

100013251

CERTIFICATE OF SOURCE OF TITLE FOR BUSCH PROPERTIES INC.:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER BUSCH, INC., A MISSOURI CORPORATION TO BUSCH PROPERTIES, INC., A DELAWARE CORPORATION BY DEED DATED 12/28/84 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN D.B. 266 PG. 530

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.
BUSCH PROPERTIES, INC.

BY: Robin Carson 01/10
SIGNATURE DATE
Robin Carson EVP BPI
NAME (PRINTED) TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, DICKY PLATTER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 1st DAY OF JUNE 2010. MY COMMISSION EXPIRES DECEMBER 21, 2012
[Signature] # 348603
(SIGNATURE)

CERTIFICATE OF APPROVAL:

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

[Signature] 6-22-10
SUBDIVISION AGENT OF DATE
JAMES CITY/COUNTY

STATE OF VIRGINIA
JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY. THIS 29 DAY OF June, 2010. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

o. 12:09 AM/PM

INSTRUMENT NO. 100013251

TESTE: Betsy B. Washidge, Clerk

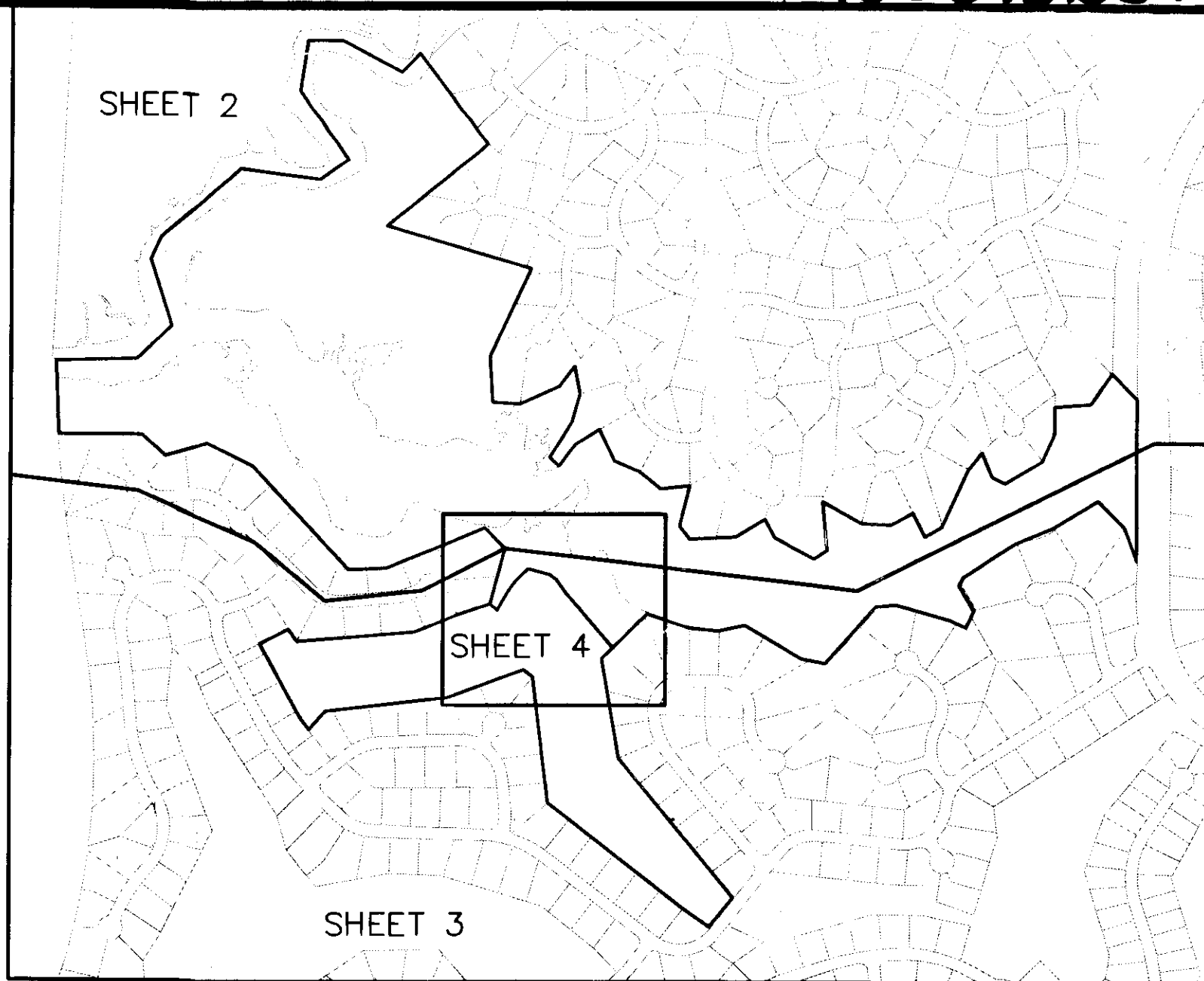
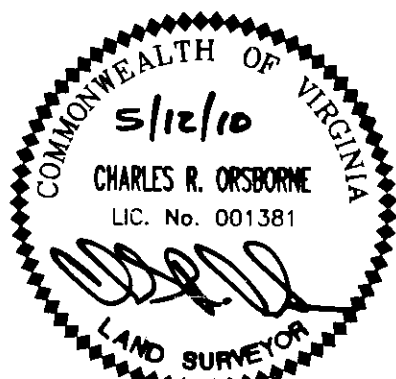
BY: Claudia H. Berkroff, Dep. Clerk

