

110018029

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 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.

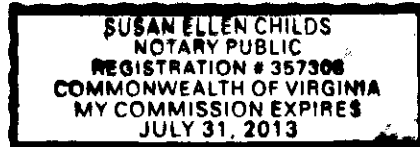
Michael R. Taylor 5-26-11
 MICHAEL R. TAYLOR DATE
 VICE PRESIDENT
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

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

Susan Ellen Childs 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 26 DAY OF May, 2009.
 MY COMMISSION EXPIRES 7/31/2013
Susan Ellen Childs
 NOTARY PUBLIC
 NOTARY REGISTRATION NUMBER: 357306



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 4/15/11
 ROBERT D. MANN, L.S. DATE

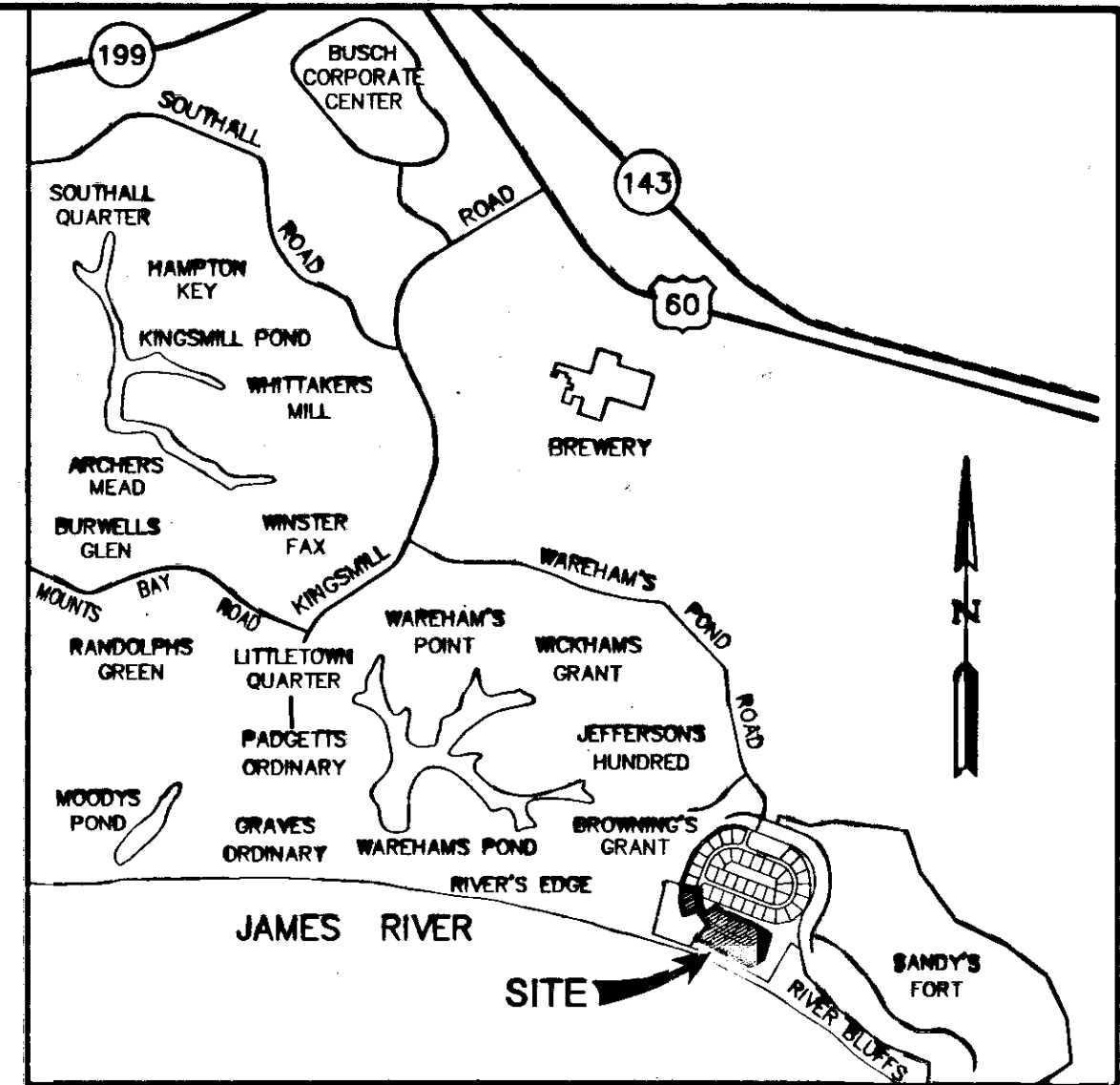
CERTIFICATE OF APPROVAL

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

Robert D. Mann 8/10/11
 SUBDIVISION AGENT OF
 JAMES CITY COUNTY DATE

NOTES:

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THE PROPERTY SHOWN IS PART OF TAX MAP PARCEL (51-3)(1-4).
- ALL 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 SEWER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- SEE TABLE ON THIS SHEET FOR ADDRESSES.
- 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., 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 OWNED AND RESERVED BY BUSCH PROPERTIES, INC.
- 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.
- THE JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVED A CUL-DE-SAC LENGTH EXCEPTION.
- LOTS 39-51 SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE AS MANUFACTURED BY ENVIRONMENT ONE (MODEL 2010) OR EQUAL AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH JCSA OR AN APPROVED SERVICE ORGANIZATION.
- 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.
