#090027097

SANDY'S FORT LOT 17 P.B. 72 PG. 19-21

SANDY'S FORT LOT 18 P.B. 72, PG. 19-21

SANDY'S FORT LOT 19 P.B. 72, PG. 19-21

SANDY'S FORT LOT 20 P.B. 72, PG. 19-21

SANDY'S FORT LOT 21 P.B. 72, PG. 19-21

SANDY'S FORT LOT 22 P.B. 72, PG. 19-21

SANDY'S FORT LOT 23 P.B. 72, PG. 19-21

SANDY'S FORT LOT 24 P.B. 72, PG. 19-21

LIMITS OF WETLANDS

SANDY'S FORT LPZ 7 P.B. 72, PG. 19-21

100' RPA BUFFER

SEE SHEET 2

RIVER BLUFFS, A CONDOMINIUM PHASE II INSTR. #010021428 P.B. 84, PG. 1

RIVER BLUFFS, A CONDOMINIUM PHASE III INSTR. #080027710

SANDY'S FORT - LPZ 3 P.B. 72, PG. 19-21

RIVER BLUFFS, A CONDOMINIUM PHASE II INSTR. #010021428 P.B. 84, PG. 1

RECORD MERIDIAN FLAT BOOK 72, PAGE 19-21

THE BLUFFS INSTR. #010021428 (VARIABLE WIDTH PRIVATE EASEMENT FOR INGRESS AND EGRESS)

PHASE LINE ONLY

THE BLUFFS INSTR. #010021428 (VARIABLE WIDTH PRIVATE EASEMENT FOR INGRESS AND EGRESS)

PHASE LINE ONLY

N: 3608399.94377
E: 12023574.86588

S41°28'13"E 137.79' TOTAL
78.28'
21.06
S30°15'37"W 200.19'
N30°15'37"E 190.76'
N83°51'26"E 15.73'
6.23' ESMT TIE
C5
C6
C7
S56°29'31"E 108.61'
C8
C9
C10
14.91' ESMT TIE
S41°49'10"E 124.43' TOTAL
63.01'
61.42'
C11
C12
C13
S53°09'50"E 119.37'
19.83' ESMT TIE
S48°12'13"E 80.20'
S43°08'50"E 225.92'
S40°53'42"W 188.28'
S41°45'08"W 174.56'
S39°32'41"W 183.24'
S35°53'20"W 187.44'
S31°46'54"W 172.94'
N50°20'45"W 140.05'
N49°48'45"W 138.62'
N47°00'03"W 136.87'
N47°50'46"W 139.76'
140.34'
44.74'
N47°21'01"W 185.08' TOTAL

25' BSL
20' DRAINAGE ESM'T (TYP.)
40' DRAINAGE EASEMENT
30' BSL
10'
20'
10'
2'
25' LPZ
10' DRAINAGE ESM'T
VARIABLE WIDTH UTILITY ESM'T HEREBY DEDICATED TO JCSA
15' MINIMUM SIDE BSL, COMBINED TOTAL OF 40' FOR BOTH SIDES (TYP.)
20' MAINTENANCE AND ACCESS EASEMENT

5
25,304 S.F.
0.581 AC.

4
25,774 S.F.
0.592 AC.

3
26,922 S.F.
0.618 AC.

2
25,292 S.F.
0.581 AC.

1
25,187 S.F.
0.578 AC.

LCA-1
185,488 S.F.
4.258 AC.
(INCLUDES AREA FROM SPENCER'S GRANT, PHASE 1)

RIVER BLUFFS, A CONDOMINIUM PHASE III INSTR. #080027710

RIVER BLUFFS, A CONDOMINIUM PHASE I INSTR. #010015611 INSTR. #010011950 P.B. 83, PG. 1 P.B. 82, PG. 18

SEE SHEET 4

100' RPA BUFFER

NATURAL OPEN SPACE EASEMENT P.B. 80, PG. 26-27 DOC. #010001811

PHASE LINE ONLY

100' RPA BUFFER

PHASE LINE ONLY

S44°23'50"W 104.94'

N58°09'23"W 233.35'

N/F BUSCH PROPERTIES D.B. 714, PG. 471

N55°27'36"W 389.36'

MEAN LOW WATER IS THE PROPERTY LINE

CA-1
155,974 S.F.±
3.581 AC.±

N50°28'30"W 239.83'

N/F BUSCH PROPERTIES D.B. 714, PG. 471

S50°28'30"E 115.70'

S49°31'02"E 109.75'

S49°31'02"

MEAN LOW WATER IS THE PROPERTY LINE

N55°09'44"W 543.47'

N50°31'24"W 574.61'

SURVEY LINE ONLY MEAN LOW WATER IS THE PROPERTY LINE

SURVEY LINE ONLY MEAN LOW WATER IS THE PROPERTY LINE

SEE SHEET 2

SEE SHEET 4

JAMES RIVER

JAMES RIVER

50' 100'

NOTE:

EACH LOT IN THIS SUBDIVISION IS SERVED BY PUBLIC GRAVITY SEWER. IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO INSURE THAT PRIVATE SEWER LATERERALS INSTALLED AT THE TIME OF HOME CONSTRUCTION COMPLIES WITH CURRENT COUNTY AND BUILDING CODE REQUIREMENTS.

NOTE:
LIMITED COMMON AREA 1 (LCA-1) INCLUDES AREA ENCUMBERED BY NATURAL OPEN SPACE EASEMENT.

4 Lame/Sheet Plat(s) Recorded herewith as # 090027097

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

S:\Jobs\7753\08-3-RiverBluffs-SingleFamily\dwg\Sur\Plats\7753-8-3 SUBD Lots 1-9 SH 2-4.dwg, 9/8/2009 1:58:10 PM, stephen.cook

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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

PLAT OF SUBDIVISION
RIVER BLUFFS
KINGSMILL ON THE JAMES
LOTS 1 - 9
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
8/07/09
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
1	8/7/09	REVISED PER CLIENT REQUEST	SDC	RDM

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 9-24-2009
at 1:53 AM/PM. PB — PG —
DOCUMENT # 090027097
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed	Drawn
AES	AES
Scale	Date
1"=50'	3/05/09
Project No.	
7753-8-3	
Drawing No.	
3 of 4	