4. Large/Small Plats(s) Recorded
Instrument # 100013251

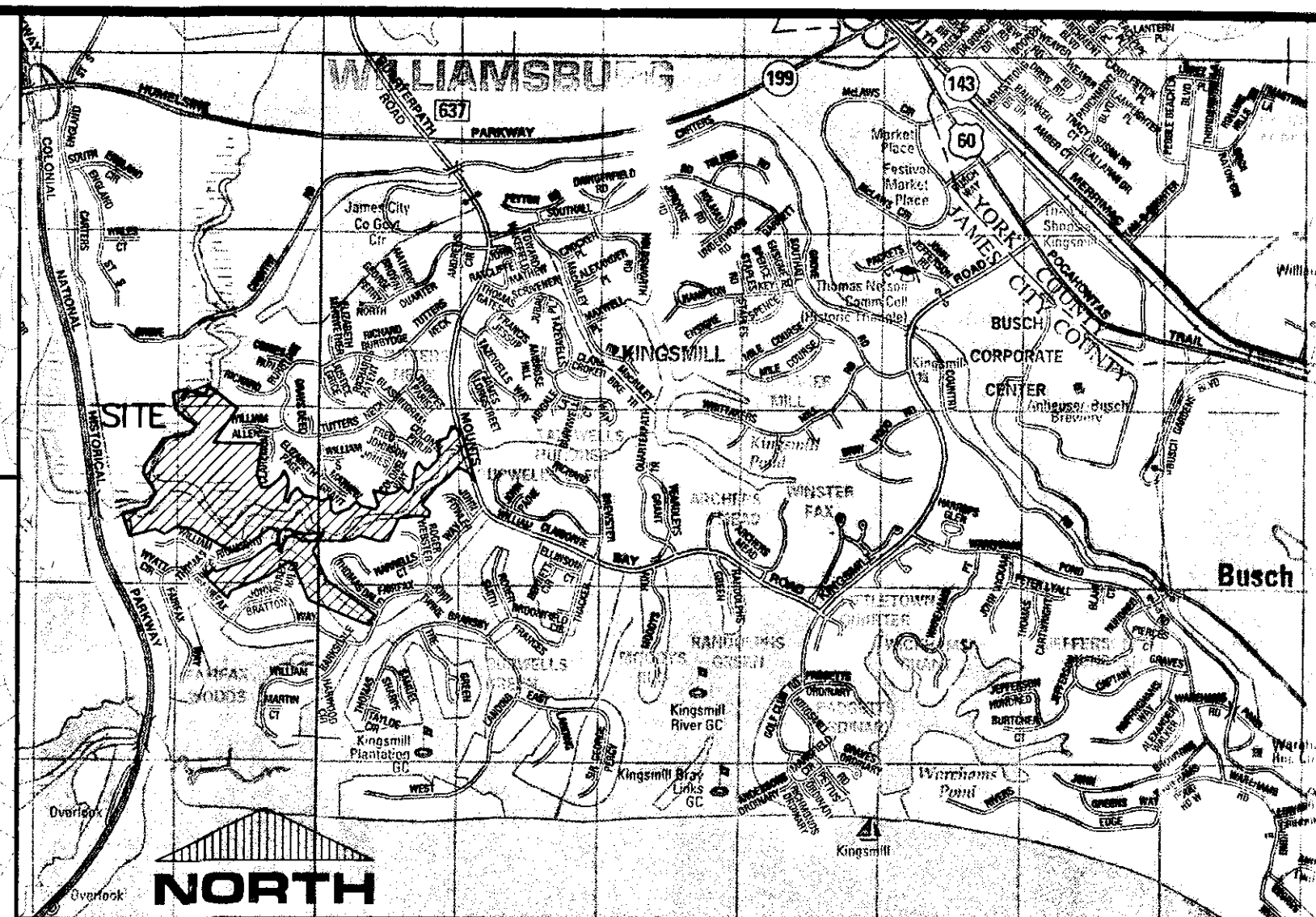
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