- LRZ - KINGSMILL COMMUNITY SERVICES ASSOCIATION LANDSCAPE RESTRICTION ZONE.
- ANY SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
- THE PHASE I CONSTRUCTION PLANS ASSOCIATED WITH THIS DEVELOPMENT WERE APPROVED BY THE PLANNING DIVISION ON JANUARY 11, 2007.
- JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.



VICINITY MAP
 SCALE: 1"=2000'

**AREA TABULATION
 SPENCER'S GRANT
 KINGSMILL ON THE JAMES
 PHASE 2 - (13 LOTS)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS 39-51	329,985 S.F.	7.578 AC.±
AREA OF RIGHT-OF-WAY	50,549 S.F.	1.160 AC.±
AREA OF LIMITED COMMON AREA 2 "LCA-2"	235,374 S.F.±	5.403 AC.±
AREA OF COMMON AREA 5 "CA-5"	11,753 S.F.±	0.269 AC.±
AREA OF COMMON AREA 1A "CA-1A"	267,705 S.F.±	6.146 AC.±
TOTAL AREA SUBDIVIDED (AREA COMPUTED TO SURVEY LINES)	895,366 S.F.±	20.554 AC.±
AREA OF CONSERVATION EASEMENT FOR NATURAL OPEN SPACE	245,858 S.F.	5.644 AC.±
AVERAGE LOT SIZE	25,383 S.F.	0.583 AC.±
SMALLEST LOT (LOT 50)	19,022 S.F.	0.437 AC.±
LARGEST LOT (LOT 45)	37,375 S.F.	0.858 AC.±
GROSS LOTS PER ACRE	0.63	

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE (B.S.L. TYP.)
- RPA BUFFER LINE
- ESMT EASEMENT
- RPA RESOURCE PROTECTION AREA
- FSB FRONT SETBACK
- RSB REAR SETBACK
- SSB SIDE SETBACK

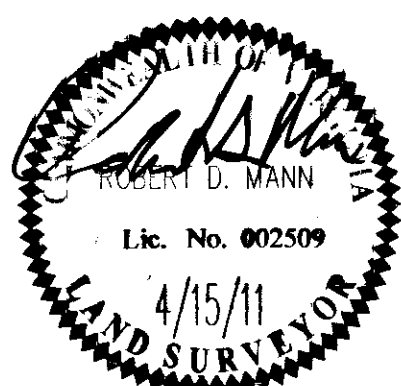
LOT NUMBER & ADDRESS TABLE

LOT NUMBER	ADDRESS
LOT 39	128 ENSIGN JOHN UTIE
LOT 40	132 ENSIGN JOHN UTIE
LOT 41	140 ENSIGN JOHN UTIE
LOT 42	144 ENSIGN JOHN UTIE
LOT 43	148 ENSIGN JOHN UTIE
LOT 44	152 ENSIGN JOHN UTIE
LOT 45	156 ENSIGN JOHN UTIE
LOT 46	157 ENSIGN JOHN UTIE
LOT 47	153 ENSIGN JOHN UTIE
LOT 48	149 ENSIGN JOHN UTIE
LOT 49	145 ENSIGN JOHN UTIE
LOT 50	141 ENSIGN JOHN UTIE
LOT 51	137 ENSIGN JOHN UTIE

