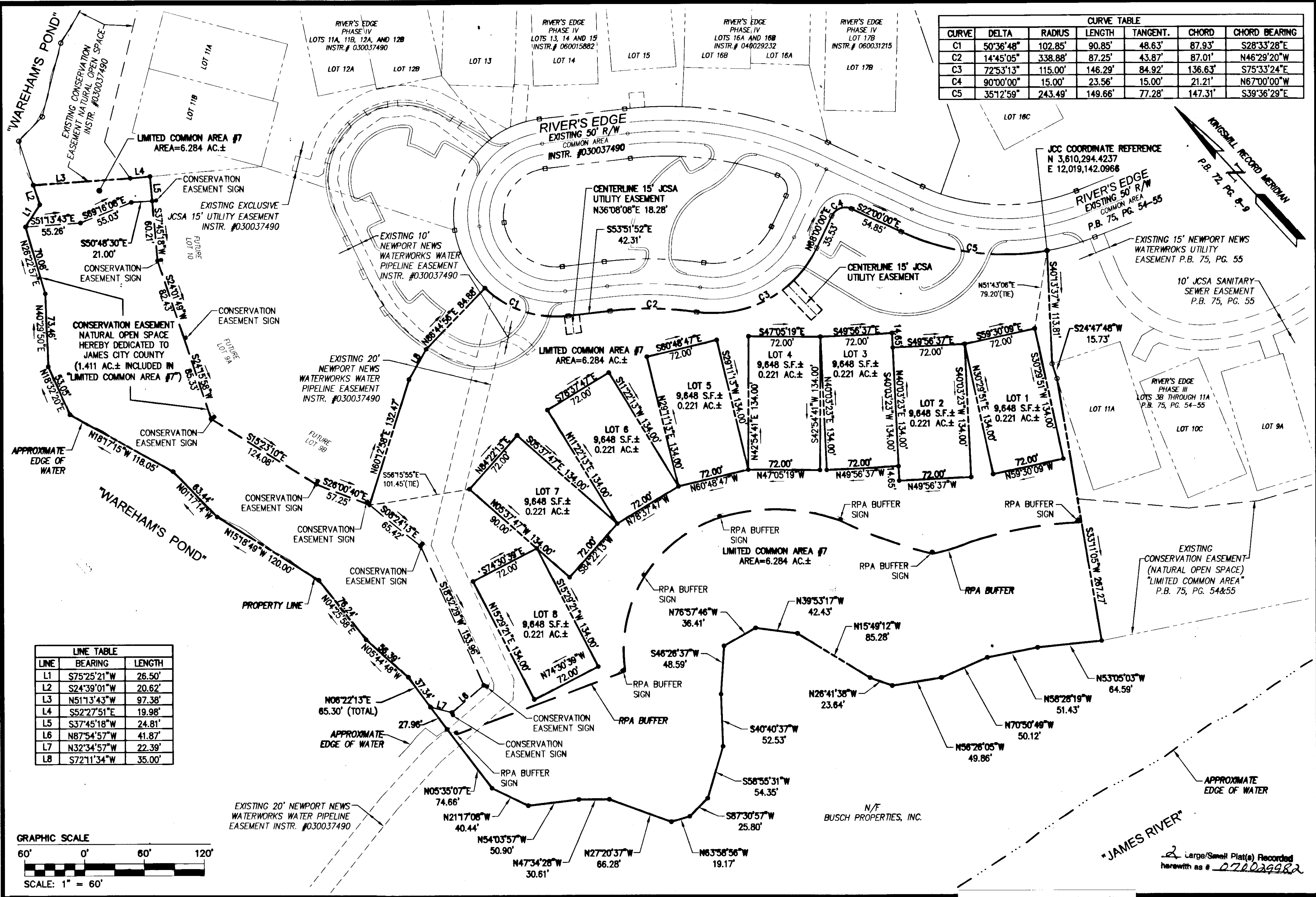
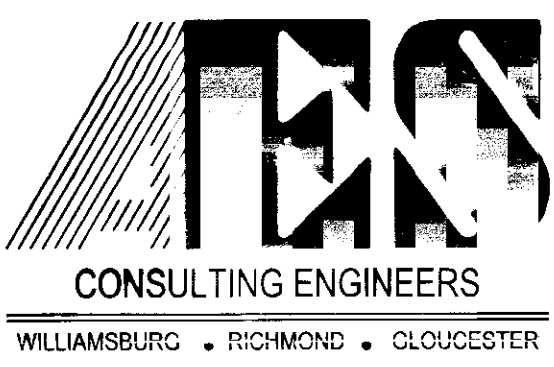
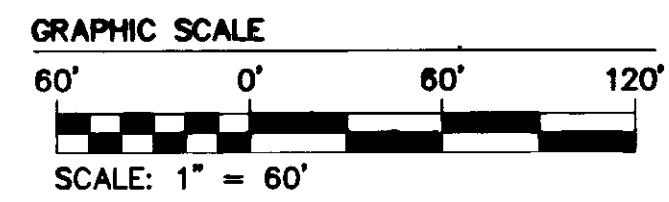