5/12/10 [Signature]
DATE CHARLES R. ORSBORNE, L.S. LIC. NO. 001381



SHEET INDEX
SCALE 1"=600'



COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20907170
VICINITY MAP: 1" = 2000'

NOTES:

1. THIS PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. THIS PROPERTY REPRESENTS JAMES CITY COUNTY TAX PARCEL 5030100001
3. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, AND ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANELS NO. 51095C0210C, DATED SEPT. 28, 2007.
4. THIS SITE IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 331
N 3613317.2819
E 12015904.0110
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
8. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. THIS PROPERTY LIES PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
10. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
11. RESOURCE PROTECTION LINE (RPA) AS SHOWN HEREON IS TAKEN FROM JAMES CITY COUNTY GEOGRAPHIC INFORMATION SYSTEM. NO FURTHER SUBDIVISION AND/OR DEVELOPMENT OF THE PARCELS SHOWN HEREON WILL BE APPROVED WITHOUT THE REQUIRED WETLAND DELINEATION AND MAPPING AND ESTABLISHMENT OF AN APPROVED RPA BUFFER PER COUNTY CODE SECTION 23-7(C).
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:
P.B. 34, PGS. 85-86
P.B. 40, PGS. 56-57
P.B. 41, PGS. 91-92
P.B. 44, PG. 71
P.B. 46, PG. 84

PLAT SHOWING
PARCEL R-4 AND
HALFWAY CREEK WEST
BEING A SUBDIVISION OF
TAX PARCEL 5030100001
PROPERTY OF
BUSCH PROPERTIES, INC.
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

