

LANDSCAPE PROTECTION ZONE (LPZ)

In areas designated 'Landscape Protection Zone (L.P.Z.)' no trees may be cut without prior approval of the Environmental Protection Board (E.P.B.)...

CURVE DATA R=38.00 A=137.46'42" T=7.64 S=78.26' CH=62.86 D=163.7022'

STATE OF VIRGINIA - At Large TO WIT: I, MYRL L. HAIRFIELD, a Notary Public in and for the City and State aforesaid, do hereby certify that...

This Subdivision of Property of Busch Properties, Incorporated, James City County Virginia, as the same appears on this plat is with the free consent and in accordance with the desires of the undersigned Owner.

BUSCH PROPERTIES, INCORPORATED ATTEST: Michael D. Dwaney 3/14/74 ASST. SECRETARY

I certify that this plat and subdivision was made by me at the direction of the owner, and that the subdivision is entirely within the boundaries of land covered by deeds duly of record in the Clerk's Office of the Circuit Court of James City County in Deed Book 125, P. 101 and Deed Book 126, P. 183.

LANGLEY, McDONALD & OVERMAN By George E. Langley CERTIFICATE OF APPROVAL

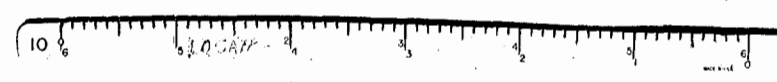
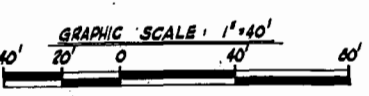
This subdivision known as Winstler Fax approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date 3/15/74 Health Officer Date 3/15/74 Agent of Governing Body

STATE OF VIRGINIA, COUNTY OF JAMES CITY In the clerk's office of the circuit court of the county of James City the 22 day of MARCH 1974. The map shown hereon was presented and admitted to the record as the law directs.



WINSTER FAX SUBDIVISION OF PROPERTY OF BUSCH PROPERTIES, INC. JAMES CITY COUNTY, VIRGINIA LANGLEY, McDONALD & OVERMAN CONSULTING ENGINEERS VA. BEACH, VIRGINIA MARCH 14, 1974 REV. MAR. 20, 1974



