

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AMHEUSER BUSCH, INC. TO BUSCH PROPERTIES, INC. A DELAWARE CORPORATION 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.

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER.

DATE _____

STATE OF VIRGINIA, -CITY/COUNTY OF Richmond TO-WIT:

Whitney G. Gray, A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 12 DAY OF March, 2000.

MY COMMISSION EXPIRES SEPTEMBER 27, 2014

NOTARY PUBLIC

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN 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.

G. T. YOUNG, JR., C.L.S. #1183

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

N/A

VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE

	N/A	
VIRGINIA DEPARTMENT OF HEALTH		(DATE

SUBDIVISION AGENT OF
THE COUNTY OF JAMES CITY

10/0
 10/0
 10/0
 10/0
 10/0

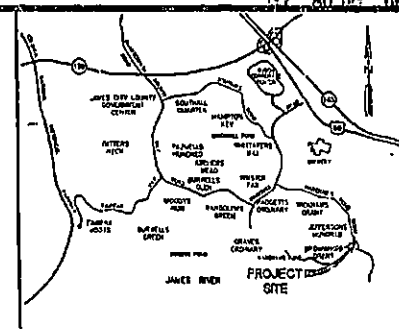
DETAIL SHOWING ADJACENT PARCEL CONFIGURATION
N.T.S.

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
2. THIS PARCEL IS PART OF PARCEL (50-4)(1-1).
3. PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
4. PARCEL SHALL BE CONVEYED TO KINGSMILL HOME OWNERS' ASSOCIATION AS COMMON AREA.
5. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

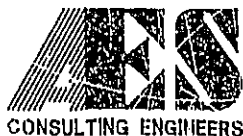
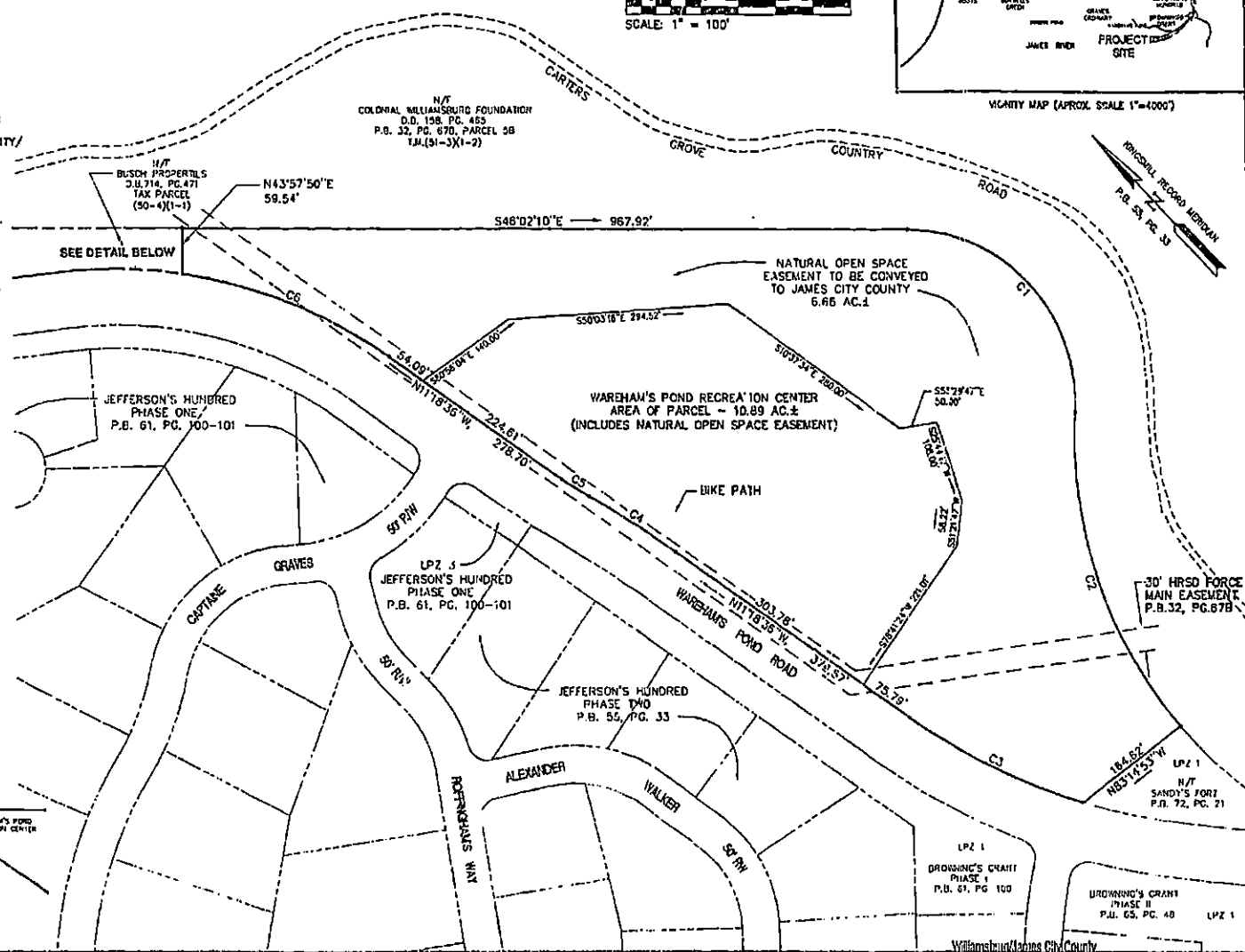
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	93°30'00"	225.00	507.17	238.18	322.77	S02°42'50"W
C2	44°25'36"	570.00	441.97	232.77	430.88	S25°15'42"E
C3	18°36'23"	791.25	268.93	128.82	255.83	N20°36'47"E
C4	05°07'35"	1536.00	137.43	68.76	137.38	N13°52'24"W
C5	01°37'54"	1464.00	41.68	20.85	41.69	N15°37'14"W
C6	26°38'51"	641.61	298.41	151.95	295.72	N42°38'02"E