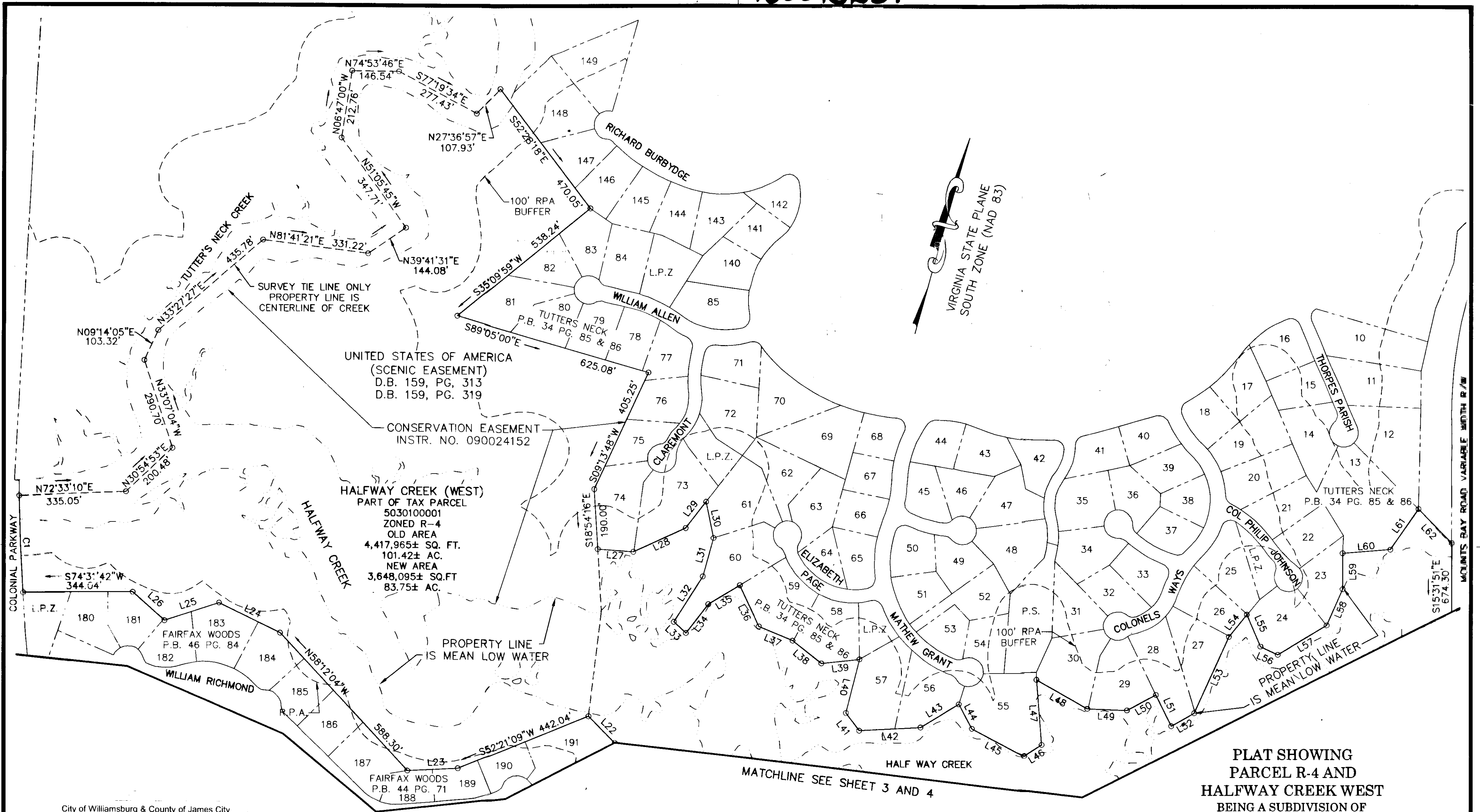
DATE: 4/08/10 SCALE: 1"=200'

SHEET 1 OF 4



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

One Columbus Center
Suite 1100
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: limg@landmarkdg.com

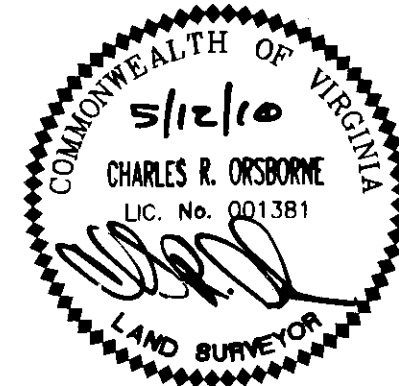
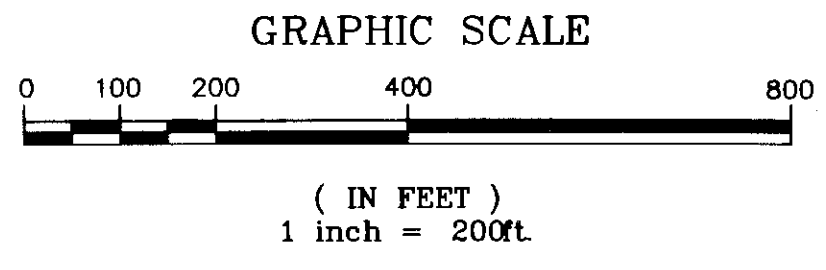


