

100013867

**CERTIFICATE OF SOURCE OF TITLE FOR BUSCH PROPERTIES INC.:**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANHEUSER BUSCH, INC., A MISSOURI CORPORATION TO BUSCH PROPERTIES, INC., A DELAWARE CORPORATION BY DEED DATED 11/14/72 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN D.B. 141 PG. 313

**OWNER'S CERTIFICATE:**

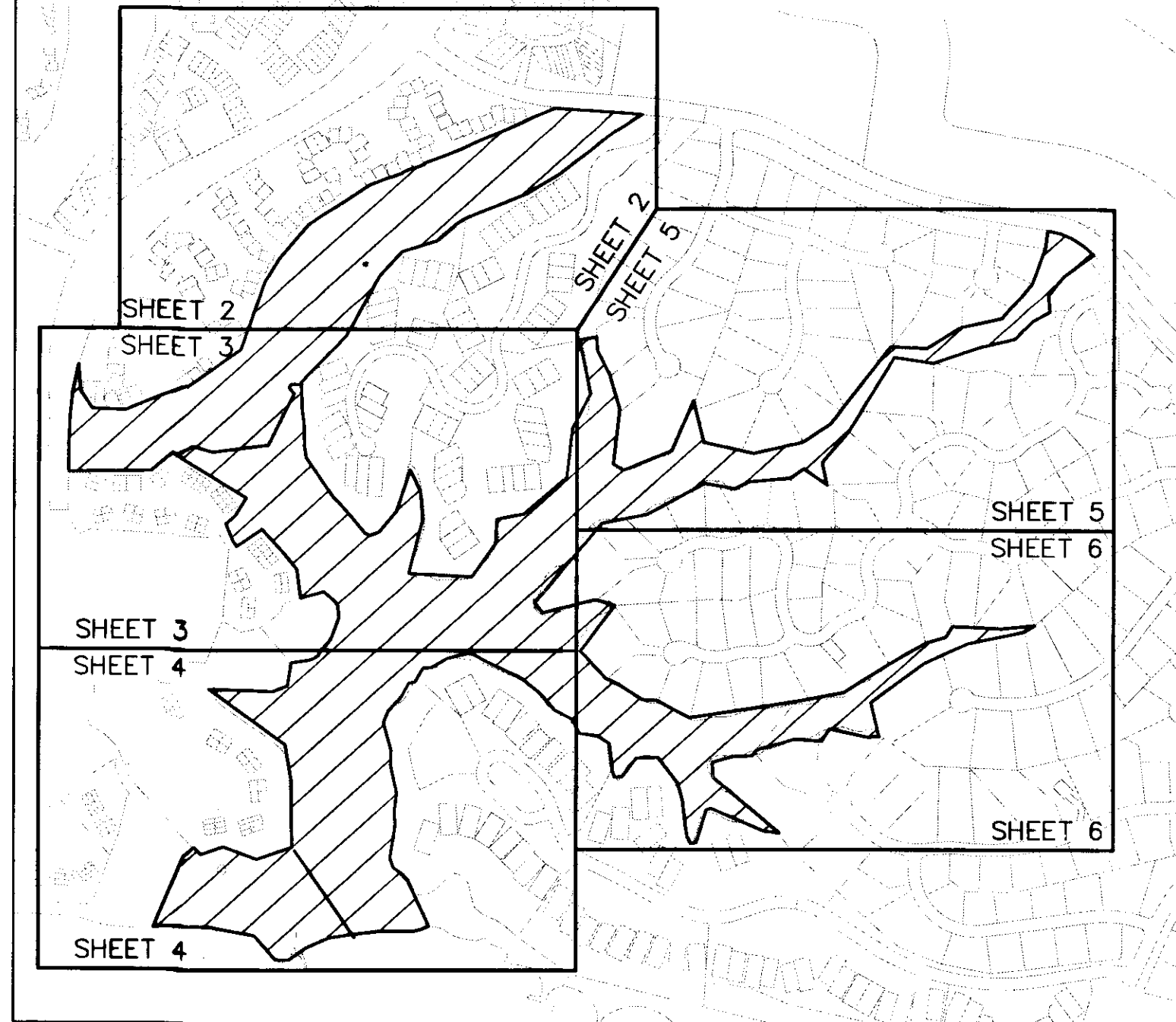
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

