

CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVER'S EDGE PHASE I IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE May 14, 1997 William B. Voliva, Jr.
WILLIAM B. VOLIVA, JR., VICE PRESIDENT
BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA

CITY/COUNTY OF James City
Nancy A. Ehly, A NOTARY PUBLIC IN AND FOR
THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE
PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 14th DAY OF May, 1997.
MY COMMISSION EXPIRES January 31, 2000
Nancy A. Ehly
SIGNATURE

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER BUSCH, INC.
TO BUSCH PROPERTIES, INC. BY DEED 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.

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.

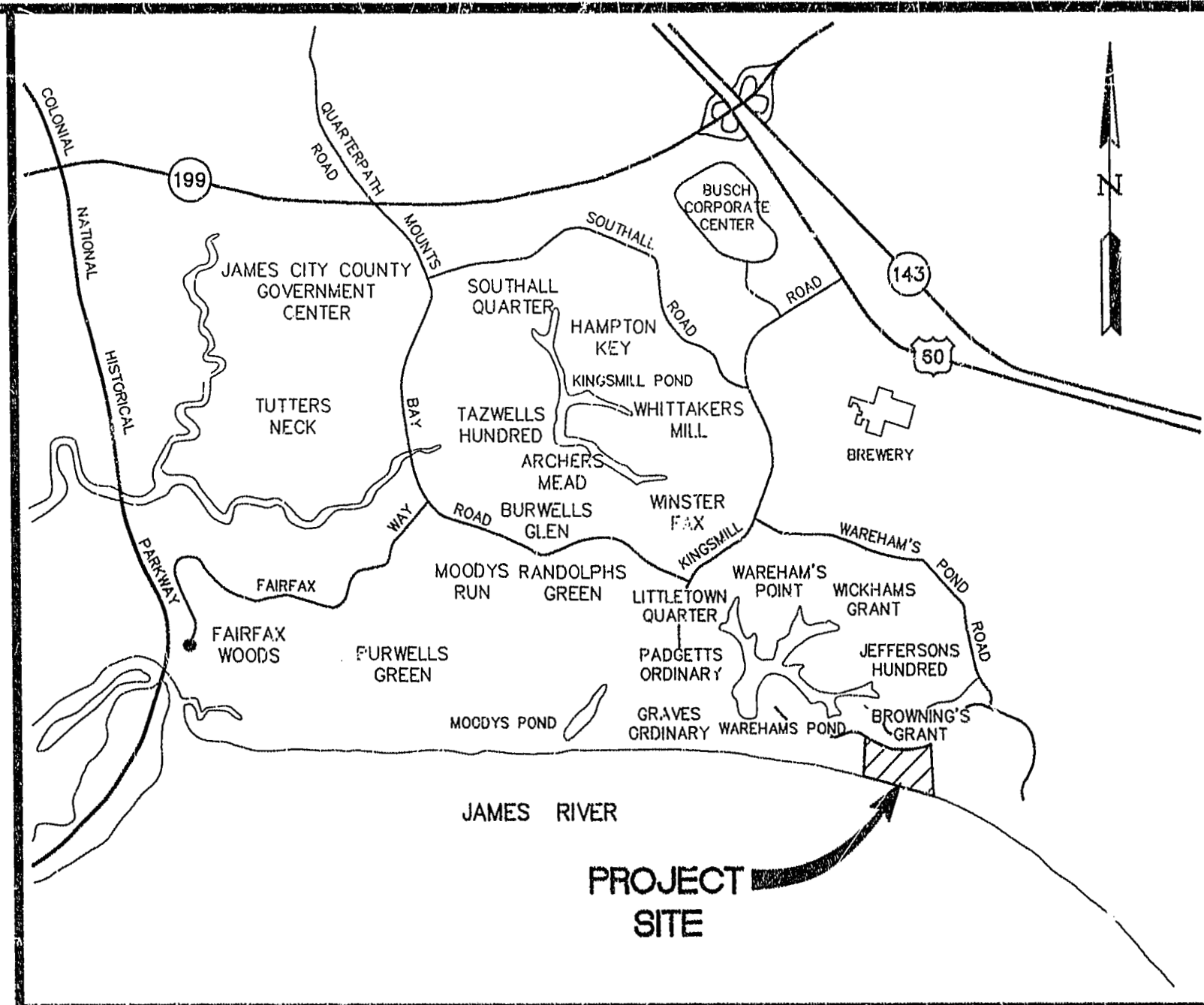
4/22/97
DATE G.T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

