

CONSENT AND DEDICATION

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

November 9, 1999 William B. Voliva, Jr.
 DATE WILLIAM B. VOLIVA, JR., EXECUTIVE VICE PRESIDENT
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA

CITY/COUNTY OF James City
Nancy A. O'Leary, 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 9th DAY OF November, 19 99.
 MY COMMISSION EXPIRES 1-31-00

Nancy A. O'Leary
 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.

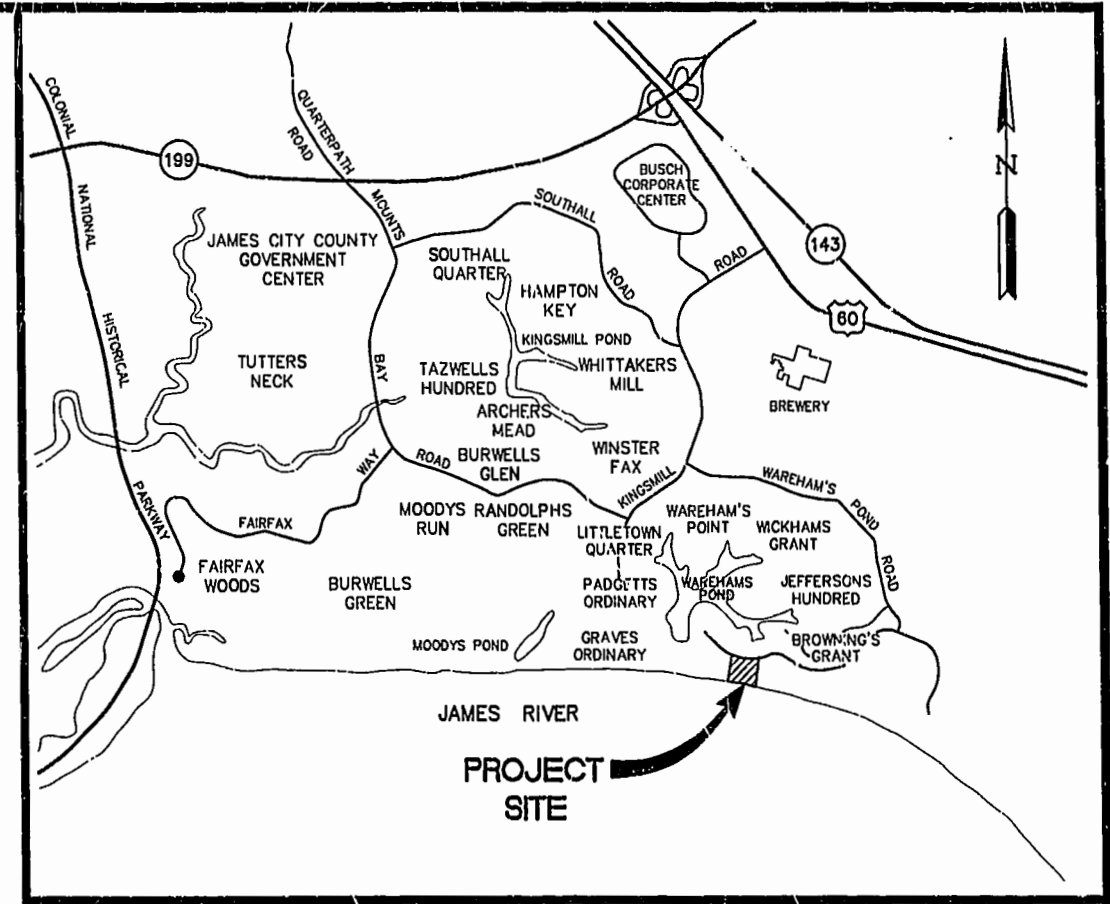
LOT NUMBER, TAX MAP NUMBER & ADDRESS TABLE

LOT NUMBER	TAX MAP NUMBER	ADDRESS
3B	(51-3)(08-0-0003-B)	301 RIVER'S EDGE
4A	(51-3)(08-0-0004-A)	303 RIVER'S EDGE
5C	(51-3)(08-0-0005-C)	305 RIVER'S EDGE
6A	(51-3)(08-0-0006-A)	307 RIVER'S EDGE
7B	(51-3)(08-0-0007-B)	309 RIVER'S EDGE
8A	(51-3)(08-0-0008-A)	311 RIVER'S EDGE
9C	(50-4)(20-0-0009-C)	313 RIVER'S EDGE
10A	(50-4)(20-0-0010-A)	315 RIVER'S EDGE
11B	(50-4)(20-0-0011-B)	317 RIVER'S EDGE

CERTIFICATE OF APPROVAL

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

11/29/99 G.T. Wilson, Jr.
 DATE JAMES CITY COUNTY
 SUBDIVISION AGENT



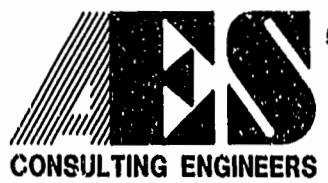
VICINITY MAP (APROX. SCALE 1"=2000')

NOTES:

1. USE OF COMMON AREA AND LIMITED COMMON AREA IS RESERVED IN ACCORDANCE WITH DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS APPLYING TO RIVER'S EDGE, PHASE III. BLUFFS AND OPEN VISTAS OF THE JAMES RIVER WILL BE MAINTAINED BY LIMBING TREES TO THE EXTENT POSSIBLE IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ACT.
2. LATERALS FOR UTILITY SERVICE MAY BE INSTALLED ACROSS AND MAINTAINED WITHIN LIMITED COMMON AREAS AND 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 AND LIMITED COMMON AREAS OWNED AND RESERVED BY BUSCH PROPERTIES, INC.
4. ALL LAND WITHIN RIVER'S EDGE, PHASE III, EXCLUDING LOTS AND AREAS LABELED "COMMON AREA" IS LIMITED COMMON AREA.
5. 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.
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

PLAT RECORDED IN
 P.B. NO. 75 PAGE 54-55

P.W.M. 11:03:59-12:56 Km53P00.dwg



2548 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

PLAT OF SUBDIVISION
RIVER'S EDGE
 PHASE III
 LOTS 3B THROUGH 11B
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CAH	Drawn PWW
Scale NOTED	Date 11/8/99
Project No. 7753-5-3	
Drawing No. 1 OF 2	