**BUSCH PROPERTIES, INC.**

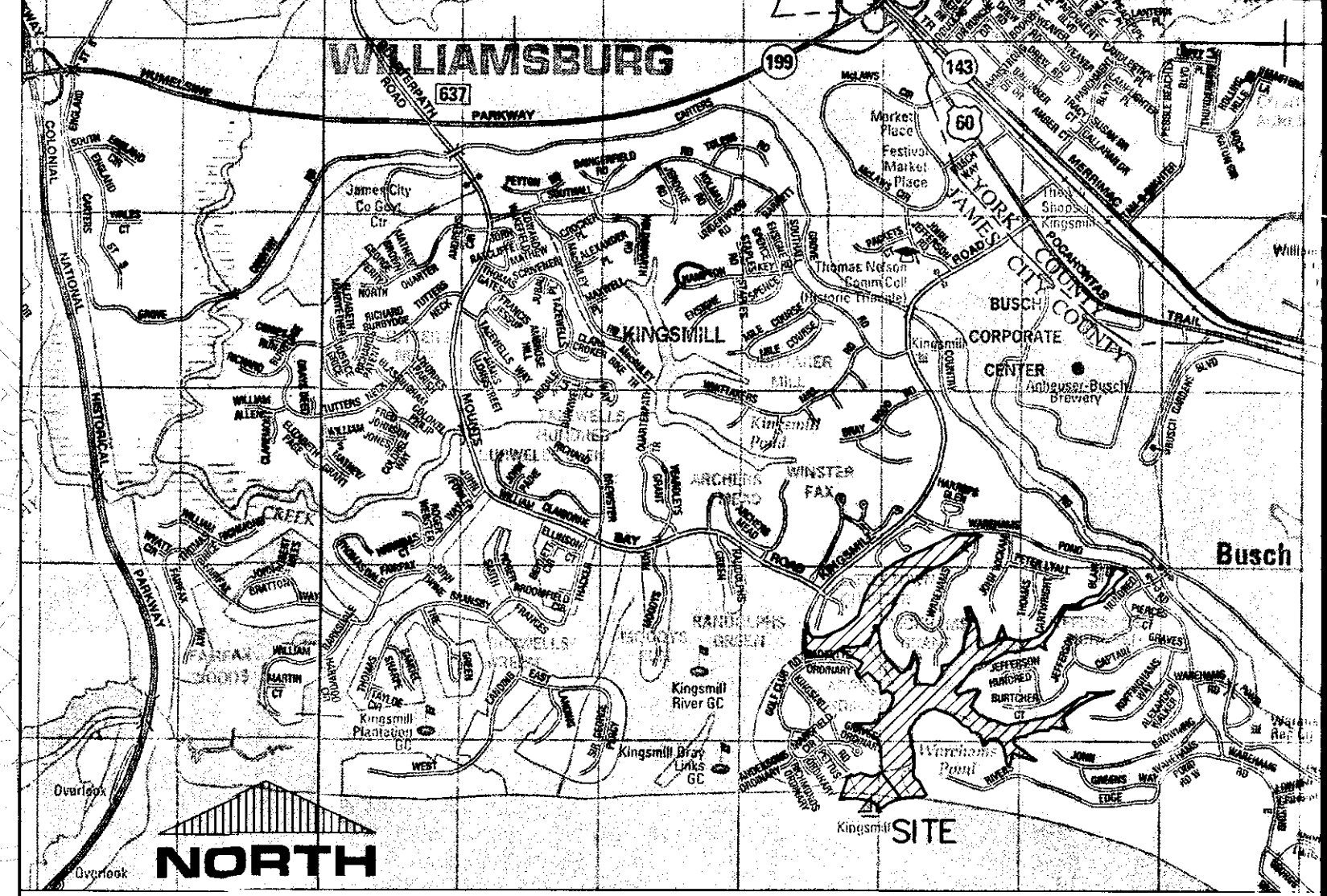
BY: Robin Carson 6/1/10 7/2/10  
SIGNATURE DATE  
Robin Carson 2VP BPE  
NAME (PRINTED) TITLE

**CERTIFICATE OF NOTARIZATION:**

STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY  
I, DICKY PRUITT A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 1st DAY OF JUNE, 2010. MY COMMISSION EXPIRES DECEMBER 31, 2012  
Dicky Pruitt #348603  
(SIGNATURE)



SHEET INDEX  
SCALE: 1"=600'



COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20907170  
VICINITY MAP: 1" = 2000'

**CERTIFICATE OF APPROVAL:**

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

[Signature] 7-2-10  
SUBDIVISION AGENT OF DATE  
JAMES CITY COUNTY

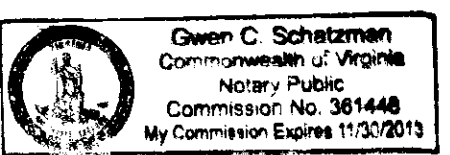
**STATE OF VIRGINIA  
JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, THIS 2 DAY OF July, 2010  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

3:58 AM/PM  
INSTRUMENT NO. 100013867  
TESTE: Betsy B. Workidge, Clerk  
BY: Claudia H. Bieleholz, Dep. Clerk

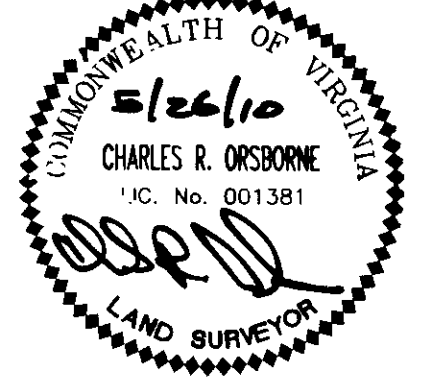
**CERTIFICATE OF NOTARIZATION  
STATE OF VIRGINIA  
COUNTY OF JAMES CITY COUNTY**