Area Breakdown

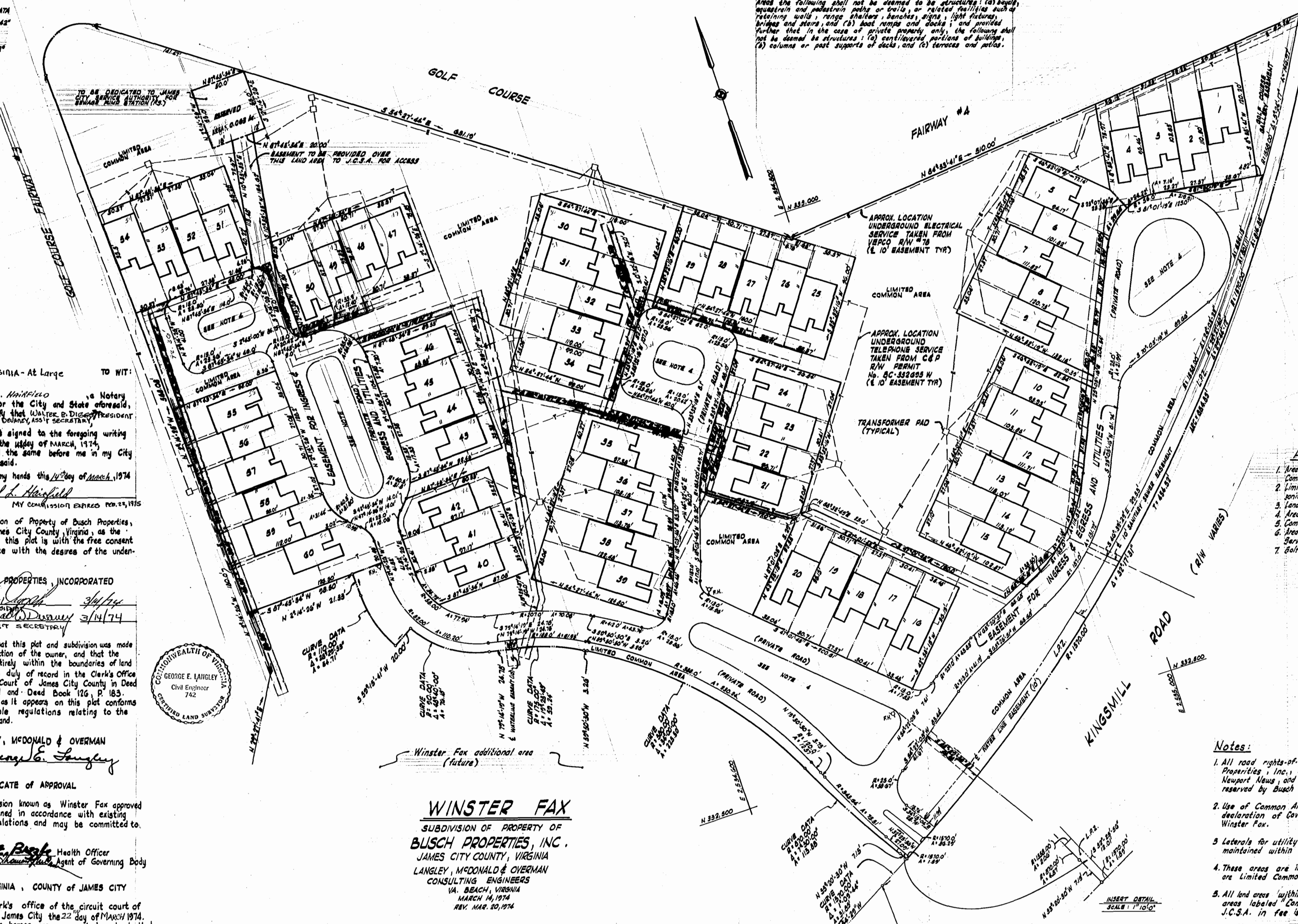
- 1. Area within road rights-of-way including Limited Common Areas therein: 3.1957 Ac.
2. Limited Common Areas including water line and sanitary sewer easements and AS. access: 3.225 Ac.
3. Landscape Protection Zone: 0.225 Ac.
4. Area of lots: 4.442 Ac.
5. Common Area: 0.421 Ac.
6. Area to be dedicated in fee simple to James City Service Authority for pump station site: 0.063 Ac.
7. Golf course gallery easement: 0.096 Ac.
Total area of site = 10.547 Acres

LEGEND

- PROPERTY LINE
UNDERGROUND ELECTRICAL SER.
UNDERGROUND TELEPHONE SERVICE
WATER LINE & SAN. SEWER EASEMENT
FIRE HYDRANT

Notes:

- 1. All road rights-of-way are reserved as easements for Busch Properties, Inc., James City Service Authority & City of Newport News, and are part of Common Areas owned and reserved by Busch Properties, Inc.
2. Use of Common Areas is reserved in accordance with declaration of Covenants and Restrictions applying to Winstler Fax.
3. Laterals for utility service may be installed across and maintained within Limited Common Areas and Common Areas.
4. These areas are included within road rights-of-ways, but are Limited Common Areas.
5. All land areas within Winstler Fax excluding roads, L.P.Z., lots, areas labeled 'Common Area' and areas to be dedicated to J.C.S.A. in fee is Limited Common Area.
6. Busch Properties, Inc., reserved the right to cross Limited Common Area adjacent to southern boundary line with roads for the benefit of Winstler Fax additional area.



POINT 'E' - SEE PLAT OF KINGSMILL ROAD RIGHT-OF-WAY & DRAINAGE EASEMENTS DATED 0-6-73