

030026225

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 35 WAS CONVEYED BY PETER V. D. WILDE AND CHRISTINA C. WILDE TO CHRISTINA CRAWSHAW WILDE AND PETER VAN DYKE WILDE, TRUSTEES BY DEED DATED JUNE 19, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #000023508.

THE PROPERTY SHOWN ON THIS PLAT AS BUSCH PROPERTIES, INC. WAS CONVEYED BY ANHEUSER-BUSCH, INCORPORATED TO BUSCH PROPERTIES, INC. BY DEED DATED DECEMBER 28, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 266 , PAGE 530.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

William B. Voliva 4/16/03
 BUSCH PROPERTIES, INC. DATE
William B. Voliva, Jr. VP
 PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
 I, Nancy C. Elly A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNTO MY HAND THIS 16th DAY OF April, 2003.
 MY COMMISSION EXPIRES 1-31-04

Nancy C. Elly
 NOTARY PUBLIC

Christina C. Wilde 4/17/03
 CHRISTINA CRAWSHAW WILDE, TRUSTEE DATE
Peter Van Dyke Wilde 4-17-03
 PETER VAN DYKE WILDE, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
 I, Pamela D. Callis A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNTO MY HAND THIS 17 DAY OF April, 2003.
 MY COMMISSION EXPIRES 8/31/06

Pamela D. Callis
 NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

[Signature] 5/20/03
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

SURVEYOR'S CERTIFICATE

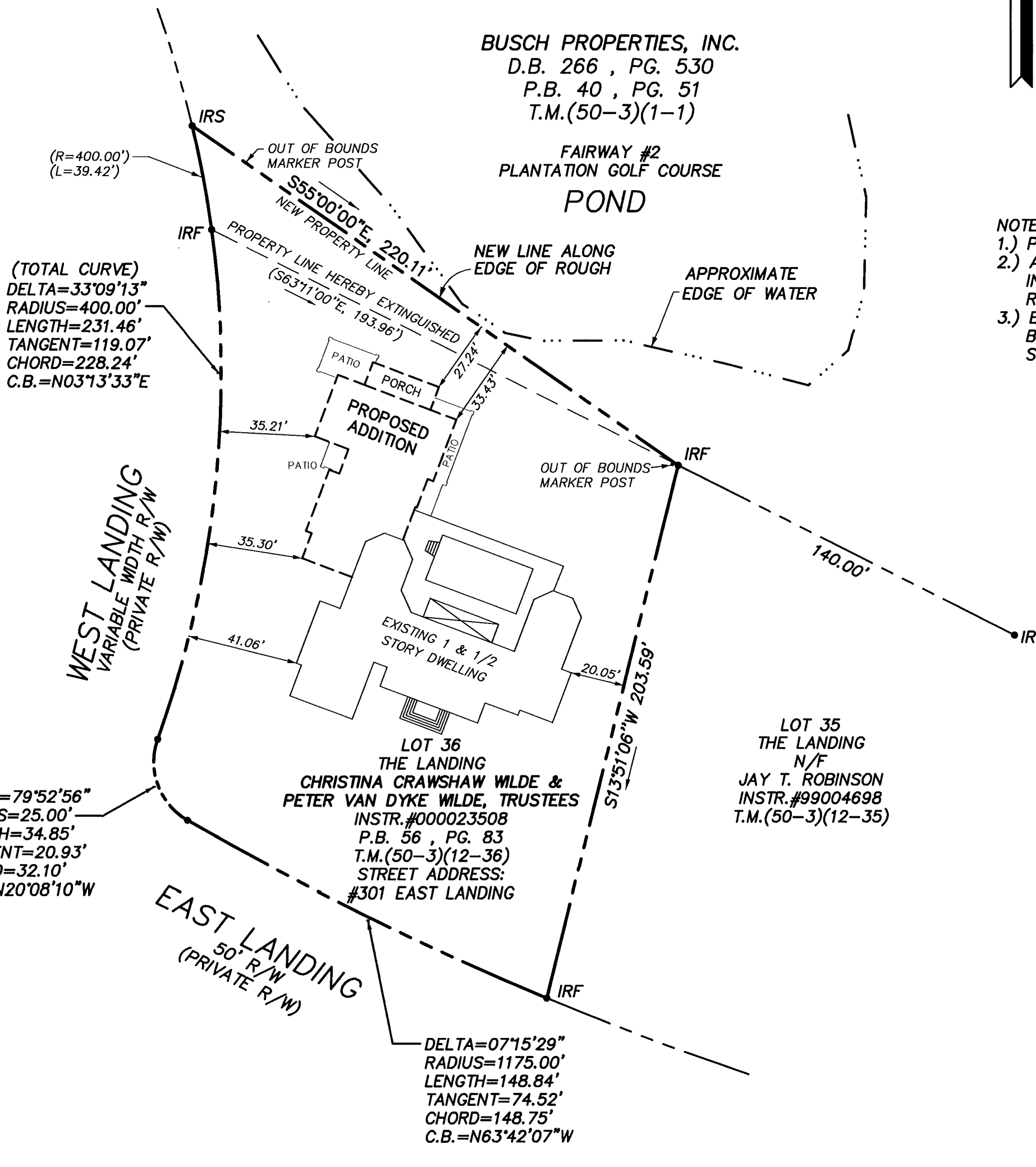
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

G.T. Wilson, Jr. 8/23/02
 G.T. WILSON, JR., C.L.S. #1183 DATE

AREA TABULATION

FORMER AREA OF LOT 36 34,408 S.F.± OR 0.790 AC.±
 ADJUSTMENT PARCEL 3,026 S.F.± OR 0.069 AC.±
 NEW AREA OF LOT 35 37,433 S.F.± OR 0.859 AC.±