I, GWEN C. SCHATZMAN NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.  
GIVEN UNDER MY HAND THIS 2nd DAY OF JULY, 2010.  
MY COMMISSION EXPIRES 11/30/13  
Gwen C. Schatzman  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER: 361448



**SURVEYOR'S CERTIFICATE:**

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.  
5/26/10 [Signature]  
DATE CHARLES R. ORSBORNE, L.S. LIC. NO. 001381



**NOTES:**

1. THIS PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. THIS PROPERTY REPRESENTS JAMES CITY COUNTY TAX PARCEL 5040100001
3. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ZONE A, AND ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANELS NO. 51095C0210C, DATED SEPT. 28, 2007.
4. THIS SITE IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 331  
N 3613317.2819  
E 12015904.0110
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
8. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. THIS PROPERTY LIES PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
10. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
11. RESOURCE PROTECTION LINE (RPA) AS SHOWN HEREON IS TAKEN FROM JAMES CITY COUNTY GEOGRAPHIC INFORMATION SYSTEM. NO FURTHER SUBDIVISION AND/OR DEVELOPMENT OF THE PARCELS SHOWN HEREON WILL BE APPROVED WITHOUT THE REQUIRED WETLAND DELINEATION AND MAPPING AND ESTABLISHMENT OF AN APPROVED RPA BUFFER PER COUNTY CODE SECTION 23-7(C).
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:  
P.B. 34, PG. 26 P.B. 43, PG. 20  
P.B. 35, PG. 59 P.B. 49, PG. 12  
P.B. 36, PG. 40 P.B. 51, PGS. 15-17  
P.B. 36, PG. 88 P.B. 52, PG. 41  
P.B. 38, PG. 95 P.B. 53, PGS. 74-75  
P.B. 39, PG. 46 P.B. 55, PG. 33  
P.B. 40, PGS. 56-57 P.B. 56, PG. 21  
P.B. 41, PGS. 77-78 P.B. 58, PGS. 24-25  
P.B. 41, PGS. 91-92 P.B. 62, PGS. 23-24  
P.B. 43, PG. 3 INSTR. NO. 070029982

6 Large/Small Plat(s) Recorded  
Instrument # 100013867

PLAT SHOWING  
PARCEL R-1, PARCEL R-10, AND  
WAREHAM'S POND  
BEING A SUBDIVISION OF  
TAX PARCEL 504100001  
PROPERTY OF  
BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 4/08/10 SCALE: 1"=200'  
REVISED 5/26/10

SHEET 1 OF 6



One Columbus Center  
Suite 1100  
Virginia Beach, VA 23462  
Tel: (757) 473-2000  
Fax: (757) 473-7933  
Email: lmdg@landmarkkg.com

100013867

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	60.00'	N43°18'28"E	L21	70.71'	S08°07'48"E
L2	99.42'	S50°17'33"E	L22	80.62'	S60°15'18"W
L3	51.22'	N17°30'02"E	L23	93.41'	S15°31'27"E
L4	50.00'	S72°29'58"E	L24	116.62'	N59°02'10"W
L5	32.55'	S17°30'02"W	L25	64.03'	S51°20'25"W
L6	3.40'	S74°06'09"W	L26	52.69'	S55°33'54"W
L7	3.65'	S38°28'50"E	L27	17.57'	S66°57'41"W
L8	15.21'	N51°31'11"E	L28	21.70'	S75°18'39"W
L9	4.60'	N64°59'56"E	L29	30.37'	N30°38'46"W
L10	3.00'	S24°43'40"E	L30	32.53'	S84°14'08"W
L11	50.00'	N65°16'20"E	L31	24.53'	N19°02'00"W
L12	3.00'	N24°43'40"W	L32	48.31'	N62°42'01"W
L13	50.00'	N65°16'20"E	L33	22.36'	N89°04'33"W
L14	4.00'	S24°43'40"E	L34	86.95'	S74°05'10"W
L15	47.92'	N65°16'20"E	L35	76.10'	S56°54'15"W
L16	4.00'	N24°43'40"W	L36	33.95'	S86°45'10"W
L17	50.00'	N65°16'20"E	L37	67.28'	S24°39'01"W
L18	70.84'	N76°38'02"E	L38	26.50'	S75°25'21"W
L19	57.72'	S06°04'41"E	L39	70.08'	S26°22'57"W
L20	76.00'	N06°01'48"E	L40	73.46'	S40°29'50"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	50.55'	105.00'	25.78'	50.06'	N87°53'41"E	27°35'03"
C2	29.51'	147.50'	14.80'	29.46'	S31°49'43"E	11°27'43"
C3	320.64'	1250.00'	161.21'	319.76'	S04°08'25"W	14°41'50"
C4	11.48'	945.38'	5.74'	11.48'	S88°15'22"E	0°41'46"
C5	44.58'	3464.00'	22.29'	44.58'	N88°14'08"W	0°44'14"
C6	217.11'	327.00'	112.73'	213.15'	N64°56'58"W	38°02'30"
C7	64.03'	1970.00'	32.02'	64.03'	S47°37'23"E	1°51'44"
C8	137.03'	2030.00'	68.54'	137.00'	S46°37'14"E	3°52'03"