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BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: 4/08/10 SCALE: 1"=200'

SHEET 2 OF 4

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 29 June 2010
 at 12:09 AM/PM. PB. PG. -
 DOCUMENT # 100013251
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

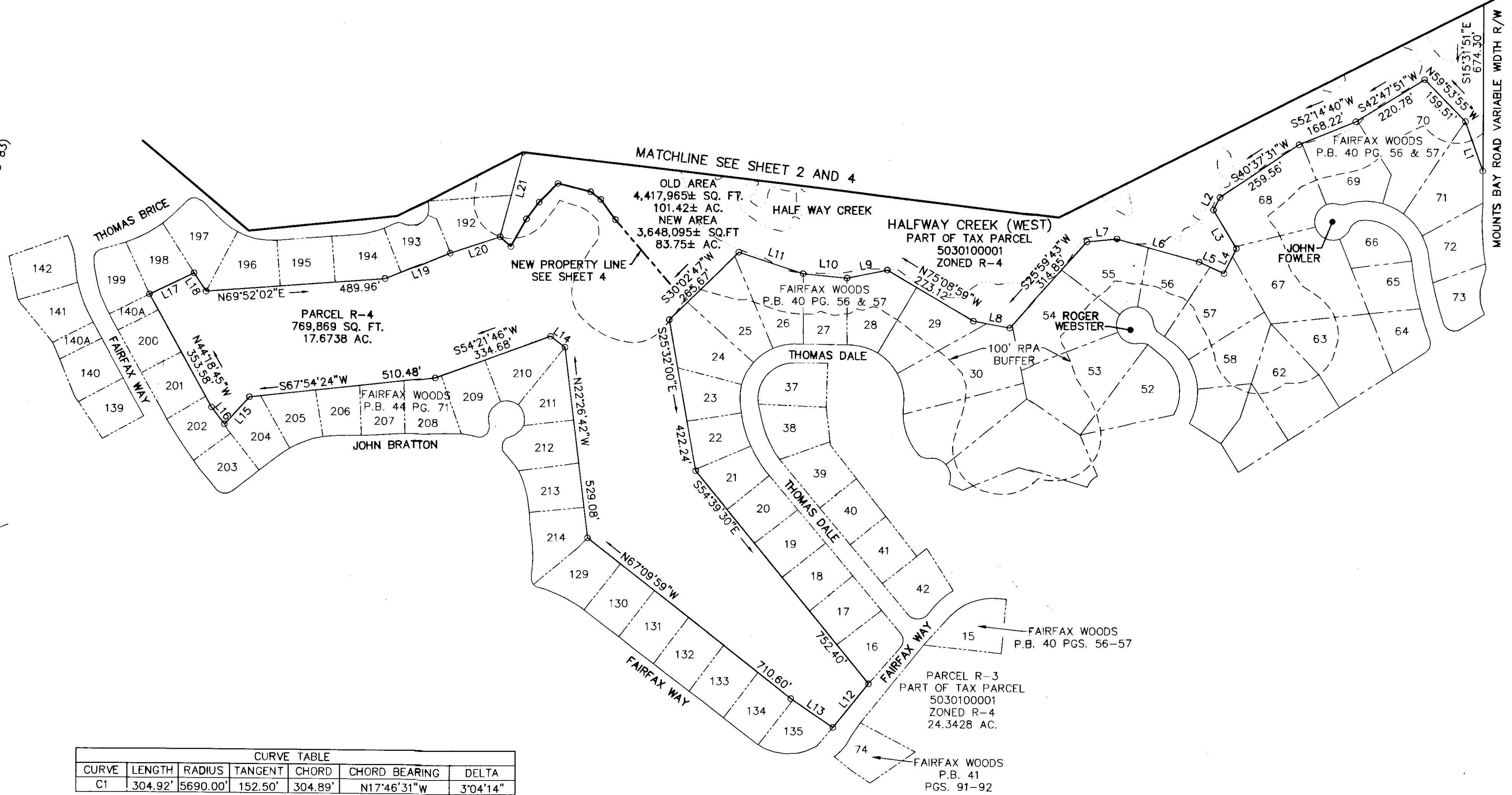
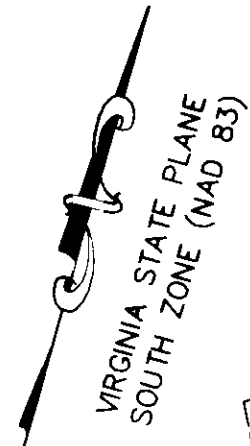
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LANDMARK DESIGN GROUP
 Engineers • Planners • Surveyors
 Landscape Architects • Environmental Consultants

