

#040029232

CERTIFICATION OF 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.

OWNER'S CONSENT AND DEDICATION

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

William B. Voliva, Jr.
 WILLIAM B. VOLIVA, JR., EXECUTIVE VICE PRESIDENT
 BUSCH PROPERTIES, INC. DATE 11/17/04

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, Nancy A. Ehly, 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 AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF Nov, 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 11-1-04
 ROBERT D. MANN, L.S. DATE

CERTIFICATE OF APPROVAL

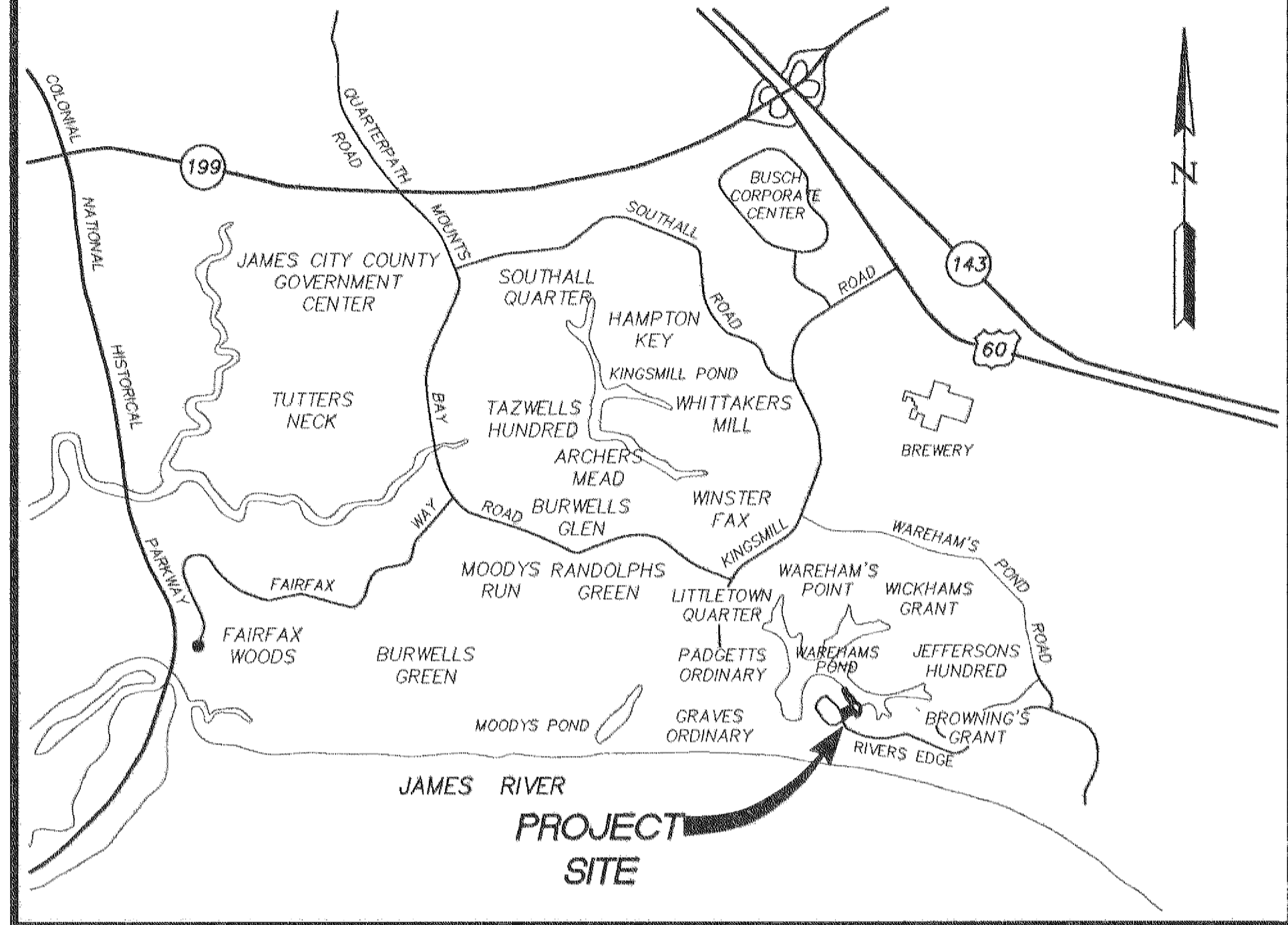
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 11-17-04
 SUBDIVISION AGENT OF DATE
 JAMES/CITY COUNTY

