

CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (50-4) (1-1))

THE PROPERTY SHOWN ON THIS PLAT WAS ALSO CONVEYED BY ANHEUSER BUSCH, INC. TO BUSCH PROPERTIES, INC. BY DEED DATED NOVEMBER 14, 1972 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 141, PAGE 313.

CERTIFICATION OF SOURCE OF TITLE (TAX PARCEL (50-4) (1-4))

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 471.

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 Carson 6/1/10
 ROBIN CARSON
 EXECUTIVE VICE PRESIDENT
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY
DICKY CRITTER, 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 1st DAY OF JUNE, 2010.
 MY COMMISSION EXPIRES December 31, 2012
Dick Crutter #348603
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

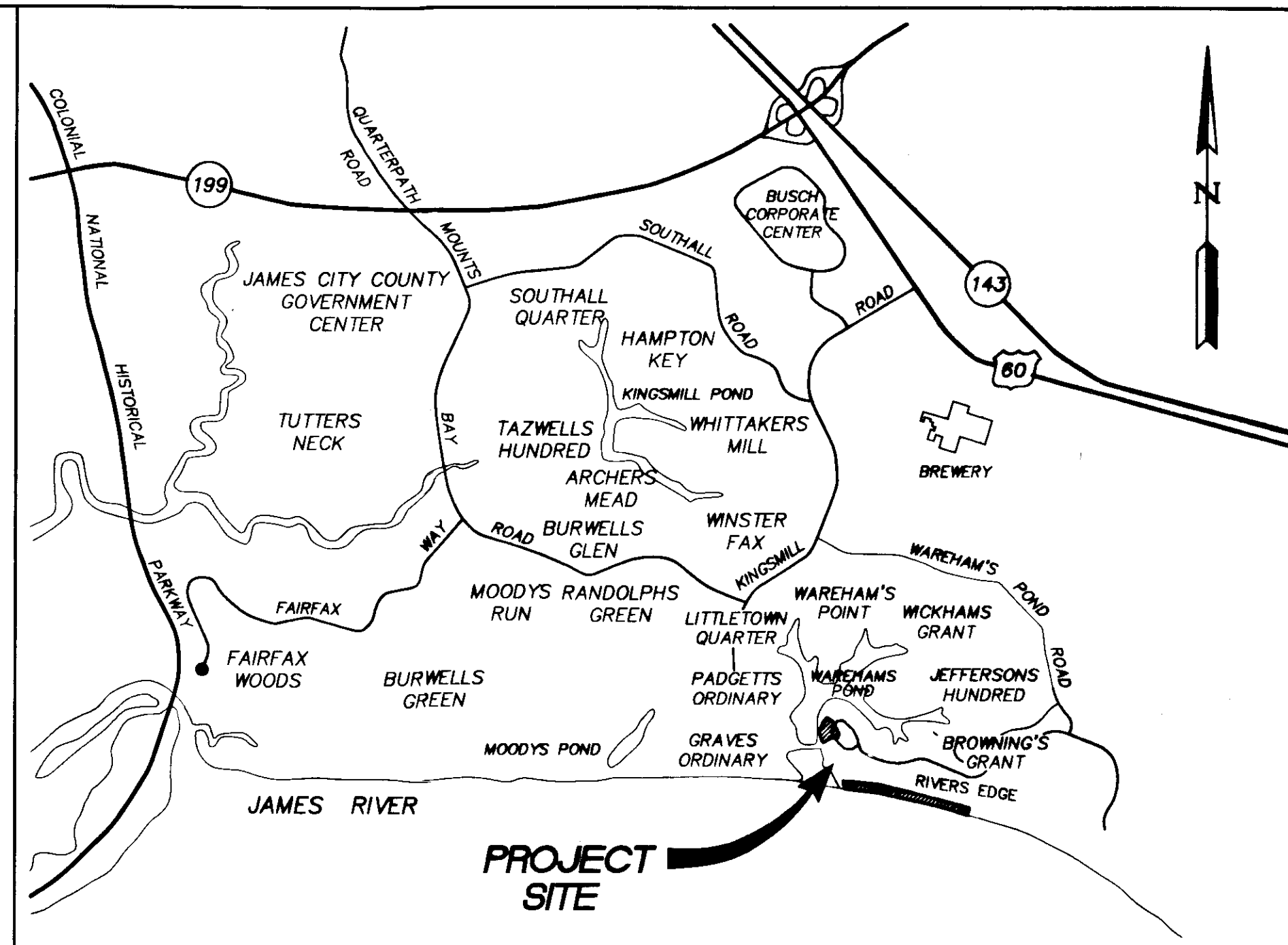
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
Robert D. Mann 4/05/2010
 ROBERT D. MANN, L.S. DATE