070029982

CURVE	DELTA	RADIUS	LENGTH	TANGENT.	CHORD	CHORD BEARING
C1	50°36'48"	102.85'	90.85'	48.63'	87.93'	S28°33'28"E
C2	14°45'05"	338.88'	87.25'	43.87'	87.01'	N46°29'20"W
C3	72°53'13"	115.00'	146.29'	84.92'	136.63'	S75°33'24"E
C4	90°00'00"	15.00'	23.56'	15.00'	21.21'	N67°00'00"W
C5	35°12'59"	243.49'	149.66'	77.28'	147.31'	S39°36'29"E

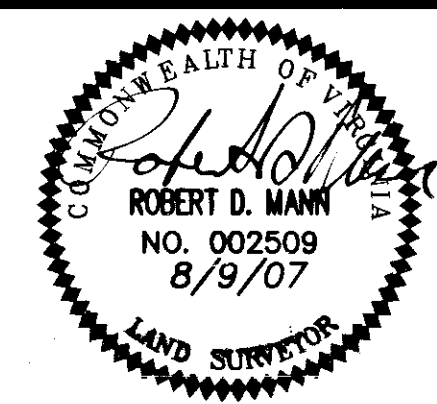


LINE	BEARING	LENGTH
L1	S75°25'21"W	26.50'
L2	S24°39'01"W	20.62'
L3	N51°13'43"E	97.38'
L4	S52°27'51"E	19.98'
L5	S37°45'18"W	24.81'
L6	N87°54'57"W	41.87'
L7	N32°34'57"W	22.39'
L8	S72°11'34"W	35.00'



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 1 THROUGH 8  
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>26 October 2007</u> at <u>3:54</u> AM/PM, PG. <u>1</u>	
DOCUMENT # <u>070029982</u>	
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B. Woolridge</u> Clerk	
1	9/12/07
No.	DATE
REVISION / COMMENT / NOTE	
BY	

Designed	Drawn
AES	MLH
Scale	Date
1"=60'	8/9/07
Project No.	
7753-5-4	
Drawing No.	
2 OF 2	

Large/Small Plat(s) Recorded herewith as # 070029982

**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 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.

Robin Caron 9/20/07  
 ROBIN CARON DATE  
 EXECUTIVE VICE PRESIDENT  
 BUSCH PROPERTIES, INC.

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City  
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 20 DAY OF Sept, 2007.  
 MY COMMISSION EXPIRES April 30, 2010