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS
17 DAY OF November, 2004
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD
 AS THE LAW DIRECTS. @ 12:35 PM/PM
 INSTRUMENT # 040029232
 TESTE: *[Signature]* *[Signature]*
 BETSY B. WOOLRIDGE, CLERK

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 IV. 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. ANY PRIVATE LATERALS FOR UTILITY SERVICES MAY BE INSTALLED ACROSS AND MAINTAINED WITHIN LIMITED COMMON AREAS AND COMMON AREAS.
3. 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.
4. ALL LAND WITHIN RIVER'S EDGE, PHASE IV, EXCLUDING LOTS AND ROAD RIGHT-OF-WAY, 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.
7. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
8. SITE IS PART OF TAX PARCEL (50-4) (1-1).
9. 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.
10. 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.
11. J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
13. CENTERLINE OF ALL PROPOSED WATER PIPELINE, 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).
14. SEE TABLE ON THIS SHEET FOR ADDRESSES AND TAX MAP NUMBERS.
15. THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. 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.
17. 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.
18. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.



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

AREA TABULATION
 RIVER'S EDGE - PHASE IV
 LOTS 16A-16B

AREA OF RESIDENTIAL LOTS	16,470 S.F.	0.378 AC.
AREA OF LIMITED COMMON AREA (INCLUDES VEHICULAR ACCESS ROADS, VEHICULAR PARKING SPACES, CENTER ISLAND, WATER PIPELINE, SANITARY SEWER EASEMENTS, & CONSERVATION EASEMENT)	42,035 S.F.	0.965 AC.±
TOTAL AREA	58,505 S.F.	1.343 AC.
NUMBER OF LOTS	2	
AVERAGE LOT SIZE	8,235 S.F.	0.189 AC.
SMALLEST LOT (LOT 16A)	7,554 S.F.	0.173 AC.
LARGEST LOT (LOT 16B)	8,916 S.F.	0.205 AC.

LOT NUMBER, TAX MAP NUMBER & ADDRESS TABLE

LOT NUMBER	TAX MAP NUMBER	ADDRESS
16A	(50-4)(20-0-0016-A)	402 RIVERS EDGE
16B	(50-4)(20-0-0016-B)	404 RIVERS EDGE

2 Large/Small Plat(s) Recorded herewith as # 040029232

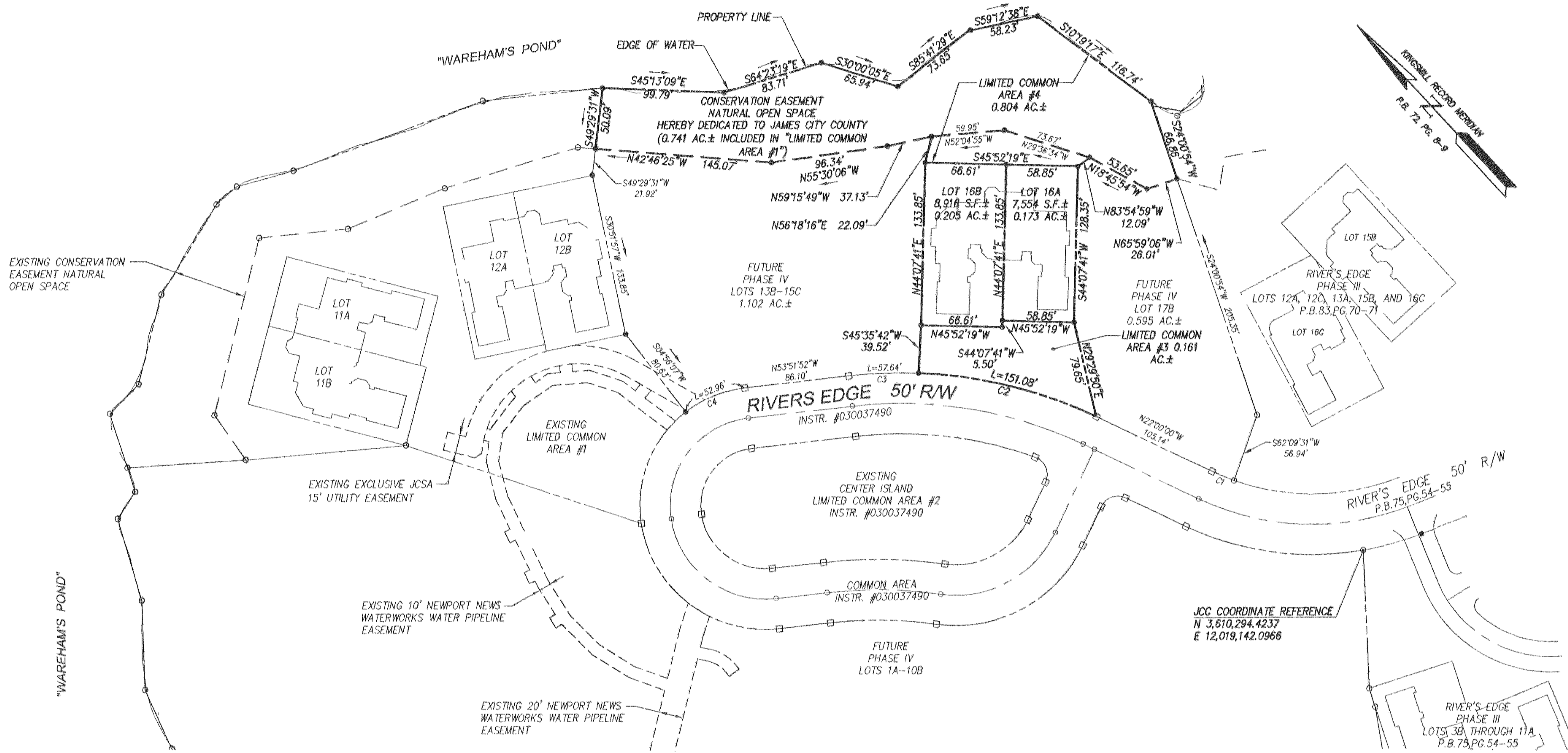
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
RIVER'S EDGE
 PHASE IV
 LOTS 16A AND 16B
 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>17 November 2004</u> at <u>12:35</u> PM/PM, PG. <u>1</u> DOCUMENT # <u>040029232</u> BETSY B. WOOLRIDGE, CLERK	
No.	DATE
REVISION / COMMENT / NOTE	
BY	

