

#07003312

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 OCTOBER 24, 1994 IN DEED BOOK 714, PAGE 471, 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.

Robin D. Carson 11/16/07
 ROBIN D. CARSON DATE
 EXECUTIVE VICE PRESIDENT
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

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

I, Susan Childs 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 16 DAY OF November, 2007

MY COMMISSION EXPIRES 7/31/2009

Susan Childs 357306
 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 10/15/07
 ROBERT D. MANN, L.S. #002509 DATE

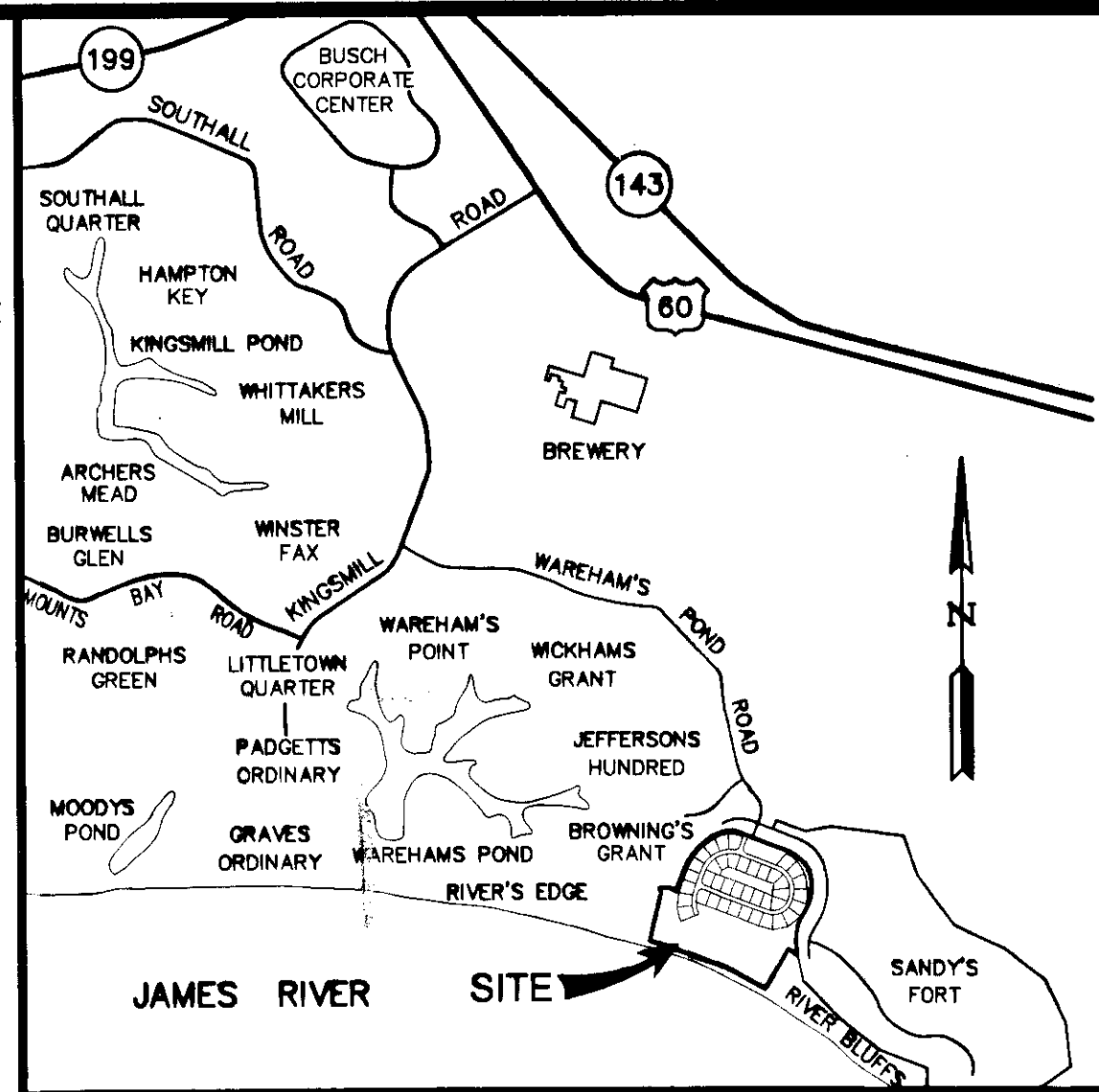
CERTIFICATE OF APPROVAL

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

[Signature] 11/15/07
 SUBDIVISION AGENT OF
 JAMES CITY COUNTY DATE

NOTES:

1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. THE PROPERTY SHOWN IS PART OF TAX MAP PARCEL (51-3)(1-4).
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
4. 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.
5. JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
7. SEE TABLE ON THIS SHEET FOR ADDRESSES.
8. 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.
9. 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.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
11. 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.
12. 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 OWNED AND RESERVED BY BUSCH PROPERTIES, INC.
13. THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. 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.
15. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
16. THE JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVED A CUL-DE-SAC LENGTH EXCEPTION.
17. THE CONTRACTOR IS TO PLACE A CONSERVATION EASEMENT SIGN ON LOTS AS SHOWN ON THIS PLAT. CONSERVATION EASEMENT SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
18. LRZ = KINGSMILL COMMUNITY SERVICES ASSOCIATION LANDSCAPE RESTRICTION ZONE.



