

100014684

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.

Rob D. Carson 6/1/10 7/9/10
ROBIN D. CARSON
EXECUTIVE VICE PRESIDENT
BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY TO-WIT:

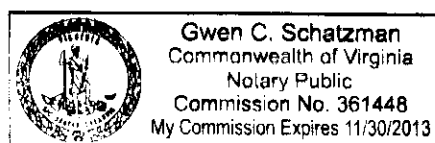
I, GWEN C. SCHATZMAN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 10th DAY OF JULY, 2010.

MY COMMISSION EXPIRES 11/30/2013

Gwen C. Schatzman
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 361448



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 5/28/2010
ROBERT D. MANN, L.S. #002509 DATE

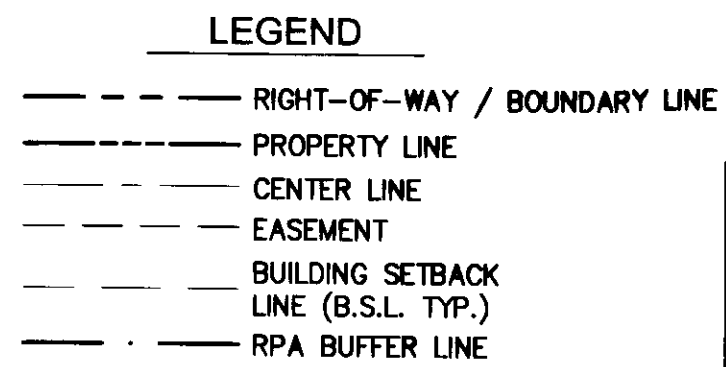
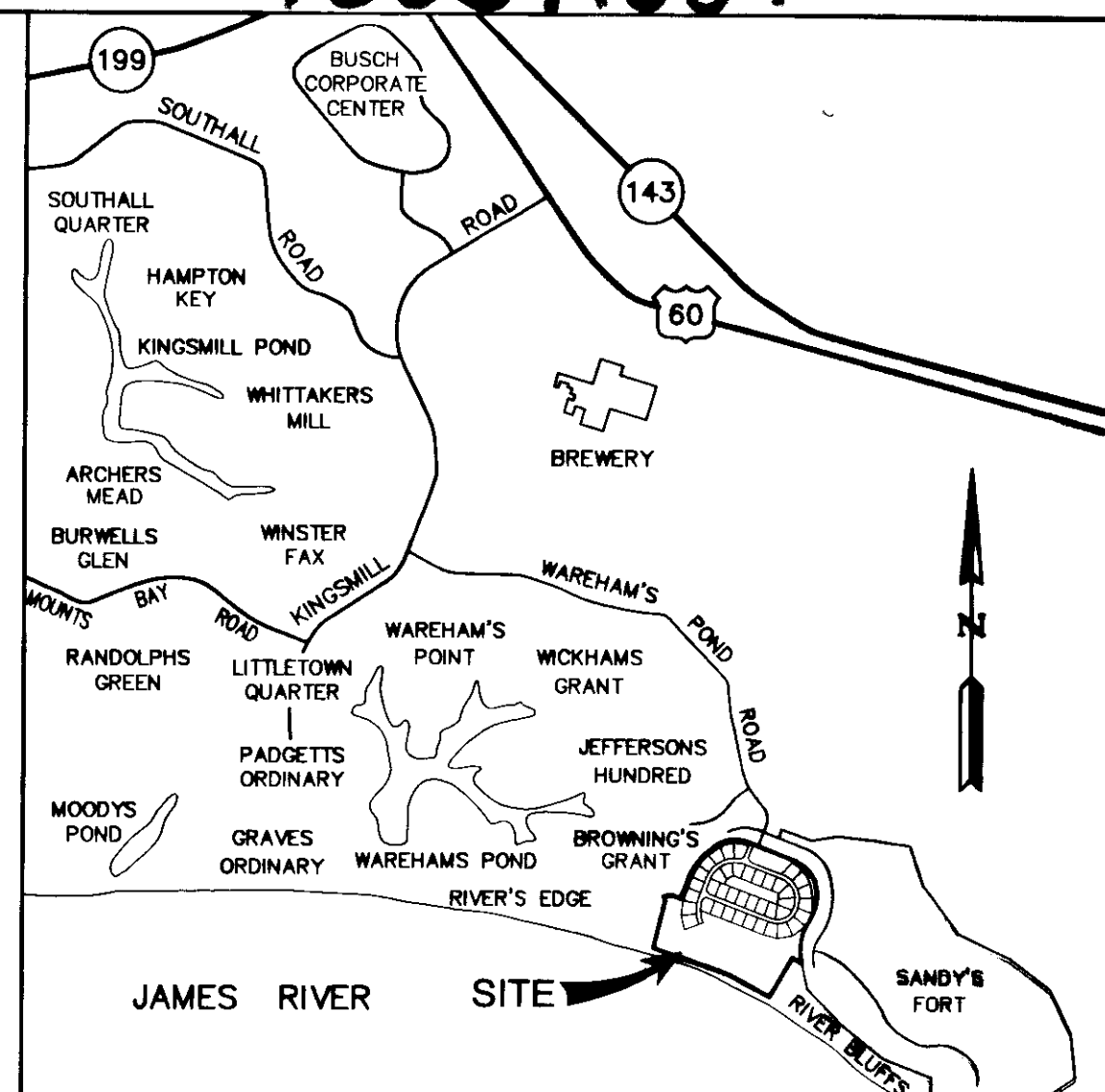
CERTIFICATE OF APPROVAL

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

Subdivision Agent of James City County

NOTES:

- 1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. THE PROPERTY SHOWN IS PART OF TAX MAP PARCEL (51-3)(1-4).
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
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 SERVICE AUTHORITY.
5. JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
7. SEE TABLE ON THIS SHEET FOR ADDRESSES.
8. 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.
9. 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.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
11. 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.
12. 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 OWNED AND RESERVED BY BUSCH PROPERTIES, INC.
13. THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. 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.
15. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
16. THE JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVED A CUL-DE-SAC LENGTH EXCEPTION.
17. THE CONTRACTOR IS TO PLACE A CONSERVATION EASEMENT SIGN ON LOTS AS SHOWN ON THIS PLAT. CONSERVATION EASEMENT SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
18. LRZ = KINGSMILL COMMUNITY SERVICES ASSOCIATION LANDSCAPE RESTRICTION ZONE.
19. STORM WATER MANAGEMENT FACILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY. BUSCH PROPERTIES, INC. RESERVES THE RIGHT TO CHANGE THE EXISTENCE, LOCATION, NATURE, DESIGN, FUNCTION, AND MAINTENANCE OF THESE FACILITIES, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS, UNTIL SUCH TIME AS THEY ARE TRANSFERRED TO KINGSMILL COMMUNITY SERVICES ASSOCIATION.
20. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES ON THE PROPERTY.



VICINITY MAP SCALE: 1"=2000'

Table with 3 columns: Description, Square Feet, Acres. Includes Area Tabulation for Spencer's Grant (38 lots) and summary statistics like Total Area Subdivided (27.801 AC) and Average Lot Size (0.479 AC).

LOT NUMBER & ADDRESS TABLE

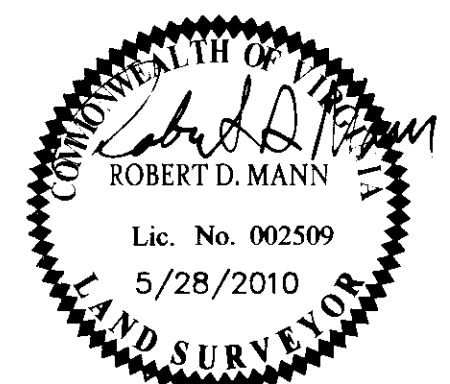
Table with 4 columns: Lot Number, Address, Lot Number, Address. Lists 38 lots with addresses ranging from 109 Ensign John Utie to 255 William Spencer.

PLAT OF CORRECTION: THE PHASE I PLAT, PREVIOUSLY RECORDED AS INSTRUMENT NO. 070033312, ERRONEOUSLY LABELED THE DEVELOPABLE PORTION OF THE PROPERTY INTENDED FOR PHASE II LOTS AND A LOT IN THE ADJACENT RIVER BLUFFS DEVELOPMENT AS COMMON AREA TO PHASE I. THIS PLAT OF CORRECTION HAS BEEN PREPARED TO CORRECT THIS MISTAKE.

7. Large/Small Plat(s) Recorded herewith as # 100014684.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT,
THIS 22 DAY OF July, 2010.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:45 AM/PM
INSTRUMENT # 100014684
TESTE: Betsy B. Woolridge, CLERK

Table with 4 columns: Rev, Date, Description, Revised By. Shows a revision on 5/28/2010 for 'Revised Area Table' by RDM.



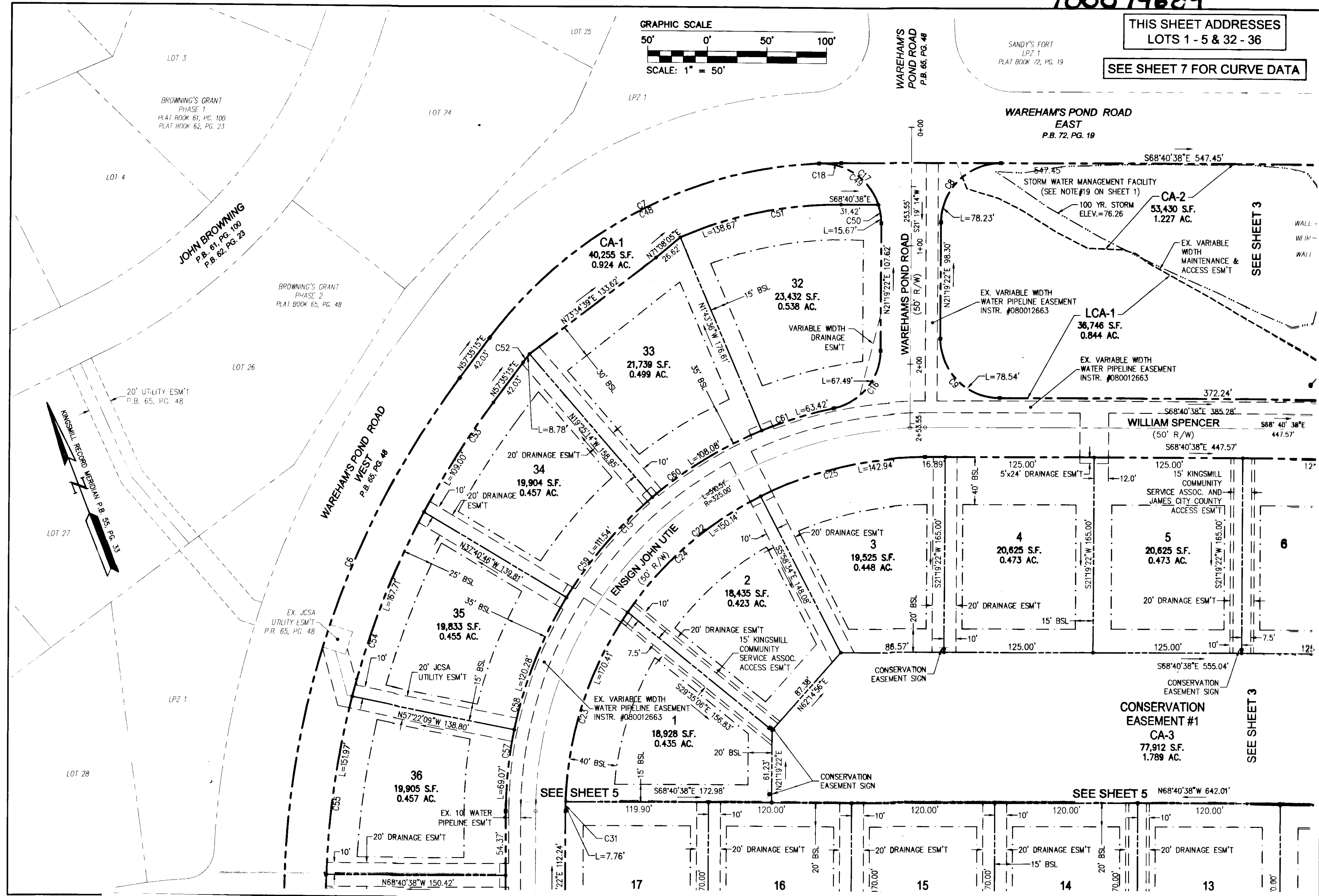
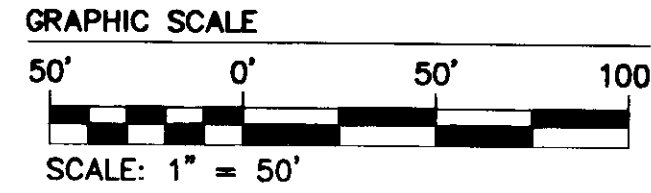
PLAT OF CORRECTION
SPENCER'S GRANT
KINGSMILL ON THE JAMES
PHASE 1, LOTS 1 - 38
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM
Project Number: 7785-20
Scale: Date: 4/2/2010
NOTED
Sheet Number: 1 OF 7