100' 0' 100' 20'

SCALE: 1" = 100'



VICINITY MAP (APPROX. SCALE 1"=4000')



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23108
(757) 253-0040
Fax (757) 220-0994

PLAT OF SUBDIVISION
WAREHAM'S POND RECREATION CENTER
A PARCEL CONTAINING 10.89 AC.±

OWNED BY: BUSCH PROPERTIES, INC., A DELAWARE CORPORATION

JAMES CITY COUNTY

VIRGINIA[illegible]

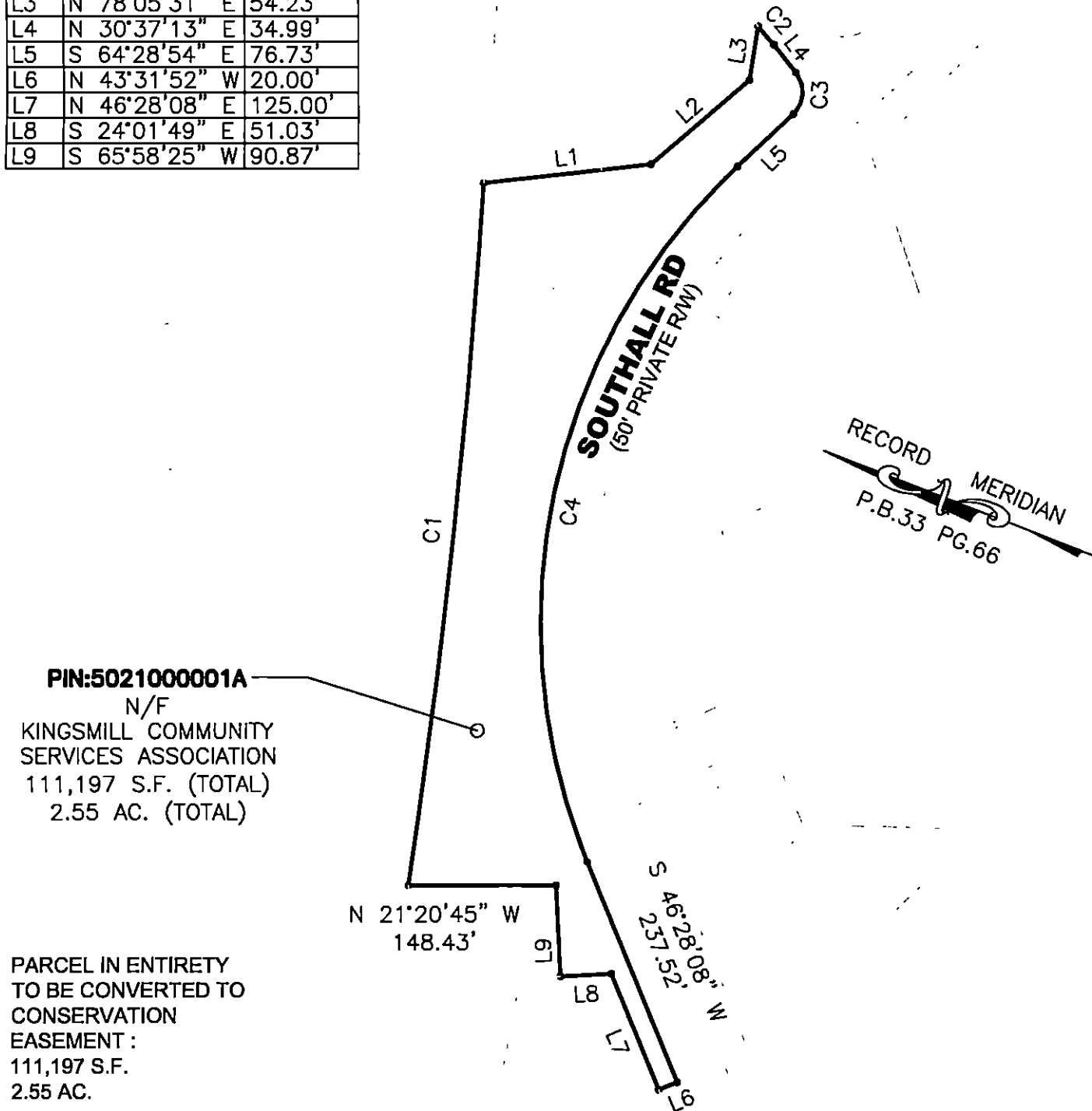
Designed CAH	Drawn RMS
Scale 1"=100'	Date 6/23/04
Project No. 7753-10	
Drawing No. 1 OF 1	

