

# 090027097

**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, A MISSOURI CORPORATION 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 8/20/09  
 ROBIN D. CARSON DATE  
 EXECUTIVE VICE PRESIDENT  
 BUSCH PROPERTIES, INC.

**CERTIFICATE OF NOTARIZATION**

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

RICKY PRITTE 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 20<sup>th</sup> DAY OF August, 2009.

MY COMMISSION EXPIRES December 31, 2012  
Ricky Pritte  
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 342603

**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 8/17/09  
 ROBERT D. MANN, L.S. #002509 DATE

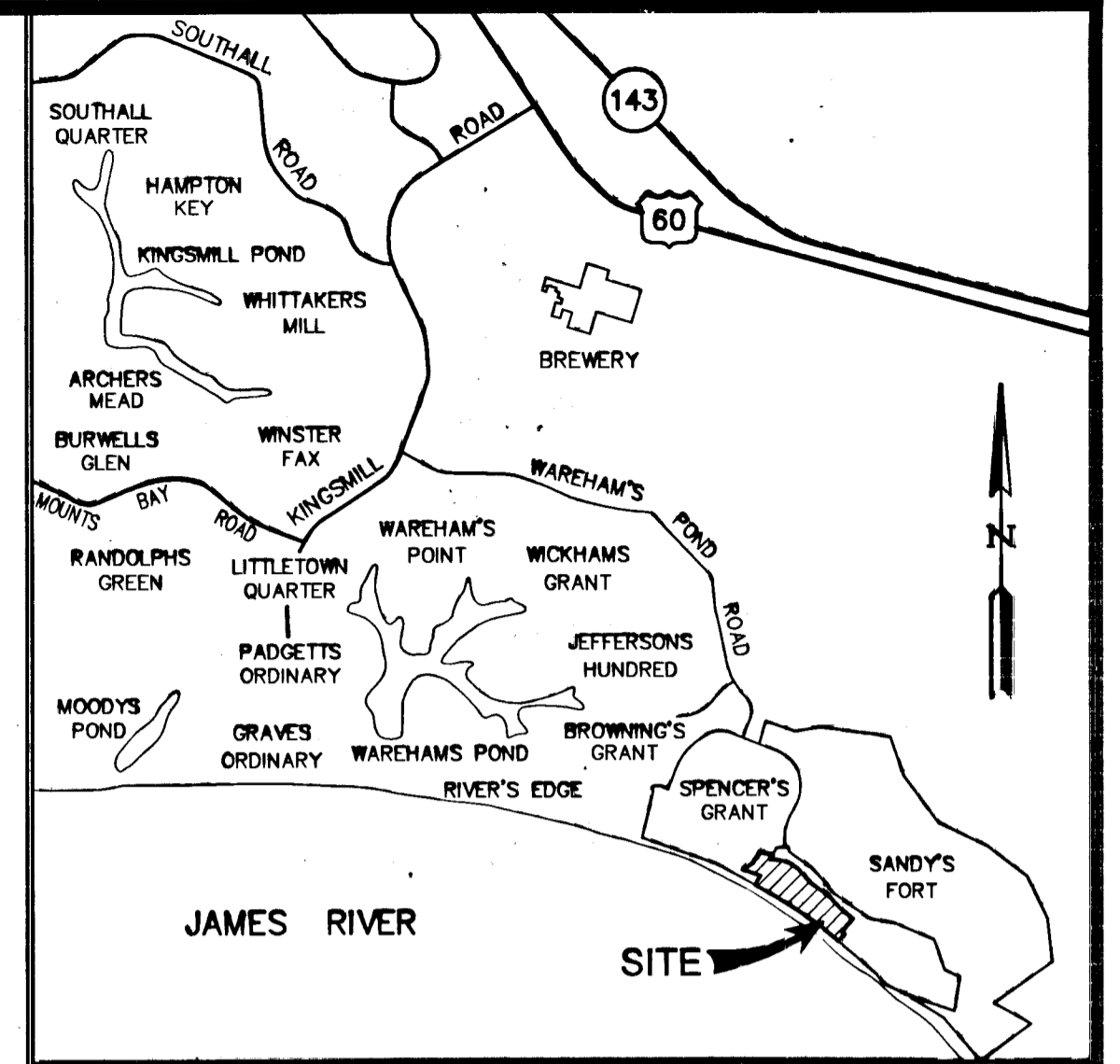
**CERTIFICATE OF APPROVAL**

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

Esther M. Jones 9/22/09  
 SUBDIVISION AGENT OF DATE  
 JAMES CITY COUNTY

**NOTES:**

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THE PROPERTY SHOWN IS ALL OF TAX MAP PARCELS 5130100005.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND PUBLIC SEWER, PROVIDED BY THE JAMES CITY SERVICE AUTHORITY.
- VIRGINIA STATE PLANE COORDINATES SHOWN HEREIN ARE BASED ON DEEDS AND PLATS OF RECORD. THESE COORDINATES HAVE BEEN TRANSFORMED FROM THEIR RECORD DATUM OF NAD27 TO NAD83 TO CONFORM WITH THE CURRENT DATUM UTILIZED BY THE JAMES CITY COUNTY GIS DEPARTMENT. THESE COORDINATES ARE PROVIDED FOR GIS PURPOSES ONLY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- 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.
- 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 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.
- ALL RIGHT-OF-WAY AREAS TO BE UTILIZED FOR VEHICULAR ACCESS ARE RESERVED AS EASEMENTS FOR BUSCH PROPERTIES, INC., IT'S SUCCESSORS AND ASSIGNS, JAMES CITY SERVICE AUTHORITY, CITY OF NEWPORT NEWS, VIRGINIA POWER (DOMINION VIRGINIA POWER), BELL ATLANTIC TELE. CO. (VERIZON), AND VIRGINIA NATURAL GAS.
- THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 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.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0210C DATED 9/28/07.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- AN EASEMENT IS HEREBY RESERVED TO BUSCH PROPERTIES INCORPORATED, ITS SUCCESSORS AND ASSIGNEES OVER ALL LIMITED COMMON AREAS (LCA) AND COMMON AREAS (CA) AS SHOWN HEREON FOR ACCESS, MAINTENANCE, DRAINAGE, AND UTILITIES.
- LOTS 1 THROUGH 9 BENEFIT FROM A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS SET FORTH IN THE DECLARATION OF ACCESS EASEMENT DATED JUNE 26, 2001, RECORDED AS INSTRUMENT NO. 010011952.



VICINITY MAP  
 SCALE: 1"=2000'

**LEGEND**

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

**AREA TABULATION  
 RIVER BLUFFS  
 KINGSMILL ON THE JAMES  
 (LOTS 1 - 9)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS (INCLUDES AREA FROM SPENCER'S GRANT, PHASE 1, COMMON AREA 1)	262,271 S.F.	6.021 AC.±
AREA OF LIMITED COMMON AREA (INCLUDES AREA FROM SPENCER'S GRANT, PHASE 1, COMMON AREA 1)	185,488 S.F.	4.258 AC.±
COMMON AREA 1 (AREA FROM BUSCH PROPERTIES)	155,974 S.F.±	3.581 AC.±
TOTAL AREA SUBDIVIDED	603,733 S.F.±	13.860 AC.±
AVERAGE LOT SIZE	29,141 S.F.	0.669 AC.±
SMALLEST LOT (LOT 1)	25,187 S.F.	0.578 AC.±
LARGEST LOT (LOT 9)	41,048 S.F.	0.942 AC.±
GROSS LOTS PER ACRE	0.65	

4 Large/Small Plat(s) Recorded herewith as # 090027097

**STATE OF VIRGINIA**

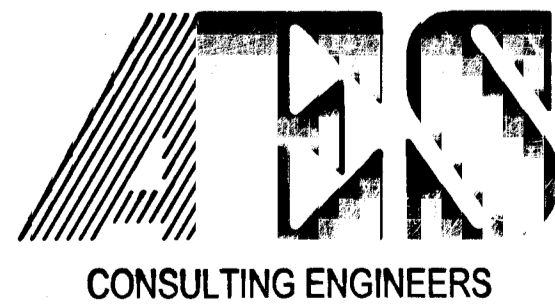
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS 29 DAY OF September, 2009.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:53 AM/PM