AREA TABULATION
 RIVER'S EDGE - PHASE IV
 LOTS 9A, 9B, AND 10

AREA OF RESIDENTIAL LOTS	28,944 S.F.±	0.663 AC.±
AREA OF LIMITED COMMON AREA #10	42,196 S.F.±	0.970 AC.±
AREA OF COMMON AREA	304,580 S.F.±	6.992 AC.±
TOTAL AREA	375,720 S.F.±	8.625 AC.±
NUMBER OF LOTS	3	
LOT SIZE (72'x134')	9,648 S.F.±	0.221 AC.±

NOTES:

- USE OF COMMON AREA AND LIMITED COMMON AREA IS RESERVED IN ACCORDANCE WITH DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND SUPPLEMENTAL DECLARATION 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.
- ANY PRIVATE LATERALS FOR UTILITY SERVICES MAY BE INSTALLED ACROSS AND MAINTAINED WITHIN LIMITED COMMON AREAS AND COMMON AREAS.
- 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.
- ALL LAND WITHIN RIVER'S EDGE, PHASE IV, EXCLUDING LOTS, COMMON AREA AND RIVERS EDGE 50' R/W, IS LIMITED COMMON AREA
- 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.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- SITE IS A PORTION OF TAX PARCELS (50-4) (1-1) AND (50-4) (1-4).
- 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 COUNTY SERVICE AUTHORITY.
- 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.
- 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.
- J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- 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).
- THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 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.
- 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- THIS PLAT IS FOR THE PURPOSE OF SUBDIVIDING UNITS SHOWN ON SP-0147-2000, RIVER'S EDGE PHASE IV, AS AMENDED BY SP-0100-2003.



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

CERTIFICATE OF APPROVAL

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

Christina Deen 6-2-10
 SUBDIVISION AGENT OF
 JAMES CITY COUNTY DATE

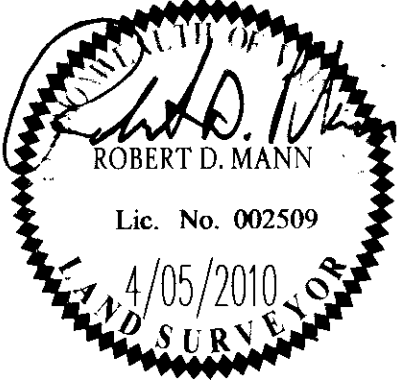
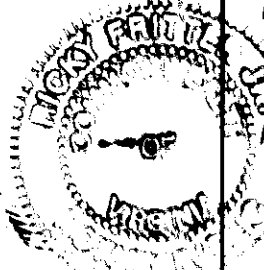
STATE OF VIRGINIA
 COUNTY OF WILLIAMSBURG
 CITY OF WILLIAMSBURG
 COUNTY OF JAMES CITY CIRCUIT COURT. THIS
 DAY OF June, 2010
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD
 AS THE LAW DIRECTS. @ 11:37 AM/PM
 INSTRUMENT # 100013003

TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 By Claudia H. Binkholz, Dep. Clerk

5 Large/Small Plat(s) Recorded
 herewith as # 100013003

S:\vba\775305-40MRE\dwg\Plat17753-5-4-P05_LowBldg-10.dwg, 5/27/2010 9:21:17 AM, mike.apponen

