

040028848

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BUSCH PROPERTIES, INC., A DELAWARE CORPORATION AND WAS ACQUIRED FROM ANHEUSER-BUSCH, INCORPORATED BY DEED DATED NOVEMBER 14, 1972 IN DEED BOOK 141, PAGE 313, AND BY DEED DATED DECEMBER 28, 1984 IN DEED BOOK 266, PAGE 530, BOTH DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

William B. Voliva 11/3/04
 WILLIAM B. VOLIVA, JR., VICE PRESIDENT DATE
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City
 TO-WIT:

I, *Nancy A. Ehly* 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF November, 2004

MY COMMISSION EXPIRES 1-31-08

Nancy A. Ehly
 NOTARY PUBLIC

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 OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Robert D. Mann 10/29/04
 ROBERT D. MANN, L.S. DATE

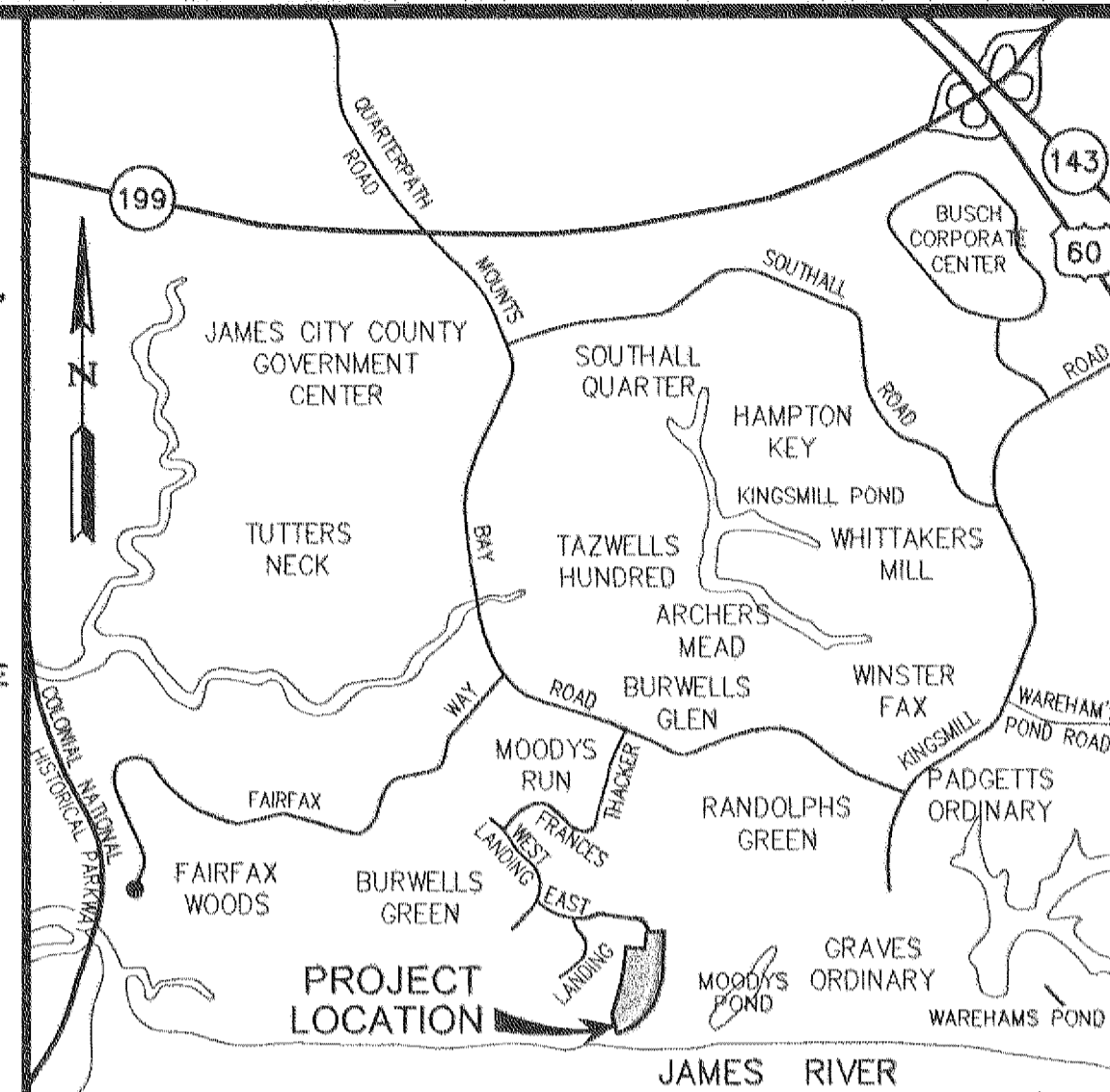
CERTIFICATE OF APPROVAL

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

[Signature] 11/9/04
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

NOTES:

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THE PROPERTY SHOWN IS PART OF TAX MAP PARCEL (50-4)(1-1) AND PART OF TAX MAP PARCEL (50-3)(1-1).
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 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 SERVICE AUTHORITY.
- 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.
- J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- SEE TABLE ON THIS SHEET FOR ADDRESSES AND TAX MAP NUMBERS.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 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.