INSTRUMENT # 090027097

TESTE: Betsy B. Woolridge  
 BETSY B. WOOLRIDGE, CLERK

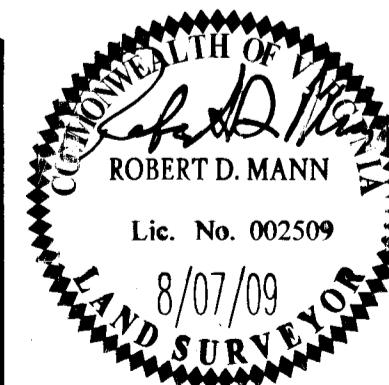
BETSY B. WOOLRIDGE, CLERK



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

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

PLAT OF SUBDIVISION  
**RIVER BLUFFS**  
**KINGSMILL ON THE JAMES**  
 LOTS 1 - 9  
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



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

Designed	Drawn
AES	AES
Scale	Date
N/A	3/05/09
Project No.	
7753-8-3	
Drawing No.	
1 of 4	

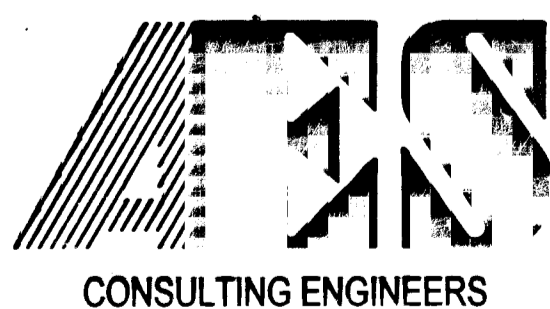
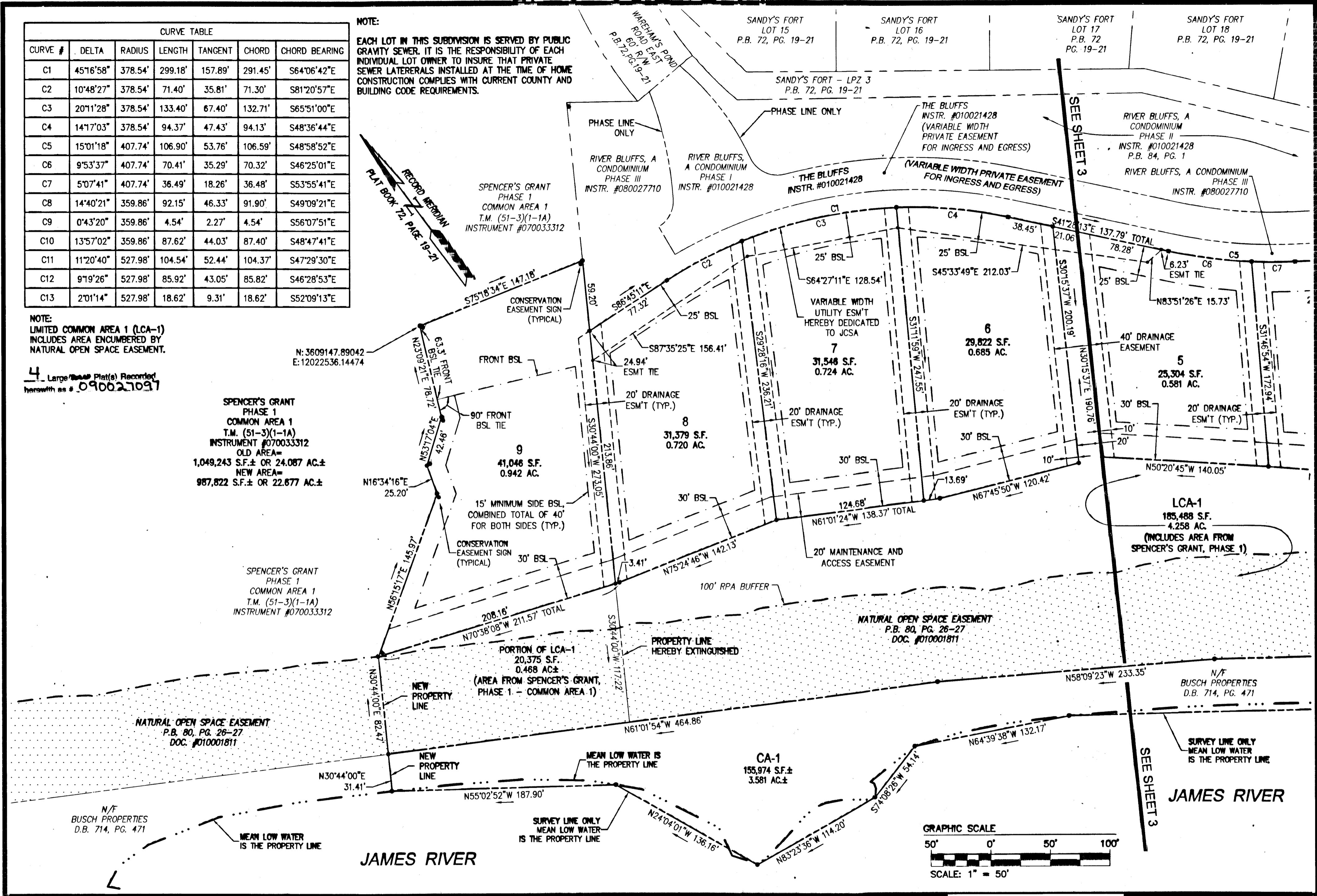
# 090027097

