

**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 214, PAGE 412.

**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.

*Joseph A. Durante III*  
 JOSEPH A. DURANTE, III  
 EXECUTIVE VICE PRESIDENT  
 BUSCH PROPERTIES, INC.  
 6/16/06  
 DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City County

I, Jenny F. Hughes, 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 16<sup>th</sup> DAY OF June, 2006.

MY COMMISSION EXPIRES 6-30-2007

*Jenny F. Hughes*  
 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*  
 ROBERT D. MANN, L.S.  
 6/14/06  
 DATE

**CERTIFICATE OF APPROVAL**

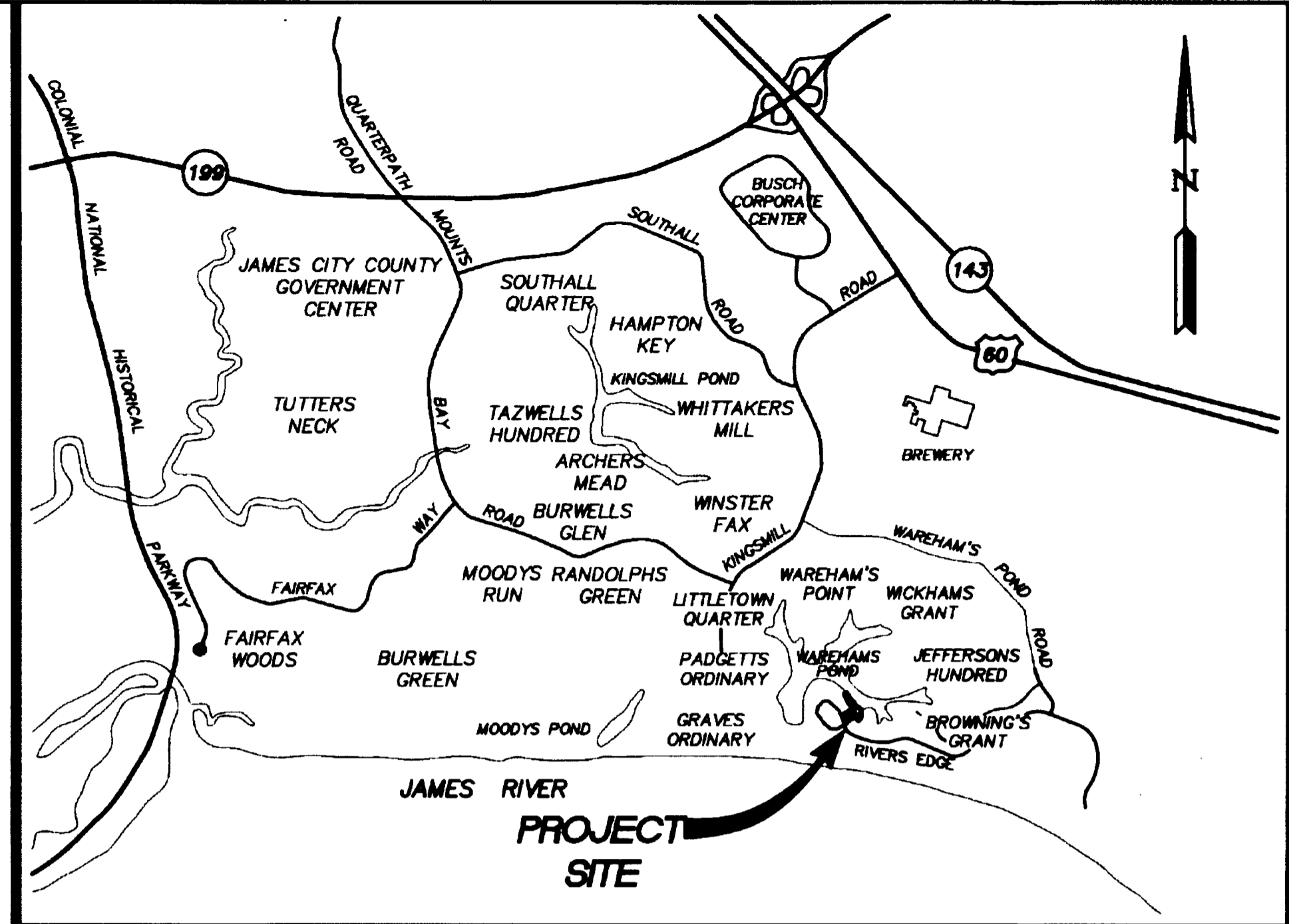
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*Betsy B. Woolridge*  
 SUBDIVISION AGENT OF  
 JAMES CITY COUNTY  
 7/3/06  
 DATE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS  
16 DAY OF July, 2006  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD  
 AS THE LAW DIRECTS. @ 10:55 AM/PM.  
 INSTRUMENT # 060015882  
 TESTE: *Claudia H. Clark, Dep. Clerk*  
 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 (COMMON 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 RIVERS EDGE 50' R/W, 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')

