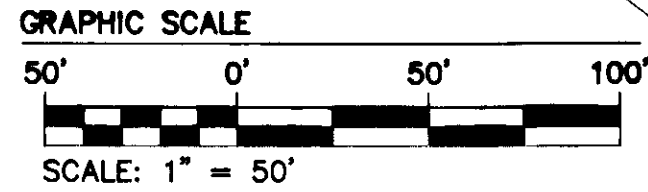


#070033312



CONSERVATION EASEMENT FOR NATURAL OPEN SPACE 194,583 S.F. OR 4.467 AC. (HEREBY DEDICATED TO JAMES CITY COUNTY)

LANDSCAPE RESTRICTION ZONE

JAMES RIVER

VISUAL EASEMENT WITH VERTICAL RESTRICTION FOR STRUCTURES ABOVE ELEVATION 71.00 WITH THE EXCEPTION OF THE PROJECT IDENTIFICATION SIGN AND ASSOCIATED FEATURES WHICH SHALL NOT EXCEED AN ELEVATION OF 82.00 (EASEMENT LINES SHALL EXTEND TO THE SHORELINE OF THE JAMES RIVER) INSTR. #970018452

THIS SHEET ADDRESSES LOTS 16 - 19 & 37 - 38

SEE SHEET 7 FOR CURVE DATA

SURVEY LINE ONLY MEAN LOW WATER IS THE PROPERTY LINE

CA-1 1,049,243 S.F. 24.09 AC.

100' RPA BUFFER

MEAN LOW WATER IS THE PROPERTY LINE

EXISTING PROPERTY LINES HEREBY EXTINGUISHED P.B. 65, PG. 48

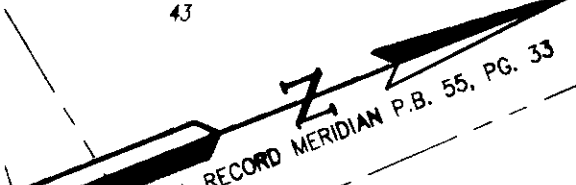
EX. WAREHAM'S POND ROAD WEST P.B. 65, PG. 48

BROWNING'S GRANT PHASE 2 P.B. 65, PG. 48

EX. GREEN'S WAY P.B. 65, PG. 48

RIVER'S EDGE

RIVER'S EDGE PHASE 1



N70°38'28"W 919.28'

N13°41'26"E 554.47'

N12°39'39"W 55.17'

N72°24'31"E 33.38'

N17°24'31"E 33.38'

N22°39'17"E 95.29'

N78°19'17"W 207.43'

N68°40'38"W 150.19'

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N68°40'38"W 150.42'

N22°39'17"E 95.29'

N20°58'47"E 134.38'

S20°58'47"W 256.81'

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City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on December 5, 2007 at 3:45 AM/PM, PG. 1 DOCUMENT # 070033312 BERTY B. WOOLRIDGE, CLERK

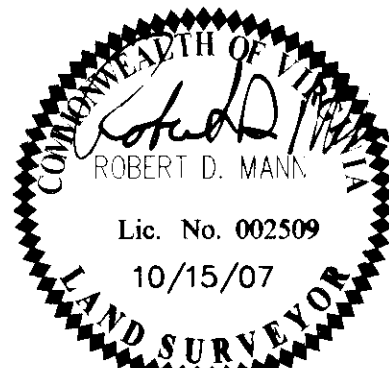
S:\Jobs\751320 Spencers Grant\dwg



WILLIAMSBURG • RICHMOND • GLOUCESTER

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	Drawn
MAR/REC	AES
Scale	Date
1"=50'	10/15/07
Project No.	
7753-20	
Drawing No.	
5 of 7	