

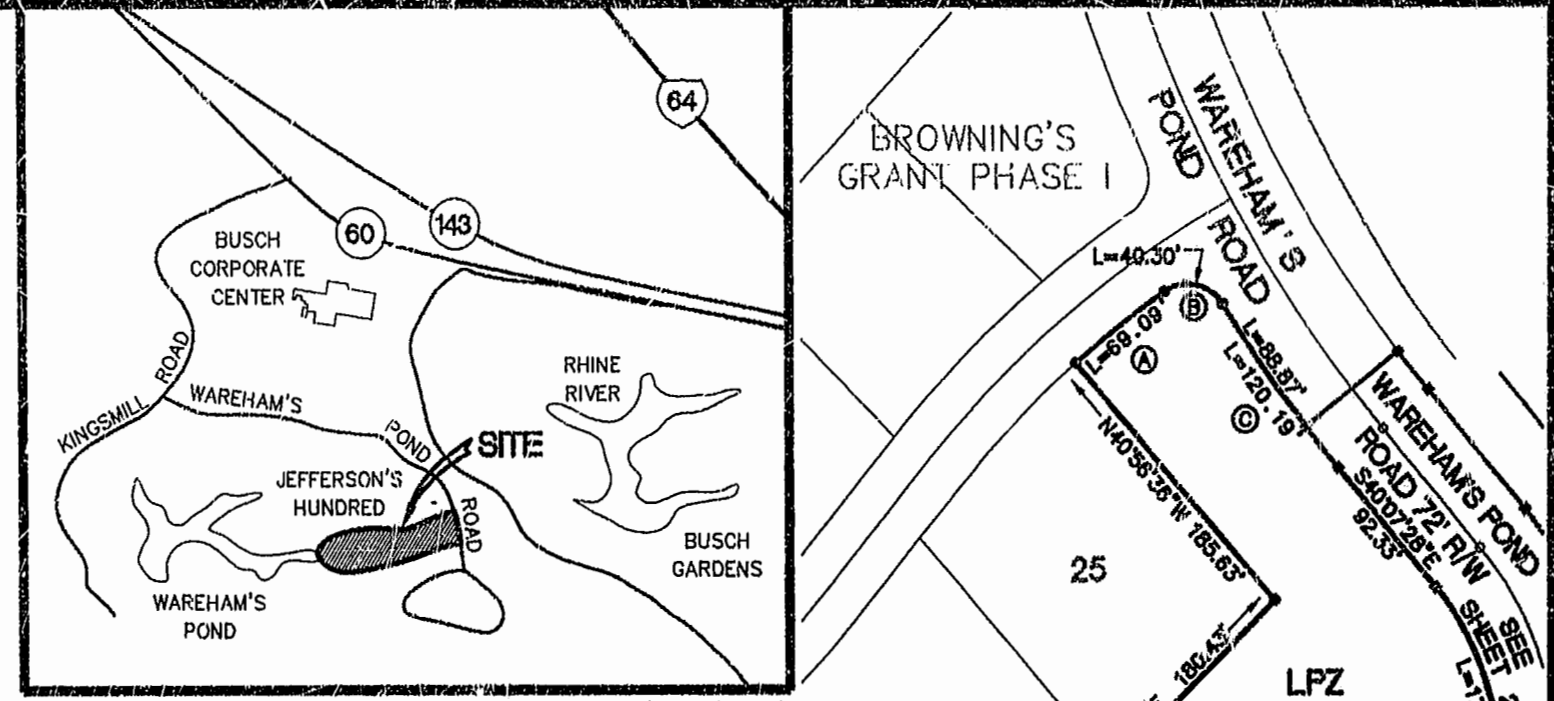
CONSENT AND DEDICATION
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BROWNING'S GRANT PHASE 2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
 DATE Oct 23, 1996 William B. Voliva, Jr.
 WILLIAM B. VOLIVA, JR., VICE PRESIDENT
 BUSCH PROPERTIES, INC.