VIRGINIA STATE PLANE  
SOUTH ZONE (NAD 83)

KINGSMILL ROAD  
VARIABLE WIDTH R/W  
P.B. 31 PG. 19

10  
N/F  
STUBBS  
RE-VOCABLE TRUST  
D.B. 632, PG. 109  
T.M. (50-4)(6-06)

11  
N/F  
MURPHY & ARRIAGA  
INSTR. NO. 090027263  
T.M. (50-4)(6-07)

12  
N/F  
BROWN  
INSTR. NO. 980021965  
T.M. (50-4)(6-08)

13  
N/F  
HARRIS  
INSTR. NO. 060011954  
T.M. (50-4)(6-09)

14  
N/F  
BELKOV  
INSTR. NO. 010005085  
T.M. (50-4)(6-272)

15  
N/F  
NOLAN  
INSTR. NO. 040015764  
T.M. (50-4)(6-271)

16  
N/F  
BURKETT  
INSTR. NO. 970012599  
T.M. (50-4)(6-253)

N/F  
KINGSMILL COMMUNITY  
SERVICE ASSOCIATION  
D.B. 241, PG. 732  
T.M. (50-4)(6-01A)

LITTLETON QUARTER  
P.B. 34, PG. 26  
P.B. 35, PG. 59  
P.B. 36, PG. 40  
P.B. 36, PG. 88  
P.B. 38, PG. 95

PARCEL  
R-10  
804,888 SQ. FT.  
18,4777 AC.

N/F  
KINGSMILL COMMUNITY  
SERVICE ASSOCIATION  
D.B. 561, PG. 716  
T.M. (50-4)(19-01)

WAREHAM'S POINT  
P.B. 53, PGS. 74-75

N/F  
KINGSMILL COMMUNITY  
SERVICE ASSOCIATION  
INSTR. NO. 970014232  
T.M. (50-4)(19-01B)

WAREHAM'S POINT  
PHASE III  
P.B. 58, PGS. 24-25

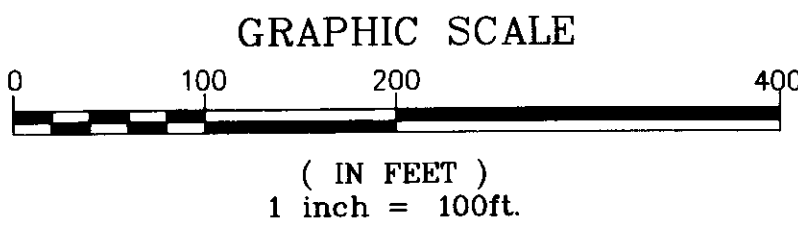
17  
N/F  
JESSE H JOHNSON & JOHNSON  
TRUSTEE  
INSTR. NO. 090019674  
T.M. (50-4)(19-150)

N/F  
KINGSMILL COMMUNITY  
SERVICE ASSOCIATION  
D.B. 241, PG. 732  
T.M. (50-4)(6-01A)

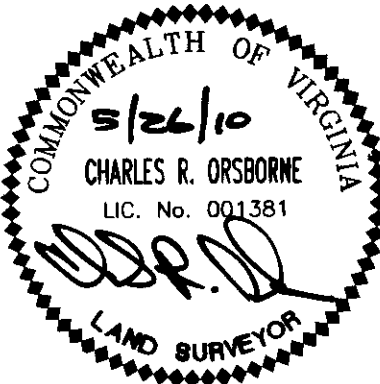
MATCHLINE SEE SHEET 3

PLAT SHOWING  
PARCEL R-1, PARCEL R-10, AND  
WAREHAM'S POND  
BEING A SUBDIVISION OF  
TAX PARCEL 504100001  
PROPERTY OF  
BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 4/08/10 SCALE: 1"=100'  
REVISED 5/26/10  
SHEET 2 OF 6

Large/Small Plat(s) Recorded  
Record # 100013867



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
2 July 2010  
at 3:58 AM/PM PG  
DOCUMENT # 100013867  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

