

CONSENT AND DEDICATION

THE SUBDIVISION OF LAND AND BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS RIVER BLUFFS AT KINGSMILL EAST IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

Sept 26, 2000
 DATE William B. Voliva
 WILLIAM B. VOLIVA, JR. EXECUTIVE VICE PRESIDENT
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY

I, DAVID W. OTEY, 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 26 DAY OF SEPTEMBER, 192000.

My Commission Expires 5/31/2003
David W. Otey
 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 471.

SURVEYOR'S STATEMENT

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

9/19/00
 DATE Paul W. Michael, Jr.
 PAUL W. MICHAEL, Jr. L.S.

CERTIFICATE OF APPROVAL

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

9/19/00
 DATE Paul W. Michael, Jr.
 JAMES CITY COUNTY
 SUBDIVISION AGENT

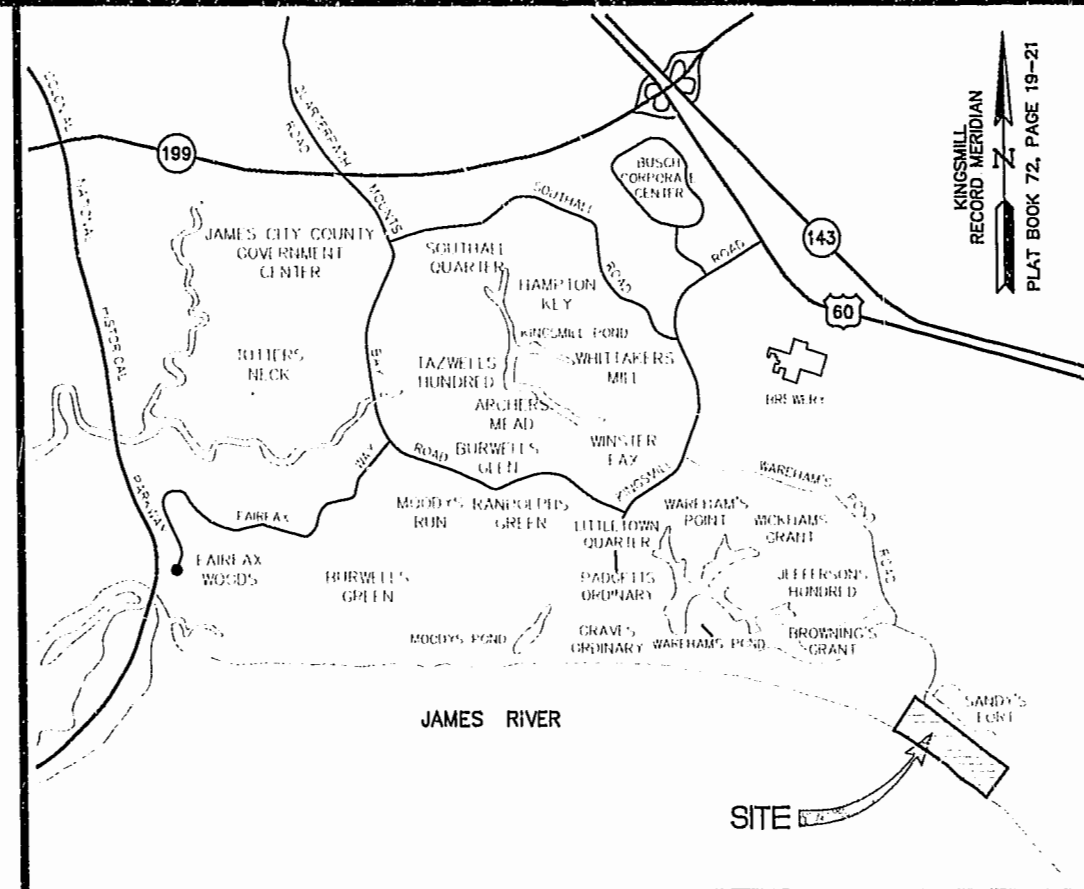
GENERAL NOTES

1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. SITE IS PART OF TAX PARCEL (51-3) (1-4).
3. 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.
4. 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.
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 20% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY THE DIRECTOR OF CODE COMPLIANCE.
6. TOTAL AREA SUBDIVIDED: 24.607 AC.

7. JAMES CITY COUNTY COORDINATES INDICATED ON THIS PLAT ARE BASED ON NAD83, AND ARE FOR JCC GIS USE ONLY. METES AND BOUNDS ARE BASED ON KINGSMILL RECORD MERIDIAN.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
9. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
10. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 21-9(c)(1) OF THE JAMES CITY COUNTY CODE.
11. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

REFERENCES:

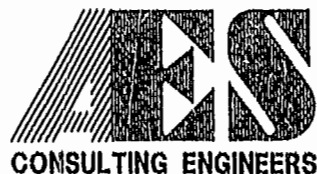
- PLAT BOOK 72, PAGE 19-21
- PLAT BOOK 60, PAGE 42



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

Williamsburg/James City County

3:07 PM
 Recorded 9 day of February 2001
 DOCUMENT # 010001811
Debra J. Burbridge Clerk



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION AND
 BOUNDARY LINE ADJUSTMENT OF
RIVER BLUFFS
 AT KINGSMILL EAST
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No	DATE	REVISION / COMMENT / NOTE	BY

Designed CAH	Drawn PWH
Scale 1"=100'	Date 9/19/2000
Project No. 7753-0	
Drawing No. 1 OF 2	