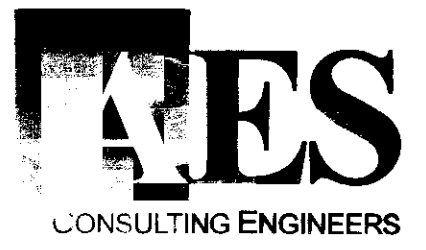
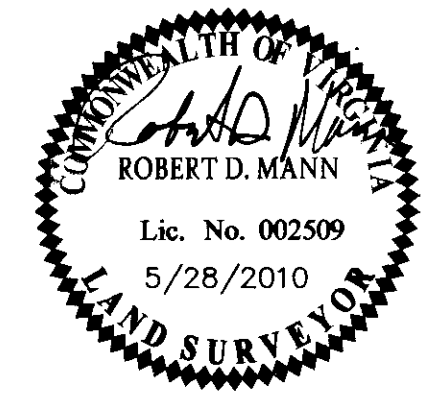
1000 14684

THIS SHEET ADDRESSES  
LOTS 1 - 5 & 32 - 36

SEE SHEET 7 FOR CURVE DATA



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
22 July 2010  
at 10:45 AM/PM P.M. PG. 19  
DOCUMENT # 100014684  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

PLAT OF CORRECTION  
SPENCER'S GRANT  
KINGSMILL ON THE JAMES  
PHASE 1, LOTS 1 - 38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

