



CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVER'S EDGE PHASE III IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS PROPRIETORS AND OR TRUSTEE'S.

10/18/01
 DATE

 WILLIAM B. VOLIVA, JR., EXECUTIVE VICE PRESIDENT
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA


CITY/COUNTY OF James City
 I, David W. OTEY, 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 15 DAY OF October, 2001.
 MY COMMISSION EXPIRES 5/31/2003

 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 417.


SURVEYOR'S STATEMENT

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.

9/18/01
 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.

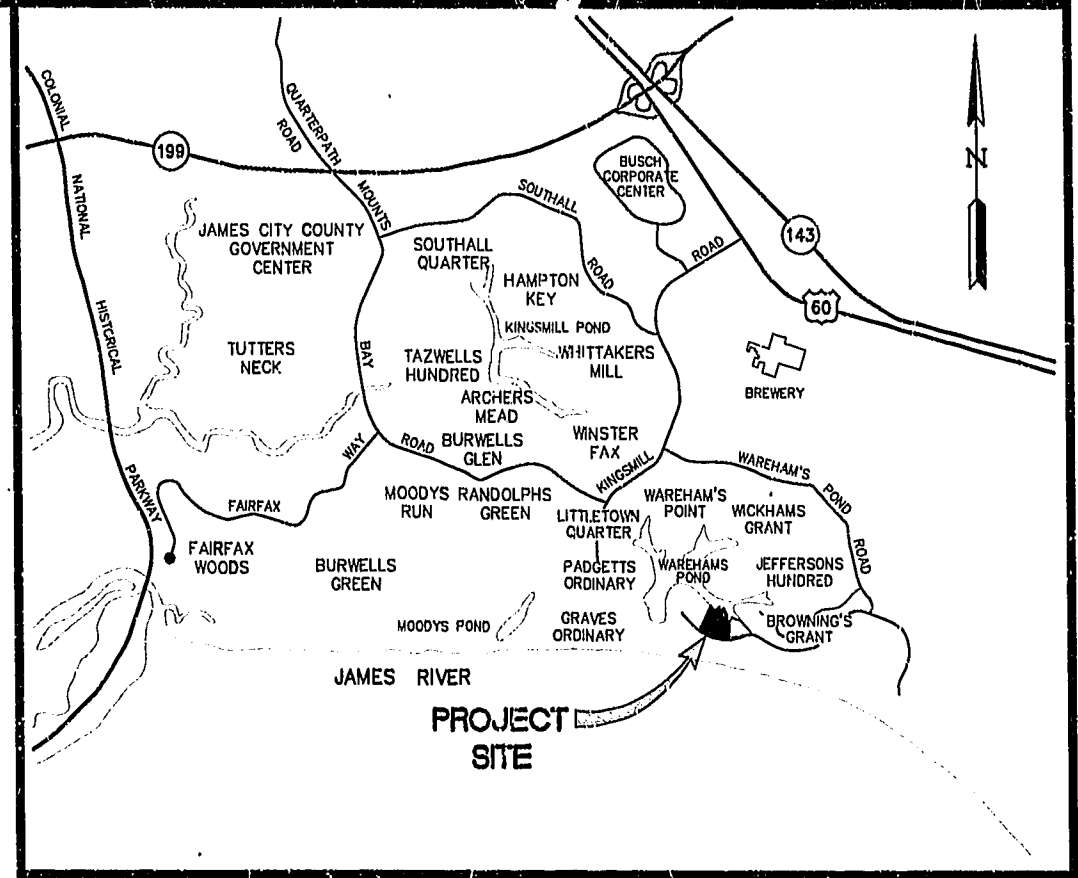
10/19/01
 DATE

 JAMES CITY COUNTY
 SUBDIVISION AGENT

LOT NUMBER, TAX MAP NUMBER & ADDRESS TABLE

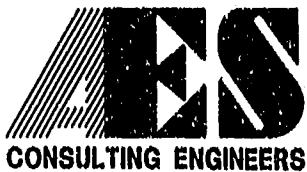
LOT NUMBER	TAX MAP NUMBER	ADDRESS
12A	(51-3)(08-0-0012-A)	300 RIVER'S EDGE
12C	(51-3)(08-0-0012-C)	302 RIVER'S EDGE
13A	(51-3)(08-0-0013-A)	304 RIVER'S EDGE
15B	(51-3)(08-0-0015-B)	310 RIVER'S EDGE
16C	(51-3)(08-0-0016-C)	312 RIVER'S EDGE

NOTES:

1. USE OF COMMON AREA AND LIMITED COMMON AREA IS RESERVED IN ACCORDANCE WITH DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS APPLYING TO RIVER'S EDGE, PHASE III. BLUFFS AND OPEN VISTAS OF WAREHAM'S POND WILL BE MAINTAINED BY LIMBING TREES TO THE EXTENT POSSIBLE IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ACT.
2. LATERALS FOR UTILITY SERVICE MAY BE INSTALLED ACROSS AND MAINTAINED WITHIN LIMITED COMMON AREAS AND COMMON AREAS.
3. ALL PAVED AREAS TO BE UTILIZED FOR VEHICULAR ACCESS ARE RESERVED AS EASEMENTS FOR BUSCH PROPERTIES, INC. JAMES CITY SERVICE AUTHORITY, CITY OF NEWPORT NEWS, VIRGINIA POWER (DOMINION VIRGINIA POWER), BELL ATLANTIC TELE. CO. (VERIZON), AND VIRGINIA NATURAL GAS AND ARE PART OF COMMON AREAS AND LIMITED COMMON AREAS OWNED AND RESERVED BY BUSCH PROPERTIES, INC.
4. ALL LAND WITHIN RIVER'S EDGE, PHASE III, EXCLUDING LOTS IS LIMITED COMMON AREA.
5. BUSCH PROPERTIES, INC. RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN STORM DRAINAGE FACILITIES ACROSS THAT PORTION OF ANY AND ALL LOTS NOT OCCUPIED BY DWELLING UNITS.
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND.



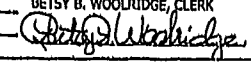
VICINITY MAP (APPROX. SCALE 1"=2000')



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

PLAT OF SUBDIVISION
RIVER'S EDGE
 PHASE III
 LOTS 12A, 12C, 13A, 15B AND 16C
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



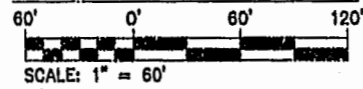
No.	DATE	REVISION / COMMENT / NOTE	BY
		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 10/19/01 at 3:26 AM PM, Pg. 89, Pg. 78771 DOCUMENT # 010019018 BEISY B. WOOLRIDGE, CLERK	
		 Beisy B. Woolridge, Clerk	

Designed	Drawn
AES	JFS
Scale	Date
NOTED	9/18/01
Project No.	7753-5-3
Drawing No.	1 OF 2

GENERAL NOTES

1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. SITE IS PART OF TAX PARCEL (51-4) (1-8).
3. 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.
4. SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECT. 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.
5. J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
7. CENTERLINE OF ALL PROPOSED UTILITY, SANITARY SEWER AND DRAINAGE EASEMENTS ARE DEFINED BY THE "AS-BUILT" LOCATION OF THE PERTINENT STRUCTURES. (EASEMENTS SHALL BE A MINIMUM OF 5' FROM ANY "AS-BUILT" STRUCTURE). DRAINAGE STRUCTURES AS SHOWN ARE PER APPROVED AES SITE PLAN UNLESS OTHERWISE NOTED.
8. SEE SHEET 1 FOR ADDRESSES AND TAX MAP NUMBERS.
9. THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

