

**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.

DATE 2/27/01 William B. Voliva, Jr.  
 WILLIAM B. VOLIVA, JR., EXECUTIVE VICE PRESIDENT  
 BUSCH PROPERTIES, INC.

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA

CITY/COUNTY OF James City  
 I, Nancy G. Elmy, 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 27th DAY OF February, 2001.  
 MY COMMISSION EXPIRES 1-31-04  
Nancy G. Elmy  
 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.

2/22/01 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
14A	(51-3)(08-0-0014-A)	306 RIVER'S EDGE
14B	(51-3)(08-0-0014-B)	308 RIVER'S EDGE

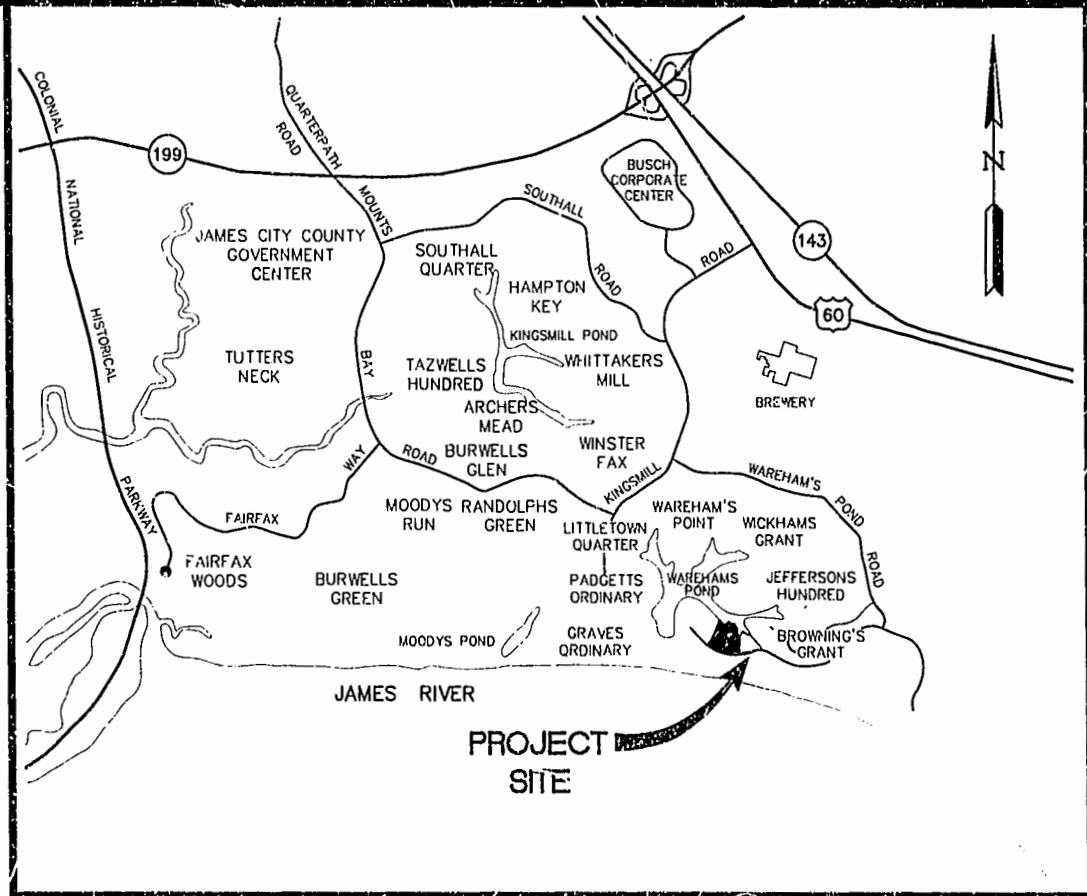
**CERTIFICATE OF APPROVAL**

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

2/28/01 [Signature]  
 DATE JAMES CITY COUNTY  
 SUBDIVISION AGENT

PLAT RECORDED IN  
 P.D. NO. 80, PAGE 64+65

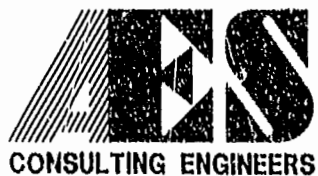
Williamsburg/James City County  
 3:08 PM 5 day of March 2001  
 DOCUMENT # 010004467  
[Signature] Clerk



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 (DOMINION VIRGINIA POWER), BELL ATLANTIC TELE. CO. (VERIZON), 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 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.



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 14A AND 14B  
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	JFS
Scale	Date
NOTED	2/22/01
Project No.	
7753-5-3	
Drawing No.	
1 OF 2	