- ALL RIGHT OF WAY 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.
- 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.
- THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- THE DEVELOPMENT REVIEW COMMITTEE APPROVED A CUL-DE-SAC LENGTH EXCEPTION.
- ALL LOTS SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE AS MANUFACTURED BY ENVIRONMENT ONE (MODEL 2010) OR EQUAL AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH JCSA OR AN APPROVED SERVICE ORGANIZATION.



VICINITY MAP
 SCALE: 1"=2000'

AREA TABULATION

	S.F.±	AC±
AREA OF RESIDENTIAL LOTS	328,731	7.501
AREA OF COMMON AREA	89,873	2.063
AREA OF LIMITED COMMON AREA	3,430	0.079
TOTAL AREA SUBDIVIDED	420,034	9.643

NUMBER OF LOTS	14
AVERAGE LOT SIZE	23,338 0.536
SMALLEST LOT (LOT 14)	17,281 0.397
LARGEST LOT (LOT 6)	41,889 0.962
AREA OF CONSERVATION EASEMENT	42,525 0.976
AREA WITHIN TAX PARCEL NO. (50-3)(1-1)	15,582 0.358
AREA WITHIN TAX PARCEL NO. (50-4)(1-1)	401,022 9.206

LOT NUMBER & ADDRESS TABLE

LOT NUMBER	ADDRESS
LOT 1	508 SIR GEORGE PERCY
LOT 2	512 SIR GEORGE PERCY
LOT 3	516 SIR GEORGE PERCY
LOT 4	520 SIR GEORGE PERCY
LOT 5	528 SIR GEORGE PERCY
LOT 6	535 SIR GEORGE PERCY
LOT 7	531 SIR GEORGE PERCY
LOT 8	527 SIR GEORGE PERCY
LOT 9	523 SIR GEORGE PERCY
LOT 10	519 SIR GEORGE PERCY
LOT 11	515 SIR GEORGE PERCY
LOT 12	509 SIR GEORGE PERCY
LOT 13	505 SIR GEORGE PERCY
LOT 14	501 SIR GEORGE PERCY