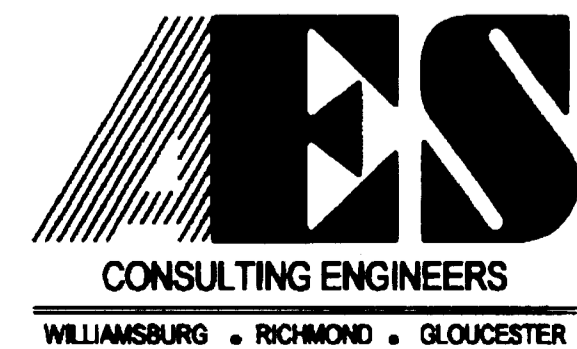
**AREA TABULATION  
 RIVER'S EDGE - PHASE IV  
 LOTS 13, 14, AND 15**

AREA OF RESIDENTIAL LOTS	25,975 S.F.±	0.596 AC.±
AREA OF LIMITED COMMON AREA #5	22,009 S.F.±	0.506 AC.±
<b>TOTAL AREA</b>	<b>47,984 S.F.±</b>	<b>1.102 AC.±</b>
NUMBER OF LOTS	3	
AVERAGE LOT SIZE	8,658 S.F.±	0.199 AC.±
SMALLEST LOT (LOT 14)	8,103 S.F.±	0.186 AC.±
LARGEST LOT (LOT 13)	9,789 S.F.±	0.224 AC.±

**LOT NUMBER, TAX MAP NUMBER & ADDRESS TABLE**

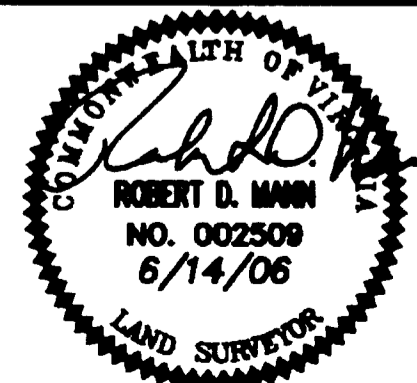
LOT NUMBER	TAX MAP NUMBER	ADDRESS
13	(50-4)(20-0-0013)	410 RIVERS EDGE
14	(50-4)(20-0-0014)	408 RIVERS EDGE
15	(50-4)(20-0-0015)	406 RIVERS EDGE

2 Large/Small Plat(s) Recorded herewith as # 060015882



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 13, 14, AND 15  
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	6/14/06	REVISED NOTES & AREA TABULATION/PER KCSA	RDM

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
6 July 2006  
 at 10:55 AM/PM/PB - PG -  
 DOCUMENT # 060015882  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