4 Large/Small Plat(s) Recorded
 hereon as # 110018029

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 19 DAY OF August, 2011.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:27 AM/PM
 INSTRUMENT # 110018029
 WITSE: *Betsy B. Woolridge, Clerk*
 BETSY B. WOOLRIDGE, CLERK
By Claudia H. Hinkelholz, De Clerk

Rev.	Date	Description	Revised By
3	4/15/11	REVISED TO MATCH PHASE 1 CORRECTION PLAT	MM
2	5/22/09	ADDED LCA-2, SPLIT CA-1 AND ADDED SHEET 4	RDM
1	4/2/09	REVISED PER COUNTY COMMENTS	RDM



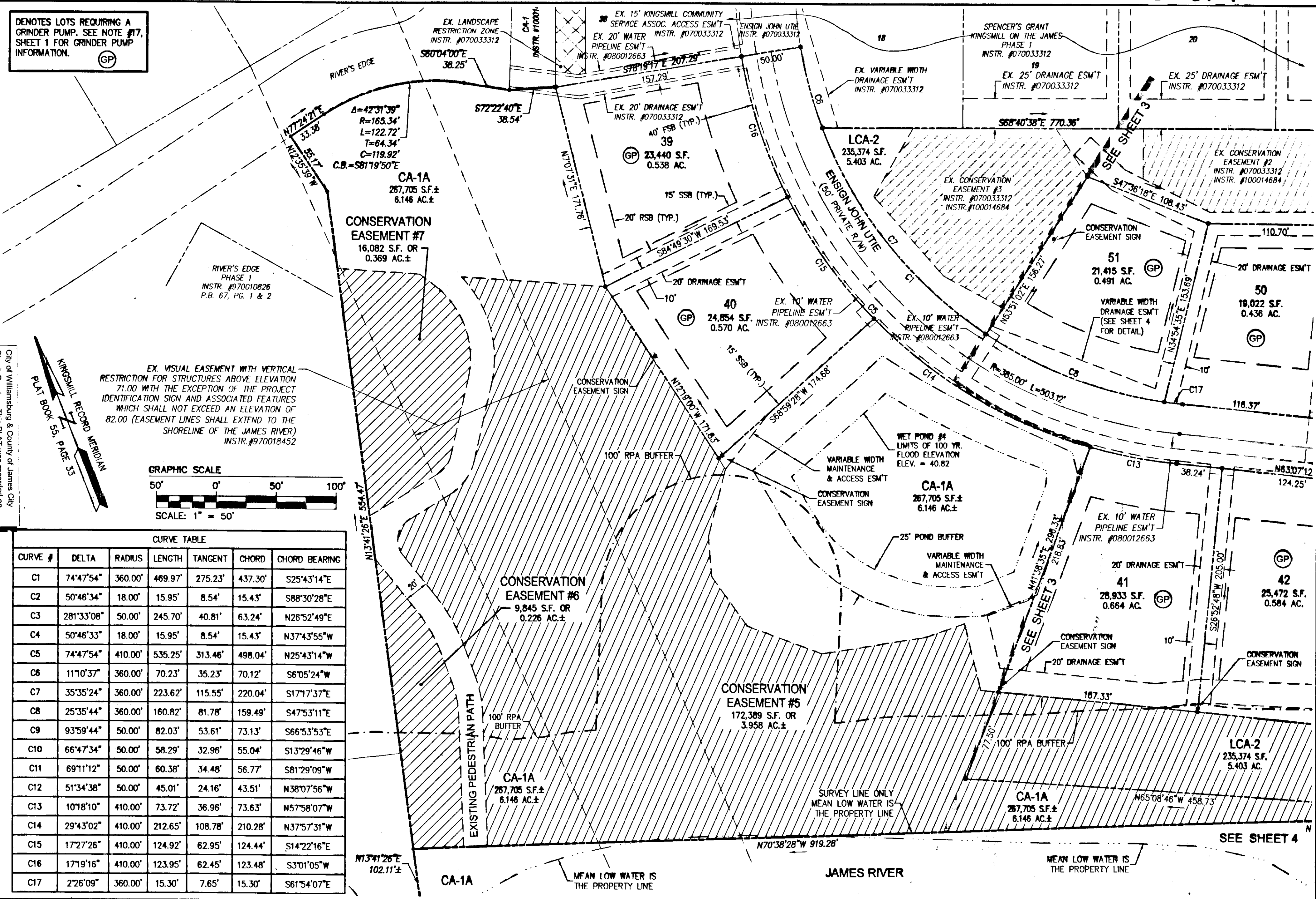
AES
 CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