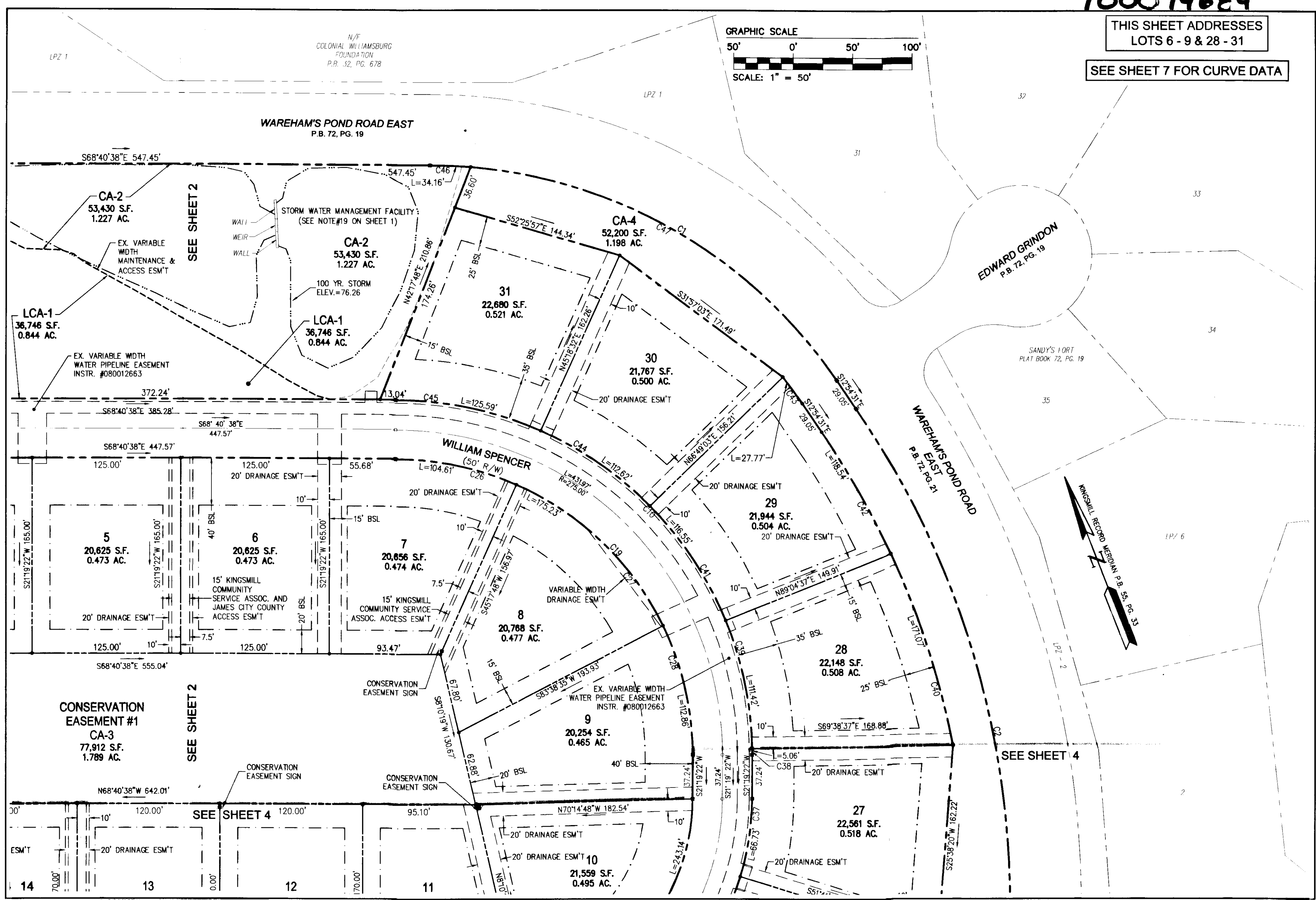
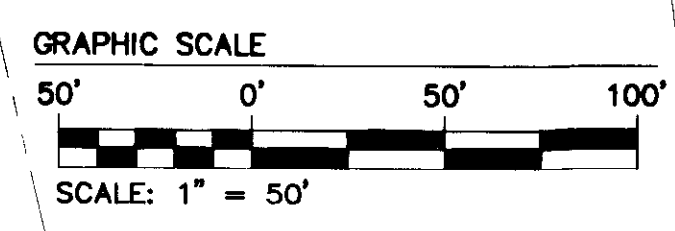
Project Contacts: RDM  
Project Number: 7789-20  
Scale: 1" = 50' Date: 4/2/2010  
Sheet Number  
**2 OF 7**

Rev.	Date	Description	Revised By
1	5/28/2010		RDM

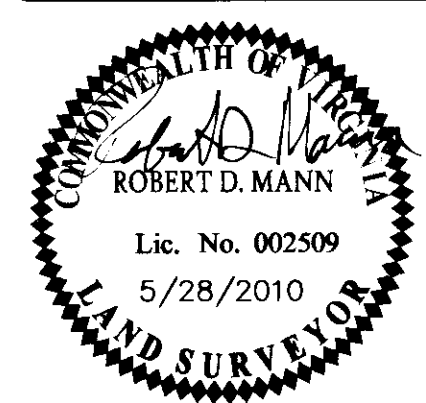
100014684

THIS SHEET ADDRESSES  
LOTS 6 - 9 & 28 - 31

SEE SHEET 7 FOR CURVE DATA



City of Williamsburg & County of James City Circuit Court		This PLAT was recorded on	
		22 July 2010	
at 10:45 AM/PM, PG		PG	
DOCUMENT # 100014684			
BETSY B. WOOLRIDGE, CLERK			
<i>Betsy B. Woolridge</i> Clerk			
1	5/28/2010		RDM
Rev.	Date	Description	Revised By