Allison M Hayes  
 NOTARY PUBLIC #150666

**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 8/9/07  
 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.

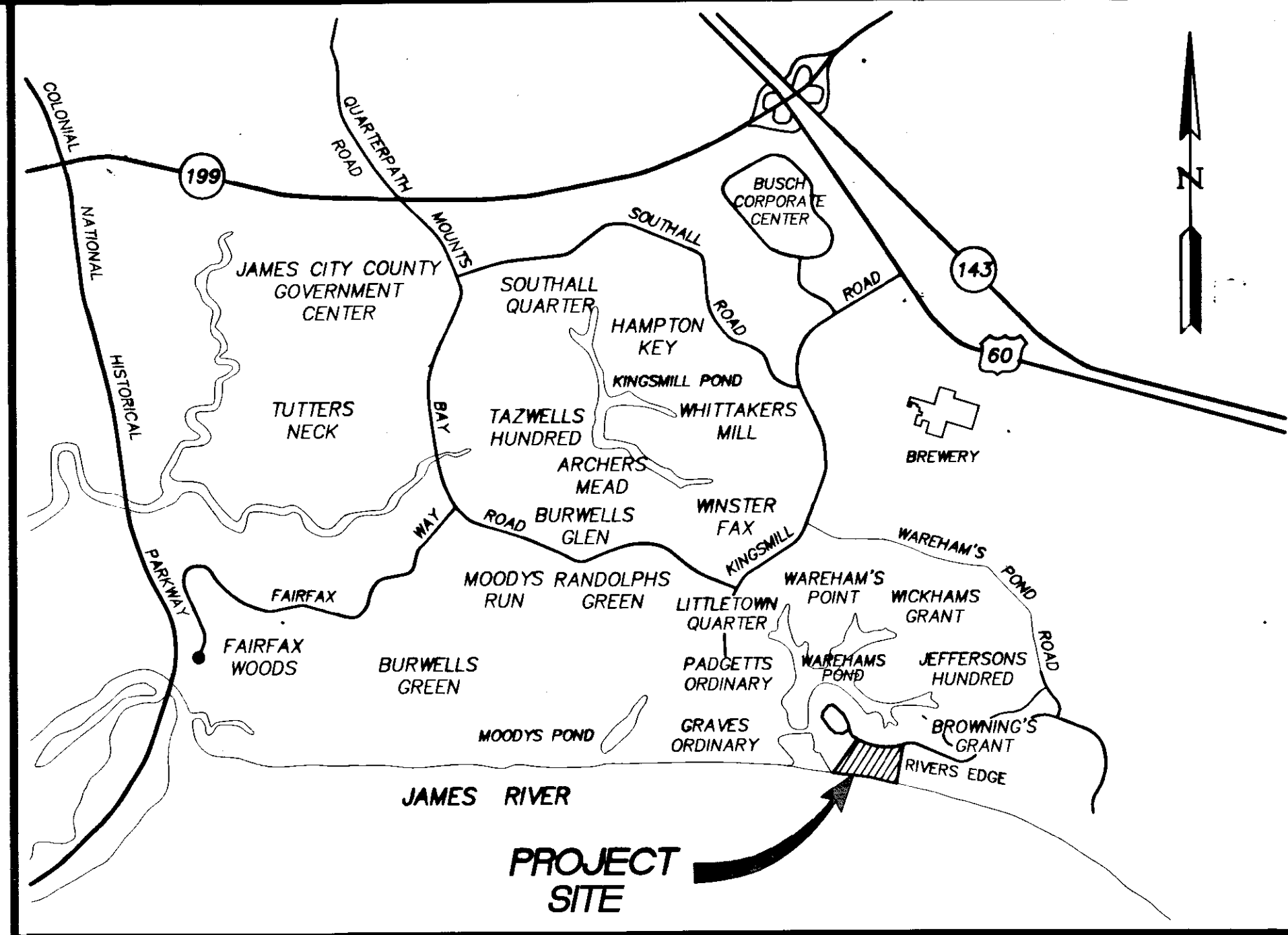
[Signature] 10/25/07  
 SUBDIVISION AGENT OF DATE  
 JAMES CITY COUNTY

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS  
26 DAY OF October, 2007  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD  
 AS THE LAW DIRECTS. @ 3:54 AM/PM  
 INSTRUMENT # 070029982

