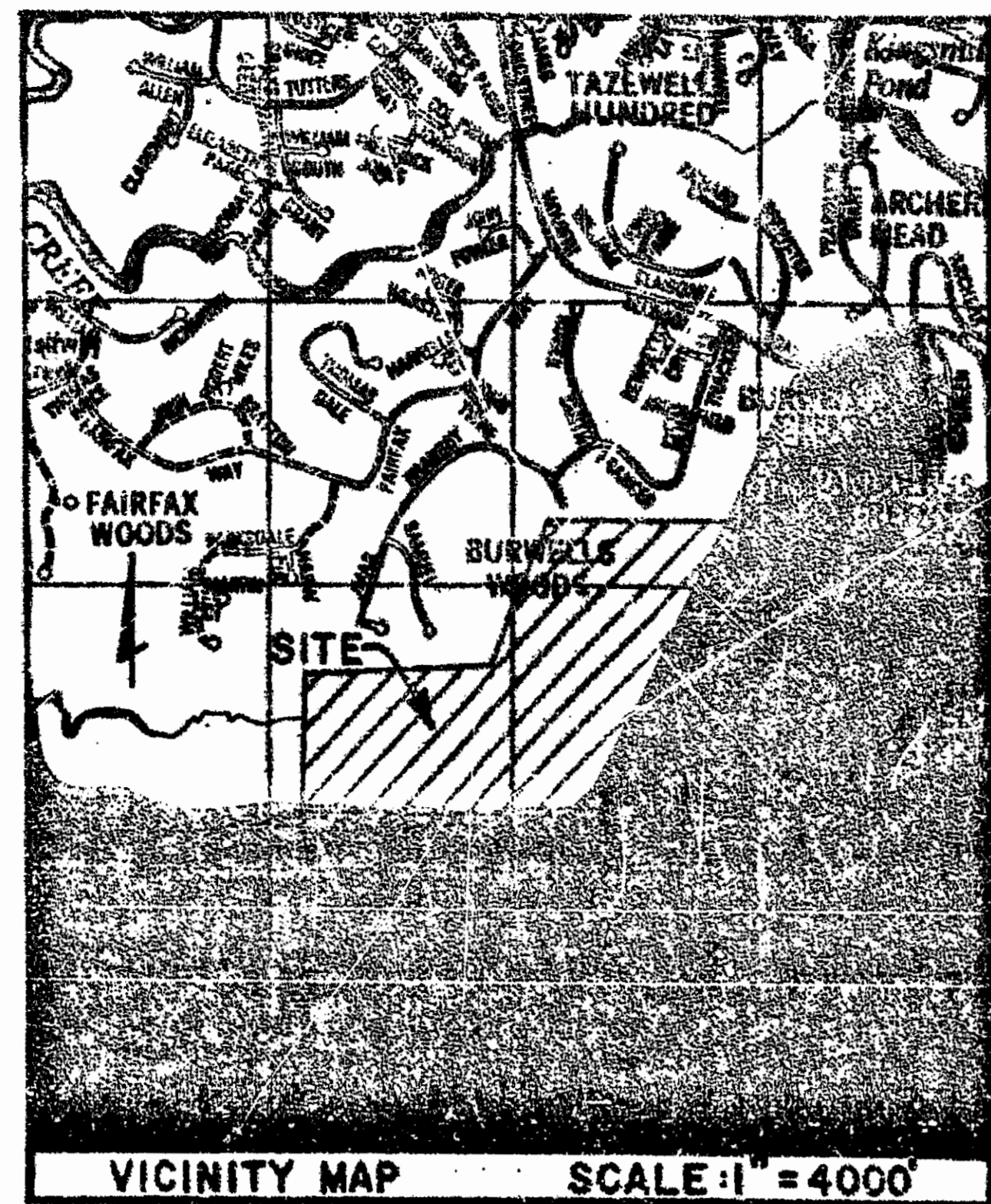


LANDSCAPE PROTECTION ZONE (L.P.Z.)
 In areas designated Landscape Protection Zone (L.P.Z.) no trees may be cut regardless of size and no permanent structures to include houses, decks, patios, pools, garages, posts, and the like may be erected or located without the prior approval of the Environmental Preservation Board (E.P.B.) or a committee designated thereby. It should be noted that the conditions, to home-building contain additional restrictions regarding clearing, construction, and other improvements on common area and private property.