7 Large/Small Plat(s) Recorded  
Hampton Roads # 100014684

**RES**  
CONSULTING ENGINEERS

5246 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

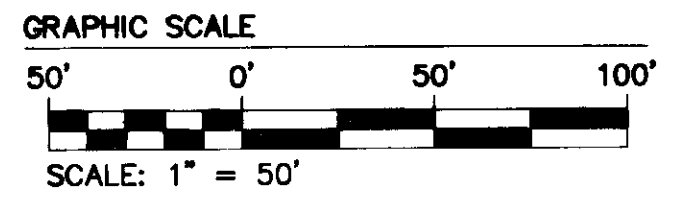
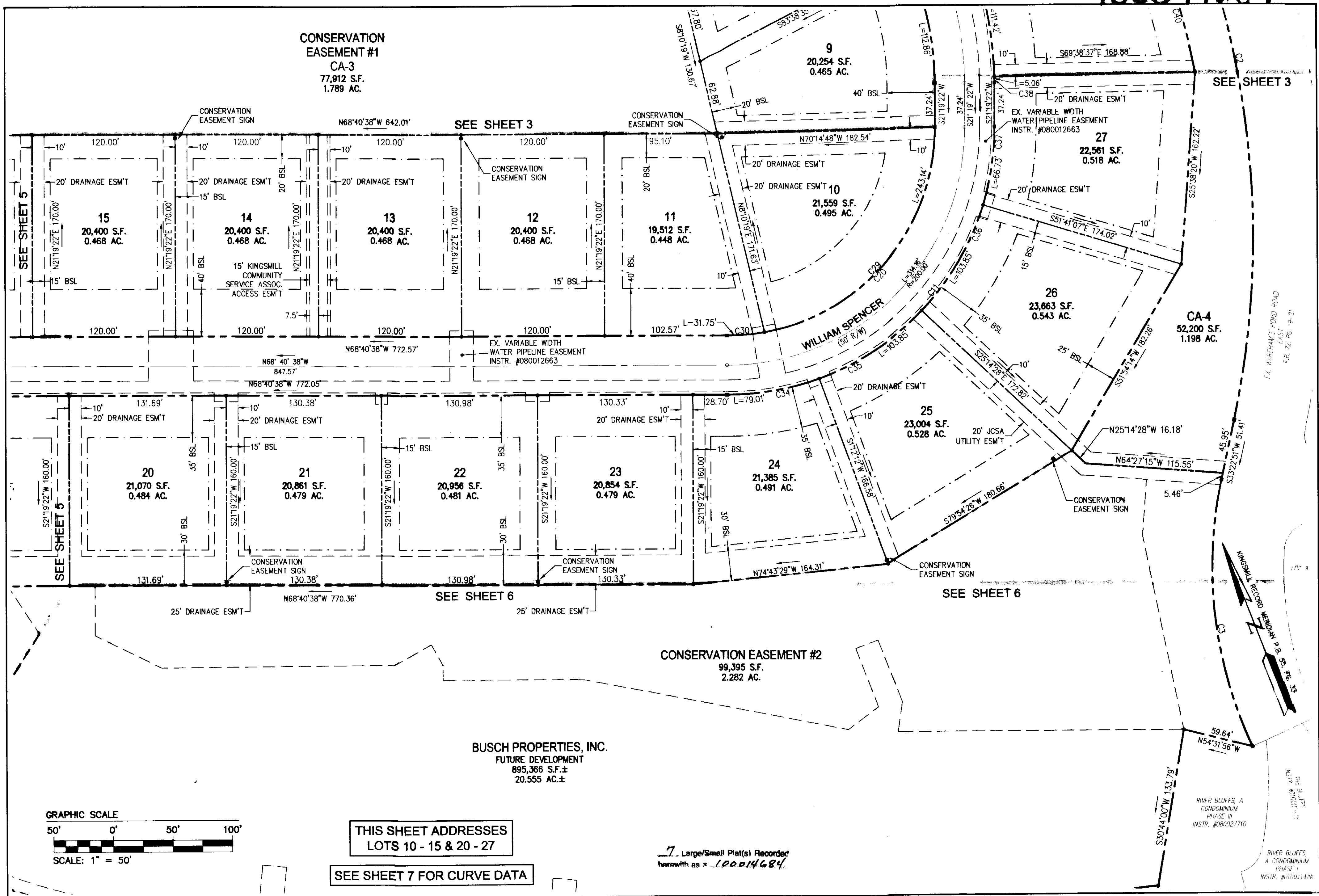
PLAT OF CORRECTION  
**SPENCER'S GRANT**  
KINGSMILL ON THE JAMES  
PHASE 1, LOTS 1 - 38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: RDM  
Project Number: 7783-20  
Scale: 1" = 50'  
Date: 4/2/2010  
Sheet Number  
**3 OF 7**



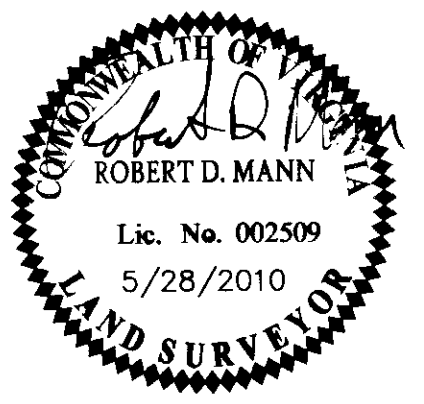
1000 14684



THIS SHEET ADDRESSES  
LOTS 10 - 15 & 20 - 27  
SEE SHEET 7 FOR CURVE DATA

7. Large/Small Plat(s) Recorded  
herewith as # 100014684

City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on <u>22 July 2010</u>	
at <u>10:45</u> AM/PM, PG <u>1</u> PG		DOCUMENT # <u>100014684</u>	
BETSY B. WOOLRIDGE, CLERK		<i>Betsy B. Woolridge</i> Clerk	
1	5/28/2010		ROD
Rev.	Date	Description	Revised By