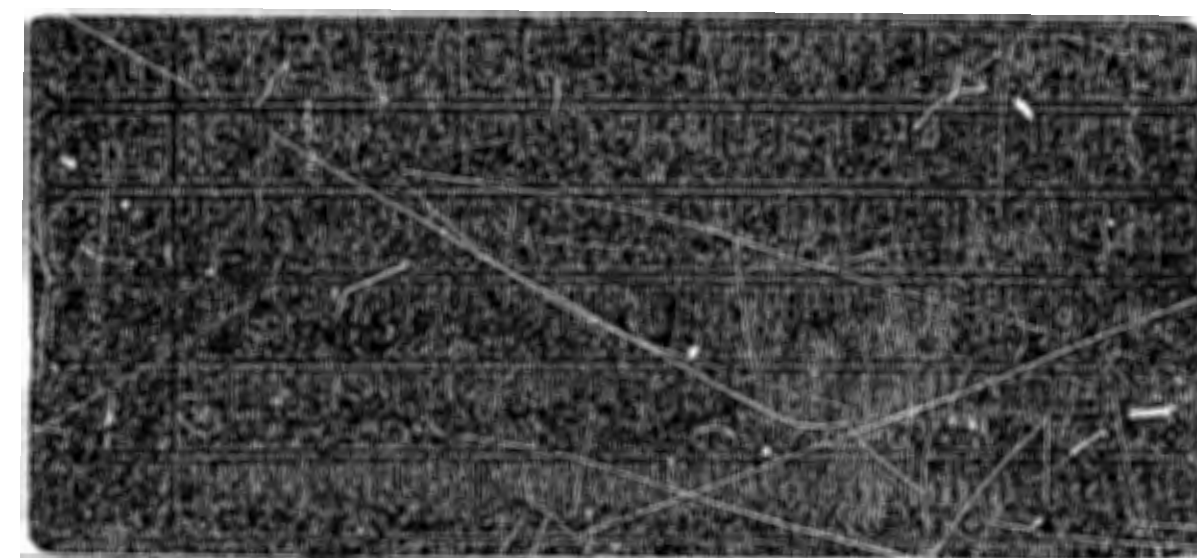
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH
EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

7/2/97
DATE JAMES CITY COUNTY
SUBDIVISION AGENT

1. USE OF COMMON AREA IS RESERVED IN ACCORDANCE WITH
DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS
APPLYING TO RIVER'S EDGE, PHASE I
2. LATERALS FOR UTILITY SERVICE MAY BE INSTALLED ACROSS
AND MAINTAINED WITHIN COMMON AREAS.
3. ALL PAVED AREAS TO BE UTILIZED FOR VEHICULAR ACCESS
ARE RESERVED AS EASEMENTS FOR BUSCH PROPERTIES, INC.
JAMES CITY SERVICE AUTHORITY, CITY OF NEWPORT NEWS,
VIRGINIA POWER, BELL ATLANTIC TELE. CO., AND VIRGINIA NATURAL
GAS AND ARE PART OF COMMON AREAS OWNED AND RESERVED
BY BUSCH PROPERTIES, INC.
4. BUSCH PROPERTIES, INC. RESERVES THE RIGHT TO CONSTRUCT
AND MAINTAIN STORM DRAINAGE FACILITIES ACROSS THAT PORTION
OF ANY AND ALL LOTS NOT OCCUPIED BY DWELLING UNITS.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

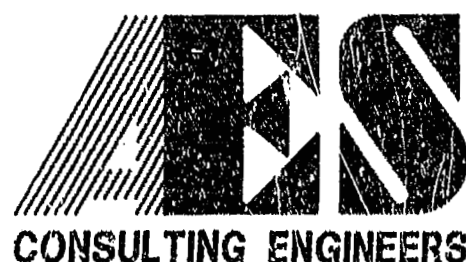


VICINITY MAP (APROX. SCALE 1"=2000')



11:34 AM
Recorded July 1997
DOCUMENT # 970010826
William B. Voliva, Jr.

RECORDED IN
P.B. NO. 67 PAGE 1 OF 2



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF SUBDIVISION
**RIVER'S EDGE
PHASE I**
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CAH	Drawn KEG
Scale NOTED	Date 4/22/97
Project No. 7753-5	
Drawing No. 1 OF 2	