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	45°16'58"	378.54'	299.18'	157.89'	291.45'	S64°06'42"E
C2	10°48'27"	378.54'	71.40'	35.81'	71.30'	S81°20'57"E
C3	20°11'28"	378.54'	133.40'	67.40'	132.71'	S65°51'00"E
C4	14°17'03"	378.54'	94.37'	47.43'	94.13'	S48°36'44"E
C5	15°01'18"	407.74'	106.90'	53.76'	106.59'	S48°58'52"E
C6	9°53'37"	407.74'	70.41'	35.29'	70.32'	S46°25'01"E
C7	5°07'41"	407.74'	36.49'	18.26'	36.48'	S53°55'41"E
C8	14°40'21"	359.86'	92.15'	46.33'	91.90'	S49°09'21"E
C9	0°43'20"	359.86'	4.54'	2.27'	4.54'	S56°07'51"E
C10	13°57'02"	359.86'	87.62'	44.03'	87.40'	S48°47'41"E
C11	11°20'40"	527.98'	104.54'	52.44'	104.37'	S47°29'30"E
C12	9°19'26"	527.98'	85.92'	43.05'	85.82'	S46°28'53"E
C13	2°01'14"	527.98'	18.62'	9.31'	18.62'	S52°09'13"E

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 LATERALS INSTALLED AT THE TIME OF HOME CONSTRUCTION COMPLIES WITH CURRENT COUNTY AND BUILDING CODE REQUIREMENTS.

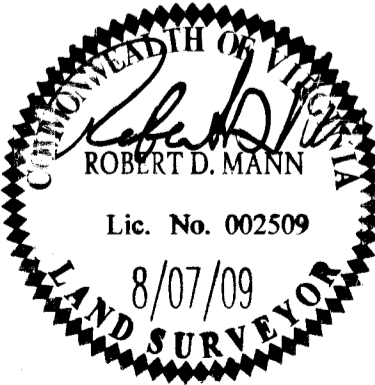
NOTE:  
LIMITED COMMON AREA 1 (LCA-1) INCLUDES AREA ENCUMBERED BY NATURAL OPEN SPACE EASEMENT.

4 Large Plat(s) Recorded herewith as # 090027097



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PLAT OF SUBDIVISION  
RIVER BLUFFS  
KINGSMILL ON THE JAMES  
LOTS 1 - 9  
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 9-29-2009 at 1:53 AM/PM, PG. 1 DOCUMENT # 090027097 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Clerk		
1	8/7/09	REVISION / COMMENT / NOTE
No.	DATE	REVISION / COMMENT / NOTE

Designed AES	Drawn AES
Scale 1"=50'	Date 3/05/09
Project No. 7753-8-3	
Drawing No. 2 of 4	

S:\local\75308-3-RiverBluffs-SingleFamily\dwg\Sur\Plat\7753-8-3 SUBD Lots 1-9 SH 2-4.dwg, 9/8/2009 1:58:20 PM, stephen.cooke