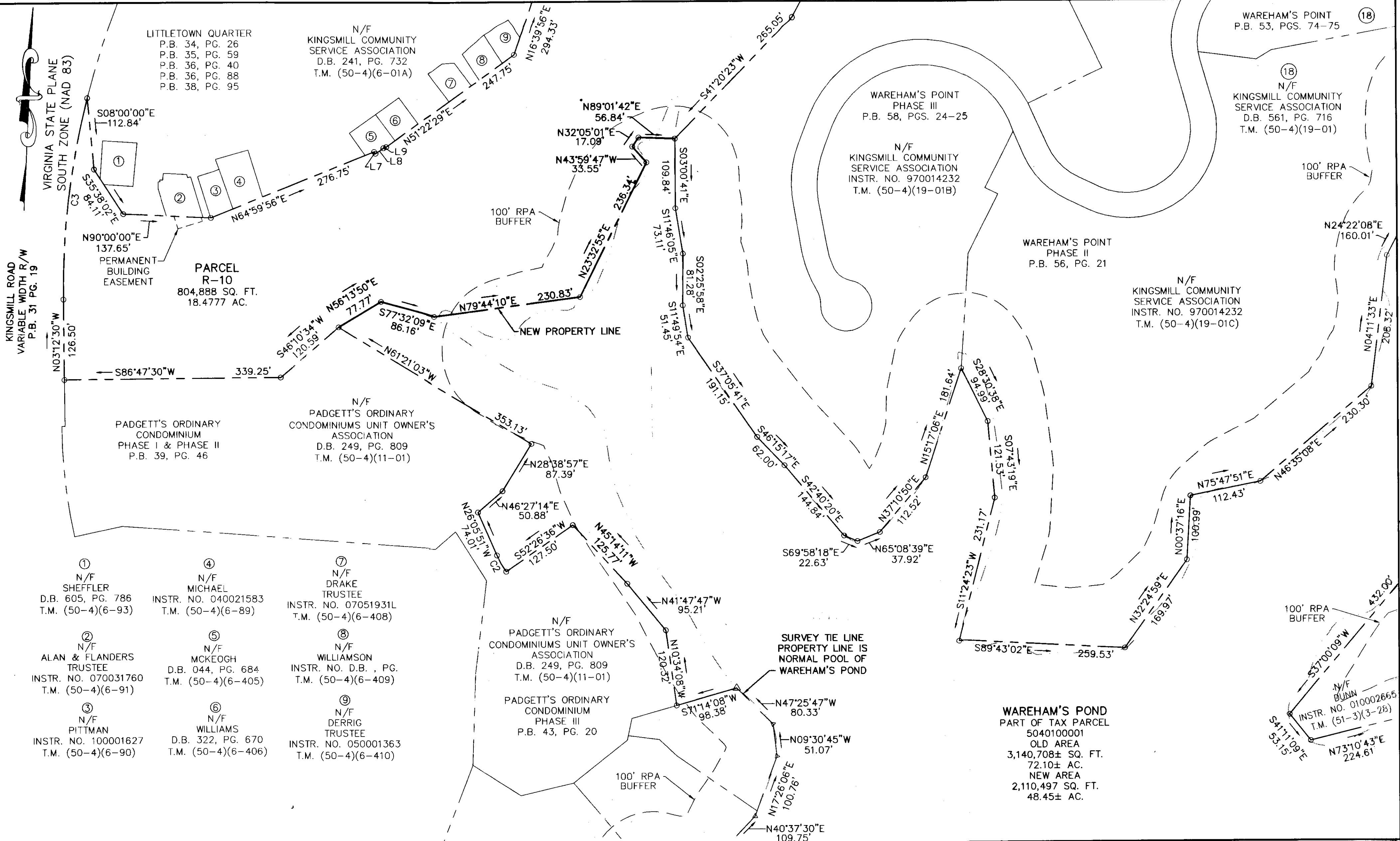


**LANDMARK  
DESIGN GROUP**  
Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants

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100013867

MATCHLINE SEE SHEET 2

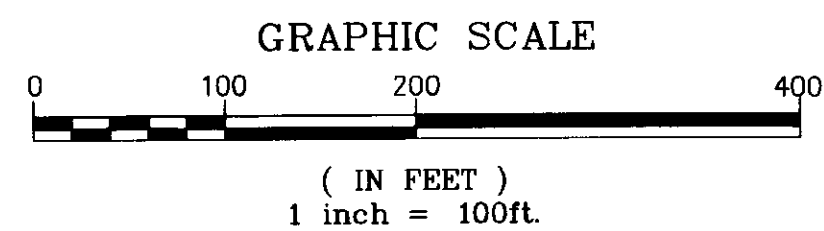


MATCHLINE SEE SHEET 5  
MATCHLINE SEE SHEET 6

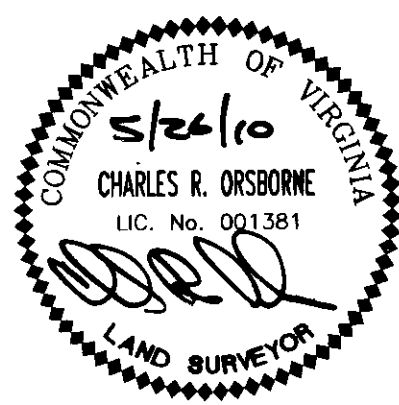
MATCHLINE SEE SHEET 4

PLAT SHOWING  
 PARCEL R-1, PARCEL R-10, AND  
 WAREHAM'S POND  
 BEING A SUBDIVISION OF  
 TAX PARCEL 504100001  
 PROPERTY OF  
 BUSCH PROPERTIES, INC.  
 ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA  
 DATE: 4/08/10 SCALE: 1"=100'  
 REVISED 5/26/10  
 SHEET 3 OF 6

Large/Small Plat(s) Recorded  
 Record # 100013867



City of Williamsburg & County of James City  
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 2 July 2010  
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 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk



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100013867

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

VIRGINIA STATE PLANE  
SOUTH ZONE (NAD 83)

KINGSMILL ROAD  
VARIABLE WIDTH R/W

100' RPA  
BUFFER

WAREHAM'S POND  
PART OF TAX PARCEL  
5040100001  
OLD AREA  
3,140,708± SQ. FT.  
72.10± AC.  
NEW AREA  
2,110,497 SQ. FT.  
48.45± AC.