NOTES:

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS AFFECTING THE SUBJECT PROPERTY.
- 2. PLAT PREPARED TO SHOW THE CONVERSION OF APPLICABLE SPACE INTO CONSERVATION AREA AND DOES NOT REPRESENT A COMPLETE PHYSICAL OF THE PARCEL(S) SHOWN HEREON.

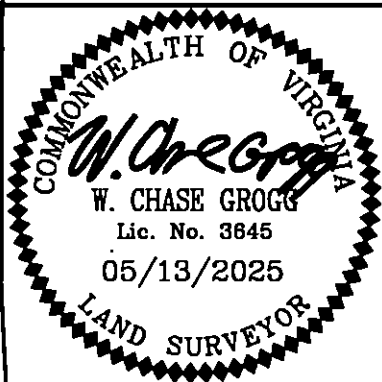
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	705.00'	8,194.44'	4°55'46"	N 74°55'36" E	704.78'
C2	24.26'	419.62'	3°18'47"	S 28°13'50" W	24.26'
C3	45.70'	30.00'	87°17'12"	N 71°52'28" E	41.41'
C4	755.22'	626.66'	69°03'00"	S 80°59'37" W	710.34'

LINE	BEARING	DISTANCE
L1	S 27°44'02" E	168.71'
L2	S 61°46'10" E	130.00'
L3	N 78°05'31" E	54.23'
L4	N 30°37'13" E	34.99'
L5	S 64°28'54" E	76.73'
L6	N 43°31'52" W	20.00'
L7	N 46°28'08" E	125.00'
L8	S 24°01'49" E	51.03'
L9	S 65°58'25" W	90.87'



ADDRESS:

180 SOUTHALL ROAD
JAMES CITY COUNTY, VIRGINIA



REFERENCES:
P.B.33 PG.66-67

DATE: 5/13/25
SCALE: 1"=150'
JOB# 25-170
CAD File
25-170.dwg

CONSERVATION EASEMENT PLAT
180 SOUTHALL ROAD
For:
KINGSMILL COMMUNITY SERVICES ASSOCIATION
JAMES CITY COUNTY VIRGINIA

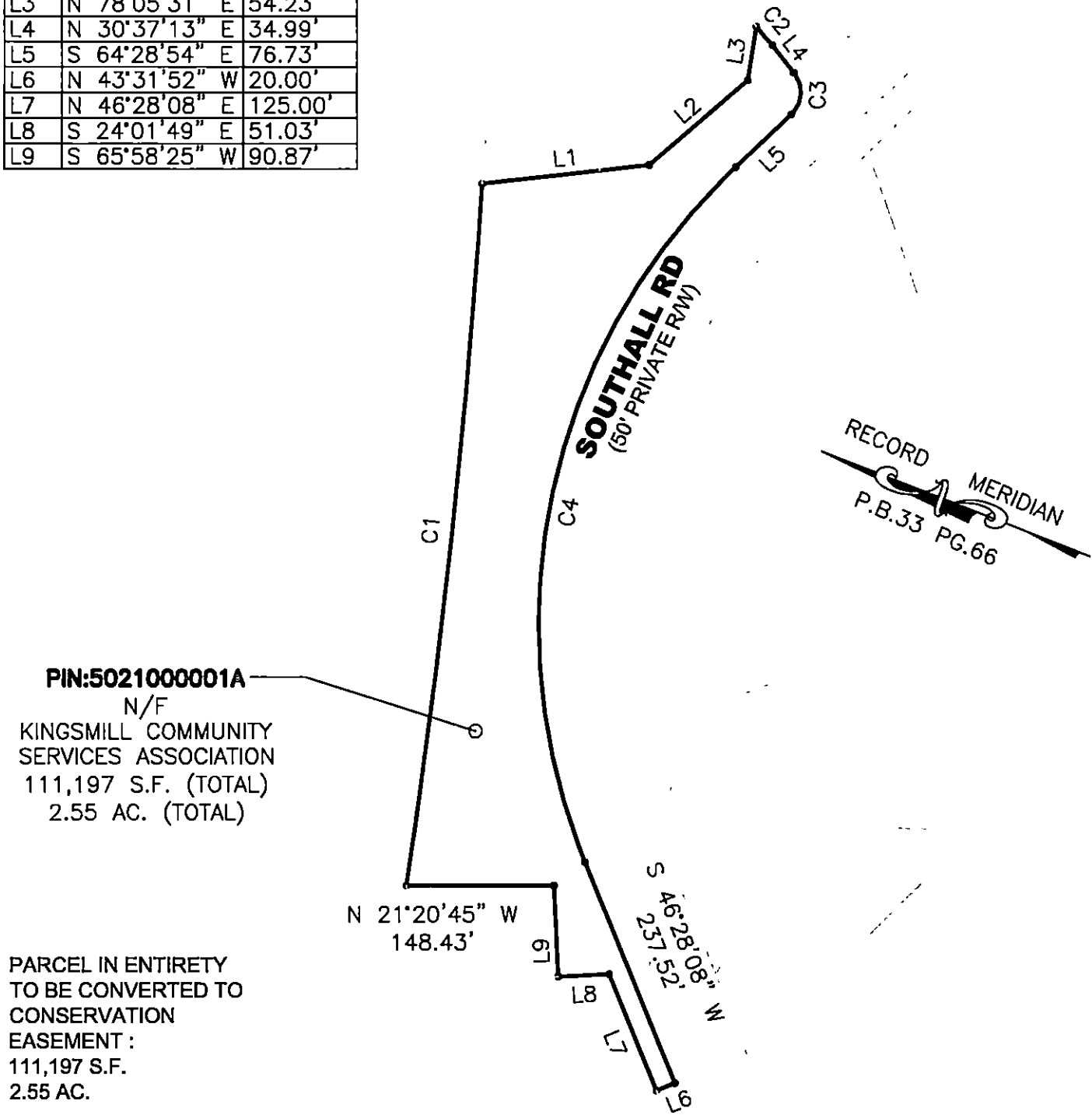
LandTech Resources, Inc.
Engineering and Surveying Consultants
205 E Bulifants Blvd., Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

NOTES:

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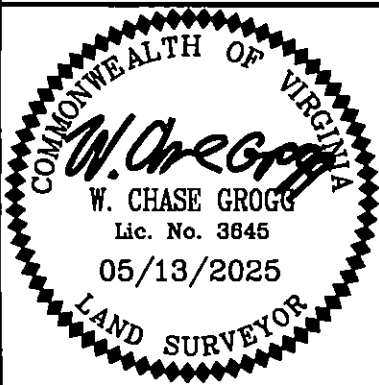
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C2	24.26'	419.62'	3°18'47"	S 28°13'50" W	24.26'
C3	45.70'	30.00'	87°17'12"	N 71°52'28" E	41.41'
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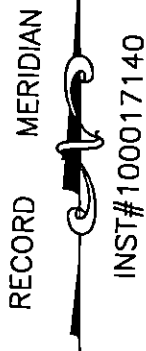
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SOUTHALL ROAD
(50' PRIVATE R/W)