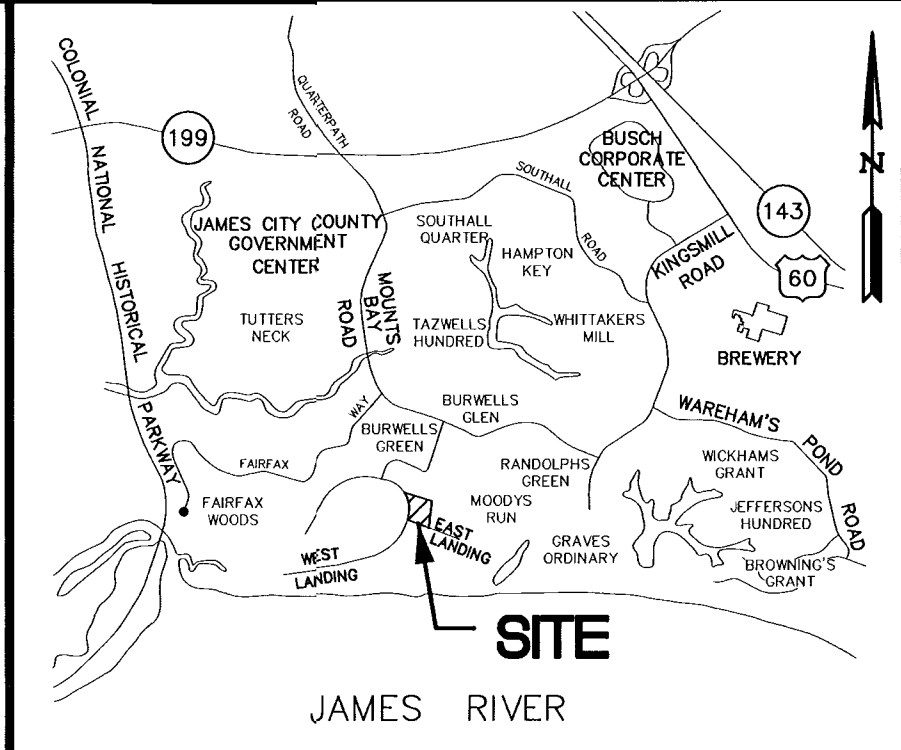
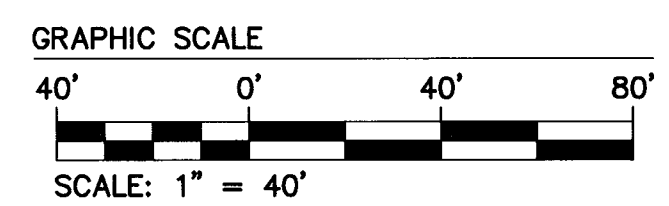
FORMER AREA OF BUSCH PROPERTIES, INC. 303.028 AC.± (PER J.C.CO. TAX RECORDS)
 ADJUSTMENT PARCEL 3,026 S.F.± OR 0.069 AC.±
 NEW AREA OF BUSCH PROPERTIES, INC. 302.959 AC.±



(TOTAL CURVE)
 DELTA=33°09'13"
 RADIUS=400.00'
 LENGTH=231.46'
 TANGENT=119.07'
 CHORD=228.24'
 C.B.=N03°13'33"E

DELTA=79°52'56"
 RADIUS=25.00'
 LENGTH=34.85'
 TANGENT=20.93'
 CHORD=32.10'
 C.B.=N20°08'10"W

DELTA=07°15'29"
 RADIUS=1175.00'
 LENGTH=148.84'
 TANGENT=74.52'
 CHORD=148.75'
 C.B.=N63°42'07"W



RECORD MERIDIAN
 PLAT BOOK 56 , PAGE 83

VICINITY MAP

- NOTES:
 1.) PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
 2.) A 7.5' DRAINAGE & UTILITY IS RESERVED BY BUSCH PROPERTIES, INC. ALONG EACH SIDE OF EACH LOT LINE. (EASEMENT SHALL REMAIN PRIVATE)
 3.) BUILDING SETBACK LINES FOR INDIVIDUAL LOTS ARE ESTABLISHED BY THE COVENANTS AND RESTRICTIONS. SETBACKS TYPICALLY ARE: FRONT-40' SIDES-15' REAR-30'

NOTE:
 PROPOSED ADDITION FOOTPRINT TAKEN FROM PLANS PROVIDED BY ARCHITECT AND SHALL BE VERIFIED PRIOR TO BEGINNING ACTUAL CONSTRUCTION. (BUILDING TIES ARE COMPUTED TO THE FACE OF WATERTABLE).

NOTE:
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0045 B, DATED 2/6/91.

STATE OF VIRGINIA
 COUNTY OF JAMES CITY 10:30Am.
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. THIS 3rd DAY OF September, 2003. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 TESTE: Betsy B. Woolridge CLERK
Christina H. Bunkholz Sup. Clerk
 BY
 PLAT-BOOK _____, PAGE DIC #030026225
Doc # 030026226

08-23-02-14-18 22949P02.dwg JKR

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

PLAT SHOWING PROPERTY LINE EXTINGUISHMENT AND BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OWNED BY:
 BUSCH PROPERTIES, INC.
 AND
 CHRISTINA CRAWSHAW WILDE & PETER VAN DYKE WILDE, TRUSTEES
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed 000	Drawn JKR
Scale 1"=40'	Date 8/23/02
Project No. 22949	
Drawing No. 1 OF 1	