100013003



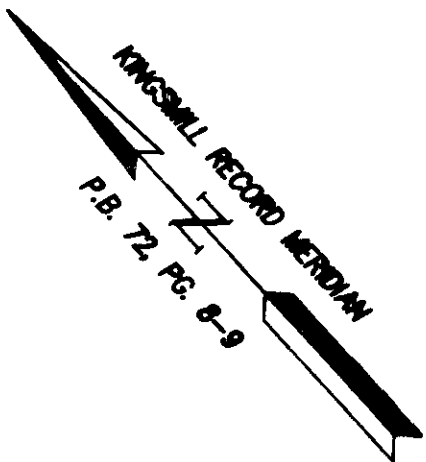
NES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com
 Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
RIVER'S EDGE
 PHASE IV
 LOTS 9A, 9B, AND 10
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

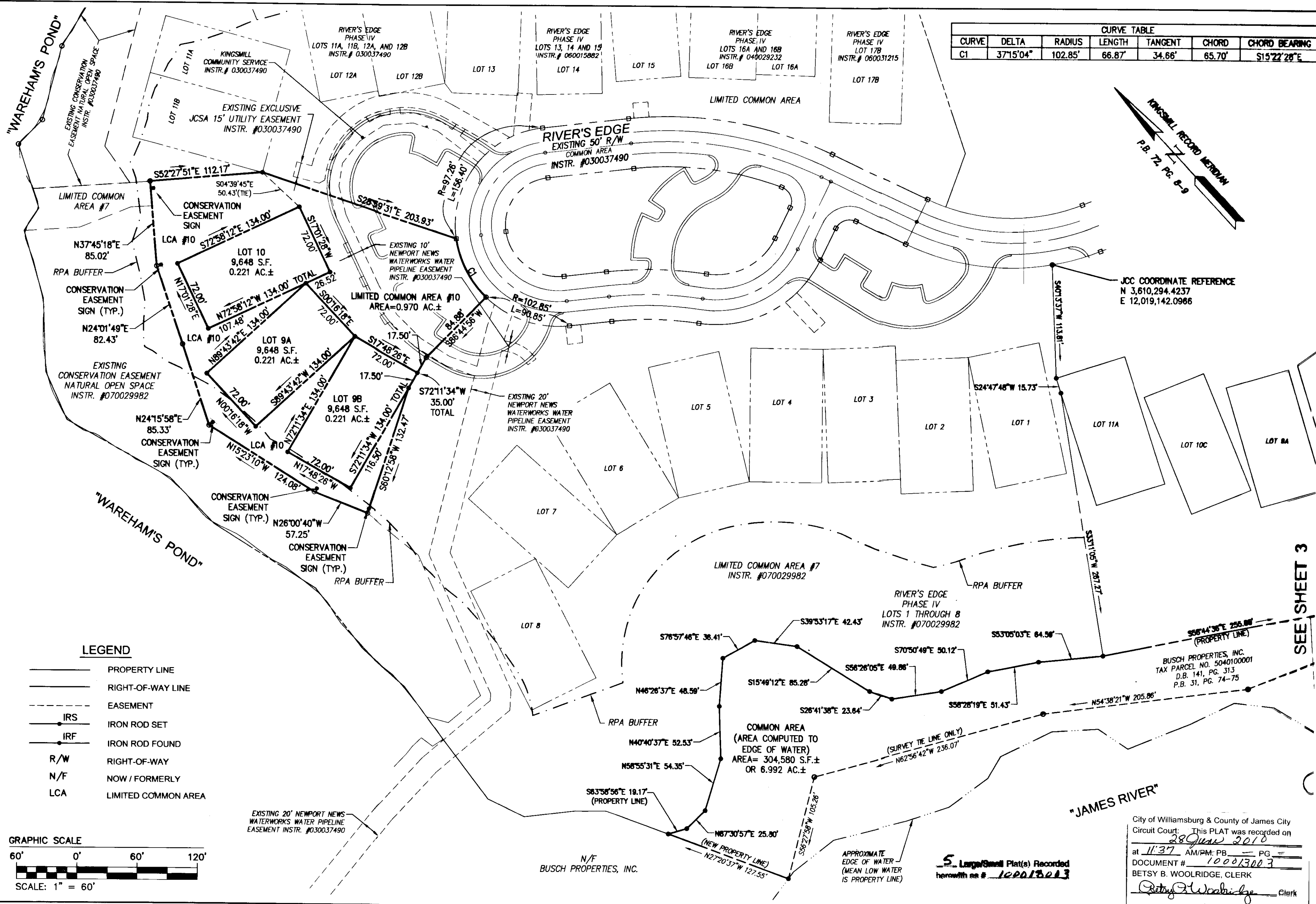
Project Contacts: RDM/CMA
 Project Number: W07753-06-4
 Scale: NOTED Date: 4-6-2010
 Sheet Number
1 OF 5

