

#060031215

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 41Z.

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.

Robin D. Carson 11/15/06
 ROBIN CARSON DATE
 EXECUTIVE VICE PRESIDENT
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA James City
 CITY/COUNTY OF James City
 I, Allison M. Hayes, 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 15 DAY OF Nov, 2006.
 MY COMMISSION EXPIRES April 30, 2010
Allison M. Hayes
 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 11/1/06
 ROBERT D. MANN, L.S. DATE

CERTIFICATE OF APPROVAL

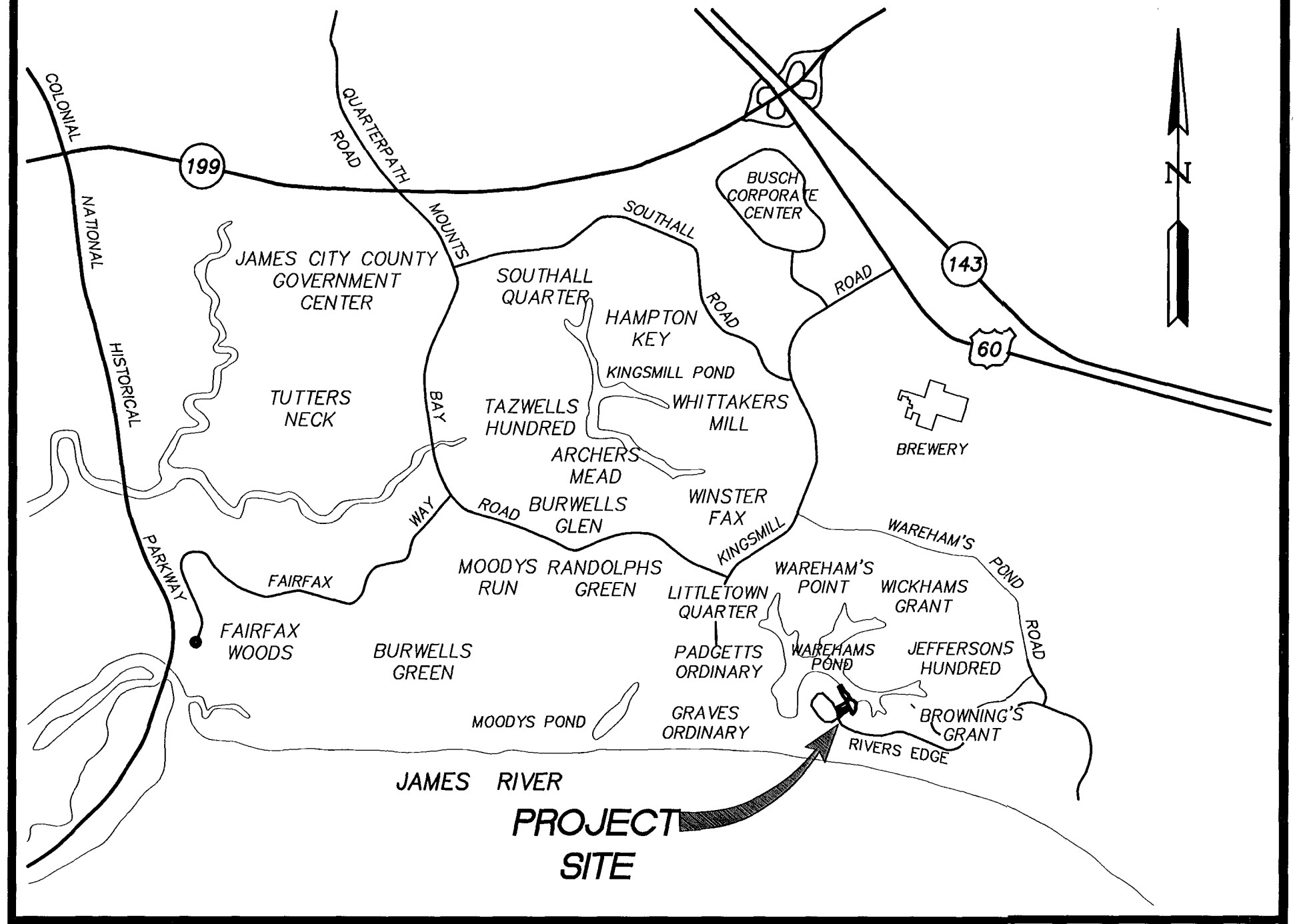
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Ellen M. Cook 12/12/2006
 SUBDIVISION AGENT OF
 JAMES CITY COUNTY DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS
20 DAY OF December, 2006.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD
 AS THE LAW DIRECTS. @ 11:09 AM
 INSTRUMENT # 060031215

TESTE: Betsy B. Woolridge, Clerk
 BETSY B. WOOLRIDGE, CLERK
By Claudia H. Glick, Dep. Clerk

NOTES:

- 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.
- ANY PRIVATE LATERALS FOR UTILITY SERVICES MAY BE INSTALLED ACROSS AND MAINTAINED WITHIN LIMITED COMMON AREAS AND COMMON AREAS.
- 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.
- ALL LAND WITHIN RIVER'S EDGE, PHASE IV, EXCLUDING LOTS AND RIVERS EDGE 50' R/W, IS LIMITED COMMON AREA.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- SITE IS PART OF TAX PARCEL (50-4) (1-1).
- 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.
- WETLANDS AND LANDS WITHIN 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.
- J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- 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).
- SEE TABLE ON THIS SHEET FOR ADDRESSES AND TAX MAP NUMBERS.
- THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 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.
- 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.
- 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')

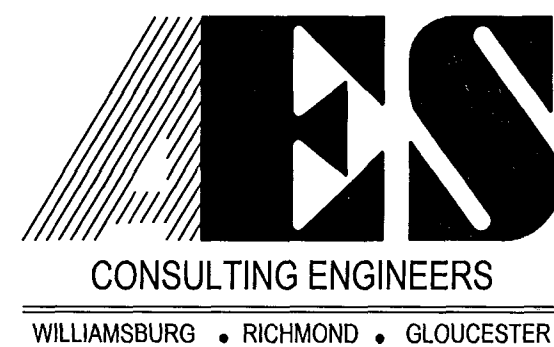
AREA TABULATION
 RIVER'S EDGE - PHASE IV
 LOT 17B

AREA OF RESIDENTIAL LOT	9,592 S.F.±	0.220 AC.±
AREA OF LIMITED COMMON AREA #6	16,339 S.F.±	0.375 AC.±
TOTAL AREA	25,931 S.F.±	0.595 AC.±
NUMBER OF LOTS	1	
AVERAGE LOT SIZE	9,592 S.F.±	0.220 AC.±
SMALLEST LOT (LOT 17B)	9,592 S.F.±	0.220 AC.±
LARGEST LOT (LOT 17B)	9,592 S.F.±	0.220 AC.±

LOT NUMBER, TAX MAP NUMBER & ADDRESS TABLE

LOT NUMBER	TAX MAP NUMBER	ADDRESS
17B	(50-4)(20-0-0017)	400 RIVERS EDGE

2 Large Small Plats Recorded
 Instrument # 060031215



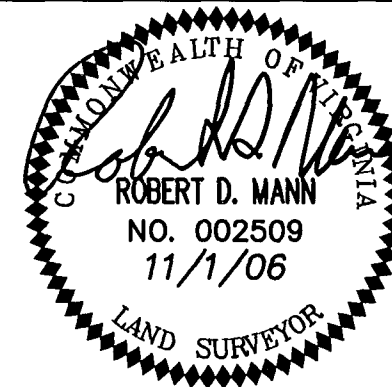
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
RIVER'S EDGE