PLAT OF SUBDIVISION
SPENCER'S GRANT
 KINGSMILL ON THE JAMES
 PHASE 2, LOTS 39 - 51
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

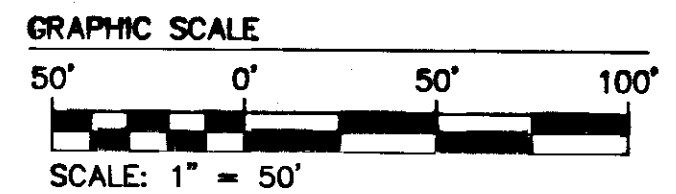
Project Contacts: RDM
 Project Number: 7763-20
 Scale: N/A Date: 9/12/08
 Sheet Number
1 OF 4

110018029

DENOTES LOTS REQUIRING A GRINDER PUMP. SEE NOTE #17, SHEET 1 FOR GRINDER PUMP INFORMATION.



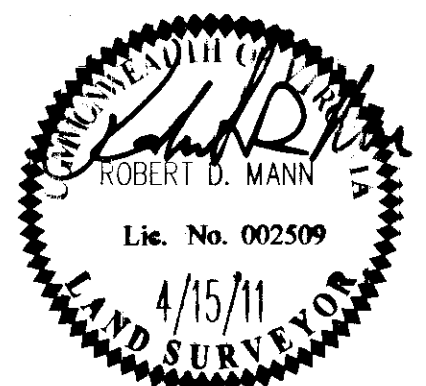
EX. VISUAL EASEMENT WITH VERTICAL RESTRICTION FOR STRUCTURES ABOVE ELEVATION 71.00 WITH THE EXCEPTION OF THE PROJECT IDENTIFICATION SIGN AND ASSOCIATED FEATURES WHICH SHALL NOT EXCEED AN ELEVATION OF 82.00 (EASEMENT LINES SHALL EXTEND TO THE SHORELINE OF THE JAMES RIVER) INSTR. #970018452



CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	74°47'54"	360.00'	469.97'	275.23'	437.30'	S25°43'14"E
C2	50°46'34"	18.00'	15.95'	8.54'	15.43'	S88°30'28"E
C3	281°33'08"	50.00'	245.70'	40.81'	63.24'	N26°52'49"E
C4	50°46'33"	18.00'	15.95'	8.54'	15.43'	N37°43'55"W
C5	74°47'54"	410.00'	535.25'	313.46'	498.04'	N25°43'14"W
C6	117°0'37"	360.00'	70.23'	35.23'	70.12'	S6°05'24"W
C7	35°35'24"	360.00'	223.62'	115.55'	220.04'	S17°17'37"E
C8	25°35'44"	360.00'	160.82'	81.78'	159.49'	S47°53'11"E
C9	93°59'44"	50.00'	82.03'	53.61'	73.13'	S66°53'53"E
C10	66°47'34"	50.00'	58.29'	32.96'	55.04'	S13°29'46"W
C11	69°11'12"	50.00'	60.38'	34.48'	56.77'	S81°29'09"W
C12	51°34'38"	50.00'	45.01'	24.16'	43.51'	N38°07'56"W
C13	107°8'10"	410.00'	73.72'	36.96'	73.63'	N57°58'07"W
C14	29°43'02"	410.00'	212.65'	108.78'	210.28'	N37°57'31"W
C15	172°7'26"	410.00'	124.92'	62.95'	124.44'	S14°22'16"E
C16	177°9'16"	410.00'	123.95'	62.45'	123.48'	S37°01'05"W
C17	2°26'09"	360.00'	15.30'	7.65'	15.30'	S61°54'07"E

