

CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BROWNING'S GRANT PHASE 1 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH 1-1/2 DEGREES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

DATE 5/23/95 William L. Rammes
WILLIAM L. RAMMES, PRESIDENT
BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City

I, James L. Rammes, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 23rd DAY OF May, 1995.

MY COMMISSION EXPIRES 11/09/97
James L. Rammes
SIGNATURE

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY _____ TO _____ BY DEED
DATED _____ AND RECORDED IN THE OFFICE
OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY
IN DEED BOOK _____, PAGE _____.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

DATE 5-26-95 G.T. Wilson, Jr.
G.T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

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

DATE 6/1/95 [Signature]
AGENT OF GOVERNING BODY

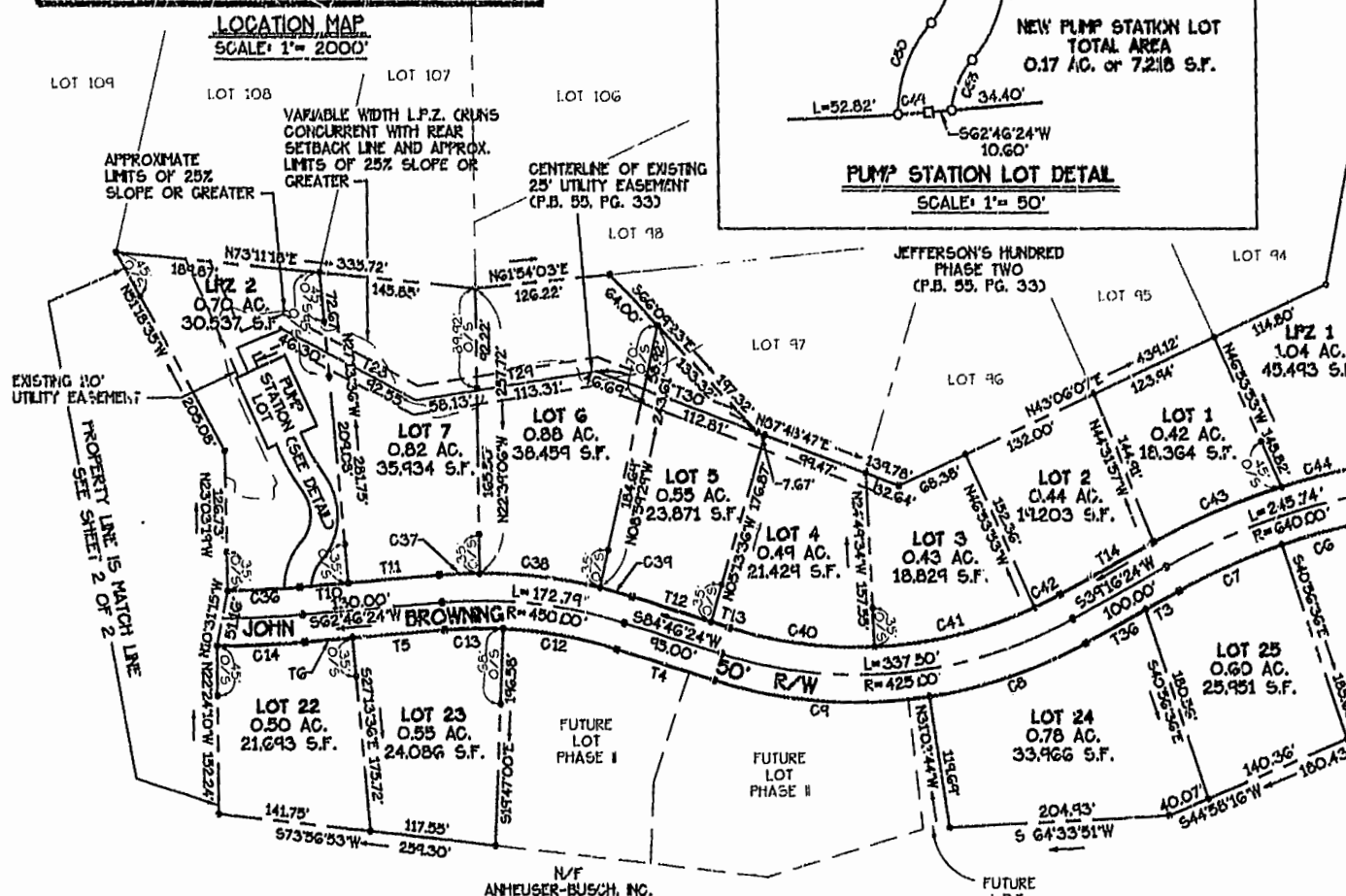
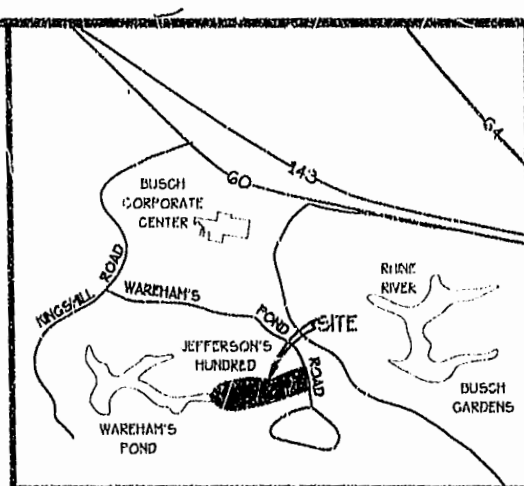
AREA TABULATION

