

**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.

10/24/2000 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. Shier, 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 24th DAY OF October, 2000.  
 MY COMMISSION EXPIRES 1-31-04  
Nancy A. Shier  
 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 417.

**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.

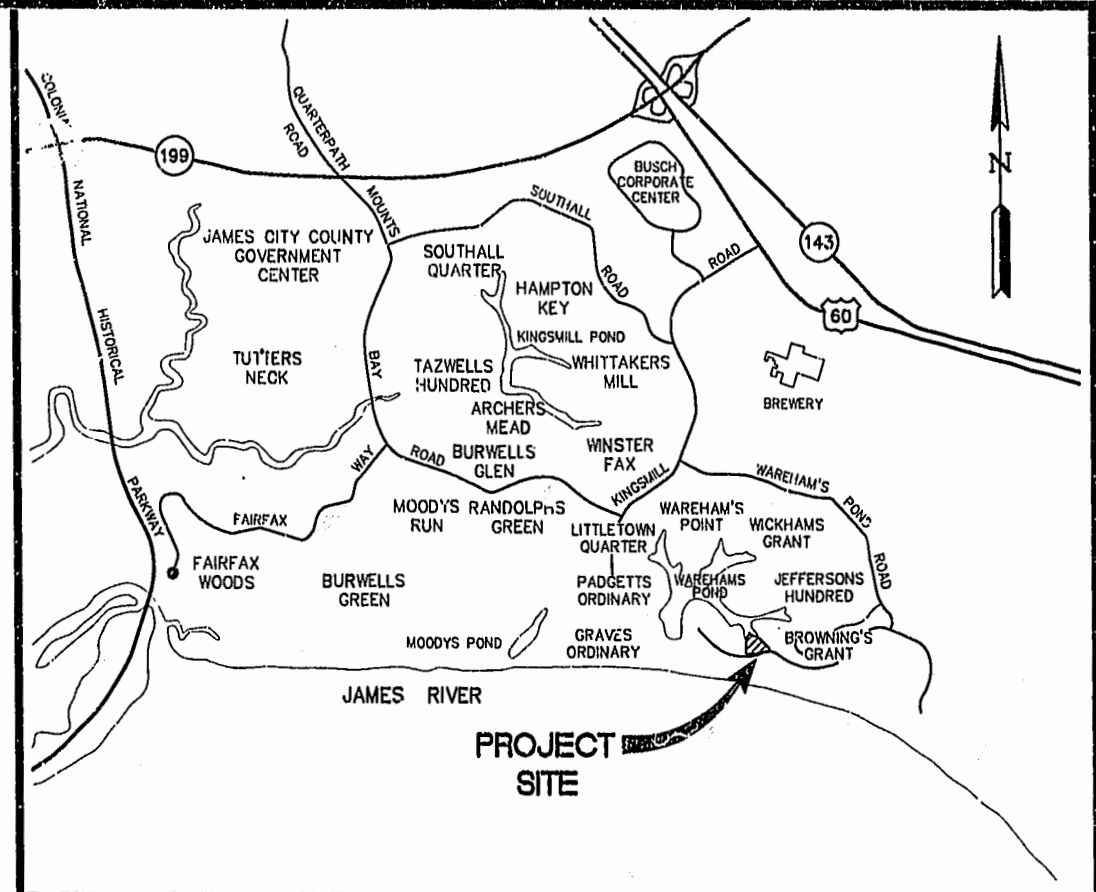
10/23/2000 G.T. Wilson, Jr.  
 DATE G.T. WILSON, JR., C.L.S.

**LOT NUMBER, TAX MAP NUMBER & ADDRESS TABLE**

LOT NUMBER	TAX MAP NUMBER	ADDRESS
1A	(51-3)(08-0-0001-A)	224 RIVER'S EDGE
1B	(51-3)(08-0-0001-B)	226 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.  
10/24/00 [Signature]  
 DATE JAMES CITY COUNTY  
 SUBDIVISION AGENT



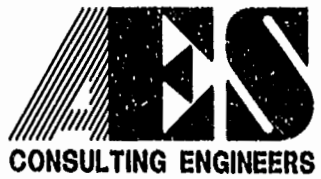
VICINITY MAP (APPROX. SCALE 1"=2000')

**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 WAREHAM'S POND 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.D. NO. 79 PAGE 17 of 18

10:24:00-15:48 KM153F05.DWG JFS



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

PLAT OF SUBDIVISION  
**RIVER'S EDGE**  
 PHASE III  
 LOTS 1A AND 1B  
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
 JAMES CITY COUNTY VIRGINIA



Williamsburg/James City County

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn JFS
Scale NOTED	Date 10/23/00
Project No. 7753-5-3	
Drawing No. 1 OF 2	