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.
 DATE 8-23-96 G.T. Wilson, Jr.
 G.T. WILSON, JR., C.L.S.

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF James City
Nancy A. Kelly 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 22 DAY OF November, 1996.
 MY COMMISSION EXPIRES January 21, 2000
Nancy A. Kelly
 SIGNATURE

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 DATE 11/20/96
 SUBDIVISION AGENT OF JAMES CITY COUNTY

SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER BUSCH, INC. TO BUSCH PROPERTIES, INC. DATED OCTOBER 24, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 714, PAGE 741.

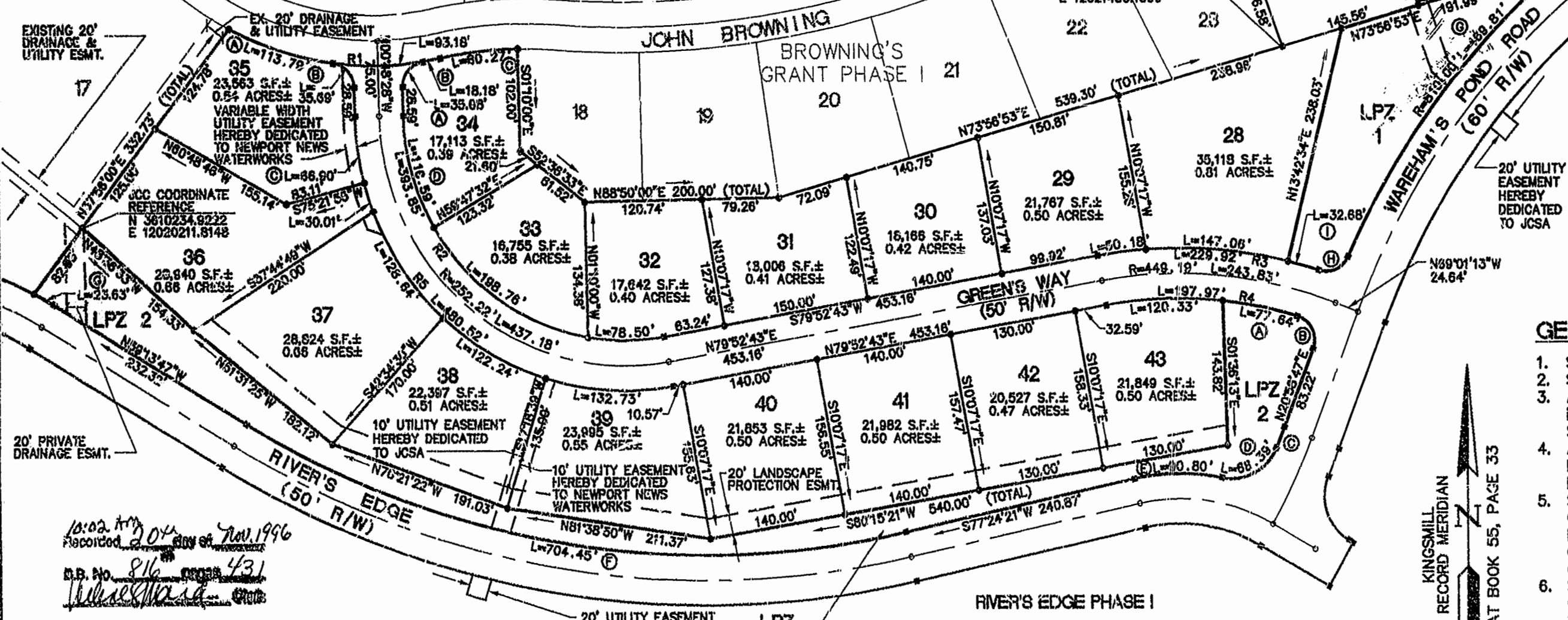


LOT CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
34A	81°47'12"	25.00	35.89	21.85	32.73	N40°05'09"E
34B	03°12'21"	325.00	18.18	9.09	18.18	N79°22'34"E
34C	11°29'50"	400.00	80.27	40.27	80.13	S83°51'10"W
34D	29°24'01"	227.22	110.59	55.29	110.32	N15°30'28"W
33	50°07'11"	227.22	108.78	106.24	192.48	S55°16'04"E