BROWNING'S GRANT, PHASE 1

AREA OF RESIDENTIAL LOTS	844,055 SQ. FT.	19.38 AC.
AREA OF RIGHT-OF-WAY	179,909 SQ. FT.	4.13 AC.
AREA OF LPZ 1	45,493 SQ. FT.	1.04 AC.
AREA OF LPZ 2	30,537 SQ. FT.	0.70 AC.
AREA OF ADDITION TO PUMP STATION LOT	3,719 SQ. FT.	0.09 AC.
AREA OF EXISTING PUMP STATION SITE	3,500 SQ. FT.	0.08 AC.
TOTAL AREA SUBDIVIDED	1,107,213 SQ. FT.	25.42 AC.
NUMBER OF LOTS	25	
AVERAGE LOT SIZE	33,762 SQ. FT.	0.78 AC.
LARGEST LOT #16	91,994 SQ. FT.	2.11 AC.
SMALLEST LOT #18	17,098 SQ. FT.	0.39 AC.
GROSS LOTS PER ACRE	0.98 LOTS/ACRE	

LANDSCAPE PROTECTION ZONE (LPZ)

IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (LPZ) 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 ERRECTED 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 HOMEBUILDING CONTAIN ADDITIONAL RESTRICTIONS REGARDING CLEARING, CONSTRUCTION, AND OTHER IMPROVEMENTS ON COMMON AREA AND PRIVATE PROPERTY. ANY DISTURBANCES OF SLOPES 25% OR GREATER SHALL ALSO COMPLY WITH NOTE 5.-SLOPE RESTRICTIONS.

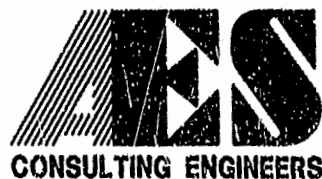


- NOTES:
1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
 2. LOTS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
 3. ALL UTILITY EASEMENTS ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.
 4. A 7.5' DRAINAGE EASEMENT, UNLESS GREATER WIDTH IS NOTED, PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREON IS HEREBY DEDICATED TO BUSCH PROPERTIES, INC.
 5. SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECTION 19B-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. ALL LAND DISTURBING ACTIVITIES SHALL BE PROHIBITED ON SLOPES OF 25% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY THE DIRECTOR OF CODE COMPLIANCE.
 6. SETBACK LINES FOR INDIVIDUAL LOTS ARE ESTABLISHED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS. SETBACKS TYPICALLY ARE: FRONT: 40', SIDE: 15', REAR: 30'.

NOTE:
SEE SHEET 2 FOR
CURVE DATA AND
LINE TABLES.

PLAT RECORDED IN

P.B. NO. 61 PAGES 104/101
10: 48 AM
Recorded 8 day of June 1995
P.B. No. 741 pages 48
[Signature] Clerk



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23108
(804) 253-0040
Fax (804) 220-8994

SUBDIVISION PLAT OF
BROWNING'S GRANT
PHASE 1
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	5/95	REVISED LOTS PER OWNER/DEVELOPER	CAH

Designed CAH	Drawn CLJ
Scale 1"=100'	Date 11/4/94
Project No. 7753-2	Drawing No. Sht. 1 of 2