N/F  
CONFERENCE CENTER  
CONDOMINIUM UNIT  
OWNERS ASSOCIATION  
"GRAVES ORDINARY"  
PB.48 PG.17  
T.M. (50-4)(13-1)

N/F  
KINGSMILL COMMUNITY  
SERVICE ASSOCIATION  
INSTR. NO. 030037490  
T.M. (50-4)(20-1B)

N/F  
BUSCH PROPERTIES, INC.  
INSTR. NO. 070029982  
T.M. (50-4)(20-1C)

20' NEWPORT NEWS  
WATER WORKS  
WATER PIPELINE EASEMENT  
INSTR. NO. 030037490

N/F  
JAMES CITY SERVICE AUTHORITY  
DB.553 PG.798  
T.M. (50-4)(1-4)

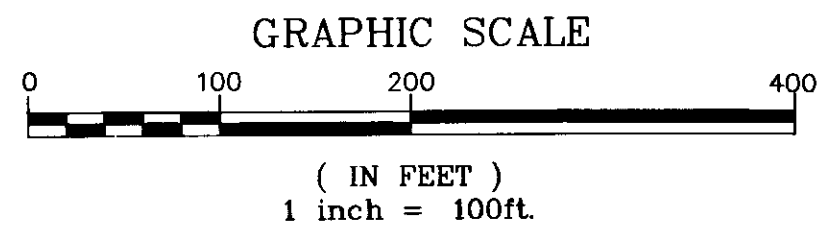
PARCEL R-2  
PART OF TAX PARCEL  
5030100001 AND  
5040100001  
ZONED R-4  
206.25± AC.(TOTAL)

N/F  
BUSCH PROPERTIES, INC.  
INSTR. NO. 100013003  
T.M. (50-4)(1-1)

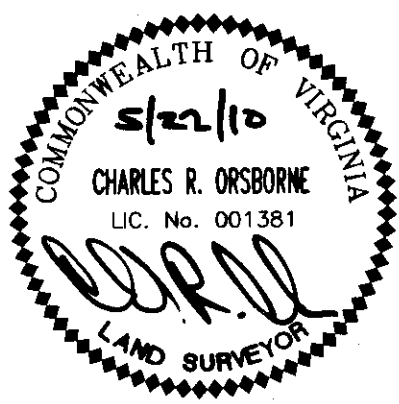
NEW PROPERTY LINE

SURVEY TIE LINE  
PROPERTY LINE IS  
MEAN LOW WATER

JAMES RIVER



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 3:58 AM/PM, PB PG  
DOCUMENT # 100013867  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



PLAT SHOWING  
PARCEL R-1, PARCEL R-10, AND  
WAREHAM'S POND  
BEING A SUBDIVISION OF  
TAX PARCEL 504100001  
PROPERTY OF  
BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 4/08/10 SCALE: 1"=100'  
REVISED 5/26/10  
SHEET 4 OF 6

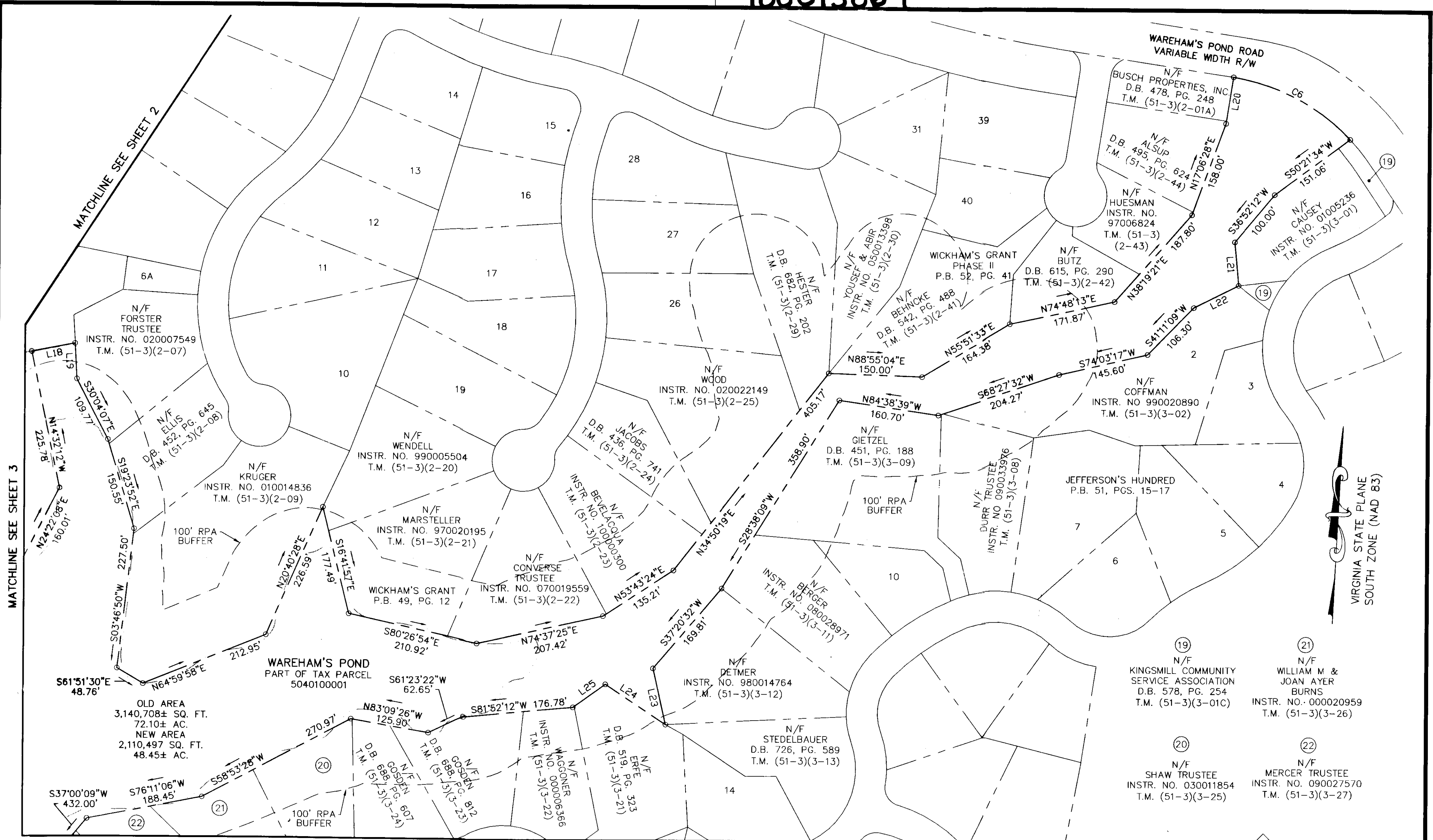
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100013867