One Columbus Center
 Suite 1100
 Virginia Beach, VA 23462
 Tel. (757) 473-2000
 Fax (757) 497-7933
 Email: lmdg@landmarkdg.com

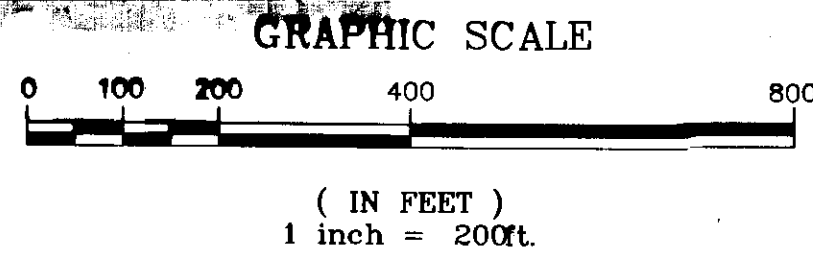
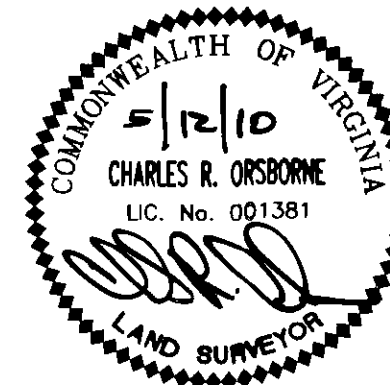
100013251



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	304.92'	5690.00'	152.50'	304.89'	N17°46'31"W	3°04'14"