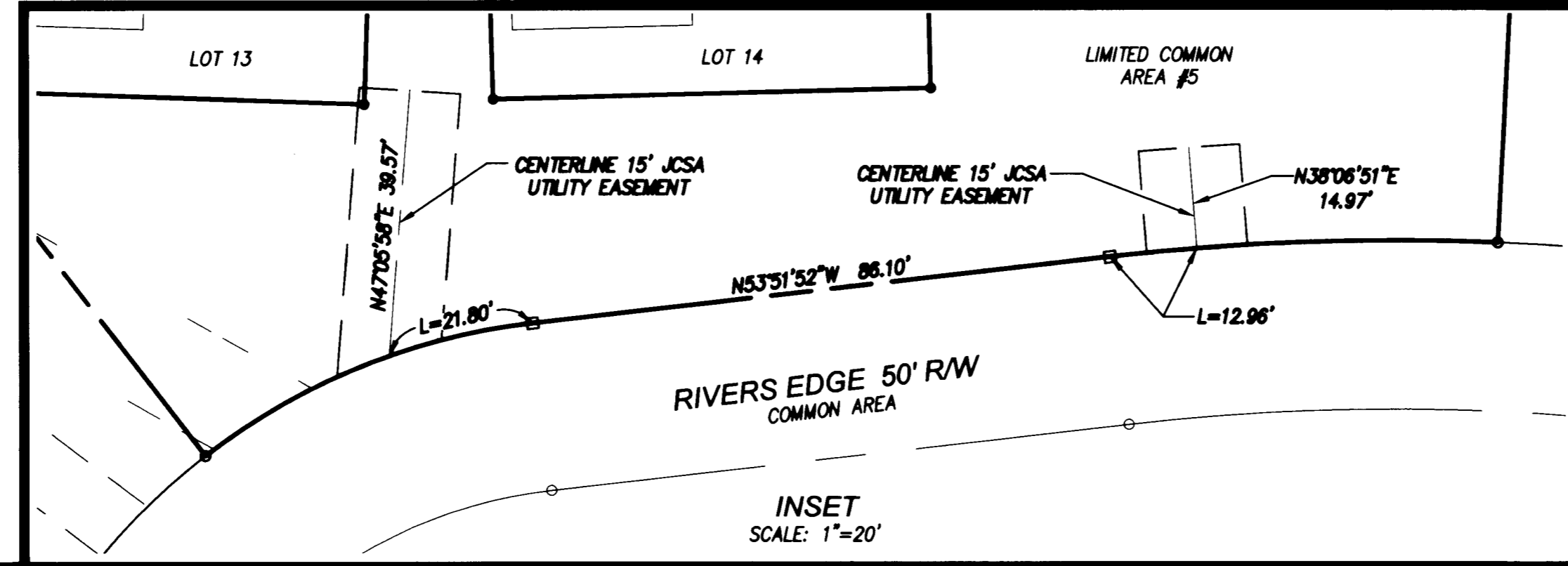
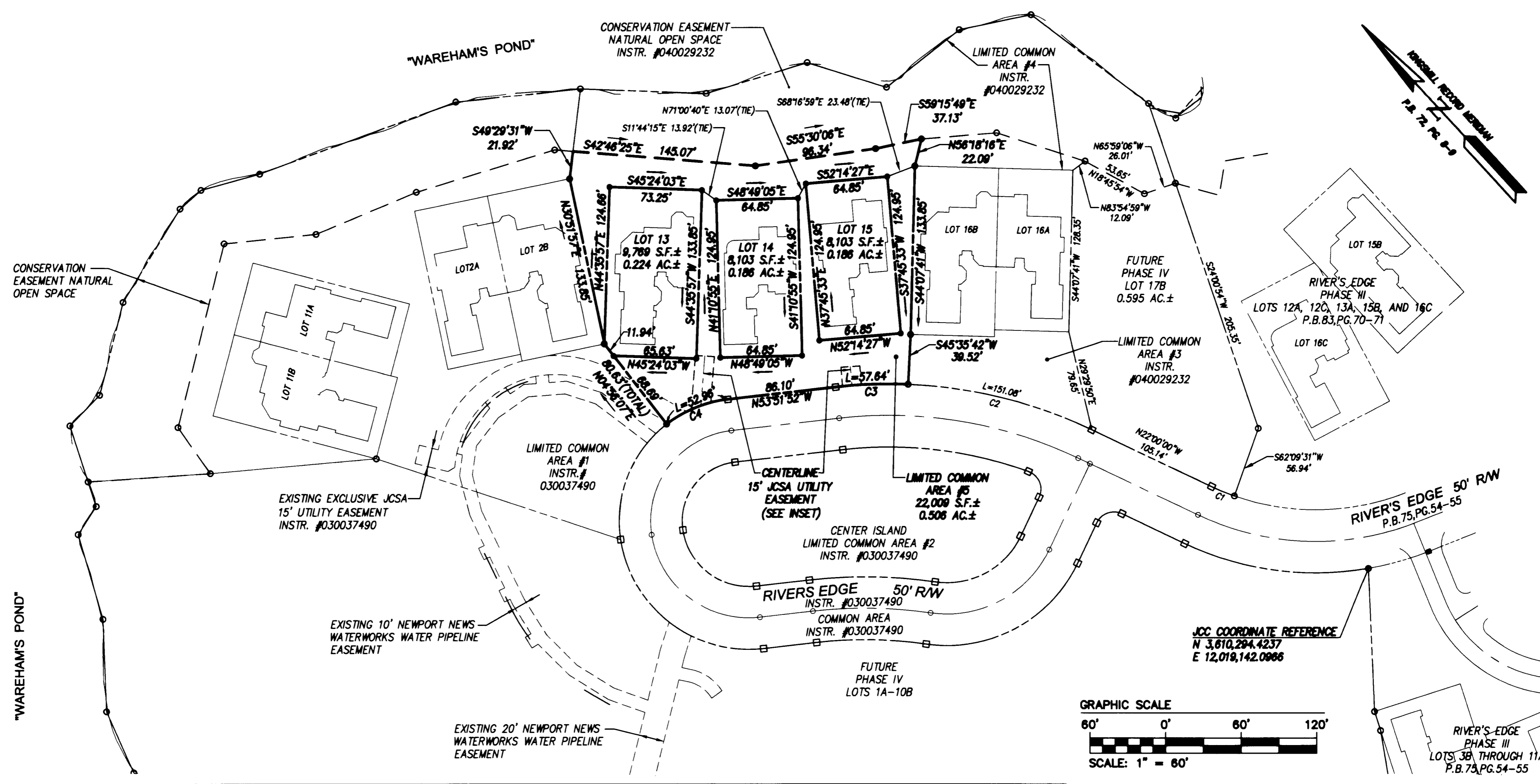
Designed AES	Drawn EAW
Scale 1"=60'	Date 3/27/06
Project No. 7753-5-4	
Drawing No. 1 OF 2	