City of Williamsburg & County of James City
 Clerk: *Betsy B. Woodridge*
 AM/PM: PG
 DOCUMENT #

Rev.	Date	Description	Revised By
3	4/15/11	REVISED TO MATCH PHASE 1 CORRECTION PLAT	MAI
2	5/22/08	ADDED LCA-2, SPLIT CA-1 AND ADDED SHEET 4	RDM
1	4/2/09	REVISED PER COUNTY COMMENTS	RDM

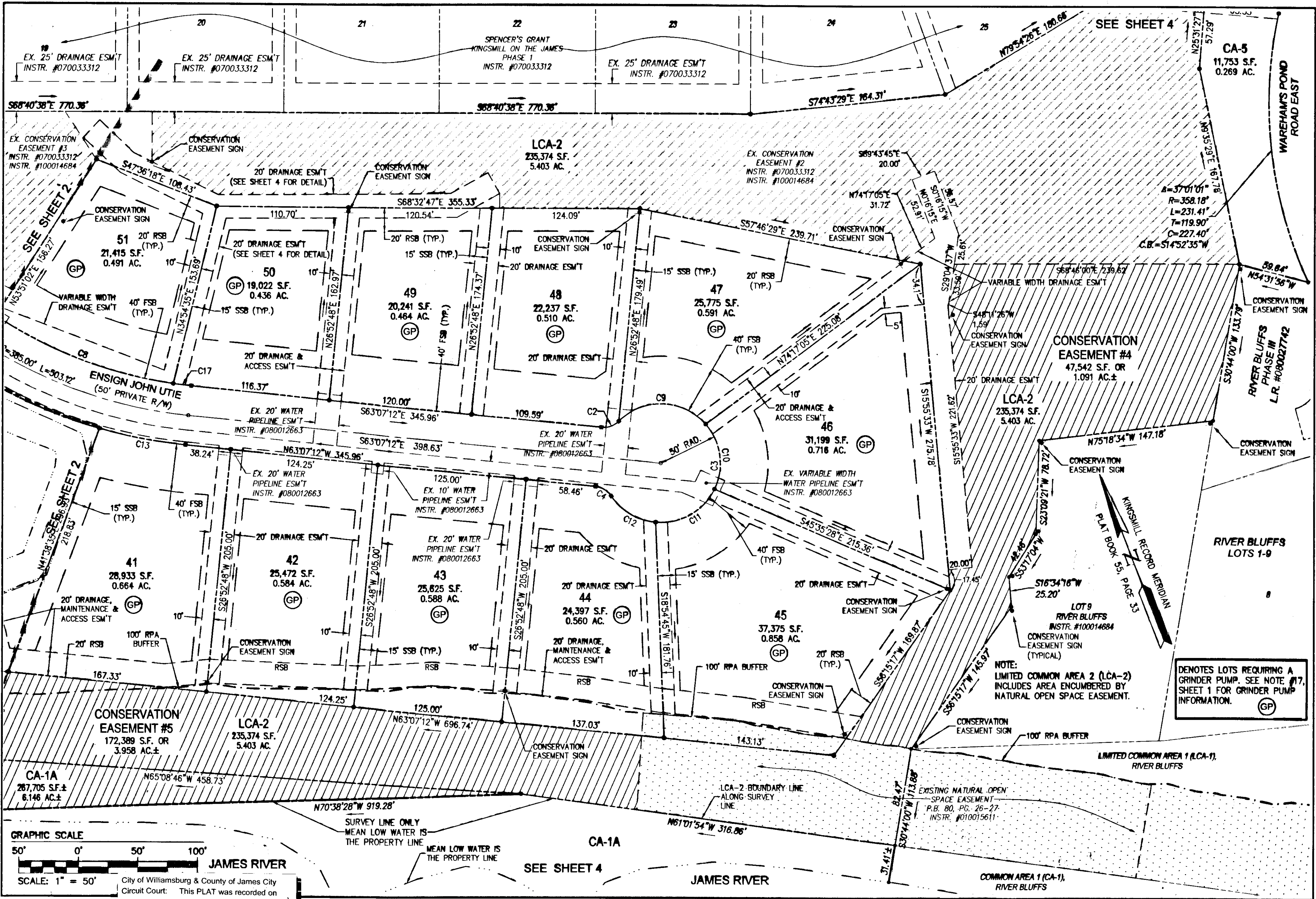


4 Large/Small Plat(s) Recorded herewith as # 110018029.

5248 Old Towne Road, Suite 1
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 www.aesva.com

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SPENCER'S GRANT
 KINGSMILL ON THE JAMES
 PHASE 2, LOTS 39-51
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM
 Project Number: 7753-20