32	18°47'38"	227.22	78.50	39.64	78.11	N89°46'32"E
29	06°03'46"	474.19	50.18	25.11	50.15	N82°54'30"E
28	17°48'08"	474.19	147.08	74.12	148.47	S85°10'29"E
27	14°33'24"	425.00	107.98	54.28	107.59	S77°28'42"W
26	25°49'09"	450.00	202.78	103.14	201.07	N71°51'51"E
43	16°15'07"	424.19	120.32	60.57	118.92	S85°00'18"W
39	27°25'56"	277.22	132.73	67.66	131.46	N88°24'19"W
38	25°15'51"	277.22	122.24	62.13	121.25	N80°03'25"W
37	38°35'16"	277.22	128.64	65.50	127.49	N34°07'52"W
36	08°12'09"	277.22	30.01	15.02	30.00	N17°44'10"W
35A	20°03'35"	325.00	113.79	57.48	113.21	S72°33'53"E
35B	81°47'12"	25.00	35.89	21.85	32.73	S41°42'04"E
35C	13°46'38"	277.22	86.90	33.61	86.74	N07°43'17"W

RIGHT-OF-WAY CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
R1	18°25'35"	325.00	93.16	48.91	92.88	N89°11'32"E
R2	99°18'50"	227.22	393.85	267.52	346.36	S50°27'52"E
R3	27°46'46"	474.19	229.92	117.27	227.68	S86°13'52"E
R4	28°44'21"	424.19	197.97	100.82	198.17	N86°45'07"W
R5	99°18'50"	277.22	480.52	326.39	422.58	N50°27'52"W