Rev.	Date	Description	Revised By
2	4/5/10	ADDED COMMON AREA ALONG JAMES RIVER	JFS
1	5/6/08	REVISED PER COUNTY COMMENT LETTER	AWT

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	37°15'04"	102.85'	66.87'	34.66'	65.70'	S15°22'28"E

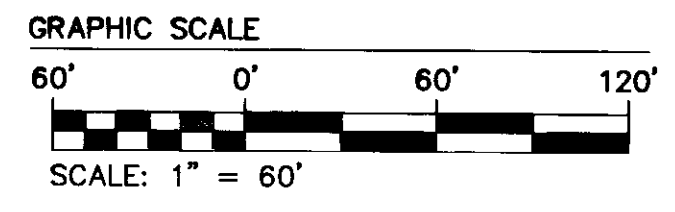


100013003



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT
	IRS IRON ROD SET
	IRF IRON ROD FOUND
	R/W RIGHT-OF-WAY
	N/F NOW / FORMERLY
	LCA LIMITED COMMON AREA



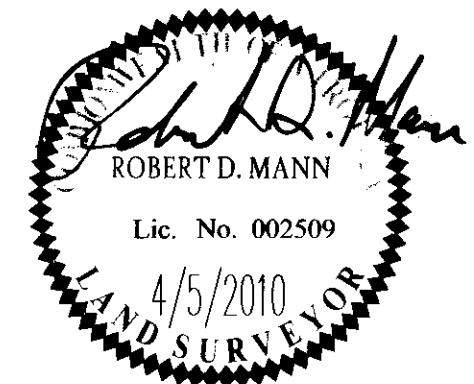
JCC COORDINATE REFERENCE
N 3,610,294.4237
E 12,019,142.0966

BUSCH PROPERTIES, INC.
TAX PARCEL NO. 5040100001
D.B. 141, PG. 313
P.B. 31, PG. 74-75

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 June 2010
at 11:37 AM/PM: PB PG
DOCUMENT # 100013003
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

S. Large/Small Plat(s) Recorded
herewith as # 100013003

Rev.	Date	Description	Revised By
2	4/5/10	ADDED COMMON AREA ALONG JAMES RIVER	JFS
1	5/8/08	REVISED PER COUNTY COMMENT LETTER	AWT