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	61.24'	1,225.00'	2°51'51"	N 72°01'25" E	61.23'

LINE	BEARING	DISTANCE
L1	N 70°35'29" E	47.61'
L2	S 41°50'34" E	52.34'
L3	S 60°45'04" W	100.00'
L4	S 29°58'20" W	24.85'
L5	S 78°31'46" E	44.19'
L6	N 45°32'40" W	30.16'
L7	N 41°50'34" W	98.52'
L8	S 29°14'11" E	120.00'
L9	S 63°44'17" E	276.67'
L10	N 38°55'13" W	851.00'
L11	N 31°25'28" W	89.23'
LE1	S 46°58'18" W	111.30'

TOTAL AREA TO BE
CONVERTED TO
CONSERVATION EASEMENT:
183,031 S.F.
4.19 AC.



PIN:5010100014

N/F
KINGSMILL COMMUNITY
SERVICES ASSOCIATION
198,351 S.F. (TOTAL)
4.554 AC. (TOTAL)

REMAINING AREA OUTSIDE OF
BIKE TRAIL TO BE CONVERTED
TO CONSERVATION EASEMENT:
168,334 S.F.
3.86 AC.

AREA OF BIKE TRAIL
30,017 S.F.
0.689 AC.

PIN:5010100010

N/F
KINGSMILL COMMUNITY
SERVICES ASSOCIATION
473,107 S.F. (TOTAL)
10.861 AC. (TOTAL)

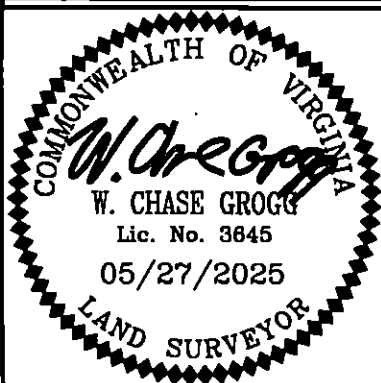
AREA OUTSIDE OF BIKE TRAIL TO BE
CONVERTED TO CONSERVATION EASEMENT:
14,697 S.F.
0.33 AC.

NOTES:

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2. PLAT PREPARED TO SHOW THE CONVERSION OF APPLICABLE SPACE INTO CONSERVATION AREA AND DOES NOT REPRESENT A COMPLETE PHYSICAL OF THE PARCEL(S) SHOWN HEREON.

ADDRESS:

100 QUARTERPATH TRAIL & 36 A ENSIGN SPENCE
JAMES CITY COUNTY, VIRGINIA



REFERENCES:

INST#100017140

DATE: 5/27/25
SCALE: 1"=200'
JOB# 25-170
CAD File
25-170.dwg

CONSERVATION EASEMENT PLAT
100 QUARTERPATH TRAIL
For:
**KINGSMILL COMMUNITY
SERVICES ASSOCIATION**

JAMES CITY COUNTY

VIRGINIA

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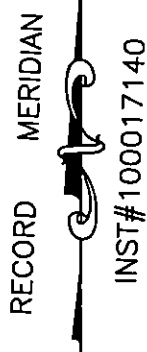
SOUTHALL ROAD
(50' PRIVATE R/W)

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	61.24'	1,225.00'	2°51'51"	N 72°01'25" E	61.23'

MACAULAY ROAD
(50' PRIVATE R/W)

LINE	BEARING	DISTANCE
L1	N 70°35'29" E	47.61'
L2	S 41°50'34" E	52.34'
L3	S 60°45'04" W	100.00'
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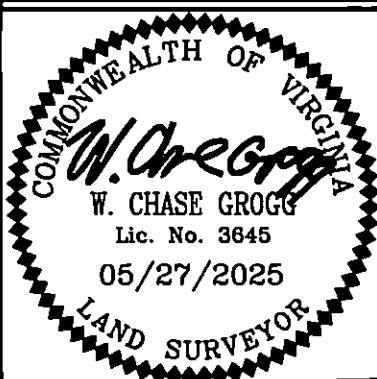
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KINGSMILL COMMUNITY
SERVICES ASSOCIATION
473,107 S.F. (TOTAL)
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AREA OUTSIDE OF BIKE TRAIL TO BE
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VALIDATION STAMP ON BACK

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