MATCHLINE SEE SHEET 3

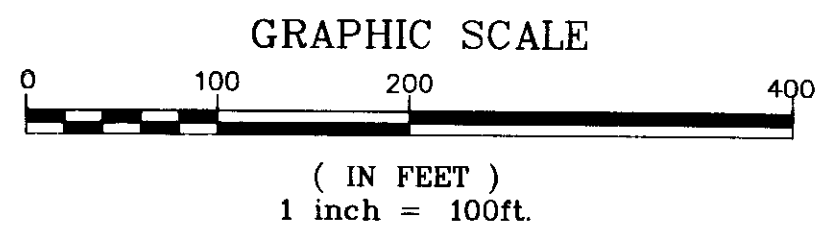
MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 6

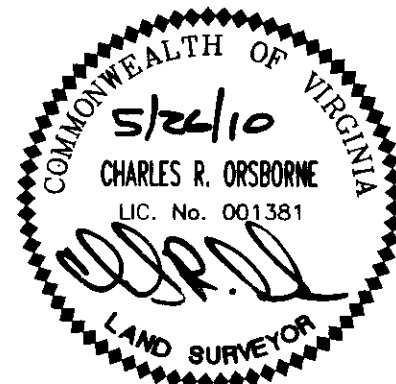
VIRGINIA STATE PLANE  
SOUTH ZONE (NAD 83)

PLAT SHOWING  
 PARCEL R-1, PARCEL R-10, AND  
 WAREHAM'S POND  
 BEING A SUBDIVISION OF  
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 PROPERTY OF  
**BUSCH PROPERTIES, INC.**  
 ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA  
 DATE: 4/08/10 SCALE: 1"=100'  
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 SHEET 5 OF 6

Large/Small Plat(s) Recorded  
In with as # 100013867



City of Williamsburg & County of James City  
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 at 3:58 AM/PM, PG. 1 - PG. 1  
 DOCUMENT # 100013867  
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*Betsy B. Woolridge* Clerk