- NOTES:**
1. All utility easements are hereby dedicated to James City Service Authority.
 2. A 7.5' Drainage Easement, unless greater width is noted, parallel to and along all property lines shown hereon is hereby dedicated to Busch Properties, Inc.

B.W. Fisher

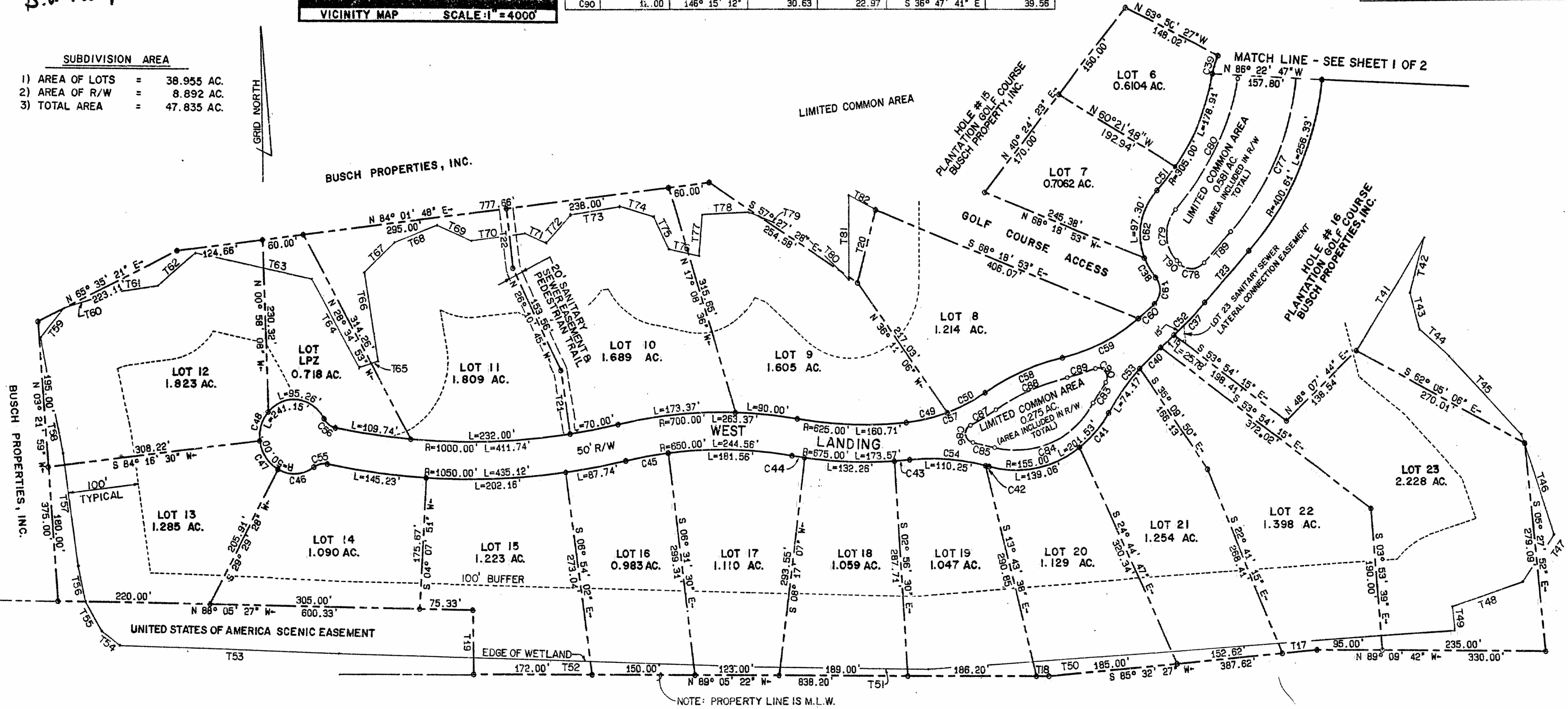


LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH
C51	305.00	08° 38' 58"	46.04	46.00	N 40° 52' 32" E	23.07
C52	675.00	07° 30' 11"	88.39	88.33	S 47° 36' 20" W	44.26
C53	325.00	20° 21' 30"	115.48	114.87	S 41° 10' 41" W	58.35
C54	325.00	20° 21' 30"	115.48	114.87	N 84° 41' 08" W	58.35
C55	25.00	46° 40' 55"	20.37	19.81	S 78° 42' 52" W	10.79
C56	25.00	49° 48' 43"	21.73	21.06	S 53° 11' 29" E	11.61
C57	255.00	27° 23' 14"	121.89	120.73	N 71° 26' 33" E	62.13
C58	335.00	20° 59' 43"	128.76	122.07	N 68° 14' 48" E	62.07
C59	255.00	27° 23' 14"	121.89	120.73	N 65° 03' 03" E	62.13
C60	625.00	02° 45' 39"	30.12	30.11	N 49° 58' 36" E	15.06
C61	25.00	89° 52' 42"	39.22	35.32	N 03° 39' 26" E	24.95
C62	85.00	86° 28' 56"	128.30	116.46	N 01° 57' 33" E	79.94
C77	363.61	38° 45' 19"	245.95	241.29	S 24° 28' 35" W	127.89
C78	25.00	90° 00' 00"	39.27	35.36	S 88° 51' 15" W	25.00
C79	48.00	91° 20' 46"	76.53	68.68	N 00° 28' 22" W	49.14
C80	342.00	33° 36' 35"	200.62	197.75	N 28° 23' 43" E	103.29