 Scale: 1"=50' Date: 9/12/08
 Sheet Number
2 OF 4

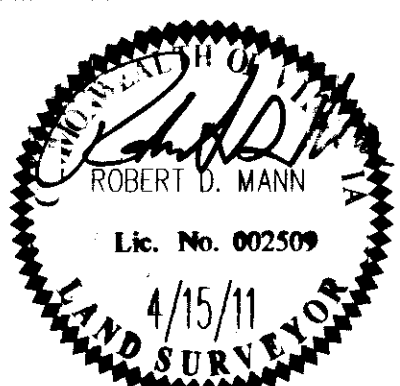


GRAPHIC SCALE
 50' 0' 50' 100'
JAMES RIVER
 SCALE: 1" = 50'

SURVEY LINE ONLY
 MEAN LOW WATER IS THE PROPERTY LINE

MEAN LOW WATER IS THE PROPERTY LINE

3	4/15/11	REVISED TO MATCH PHASE 1 CONNECTION PLAN	MM
2	6/22/08	ADDED LCA-2, SPLIT CA-1 AND ADDED SHEET 4	RD
1	4/2/09	REVISED PER COUNTY COMMENTS	RD
Rev.	Date	Description	Revised By



4 Large/Small Plat(s) Recorded
 herewith as # 110018029

PLAT OF SUBDIVISION
SPENCER'S GRANT
KINGSMILL ON THE JAMES
 PHASE 2, LOTS 39 - 51
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RD
Project Number:	7753-20
Scale:	1"=50'
Date:	6/12/08
Sheet Number	3 OF 4