**LANDMARK  
 DESIGN GROUP**  
 Engineers • Planners • Surveyors  
 Landscape Architects • Environmental Consultants

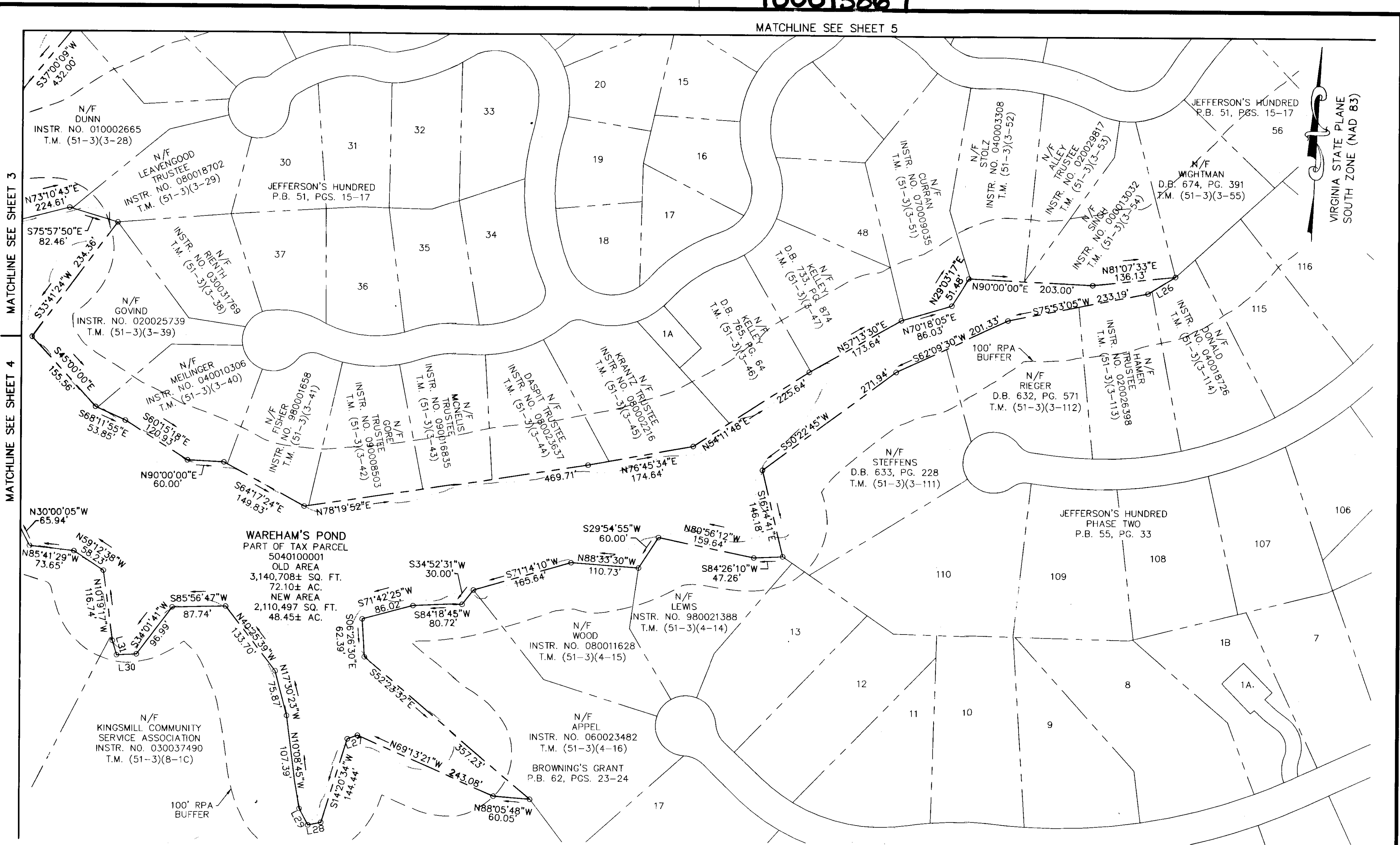
One Columbus Center  
 Suite 1100  
 Virginia Beach, VA 23462  
 Tel. (757) 473-2000  
 Fax (757) 497-7933  
 Email: lmdg@landmarkdg.com

PROJ. NO. : 2008130-001.01

DWG. NO. : 19255W

100013867

MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 3

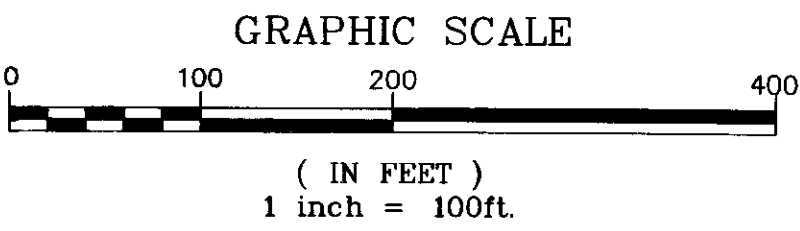
MATCHLINE SEE SHEET 4

VIRGINIA STATE PLANE  
SOUTH ZONE (NAD 83)

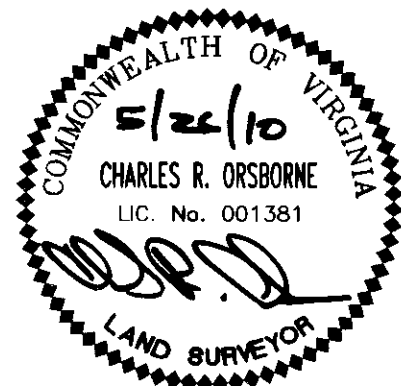
**WAREHAM'S POND**  
 PART OF TAX PARCEL  
 5040100001  
 OLD AREA  
 3,140,708± SQ. FT.  
 72.10± AC.  
 NEW AREA  
 2,110,497 SQ. FT.  
 48.45± AC.

N/F  
 KINGSMILL COMMUNITY  
 SERVICE ASSOCIATION  
 INSTR. NO. 030037490  
 T.M. (51-3)(8-1C)

100' RPA BUFFER



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 2 July 2010  
 at 3:58 AM/PM, PG. \_\_\_\_\_  
 DOCUMENT # 100013867  
 BETSY B. WOOLRIDGE, CLERK  
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 PARCEL R-1, PARCEL R-10, AND  
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