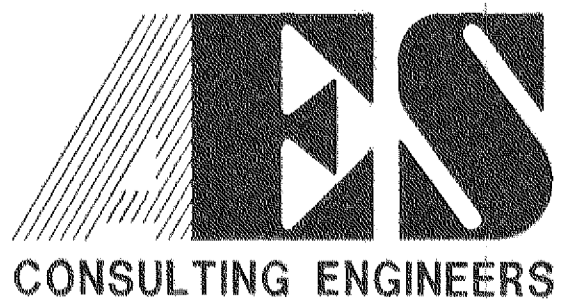
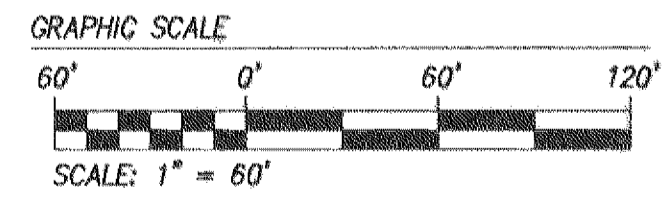
Designed AES	Drawn EAW
Scale NOTED	Date 11/1/04
Project No. 7753-5-4	
Drawing No. 1 OF 2	

#040029232



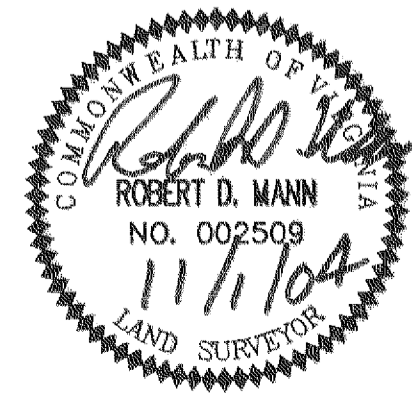
RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	05°50'29"	193.49'	19.73'	9.87'	19.72'	N24°55'15"W
C2	23°03'53"	375.30'	151.08'	76.58'	150.06'	N33°31'56"W
C3	08°48'00"	375.30'	57.64'	28.88'	57.59'	N49°27'52"W
C4	31°12'01"	97.26'	52.96'	27.15'	52.31'	N69°27'52"W

2 Large/Small Plate(s) Recorded herewith as # 040029232



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

PLAT OF SUBDIVISION
RIVER'S EDGE
PHASE IV
LOTS 16A AND 16B
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
17 November 2004
at 12:35 AM/PM PB. PG.
DOCUMENT # 040029232
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed	Drawn
AES	EAW
Scale	Date
1"=60'	11/1/04
Project No.	
7753-5-4	
Drawing No.	
2 OF 2	

05.11.03-10:44 7753-5-4-P04.dwg EAW