TESTE: Betsy B. Woolridge  
 BETSY B. WOOLRIDGE, CLERK  
By Claudia Heitzel, Dg 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 LOTS WITHIN THIS SUBDIVISION ARE SERVED BY GRINDER PUMPS. REFER TO RESTRICTIVE COVENANTS FOR FURTHER INFORMATION.
4. 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.
5. ALL LAND WITHIN RIVER'S EDGE, PHASE IV, EXCLUDING LOTS AND RIVERS EDGE 50' R/W, IS LIMITED COMMON AREA.
6. 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.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
8. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
9. SITE IS PART OF TAX PARCEL (50-4) (1-1).
10. 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.
11. WETLANDS AND LAND 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.
12. SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECT. 23-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. ALL LAND DISTURBING ACTIVITIES SHALL BE PROHIBITED ON SLOPES OF 25% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY REQUEST FOR WAIVER IN ACCORDANCE WITH SECT. 23-12 APPROVED BY THE ENVIRONMENTAL DIVISION DIRECTOR.
13. J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
15. 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).
16. SEE TABLE ON THIS SHEET FOR ADDRESSES AND TAX MAP NUMBERS.
17. THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
18. 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.
19. 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.
20. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
21. THIS PLAT IS FOR THE PURPOSE OF SUBDIVIDING UNITS SHOWN ON SP-147-00 RIVER'S EDGE PHASE IV, AS AMENDED BY SP-100-03.



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

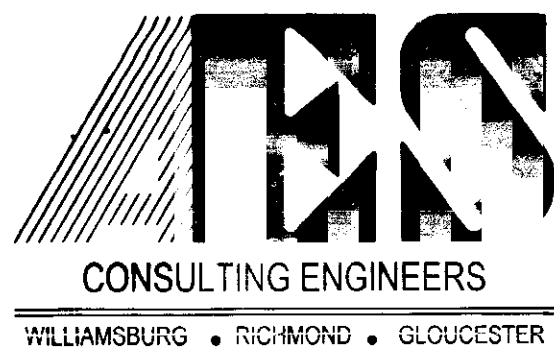
**AREA TABULATION**  
 RIVER'S EDGE - PHASE IV  
 LOTS 1 THROUGH 8

AREA OF RESIDENTIAL LOTS	77,184 S.F.±	1.768 AC.±
AREA OF LIMITED COMMON AREA #7 (INCLUDES VEHICULAR ACCESS ROADS, VEHICULAR PARKING SPACES, WATER PIPELINE, SANITARY SEWER EASEMENTS, & CONSERVATION EASEMENT)	273,560 S.F.±	6.284 AC.±
<b>TOTAL AREA</b>	<b>350,744 S.F.±</b>	<b>8.052 AC.±</b>
NUMBER OF LOTS	<b>8</b>	
LOT SIZE (72'x134')	<b>9,648 S.F.±</b>	<b>0.221 AC.±</b>

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

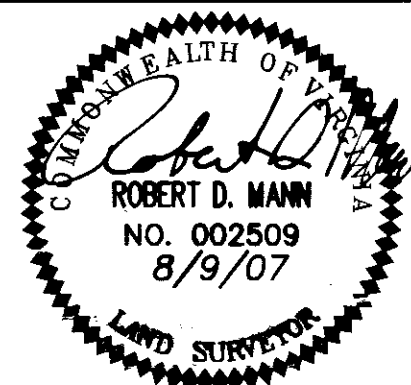
LOT NUMBER	TAX MAP NUMBER	ADDRESS
1	(50-4)(20-0-0001)	401 RIVER'S EDGE
2	(50-4)(20-0-0002)	403 RIVER'S EDGE
3	(50-4)(20-0-0003)	405 RIVER'S EDGE
4	(50-4)(20-0-0004)	407 RIVER'S EDGE
5	(50-4)(20-0-0005)	409 RIVER'S EDGE
6	(50-4)(20-0-0006)	411 RIVER'S EDGE
7	(50-4)(20-0-0007)	413 RIVER'S EDGE
8	(50-4)(20-0-0008)	415 RIVER'S EDGE

2 Large/Small Plat(s) Recorded  
 herewith as # 070029982



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PLAT OF SUBDIVISION  
**RIVER'S EDGE**  
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 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City  
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Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	9/12/07	REVISED PER COUNTY COMMENTS	RDM

Designed AES	Drawn MLH
Scale 1"=60'	Date 8/9/07
Project No. 7753-5-4	
Drawing No. 1 OF 2	

070029982