RIGHT-OF-WAY CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	08°58'40"	250.00'	39.17'	19.63'	39.13'	N68°47'22"E
C2	29°34'44"	175.00'	90.34'	46.20'	89.34'	N79°05'24"E
C3	91°22'42"	175.00'	279.10'	179.26'	250.45'	S40°25'53"E
C4	38°01'34"	625.00'	414.80'	215.36'	407.23'	S24°16'14"W
C5	235°34'57"	50.00'	205.58'	94.87'	88.47'	N18°55'31"W
C6	64°37'23"	50.00'	56.39'	31.62'	53.45'	N68°33'17"E
C7	28°59'09"	575.00'	290.89'	148.63'	287.80'	N19°45'00"E
C8	91°22'42"	125.00'	199.36'	128.04'	178.89'	N40°25'53"W
C9	29°34'44"	105.00'	54.21'	27.72'	53.61'	S79°05'24"W
C10	8°58'40"	320.00'	50.14'	25.12'	50.09'	N68°47'22"E
C11	19°27'10"	247.13'	83.90'	42.36'	83.50'	S83°00'17"W
C12	2°21'57"	300.00'	12.39'	6.19'	12.39'	N07°25'44"W
C13	93°24'45"	25.00'	40.76'	26.54'	36.39'	N40°27'37"E
C14	13°53'18"	207.13'	50.21'	25.23'	50.08'	N80°13'20"E

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTER LINE
- TRAVERSE LINE
- EASEMENT
- BUILDING SETBACK LINE (B.S.L. TYP.)
- WETLANDS LINE
- RPA BUFFER LINE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- RPA RESOURCE PROTECTION AREA
- CONSERVATION EASEMENT MARKER

LOT CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C3A	03°18'28"	575.00'	33.20'	16.60'	33.19'	N06°54'40"E
C4A	11°56'47"	575.00'	119.89'	60.16'	119.67'	N14°32'18"E
C5A	86°13'46"	50.00'	75.25'	46.81'	68.35'	N55°45'05"E
C5B	13°43'54"	575.00'	137.81'	69.23'	137.48'	N27°22'38"E
C6A	149°21'11"	50.00'	130.34'	182.48'	96.44'	N62°02'24"W
C7A	11°40'01"	625.00'	127.27'	63.85'	127.05'	S37°27'00"W
C8A	11°17'08"	625.00'	123.11'	61.75'	122.91'	S25°58'26"W
C9A	10°25'03"	625.00'	113.64'	56.98'	113.48'	S15°07'20"W
C10A	04°39'21"	625.00'	50.79'	25.41'	50.77'	S07°35'08"W
C14A	04°44'29"	175.00'	14.48'	7.25'	14.48'	N02°53'13"E

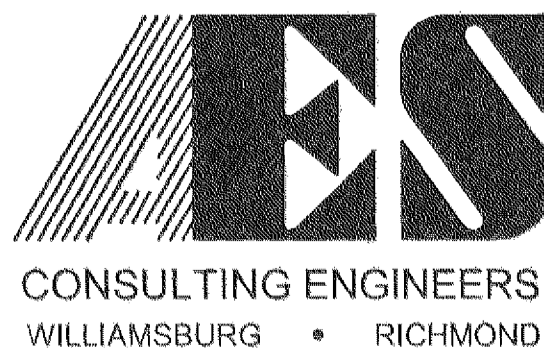
COMMON OPEN SPACE CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C30	04°04'18"	725.00'	51.52'	25.77'	51.51'	N36°01'08"E
C31	65°44'14"	175.00'	200.78'	113.08'	189.95'	N01°06'53"E

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
10 November 2004
 at 1:22 AM/PM, PG 1
 DOCUMENT # 040028848
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

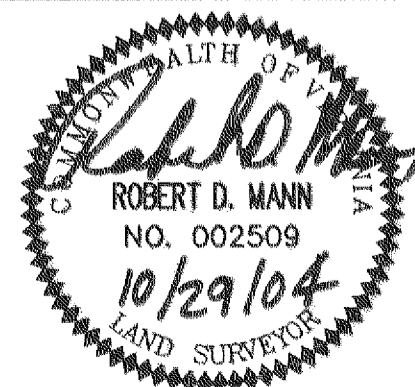
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 10 DAY
 OF November 2004
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
 LAW DIRECTS. @ 1:22 AM/PM
 INSTRUMENT # 040028848
 TESTE: *Betsy B. Woolridge* By *Christina H. Hinkle*
 BETSY B. WOOLRIDGE, CLERK