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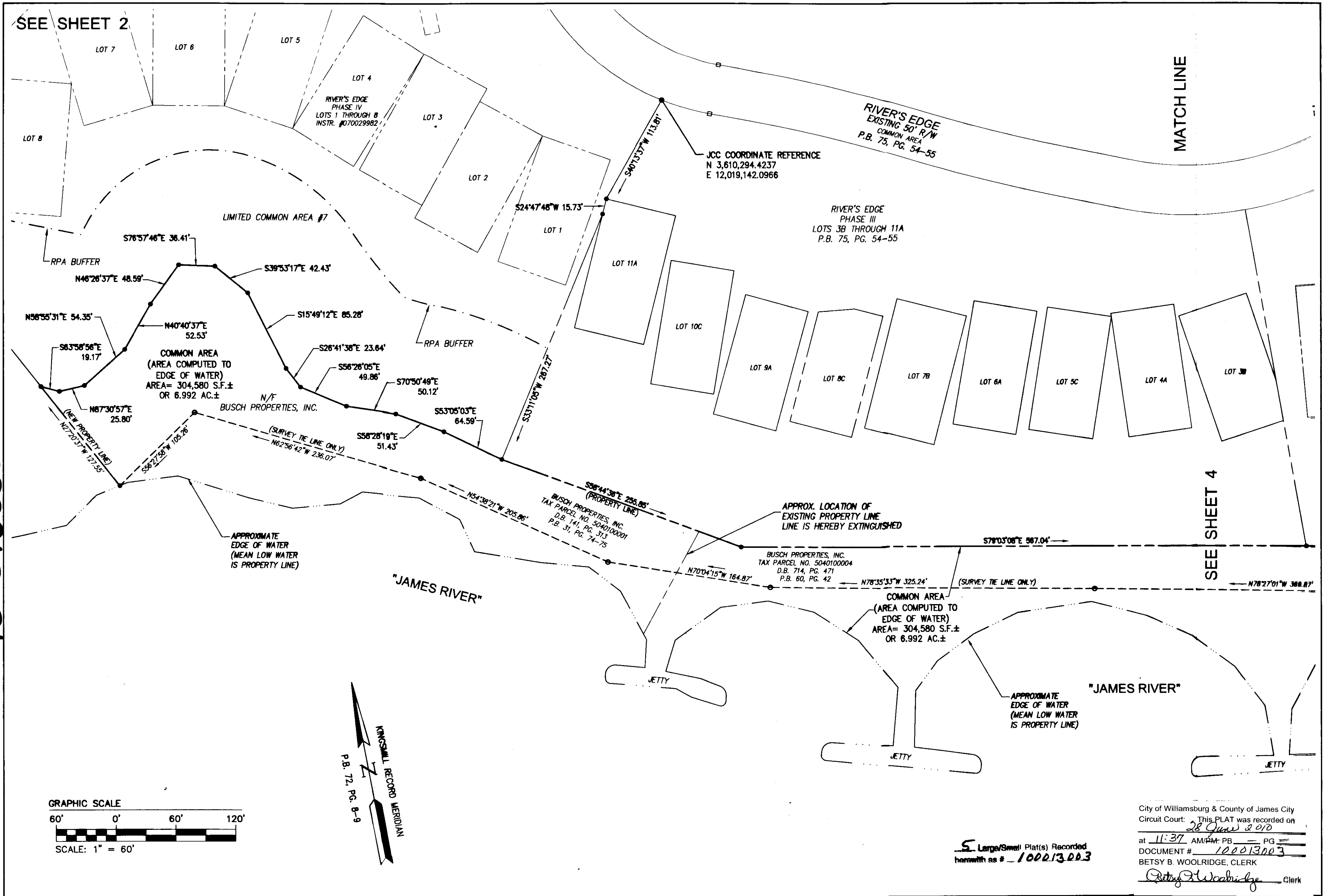
PLAT OF SUBDIVISION
RIVER'S EDGE
PHASE IV
LOTS 9A, 9B, AND 10
OWNER/DEVELOPER: **BUSCH PROPERTIES, INC.**
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: **RDMA/GMA**
Project Number: **W07763-06.4**
Scale: **1"=60'** Date: **4-6-2010**
Sheet Number
2 OF 5

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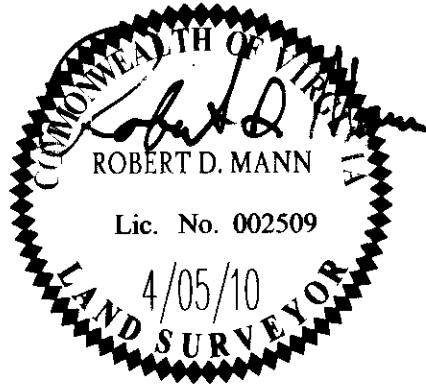
100013003



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 11:37 AM/PM: PB 28 PG 2070
 DOCUMENT # 100013003
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

5 Large/Small Plat(s) Recorded
 herewith as # 100013003

Rev.	Date	Description	Revised By
2	4/5/10	ADDED COMMON AREA ALONG JAMES RIVER	JFS
1	5/8/08	REVISED PER COUNTY COMMENT LETTER	AWT