GRAPHIC SCALE

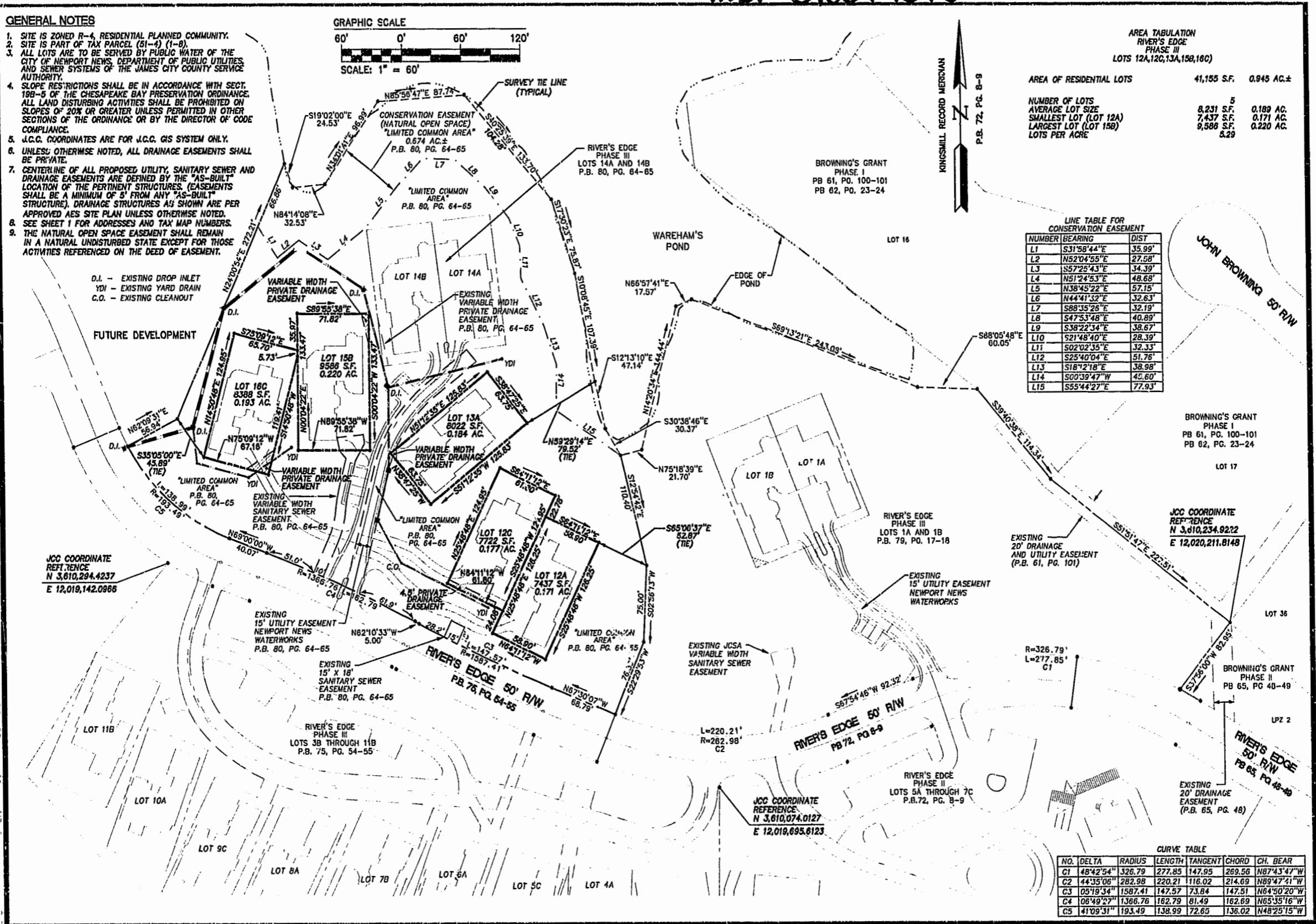


**AREA TABULATION
RIVER'S EDGE
PHASE III
LOTS 12A, 12C, 13A, 15B, 16C)**

AREA OF RESIDENTIAL LOTS	41,155 S.F.	0.945 AC.±
NUMBER OF LOTS	5	
AVERAGE LOT SIZE	8,231 S.F.	0.189 AC.
SMALLEST LOT (LOT 12A)	7,437 S.F.	0.171 AC.
LARGEST LOT (LOT 15B)	9,586 S.F.	0.220 AC.
LOTS PER ACRE	5.29	

**LINE TABLE FOR
CONSERVATION EASEMENT**

NUMBER	BEARING	DIST
L1	S31°58'44"E	35.99'
L2	N52°04'55"E	27.98'
L3	S57°25'43"E	34.39'
L4	N51°24'53"E	48.68'
L5	N38°45'22"E	57.15'
L6	N44°11'32"E	32.63'
L7	S88°35'26"E	32.19'
L8	S47°53'48"E	40.89'
L9	S38°22'34"E	38.67'
L10	S21°48'40"E	28.39'
L11	S02°02'35"E	32.33'
L12	S25°04'04"E	51.76'
L13	S18°12'18"E	38.98'
L14	S00°39'47"W	45.60'
L15	S55°44'27"E	77.93'



D.I. - EXISTING DROP INLET
YDI - EXISTING YARD DRAIN
C.O. - EXISTING CLEANOUT

FUTURE DEVELOPMENT

JCC COORDINATE REFERENCE
N 3,610,294.4237
E 12,019,142.0966

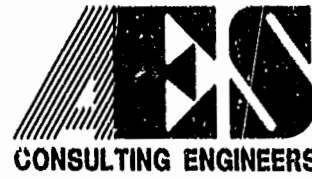
BROWNING'S GRANT
PHASE I
PB 61, PG. 100-101
PB 62, PG. 23-24

JCC COORDINATE REFERENCE
N 3,610,234.9222
E 12,020,211.8148

JCC COORDINATE REFERENCE
N 3,610,074.0127
E 12,019,695.6123

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	48°42'54"	326.79	277.85	147.95	269.56	N87°43'47"W
C2	44°35'06"	282.98	220.21	116.02	214.69	N89°47'21"W
C3	05°19'34"	1587.41	147.57	73.84	147.51	N64°50'20"W
C4	06°49'27"	1366.76	182.79	81.49	162.69	N65°35'16"W
C5	41°09'31"	193.49	138.99	72.65	136.02	N48°25'15"W



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OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
19 OCT 2001
at 3:26 PM, PB 62 PG 70-71
DOCUMENT # 010019018
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

Designed AES	Drawn JFS
Scale 1"=60'	Date 9/18/01
Project No. 7753-5-3	
Drawing No. 2 OF 2	