VICINITY MAP
 SCALE: 1"=2000'

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE (B.S.L. TYP.)
- RPA BUFFER LINE

**AREA TABULATION
 SPENCER'S GRANT
 KINGSMILL ON THE JAMES
 PHASE 1 - (38 LOTS)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	793,821 S.F.	18.223 AC.±
AREA OF COMMON AREA (INCLUDES RIGHT-OF-WAY)	1,337,250 S.F.	30.699 AC.±
AREA OF LIMITED COMMON AREA	36,746 S.F.	0.844 AC.±
TOTAL AREA SUBDIVIDED	2,167,817 S.F.	49.766 AC.±
AREA OF CONSERVATION EASEMENT	194,583 S.F.	4.467 AC.±
AVERAGE LOT SIZE	20,897 S.F.	0.480 AC.±
SMALLEST LOT (LOT 2)	18,435 S.F.	0.423 AC.±
LARGEST LOT (LOT 26)	23,663 S.F.	0.543 AC.±
GROSS LOTS PER ACRE	2.09	

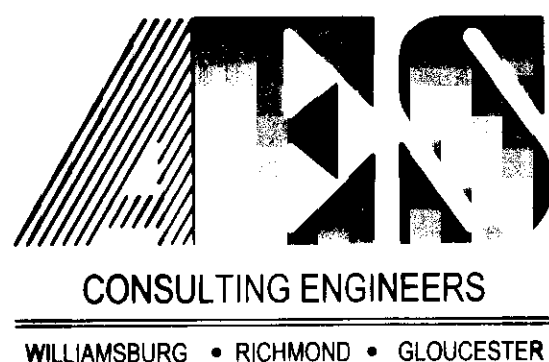
7 Large/Small Plat(s) Recorded
 herewith as # 07003312

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF December 2007, a THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:45 AM/PM INSTRUMENT # 07003312

TESTE: Betsy B. Woolridge, CLERK OF CIRCUIT COURT
 BETSY B. WOOLRIDGE, CLERK BY: [Signature] P.C.

LOT NUMBER & ADDRESS TABLE

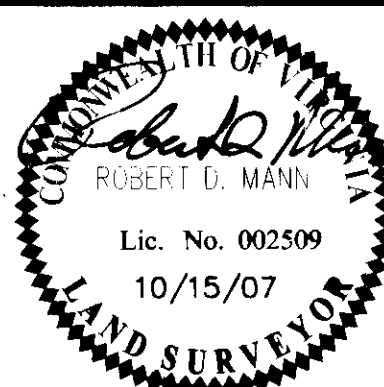
LOT NUMBER	ADDRESS	LOT NUMBER	ADDRESS
LOT 1	109 ENSIGN JOHN UTIE	LOT 20	255 WILLIAM SPENCER
LOT 2	105 ENSIGN JOHN UTIE	LOT 21	251 WILLIAM SPENCER
LOT 3	101 ENSIGN JOHN UTIE	LOT 22	247 WILLIAM SPENCER
LOT 4	200 WILLIAM SPENCER	LOT 23	243 WILLIAM SPENCER
LOT 5	204 WILLIAM SPENCER	LOT 24	239 WILLIAM SPENCER
LOT 6	208 WILLIAM SPENCER	LOT 25	235 WILLIAM SPENCER
LOT 7	212 WILLIAM SPENCER	LOT 26	231 WILLIAM SPENCER
LOT 8	216 WILLIAM SPENCER	LOT 27	227 WILLIAM SPENCER
LOT 9	224 WILLIAM SPENCER	LOT 28	223 WILLIAM SPENCER
LOT 10	232 WILLIAM SPENCER	LOT 29	219 WILLIAM SPENCER
LOT 11	240 WILLIAM SPENCER	LOT 30	215 WILLIAM SPENCER
LOT 12	248 WILLIAM SPENCER	LOT 31	209 WILLIAM SPENCER
LOT 13	252 WILLIAM SPENCER	LOT 32	100 ENSIGN JOHN UTIE
LOT 14	256 WILLIAM SPENCER	LOT 33	104 ENSIGN JOHN UTIE
LOT 15	260 WILLIAM SPENCER	LOT 34	108 ENSIGN JOHN UTIE
LOT 16	264 WILLIAM SPENCER	LOT 35	112 ENSIGN JOHN UTIE
LOT 17	268 WILLIAM SPENCER	LOT 36	116 ENSIGN JOHN UTIE
LOT 18	263 WILLIAM SPENCER	LOT 37	120 ENSIGN JOHN UTIE
LOT 19	259 WILLIAM SPENCER	LOT 38	124 ENSIGN JOHN UTIE



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

PLAT OF SUBDIVISION
SPENCER'S GRANT
 KINGSMILL ON THE JAMES
 PHASE 1, LOTS 1 - 38
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	10/15/07	REVISED PLAT INTO TWO PHASES	AWT
2	4/16/07	REVISED PER NEWPORT NEWS WATER WORKS COMMENTS	AWT
1	10/11/06	REVISED PER J.C.C. COMMENT LETTERS	AWT

Designed MAR/REC	Drawn AES
Scale N/A	Date 10/15/07
Project No. 7753-20	
Drawing No. 1 of 7	