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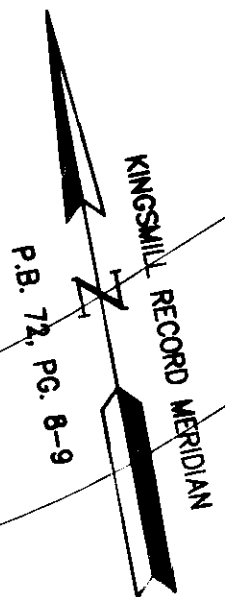
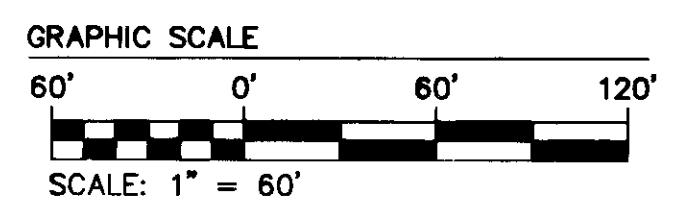
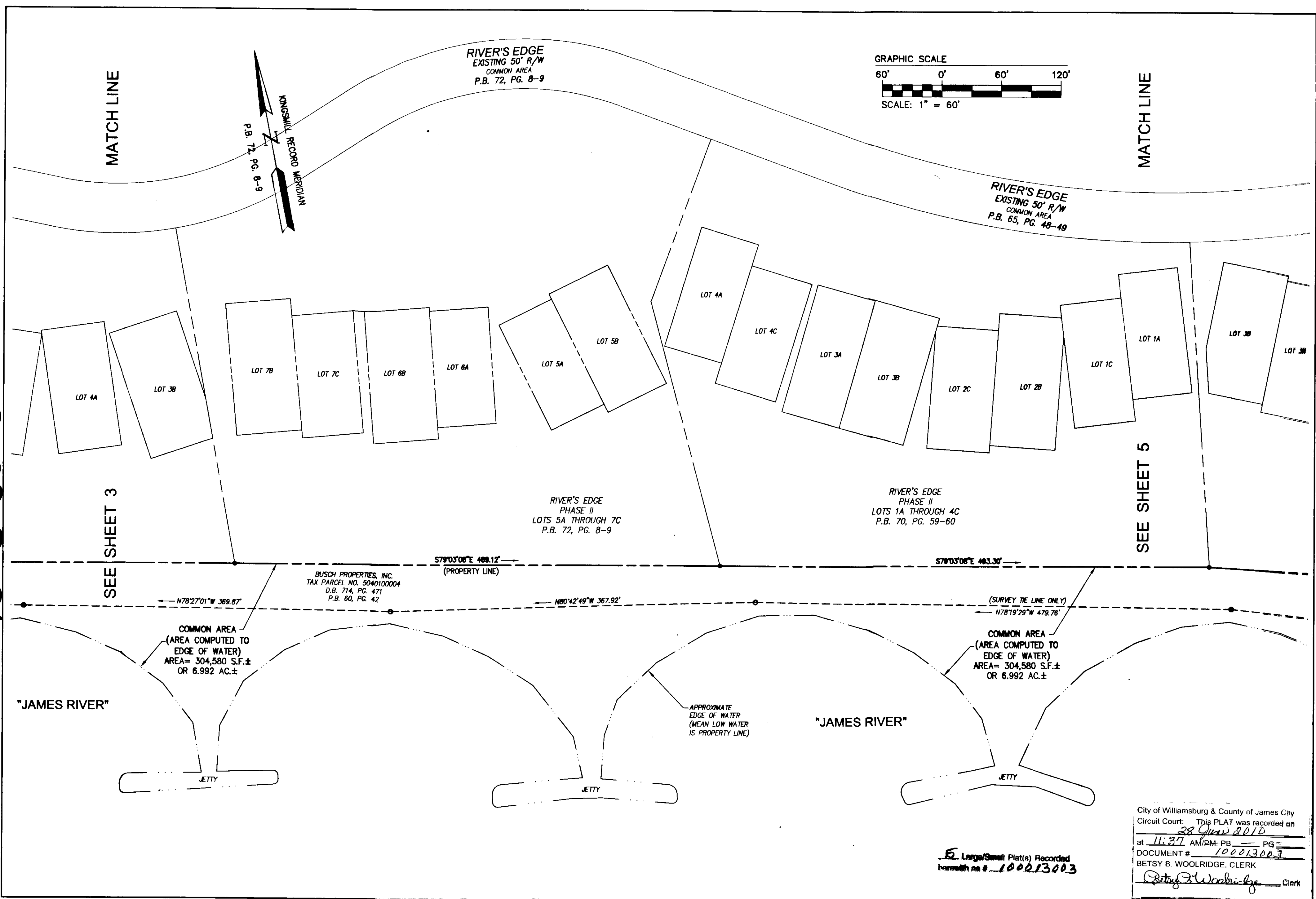
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
RIVER'S EDGE
 PHASE IV
 LOTS 9A, 9B, AND 10
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RD/M/GMA
 Project Number: W07783-05-4
 Scale: NOTED Date: 4-8-2010
 Sheet Number
3 OF 5