C83	352.00	05° 19' 59"	32.76	32.75	S 33° 39' 55" W	16.39
C84	128.00	74° 29' 44"	166.42	154.95	S 68° 14' 48" W	97.33
C85	352.00	05° 19' 59"	32.76	32.75	N 77° 10' 19" W	16.39
C86	12.00	146° 15' 12"	30.63	22.97	N 06° 42' 43" W	39.56
C87	282.00	08° 39' 56"	42.65	42.61	N 62° 04' 55" E	21.37
C88	308.00	20° 59' 43"	112.86	112.23	N 68° 14' 48" E	57.07
C89	282.00	08° 39' 56"	42.65	42.61	N 74° 24' 41" E	21.37
C90	12.00	146° 15' 12"	30.63	22.97	S 36° 47' 41" E	39.56

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH
C37	675.00	05° 18' 52"	82.61	82.59	S 46° 30' 41" W	31.33
C38	85.00	20° 53' 39"	31.00	30.63	N 30° 50' 08" W	15.67
C39	90.00	15° 17' 56"	25.60	25.52	S 19° 44' 23" W	12.69
C40	325.00	17° 16' 55"	41.31	41.28	S 47° 42' 58" W	20.68
C41	155.00	21° 05' 27"	62.47	62.05	S 42° 32' 40" W	31.66
C42	325.00	01° 55' 17"	5.23	5.23	N 74° 57' 58" W	2.61
C43	675.00	01° 55' 17"	22.64	22.64	S 86° 05' 50" W	11.32
C44	675.00	01° 35' 02"	18.66	18.66	N 80° 55' 22" W	9.33
C45	650.00	05° 33' 12"	63.00	62.98	S 81° 05' 19" W	31.52
C46	50.00	64° 07' 04"	55.95	53.08	S 87° 25' 56" W	31.31
C47	50.00	54° 47' 01"	47.81	46.01	N 33° 07' 01" W	25.91
C48	50.00	48° 16' 34"	42.13	40.89	N 18° 24' 47" E	22.41
C49	255.00	13° 46' 01"	61.27	61.12	N 78° 15' 10" E	30.78
C50	255.00	13° 37' 13"	60.62	60.48	N 64° 33' 33" E	30.45