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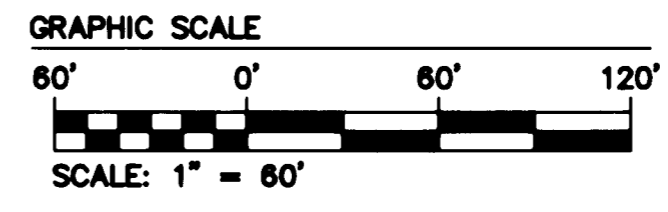
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05.11.03-10:44 7753-5-4-P04.dwg EAW

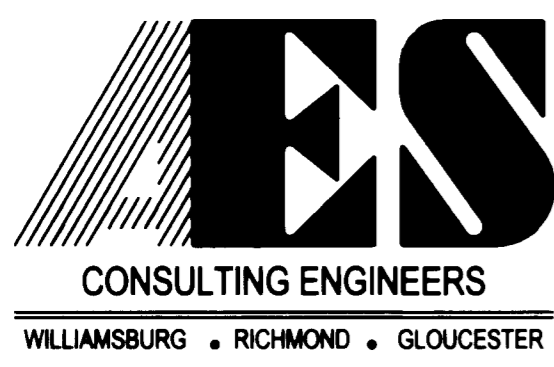


JCC COORDINATE REFERENCE  
N 3,610,294.4237  
E 12,019,142.0966



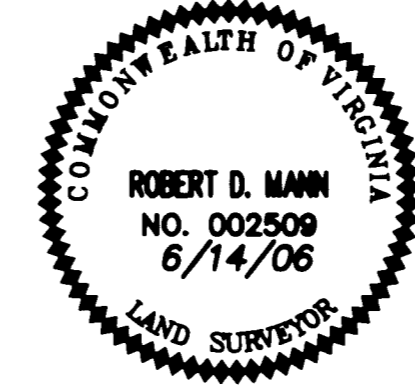
RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	05°30'29"	193.49'	19.73'	9.87'	19.72'	N24°35'15"W
C2	23°03'53"	375.30'	151.06'	76.56'	150.06'	N33°31'56"W
C3	08°48'00"	375.30'	57.64'	28.86'	57.59'	N48°27'52"W
C4	31°12'01"	97.26'	52.96'	27.15'	52.31'	N89°27'52"W

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**RIVER'S EDGE**  
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LOTS 13, 14, AND 15  
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>6 July 2006</u> at <u>10:55</u> AM/PM PB <u>-</u> PG <u>-</u>	
DOCUMENT # <u>060015882</u>	
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B. Woolridge</u> Clerk	
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No.	DATE REVISION / COMMENT / NOTE BY

Designed <b>AES</b>	Drawn <b>EAW</b>
Scale 1"=60'	Date 3/27/06
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