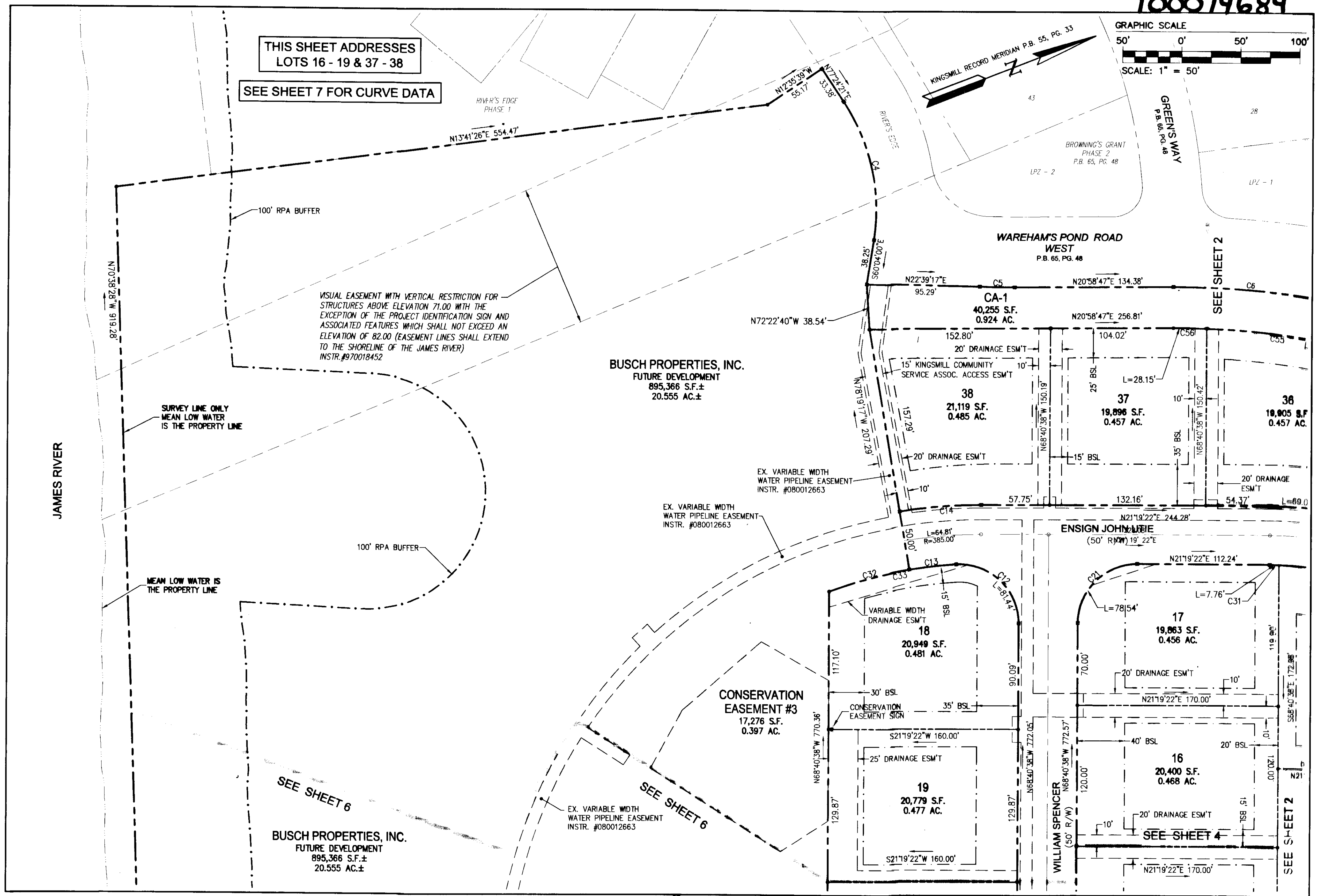
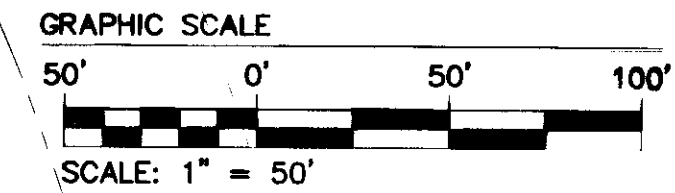
**AES**  
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Williamsburg, Virginia 23188  
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PLAT OF CORRECTION  
**SPENCER'S GRANT**  
**KINGSMILL ON THE JAMES**  
PHASE 1, LOTS 1 - 38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT | JAMES CITY COUNTY | VIRGINIA

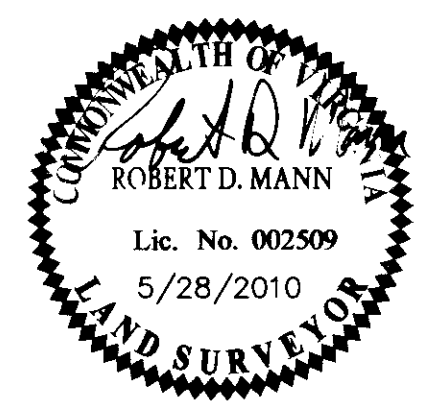
Project Contacts: **ROD**  
Project Number: **7753-20**  
Scale: **1" = 50'** Date: **4/2/2010**  
Sheet Number  
**4 OF 7**

100014684

THIS SHEET ADDRESSES  
LOTS 16 - 19 & 37 - 38  
SEE SHEET 7 FOR CURVE DATA



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
22 July 2010  
at 10:45 AM, P.M. PG. -  
DOCUMENT # 100014684  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk



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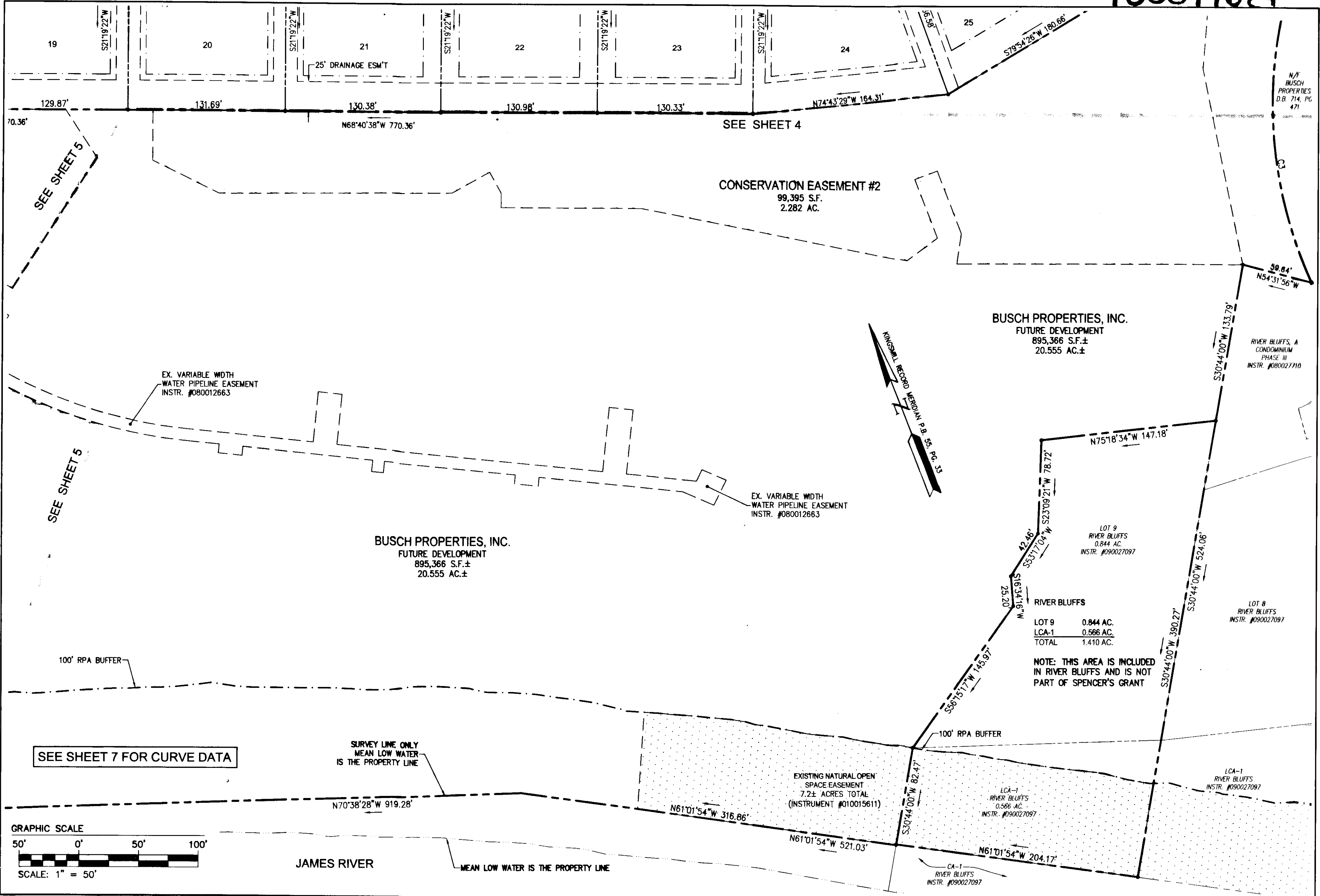
PLAT OF CORRECTION  
SPENCER'S GRANT  
KINGSMILL ON THE JAMES  
PHASE 1, LOTS 1 - 38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM  
Project Number: 7763-20  
Scale: 1" = 50' Date: 4/2/2010  
Sheet Number

5 OF 7

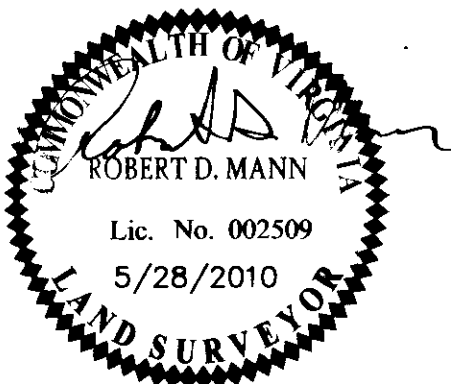
Rev.	Date	Description	Revised By
1	5/28/2010	Warehouse Pond Road	RDM

100014684



S:\Suba\7753\20 Spencers Grant\Plat\PHASE 1 Correction\Option1\775320 SUBDD2.shx08.dwg, 6/10/2010 7:29:52 AM, mlke.appenon

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 22 July 2010 at 10:45 AM PM PG DOCUMENT # 100014684 BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Clerk			
1	5/28/2010		RDM
Rev.	Date	Description	Revised By



5248 Olde Towne Road, Suite 1  
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PLAT OF CORRECTION  
SPENCER'S GRANT  
KINGSMILL ON THE JAMES  
PHASE 1, LOTS 1-38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-20
Scale:	1" = 50'
Date:	4/2/2010
Sheet Number	6 OF 7

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	55°46'08"	414.17'	403.13'	219.15'	387.40'	S40°47'35"E
C2	46°17'17"	750.00'	605.91'	320.58'	589.56'	S10°14'07"W
C3	37°01'01"	358.18'	231.41'	119.90'	227.40'	S14°52'35"W
C4	42°31'39"	165.34'	122.72'	64.34'	119.92'	N81°19'50"W
C5	2°39'39"	634.27'	29.46'	14.73'	29.45'	N22°18'37"E
C6	36°36'28"	750.00'	479.19'	248.09'	471.08'	N39°17'01"E
C7	53°44'11"	364.77'	342.11'	184.80'	329.71'	N84°27'18"E
C8	89°38'29"	50.00'	78.23'	49.69'	70.49'	S66°08'37"W
C9	90°00'00"	50.00'	78.54'	50.00'	70.71'	S23°40'38"E
C10	90°00'00"	300.00'	471.24'	300.00'	424.26'	S23°40'38"E
C11	90°00'00"	225.00'	353.43'	225.00'	318.20'	S66°19'22"W
C12	93°19'19"	50.00'	81.44'	52.99'	72.73'	S64°39'43"W
C13	6°19'20"	360.00'	39.72'	19.88'	39.70'	S14°50'23"W
C14	9°38'40"	410.00'	69.01'	34.59'	68.93'	N16°30'02"E
C15	77°19'59"	350.00'	472.40'	280.07'	437.35'	N59°59'21"E
C16	77°19'59"	50.00'	67.49'	40.01'	62.48'	N59°59'21"E
C17	92°51'15"	50.00'	81.03'	52.55'	72.45'	N25°06'16"W
C18	53°44'11"	364.77'	342.11'	184.80'	329.71'	N84°27'18"E
C19	90°00'00"	250.00'	392.70'	250.00'	353.55'	S23°40'38"E
C20	90°00'00"	175.00'	274.89'	175.00'	247.49'	S66°19'22"W
C21	90°00'00"	50.00'	78.54'	50.00'	70.71'	N23°40'38"W
C22	90°00'00"	300.00'	471.24'	300.00'	424.26'	N66°19'22"E
C23	32°32'43"	300.00'	170.41'	87.57'	168.12'	N39°04'36"E
C24	28°40'28"	300.00'	150.14'	76.68'	148.58'	N69°41'12"E
C25	27°17'56"	300.00'	142.94'	72.85'	141.59'	S82°19'36"E
C26	23°58'26"	250.00'	104.61'	53.08'	103.84'	S56°41'25"E
C27	40°09'37"	250.00'	175.23'	91.39'	171.67'	S24°37'23"E
C28	25°51'57"	250.00'	112.86'	57.41'	111.90'	S8°23'24"W