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	143.84'	N35°11'23"W	L24	213.78'	N79°12'57"W	L47	205.87'	N20°05'25"W
L2	38.83'	S11°53'19"W	L25	180.28'	S56°18'36"W	L48	183.41'	S75°41'14"E
L3	123.07'	S46°19'01"E	L26	134.16'	N63°26'06"W	L49	124.20'	N76°58'15"E
L4	76.30'	S10°34'25"W	L27	112.00'	N79°00'00"E	L50	103.25'	N45°47'05"E
L5	74.97'	N80°47'20"W	L28	180.00'	N50°00'00"E	L51	110.00'	S41°35'11"E
L6	233.00'	N90°00'00"W	L29	105.00'	N22°00'00"E	L52	82.32'	N44°51'45"E
L7	82.64'	S68°42'49"W	L30	117.46'	S26°58'13"E	L53	265.00'	N08°45'00"E
L8	101.40'	S84°54'28"W	L31	125.00'	S00°00'00"E	L54	90.00'	N23°00'00"E
L9	112.35'	S62°31'32"W	L32	169.25'	S16°49'44"W	L55	110.00'	S38°30'00"E
L10	120.35'	S79°51'26"W	L33	52.00'	S62°00'00"E	L56	60.00'	S80°00'00"E
L11	185.05'	N87°12'51"W	L34	115.00'	N22°00'00"E	L57	180.00'	N43°15'00"E
L12	155.00'	S23°07'46"W	L35	115.00'	N43°22'03"E	L58	125.00'	N08°00'00"E
L13	139.40'	N71°09'55"W	L36	143.17'	S40°31'53"E	L59	113.00'	N15°30'00"W
L14	49.40'	N68°37'46"W	L37	115.00'	S82°30'00"E	L60	150.01'	N70°00'00"E
L15	101.42'	S26°33'54"W	L38	115.14'	S66°59'57"E	L61	156.01'	N19°00'00"E
L16	58.14'	N53°20'36"W	L39	120.00'	N68°00'00"E	L62	149.06'	S59°53'08"E
L17	134.97'	N48°24'03"E	L40	175.02'	S01°33'05"E	L63	39.36'	S63°10'06"E
L18	60.00'	S48°41'12"E	L41	69.20'	S52°38'00"E	L64	86.69'	N13°51'44"E
L19	192.08'	N52°13'28"E	L42	192.27'	N71°11'17"E	L65	57.52'	N21°24'37"E
L20	143.35'	N56°13'28"E	L43	140.80'	N42°59'07"E	L66	72.11'	N29°18'25"E
L21	239.02'	N00°43'09"W	L44	87.00'	S43°36'10"E	L67	92.59'	N88°49'38"E
L22	118.34'	N59°32'04"W	L45	186.56'	S77°18'17"E	L68	34.52'	S69°11'07"E
L23	158.11'	S71°33'54"W	L46	64.44'	N41°51'18"E	L69	68.37'	S51°13'57"E

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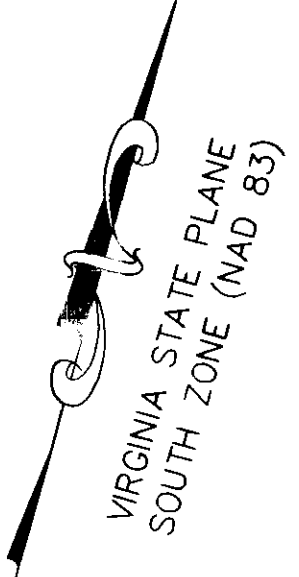
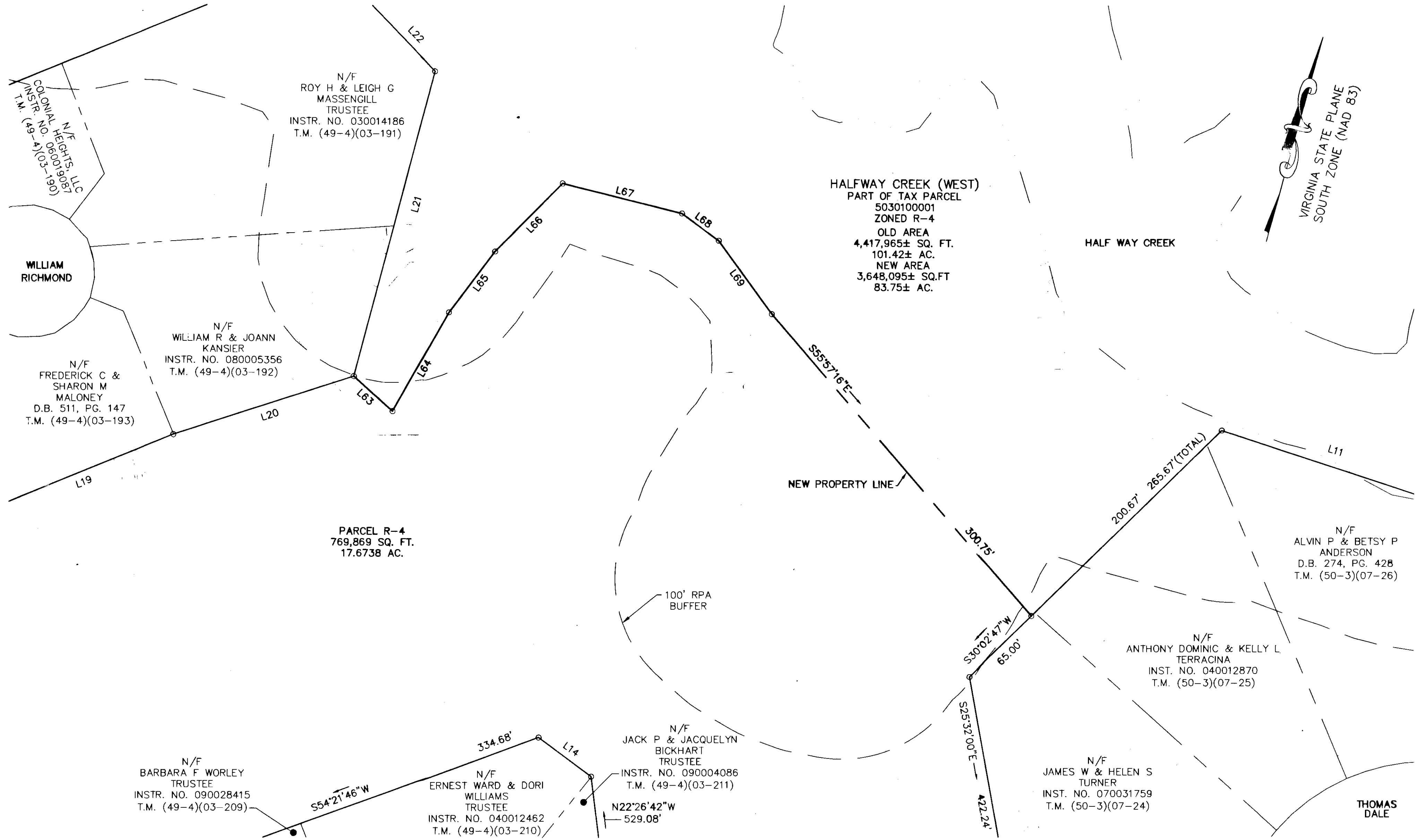


