	C23	17°47'54"	372.78	115.79	115.33	58.37	S52°33'51"W
15	08°08'18"	826.44	131.33	131.19	65.80	N64°28'48"W	C24	06°13'43"	923.63	100.40	100.36	50.25	N48°48'45"W
16A	06°13'43"	923.63	100.40	100.36	50.25	N48°48'45"W	C25	11°17'36"	826.44	162.89	162.63	81.71	N55°32'25"W
16B	04°31'38"	372.78	29.45	29.45	14.73	N45°55'43"W	C26	94°38'18"	25.00	41.29	36.76	27.11	S71°29'38"W
17A	13°16'16"	372.78	86.34	86.15	43.37	N54°49'40"W	C27	37°57'28"	298.18	197.54	193.95	102.55	S05°11'45"W
17B	05°03'00"	500.00	44.07	44.06	22.05	N58°56'18"W	C28	47°09'51"	358.18	294.85	286.59	156.35	N09°47'57"E
18	16°13'40"	500.00	141.61	141.14	71.28	N48°17'58"W	C29	48°17'03"	750.00	605.93	589.58	320.63	N10°14'10"E
19A	10°53'38"	440.00	83.66	83.53	41.96	N39°54'06"W	C30	55°46'07"	414.17	403.13	387.40	219.14	N40°47'34"W
19B	05°43'51"	500.00	50.01	49.99	25.03	N37°19'12"W	C41	02°11'18"	826.44	31.56	31.56	15.78	S80°05'34"E
31A	42°14'37"	60.00	44.24	43.24	23.18	S53°18'45"W							
31B	44°54'02"	60.00	47.02	45.83	24.79	S54°38'28"W							
32	68°45'54"	60.00	72.01	67.77	41.08	N71°10'59"W							
33	56°38'44"	60.00	59.28	56.90	32.32	N08°28'39"W							
34	49°37'27"	60.00	51.97	50.38	27.74	N44°37'28"E							
35A	44°54'01"	60.00	47.02	45.83	24.79	S80°27'30"E							
35B	52°33'21"	60.00	55.04	53.13	29.82	S84°17'10"E							

LPZ CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BRG
C31	88°47'58"	50.00	77.49	69.97	48.96	N24°16'40"W
C32	80°14'46"	237.91	250.16	238.80	138.04	N10°00'05"W
C33	10°13'37"	791.25	141.23	141.04	70.80	N35°00'39"W
C34	38°05'40"	570.00	378.98	372.04	196.79	S15°59'20"E

12.16.98-09.00 Km06bp01.dwg

CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

2:04 PM
 Recorded day 01/16/99
 DOCUMENT # 99-000
 Helen S. Ward, Clerk of Circuit Court
 JAMES CITY COUNTY, VIRGINIA

PLAT OF SUBDIVISION
SANDYS' FORT
 LOTS 1 THROUGH 35
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

G.T. WILSON, JR.
 CERTIFICATE NO. 1183
 1/16/98



No.	DATE	REVISION / COMMENT / NOTE	BY
1	12/16/98	REVISED PER JCC COMMENTS	CAH

Designed CAH	Drawn SCL
Scale 1"=100'	Date 11/16/98
Project No. 7753-6	
Drawing No. 1	