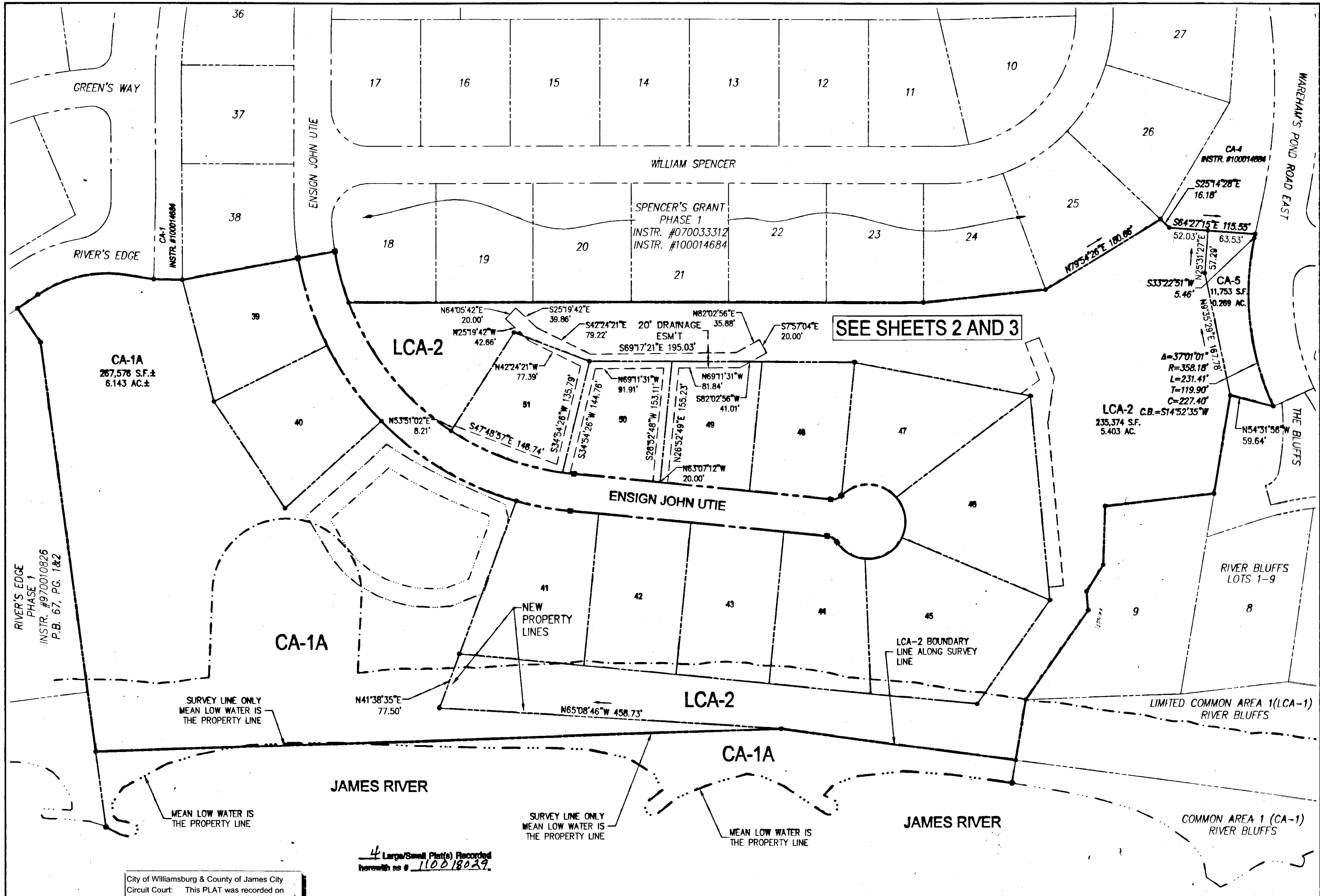
NOTE:
 LIMITED COMMON AREA 2 (LCA-2)
 INCLUDES AREA ENCUMBERED BY
 NATURAL OPEN SPACE EASEMENT.

GP

DENOTES LOTS REQUIRING A
 GRINDER PUMP. SEE NOTE #17,
 SHEET 1 FOR GRINDER PUMP
 INFORMATION.

GP

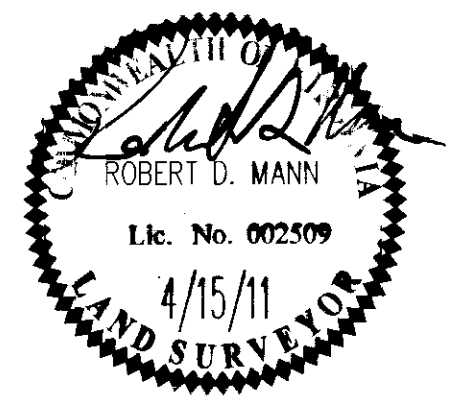
110018029



4 Large/Small Plat(s) Recorded herewith as # 110018029

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

Rev.	Date	Description	Revised By
3	4/15/11	REVISED TO MATCH PHASE 1 CORRECTION PLAT	MAI
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CONSULTING ENGINEERS
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PLAT OF SUBDMISION
SPENCER'S GRANT
KINGSMILL ON THE JAMES
PHASE 2, LOTS 39 - 51
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contact:	RDM
Project Number:	7753-20
Scale:	1"=50'
Date:	9/12/08
Sheet Number	4 OF 4