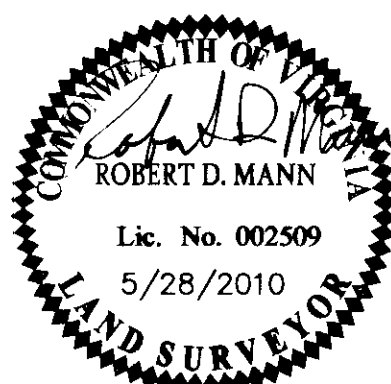
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C29	79°36'18"	175.00'	243.14'	145.82'	224.05'	S61°07'31"W
C30	10°23'42"	175.00'	31.75'	15.92'	31.71'	N73°52'29"W
C31	1°28'53"	300.00'	7.76'	3.88'	7.76'	S22°03'48"W
C32	11°10'37"	360.00'	70.23'	35.23'	70.12'	N6°05'24"E
C33	17°29'58"	360.00'	109.95'	55.41'	109.52'	N9°15'04"E
C34	20°07'11"	225.00'	79.01'	39.92'	78.60'	N78°44'13"W
C35	26°26'39"	225.00'	103.85'	52.86'	102.93'	S77°58'52"W
C36	26°26'39"	225.00'	103.85'	52.86'	102.93'	S51°32'13"W
C37	16°59'31"	225.00'	66.73'	33.61'	66.48'	S29°49'08"W
C38	0°57'59"	300.00'	5.06'	2.53'	5.06'	S20°50'23"W
C39	21°16'47"	300.00'	111.42'	56.36'	110.78'	S9°43'00"W
C40	13°42'31"	715.00'	171.07'	85.95'	170.66'	S3°26'44"W
C41	22°15'33"	300.00'	116.55'	59.02'	115.82'	S12°03'10"E
C42	9°29'58"	715.00'	118.54'	59.41'	118.41'	S8°09'30"E
C43	41°1'45"	379.17'	27.77'	13.89'	27.76'	S15°00'23"E
C44	21°30'31"	300.00'	112.62'	56.98'	111.96'	S33°56'12"E
C45	23°59'10"	300.00'	125.59'	63.73'	124.68'	S56°41'03"E
C46	4°43'31"	414.17'	34.16'	17.09'	34.15'	S66°18'53"E
C47	51°02'36"	414.17'	368.97'	197.74'	356.89'	S38°25'49"E
C48	53°44'11"	364.77'	342.11'	184.80'	329.71'	N84°27'18"E
C49	74°53'54"	50.00'	65.36'	38.30'	60.81'	S34°04'57"E
C50	17°57'21"	50.00'	15.67'	7.90'	15.61'	N12°20'41"E
C51	24°05'32"	329.77'	138.67'	70.37'	137.65'	S80°43'24"E
C52	1°31'32"	329.77'	8.78'	4.39'	8.78'	N58°21'01"E
C53	8°44'04"	715.00'	109.00'	54.60'	108.89'	N53°13'13"E
C54	13°26'22"	715.00'	167.71'	84.24'	167.33'	N42°08'00"E
C55	12°10'41"	715.00'	151.97'	76.27'	151.69'	N29°19'28"E
C56	2°15'21"	715.00'	28.15'	14.08'	28.15'	N22°06'28"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C57	11°18'27"	350.00'	69.07'	34.65'	68.96'	N26°58'36"E
C58	19°41'24"	350.00'	120.28'	60.74'	119.69'	N42°28'32"E
C59	18°15'33"	350.00'	111.54'	56.25'	111.07'	N61°27'00"E
C60	17°41'37"	350.00'	108.08'	54.48'	107.66'	N79°25'35"E
C61	10°22'57"	350.00'	63.42'	31.80'	63.34'	S86°32'08"E

7 Large/Small Plat(s) Recorded  
herewith as # 100014684

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
22 July 2010  
at 10:45 AM/PWT: PB PG  
DOCUMENT #  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Clerk

Rev.	Date	Description	Revised By
1	5/28/2010	Revised Area Table	RDM



**AVES**  
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Fax: (757) 220-8994  
www.avesva.com  
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF CORRECTION  
**SPENCER'S GRANT**  
**KINGSMILL ON THE JAMES**  
PHASE 1, LOTS 1 - 38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM  
Project Number: 7753-20  
Scale: N/A Date: 4/2/2010  
Sheet Number  
**7 OF 7**