LABEL	BEARING	DISTANCE
T17	S 85° 32' 27" W	50.00
T18	N 89° 05' 22" W	18.00
T19	N 00° 00' 44" E	85.73
T20	N 16° 14' 03" E	101.06
T21	N 08° 14' 12" W	86.00
T22	N 05° 58' 12" W	80.00
T23	S 43° 51' 15" W	94.71

- SUBDIVISION AREA**
- 1) AREA OF LOTS = 38.955 AC.
 - 2) AREA OF R/W = 8.892 AC.
 - 3) TOTAL AREA = 47.835 AC.



NOTE: PROPERTY LINE IS M.L.W.

LABEL	BEARING	DISTANCE
T41	N 33° 08' 31" E	180.18
T42	S 17° 24' 39" W	76.29
T43	S 14° 43' 42" E	54.10
T44	S 50° 49' 57" E	56.75
T45	S 43° 45' 56" E	143.66
T46	S 19° 03' 10" E	143.28
T47	S 38° 02' 38" W	78.66
T48	S 73° 08' 19" W	103.63
T49	S 06° 05' 41" E	34.32
T50	S 86° 45' 12" W	764.92
T51	N 88° 15' 25" W	281.69
T52	N 87° 44' 39" W	572.20
T53	N 87° 29' 14" W	317.73
T54	N 53° 11' 25" W	34.77

LABEL	BEARING	DISTANCE
T55	N 29° 29' 44" W	43.49
T56	N 11° 10' 07" W	49.64
T57	N 07° 29' 44" W	151.56
T58	N 10° 50' 02" W	158.01
T59	N 41° 08' 35" E	54.74
T60	N 75° 21' 52" E	75.03
T61	N 82° 53' 12" E	63.80
T62	N 51° 09' 51" E	69.72
T63	S 77° 48' 50" E	170.63
T64	S 28° 54' 38" E	137.27
T65	N 72° 06' 47" E	28.27
T66	N 08° 13' 41" W	119.56
T67	N 48° 37' 26" E	59.43
T68	N 70° 23' 32" E	66.71

LABEL	BEARING	DISTANCE
T69	S 65° 17' 38" E	52.22
T70	N 63° 26' 47" E	78.74
T71	S 65° 56' 51" E	39.72
T72	N 44° 01' 27" E	51.71
T73	N 82° 23' 54" E	71.21
T74	S 75° 01' 04" E	50.91
T75	S 24° 50' 11" E	46.41
T76	S 78° 24' 51" E	46.13
T77	N 07° 47' 00" E	55.17
T78	N 87° 31' 54" E	70.23
T79	S 66° 39' 46" E	89.18
T80	S 47° 25' 40" E	82.20
T81	N 00° 36' 19" E	111.75
T82	S 65° 06' 09" E	44.22
T89	S 43° 51' 15" W	57.71
T90	N 46° 06' 45" W	5.73

EDGE OF WETLANDS: This line has been determined by means of field investigation and aerial topography during the month January 1990.

BUFFER SETBACK (100')- A line established by The Chesapeake Bay Preservation Act parallel to and 100 feet from wetland edge. This buffer area shall include vegetation that is effective in retarding runoff, preventing erosion, and filtering nonpoint source pollution from runoff. The 100 foot buffer area shall be deemed to achieve a 75% reduction of sediments and a 40% reduction of nutrients.

*1994 Jan 93
601 126
W. H. ...*

JAMES RIVER
 EBB
 FLOW
PLAT OF THE LANDING
 STANDING IN THE NAME OF
BUSCH PROPERTIES, INC.
 JAMES CITY COUNTY VIRGINIA
 SCALE: 1" = 100' 05/07/92
LANGLEY and McDONALD, P.C.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA
 SHEET 2 OF 2