100013003

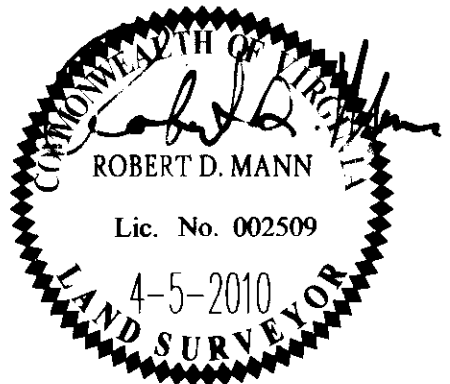
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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 June 2010
at 11:37 AM/PM PB PG 4
DOCUMENT # 100013003
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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herewith as # 100013003

Rev.	Date	Description	Revised By
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1	5/8/08	REVISED PER COUNTY COMMENT LETTER	AWT



NES
CONSULTING ENGINEERS

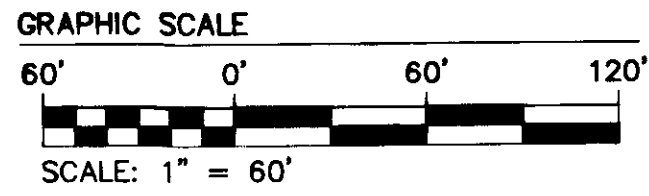
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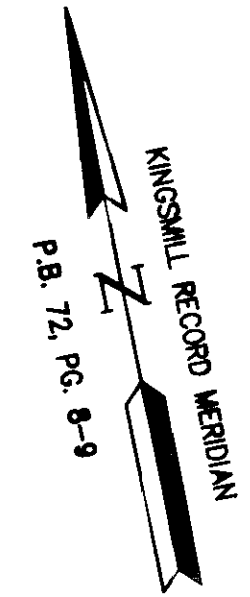
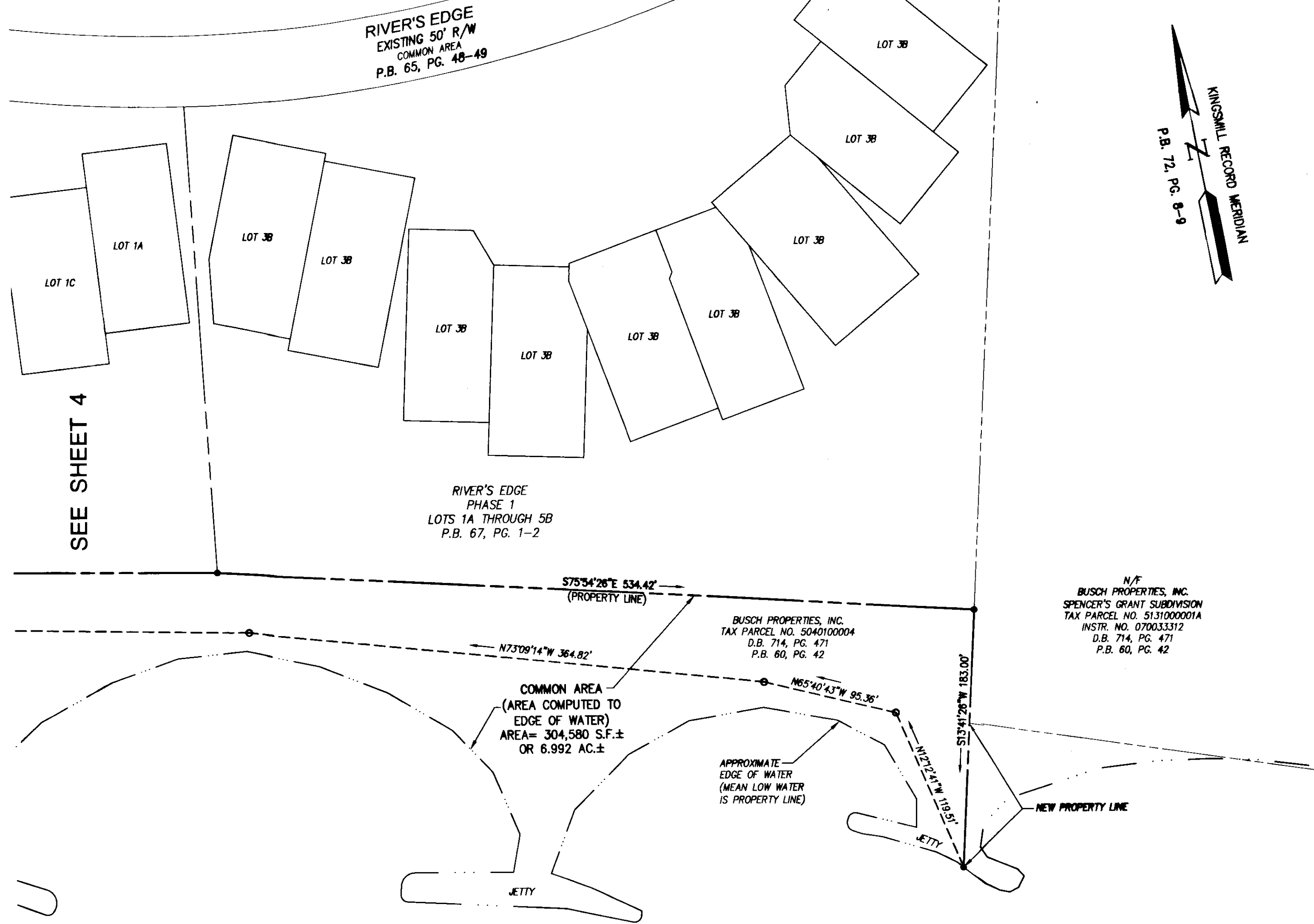
PLAT OF SUBDIVISION
RIVER'S EDGE
PHASE IV
LOTS 9A, 9B, AND 10
OWNER/DEVELOPER: **BUSCH PROPERTIES, INC.**
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: **RDM/CMA**
Project Number: **W67763-05.4**
Scale: **NOTED** Date: **4-5-2010**
Sheet Number
4 OF 5