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DATE: 4/08/10 SCALE: 1"=200'

SHEET 3 OF 4





N/F
ROY H & LEIGH G
MASSENCILL
TRUSTEE
INSTR. NO. 030014186
T.M. (49-4)(03-191)

WILLIAM
RICHMOND

N/F
WILLIAM R & JOANN
KANSIER
INSTR. NO. 080005356
T.M. (49-4)(03-192)

N/F
FREDERICK C &
SHARON M
MALONEY
D.B. 511, PG. 147
T.M. (49-4)(03-193)

PARCEL R-4
769,869 SQ. FT.
17.6738 AC.

HALFWAY CREEK (WEST)
PART OF TAX PARCEL
5030100001
ZONED R-4
OLD AREA
4,417,965± SQ. FT.
101.42± AC.
NEW AREA
3,648,095± SQ. FT.
83.75± AC.

HALF WAY CREEK

N/F
ALVIN P & BETSY P
ANDERSON
D.B. 274, PG. 428
T.M. (50-3)(07-26)

N/F
ANTHONY DOMINIC & KELLY L
TERRACINA
INST. NO. 040012870
T.M. (50-3)(07-25)

N/F
JAMES W & HELEN S
TURNER
INST. NO. 070031759
T.M. (50-3)(07-24)

THOMAS
DALE

N/F
BARBARA F WORLEY
TRUSTEE
INSTR. NO. 090028415
T.M. (49-4)(03-209)

N/F
ERNEST WARD & DORI
WILLIAMS
TRUSTEE
INSTR. NO. 040012462
T.M. (49-4)(03-210)

N/F
JACK P & JACQUELYN
BICKHART
TRUSTEE
INSTR. NO. 090004086
T.M. (49-4)(03-211)

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ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

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SHEET 4 OF 4

4 Large/Small Plat(s) Recorded
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