S:\Jobs\75315 - Armistead Point\dwg\Plats\Subd Plat\75315P01.dwg, 11/2/2004 4:18:16 PM, EAW



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

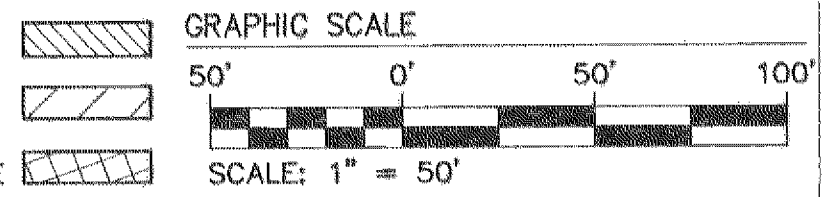
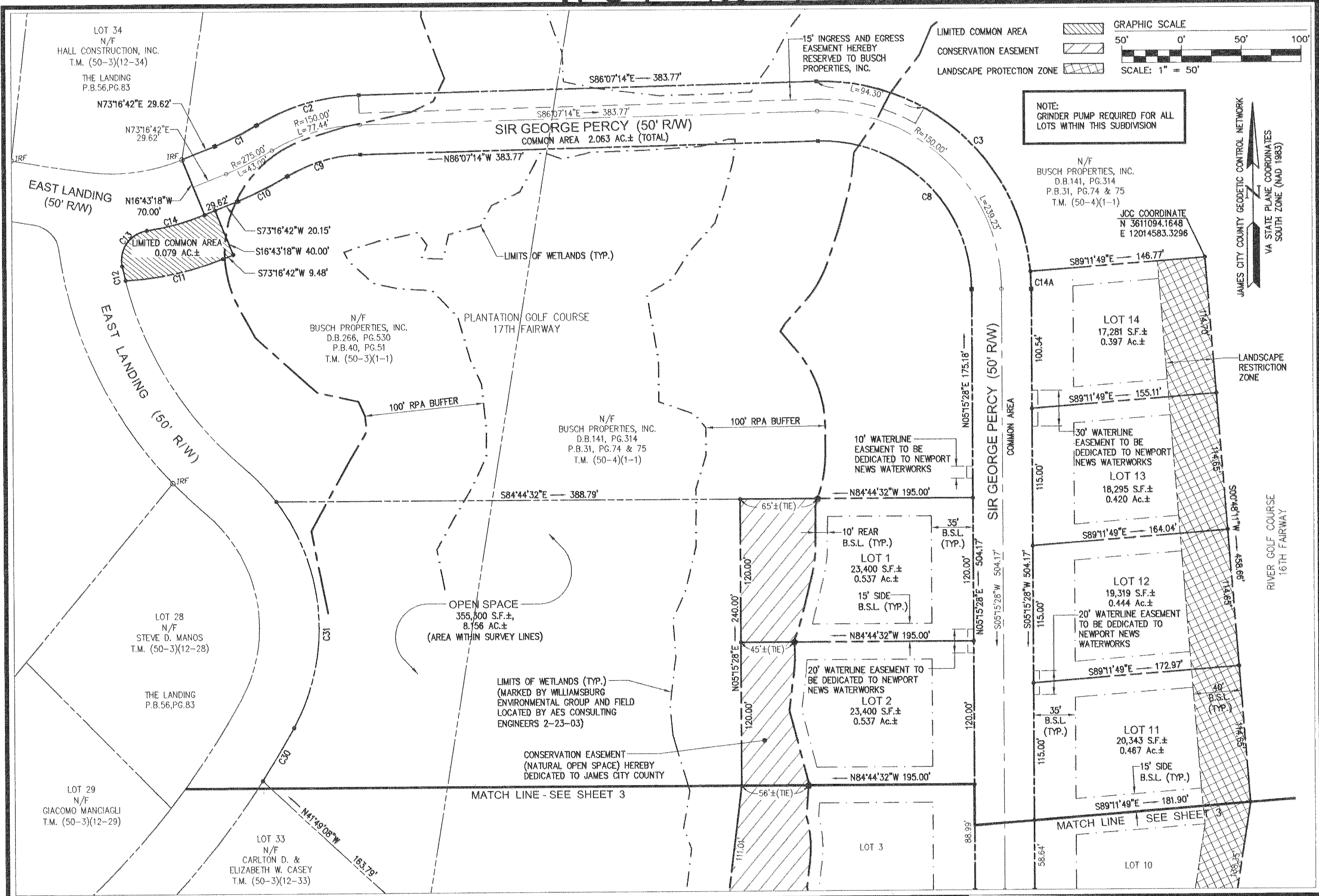
PLAT OF SUBDIVISION
ARMISTEAD POINT
 KINGSMILL ON THE JAMES
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/29/04	REVISIONS PER COUNTY COMMENTS DATED 10/21/04	RDM