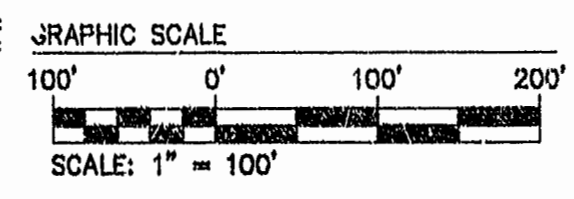


AREA TABULATION
 BROWNING'S GRANT, PHASE II

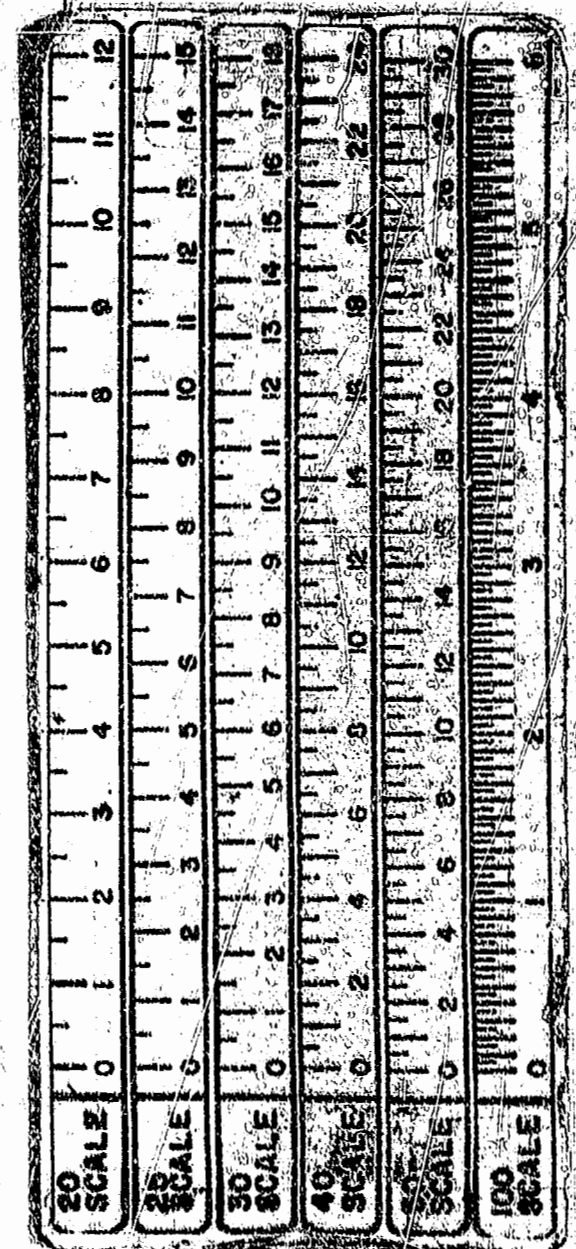
AREA OF RESIDENTIAL LOTS	427,300 SQ. FT.	9.81 AC.
AREA OF RIGHT-OF-WAY	241,437 SQ. FT.	5.54 AC.
AREA OF LPZ 1	89,819 SQ. FT.	2.06 AC.
AREA OF LPZ 2	52,474 SQ. FT.	1.21 AC.
TOTAL AREA SUBDIVIDED	811,030 SQ. FT.	18.62 AC.
NUMBER OF LOTS	18	
AVERAGE LOT SIZE	23,739 SQ. FT.	0.55 AC.
LARGEST LOT (#9)	39,131 SQ. FT.	0.90 AC.
SMALLEST LOT (#2)	16,755 SQ. FT.	0.38 AC.
GROSS LOTS PER ACRE	1.03 LOTS/ACRE	

- GENERAL NOTES**
- SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
 - SITE IS PART OF TAX PARCEL (51-4) (1-8).
 - 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 COUNTY SERVICE AUTHORITY.
 - A 7.5' DRAINAGE EASEMENT, UNLESS GREATER WIDTH IS NOTED, PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREON HEREBY DEDICATED TO BUSCH PROPERTIES, INC.
 - 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 20% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY THE DIRECTOR OF CODE COMPLIANCE.
 - SETBACK LINES FOR INDIVIDUAL LOTS ARE ESTABLISHED BY THE COVENANTS AND RESTRICTIONS. SETBACKS TYPICALLY ARE: FRONT: 40', SIDES: 15', REAR: 30'.
 - J.C.C. COORDINATES ARE FOR J.C.C. GIS SYSTEM ONLY. METES AND BOUNDS ARE BASED ON KINGSMILL RECORD MERIDIAN.
 - CURVES A & B LPZ1, AS SHOWN IN PLAT BOOK 81, PAGES 100-101 HAVE BEEN CORRECTED BY THIS PLAT.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.

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 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 20% OR GREATER SHALL ALSO COMPLY WITH NOTE 5.-SLOPE RESTRICTIONS.



SEE SHEET 2 FOR RIVER'S EDGE AND WAREHAM'S POND ROAD R/W INFORMATION AND LPZ1 AND LPZ2 CURVE TABLE



CONSULTING ENGINEERS
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 Williamsburg, Virginia 23188
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SUBDIVISION PLAT OF BROWNING'S GRANT PHASE 2
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	10/2/96	REVISED LOT NUMBERS PER DEVELOPER	CAH
2	10/2/96	REVISED PER JAMES CITY COUNTY	CAH
1	9/11/96	REVISED LANDSCAPE EASEMENT PER OWNER	CAH

Designed C.M.H.	Drawn KEG
Scale 1"=100'	Date 8/23/96
Project No. 7753-2-2	
Drawing No. 1 OF 2	