PHASE IV
 LOT 17B

OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

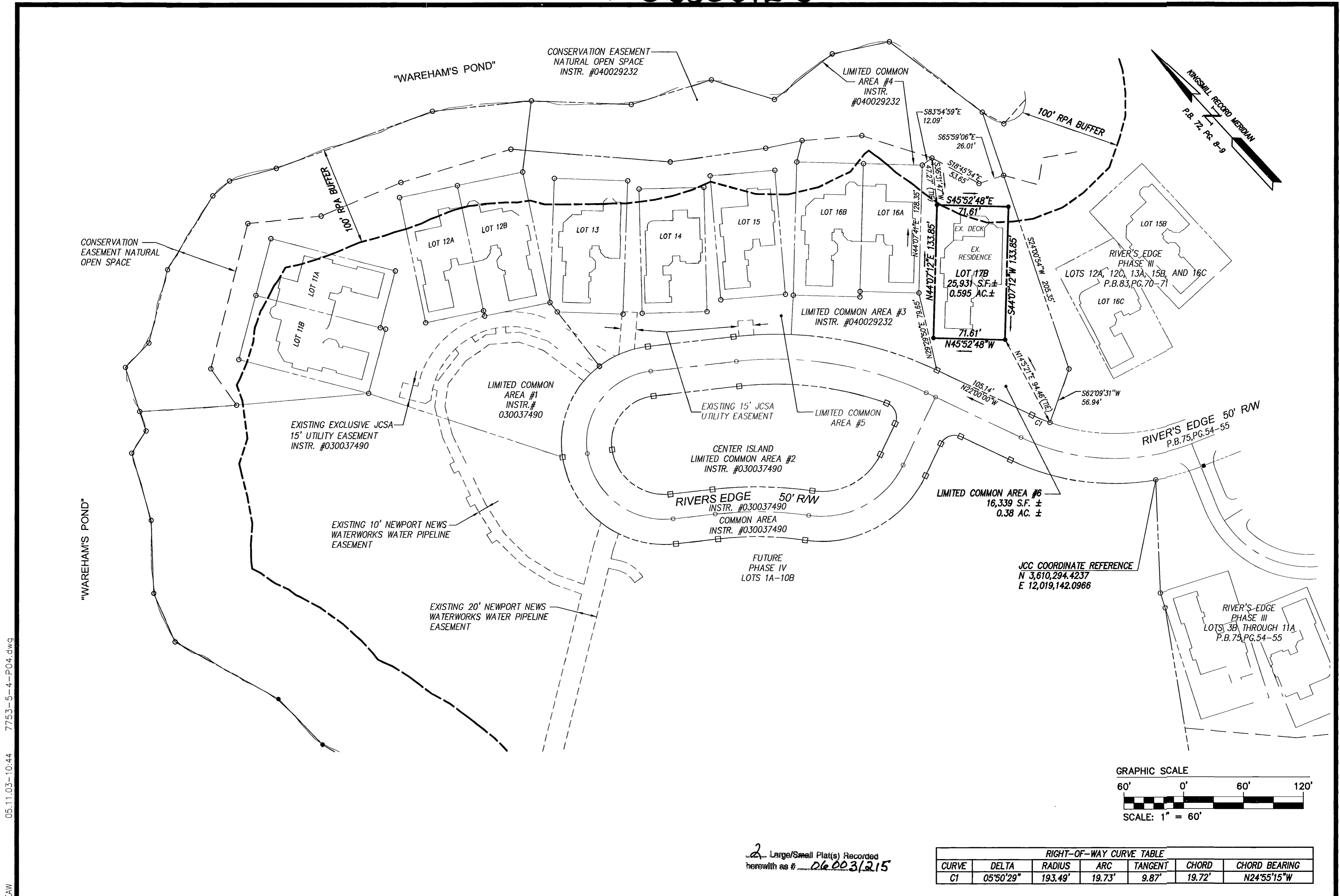


No.	DATE	REVISION / COMMENT / NOTE	BY
1	11/1/06	REVISED PER COUNTY COMMENTS DATED 9/29/06	RDM

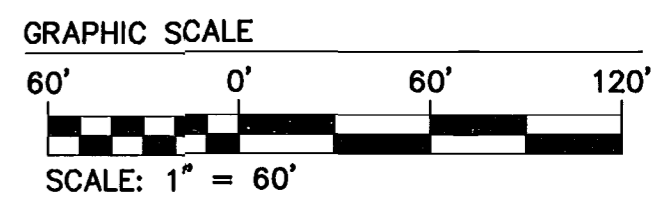
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
20 December 2006
 at 11:09 AM/PM, PG. 1
 DOCUMENT # 060031215
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn MLH
Scale N/A	Date 11/3/06
Project No. 7753-5-4	
Drawing No. 1 OF 2	

#060031215

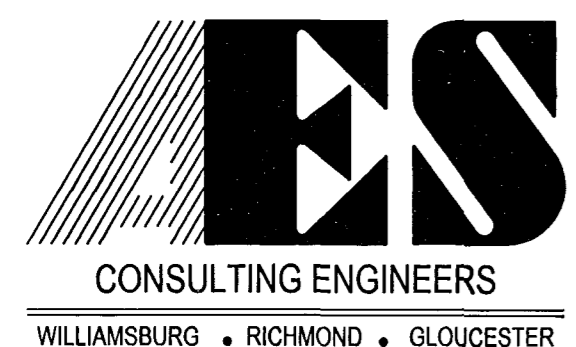


05.11.03-10:44 7753-5-4-P04.dwg EAW



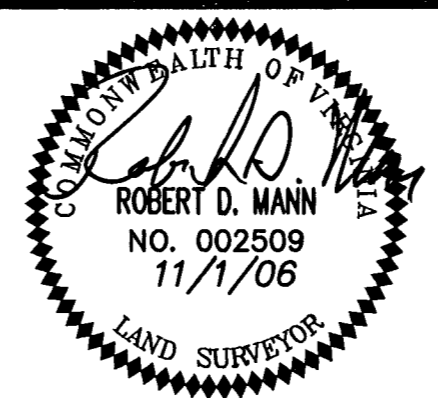
2 Large/Small Plat(s) Recorded
herewith as # 060031215

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



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PLAT OF SUBDIVISION
RIVER'S EDGE
PHASE IV
LOT 17B
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>20 November 2006</u> at <u>11:09</u> AM/PM-PB-PG DOCUMENT # <u>060031215</u> BETSY B. WOOLRIDGE, CLERK <u>Betsy B. Woolridge</u> Clerk				Designed AES	Drawn MLH
1 11/1/06 REVISED PER COUNTY COMMENTS DATED 9/29/06 RDM				Scale 1"=60'	Date 11/1/06
No. DATE REVISION / COMMENT / NOTE BY				Project No. 7753-5-4	
				Drawing No. 2 OF 2	