100013003



MATCH LINE



N/F
BUSCH PROPERTIES, INC.
SPENCER'S GRANT SUBDIVISION
TAX PARCEL NO. 513100001A
INSTR. NO. 070033312
D.B. 714, PG. 471
P.B. 60, PG. 42

COMMON AREA
(AREA COMPUTED TO
EDGE OF WATER)
AREA= 304,580 S.F.±
OR 6.992 AC.±

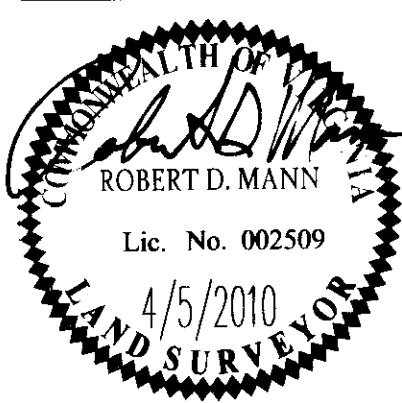
APPROXIMATE
EDGE OF WATER
(MEAN LOW WATER
IS PROPERTY LINE)

"JAMES RIVER"

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 June 2010
at 11:37 AM/PM: PB _____ PG _____
DOCUMENT # 100013003
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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herein as # 100013003

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1	5/8/08	REVISED PER COUNTY COMMENT LETTER	AWT



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PLAT OF SUBDIVISION
RIVER'S EDGE
PHASE IV
LOTS 9A, 9B, AND 10
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM/CMA
Project Number: W07783-06-4
Scale: NOTED Date: 4-5-2010
Sheet Number
5 OF 5

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