Designed MAR/REC	Drawn EAW
Scale 1"=50'	Date 10/1/04
Project No. 7753-15	
Drawing No. 1 OF 3	

#040028848

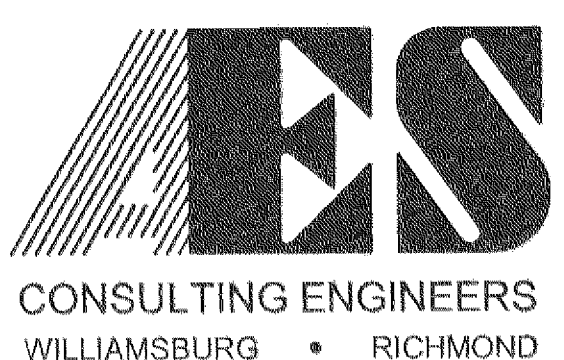


NOTE:
GRINDER PUMP REQUIRED FOR ALL
LOTS WITHIN THIS SUBDIVISION

N/F
BUSCH PROPERTIES, INC.
D.B.141, PG.314
P.B.31, PG.74 & 75
T.M. (50-4)(1-1)
JCC COORDINATE
N 3611094.1648
E 12014583.3298

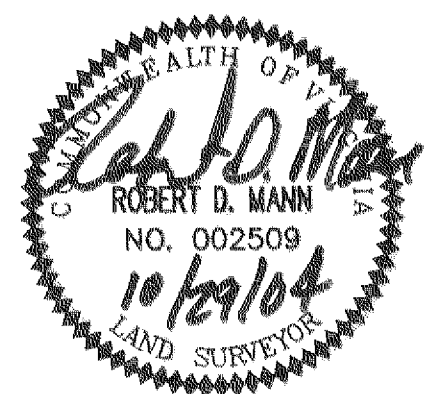
JAMES CITY COUNTY GEODETIC CONTROL NETWORK
VA STATE PLANE COORDINATES
SOUTH ZONE (NAD 1983)

RIVER GOLF COURSE
16TH FAIRWAY



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

PLAT OF SUBDIVISION
ARMISTEAD POINT
KINGSMILL ON THE JAMES
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court	This PLAT was recorded on <u>10 November 2004</u>
at	<u>1:22</u> AM/PM PB PG
DOCUMENT #	<u>040028848</u>
	BETSY B. WOOLRIDGE, CLERK
	<i>Betsy B. Woolridge</i> Clerk
1	10/29/04 REVISIONS PER COUNTY COMMENTS DATED 10/21/04
No.	DATE REVISION / COMMENT / NOTE
	BY

Designed	Drawn
MAR/REC	EAW
Scale	Date
1"=50'	10/1/04
Project No.	
7753-15	
Drawing No.	
2 OF 3	

