

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

BUSCH PROPERTIES, INC.

By *David W. O'Leary*

Attest

STATE OF VIRGINIA
CITY OF JAMES CITY

TO WIT:

I, *DAVID W. O'LEARY*, a Notary Public in and for the City and State aforesaid do hereby certify that *DAVID W. O'LEARY* and *DAVID W. O'LEARY* whose names are signed to the foregoing writing bearing date on the *28* day of *JULY*, 1977, have acknowledged the same before me in my City and State aforesaid.

Given unto my hands this *23* day of *NOV.* 1977.

James P. Langley
Notary Public

CERTIFICATE OF APPROVAL

This subdivision known as Winster Fax Additional Area Section II is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date *11-23-77* *Henry H. Steph* 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 this *11* day of *NOV.*, 1977, the map shown hereon was presented and admitted to the record as the law directs.

Teste: *Inducta C. Clark*, Clerk
Plat Book: *34* *71* Page.

I certify that this plat of Subdivision was made by me at the direction of the owner, and that the subdivision is entirely within the boundaries of land covered by deed duly of record in the Clerk's Office of the Circuit Court of James City County, Virginia in the following Deed and Plat Books; D.B. 141, Pg. 313; D.B. 145, Pg. 32; D.B. 167, Pg. 572.

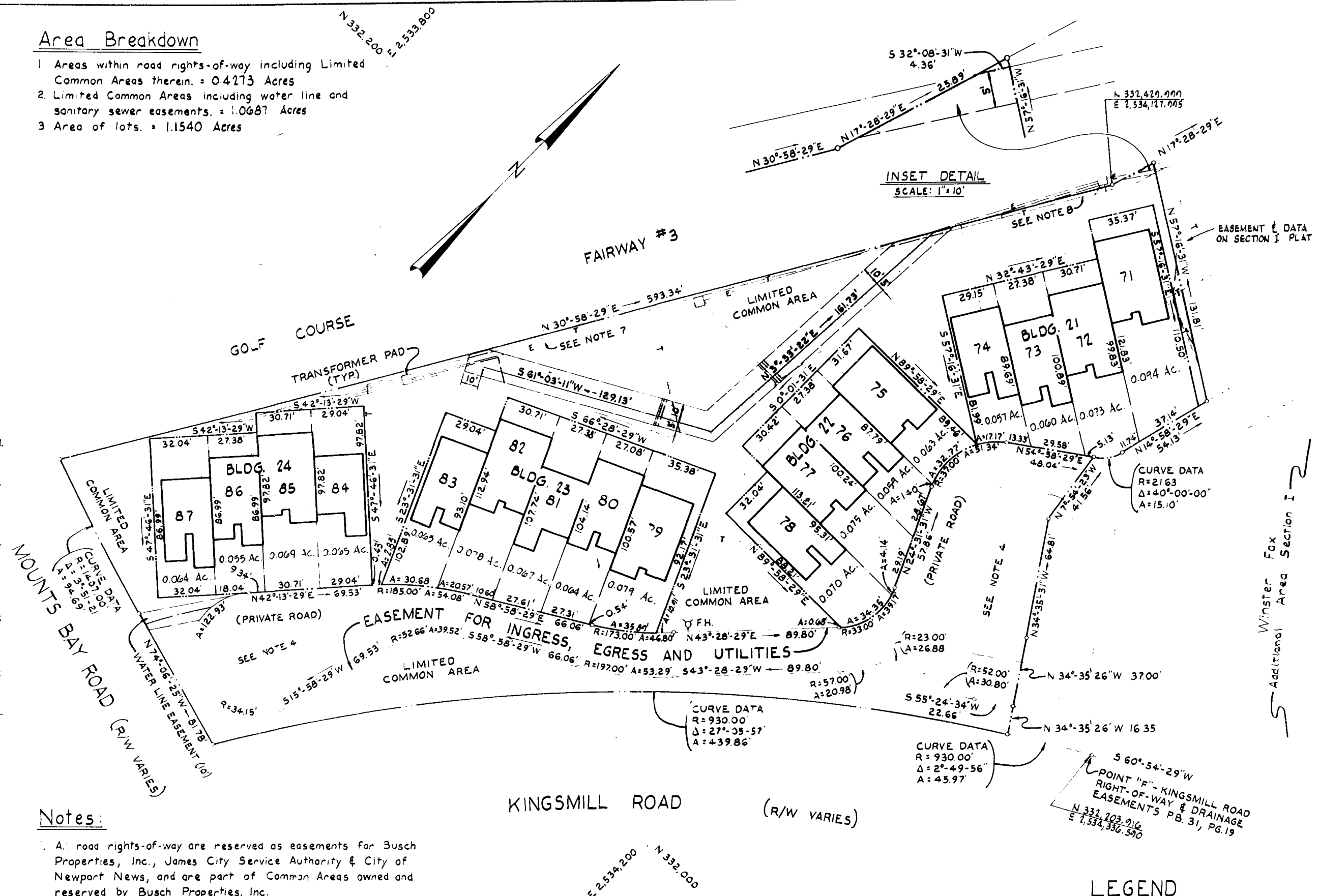
This Subdivision as it appears on this plat conforms to the applicable regulations relating to the subdivision of land.

LANGLEY, McDONALD AND OVERMAN

By *Scott E. Langley* 11/23/77

Area Breakdown

- 1 Areas within road rights-of-way including Limited Common Areas therein. = 0.4273 Acres
- 2 Limited Common Areas including water line and sanitary sewer easements. = 1.0687 Acres
- 3 Area of lots. = 1.1540 Acres



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 Winster 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-way, but are Limited Common Areas.
5. All land areas within Winster Fax excluding roads and lots are Limited Common Areas.
6. Busch Properties, Inc., reserves the right to construct and maintain storm drainage facilities across that portion of any and all lots not occupied by living units.
7. Approx location of underground electrical service taken from Vepco R/W #36. (10' easement typ.)
8. Approx location of underground telephone service taken from C&P R/W permit No. BC-333209-R. (10' easement typ.)

WINSTER FAX ADDITIONAL AREA SECTION II

SUBDIVISION OF PROPERTY OF
BUSCH PROPERTIES, INC.
JAMES CITY COUNTY, VIRGINIA
LANGLEY, McDONALD & OVERMAN
CONSULTING ENGINEERS
VA. BEACH, VIRGINIA
JULY 28, 1977

