

184940

184940

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT STANDS IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 140706.

OWNER'S CERTIFICATE

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

FOR: QUARTERPATH WILLIAMSBURG, LLC

BY: [Signature] 6/8/18 DATE
[Signature] PRINTED NAME
[Signature] TITLE

CERTIFICATE OF NOTARIZATION:

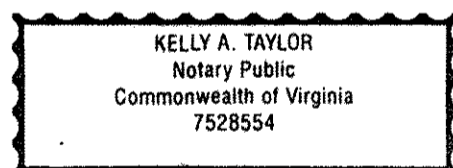
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News
I, Kelly A. Taylor, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 8th DAY OF June, 2018.

MY COMMISSION EXPIRES November 30, 2020

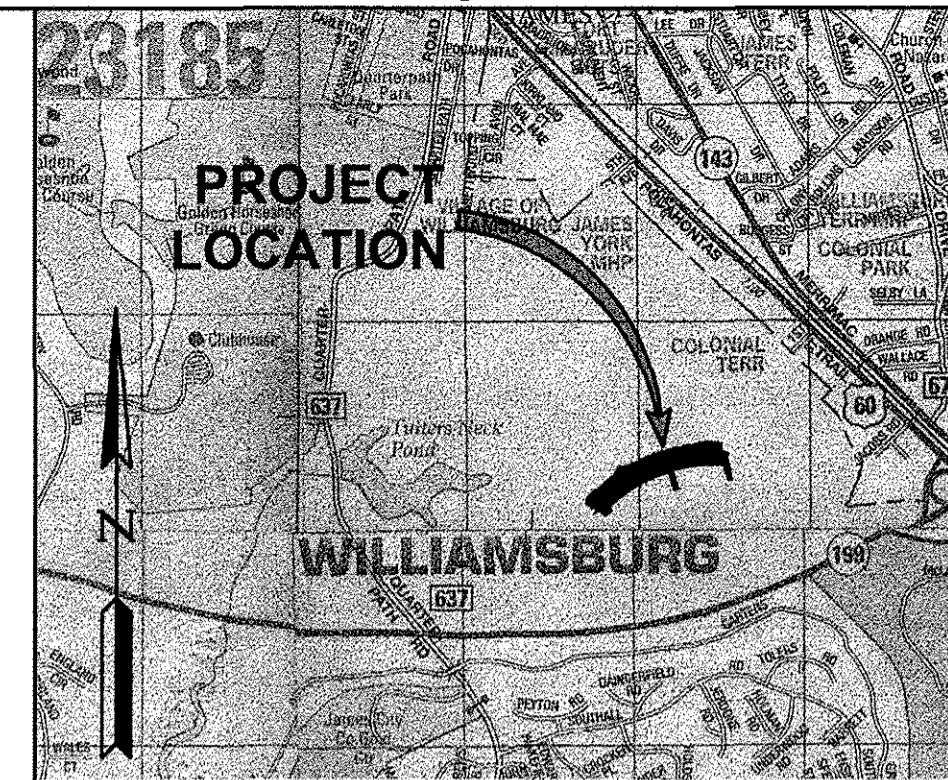
NOTARY REGISTRATION NUMBER: 7528554

NOTARY: [Signature]



GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 51095C0143D, PANEL 143 OF 237, FOR COMMUNITY NUMBER 510294, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. THE PROPERTY IS A PORTION OF TAX PARCEL ID NUMBER 590-03-2B-B1. THE PROPERTY ADDRESS IS 4200 BATTERY BOULEVARD, WILLIAMSBURG VA..
4. THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS.
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT IS BASED ON RECORD DOCUMENTS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
7. SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. THE SITE IS OUTSIDE THE RPA AND PARTIALLY INSIDE THE RMA AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY.
8. PROPOSED DRAINAGE AND UTILITY EASEMENTS (UNLESS THEY ARE NOTED AS PRIVATE) ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
9. PROPOSED PRIVATE EASEMENTS ARE HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
10. THE PORTION OF THE 10' ELECTRIC EASEMENT RECORDED AS INSTRUMENT NO. 181176 WHICH LIES IN THE RIGHT OF WAY OF NORTHRIDGE STREET AND GREEN HILL STREET IS TO BE QUITCLAIMED BY DOMINION VIRGINIA POWER. THAT PORTION OF THE EASEMENT WHICH LIES ON ALLEY "G", LOTS 105-121 AND LOTS 124-132 BEING 6' IN WIDTH IS TO REMAIN.
11. THE 6' PEDESTRIAN AND UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.

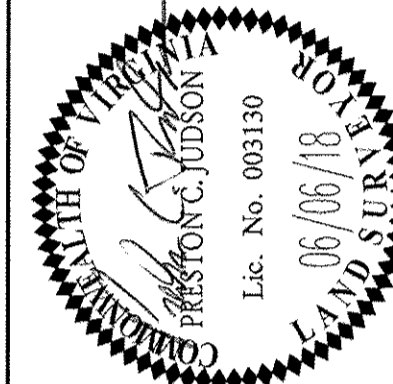


VICINITY MAP
(Approximate Scale: 1"=2000')
Copyright ADC The Map People permitted use number 21004223

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

[Signature] 06/06/18 DATE
PRESTON C. JUDSON, L.S. #003130



AREA TABULATION

Table with 2 columns: Description and Area. Rows include: OLD RESIDUAL AREA PARCEL B (91.823 AC±), PUBLIC RIGHT OF WAY (REDOUBT ROAD, NORTHRIDGE STREET, EASTVIEW STREET) (136,556 S.F.± OR 3.135 AC±), PRIVATE ALLEYS (ALLEY 'G') (2,277 S.F.± OR 0.052 AC±), COMMON AREA (3,023 S.F.± OR 0.069 AC±), LOT AREA (LOTS 99-121, 124-136) (103,367 S.F.± OR 2.373 AC±), NEW RESIDUAL AREA PARCEL B (86.194 AC±)

4 Large/Small Plat(s) Recorded herewith as # 184940

CERTIFICATE OF APPROVAL

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

[Signature] 9-10-18 DATE
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

NOTE: THIS PLAT REFERS TO LOTS 99-121, 124-136

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10 DAY OF Sept, 2018.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:39 AM/PM

INSTRUMENT # 184940
TESTE: [Signature] MONA A. FOLEY, CLERK

Professional seal for AIBS CONSULTING ENGINEERS, 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. License No. 003130.

PLAT OF SUBDIVISION
VILLAGE GREEN NORTH TOWNHOMES AT QUARTERPATH PHASE 3
BEING THE PROPERTY OF QUARTERPATH WILLIAMSBURG, LLC
CITY OF WILLIAMSBURG VIRGINIA

Table with Project Contacts (PCJ/GVC), Project Number (W10219-01 (3)), Scale (AS SHOWN), Date (02/23/18), and Sheet Number (1 OF 4).

Vertical text on the left edge: S:\JCS\17218\01-Quarterpath-Townhomes\Survey\Plat\17218 SUB PLAT PHASE 3 REV 1.dwg, 8/20/18, 1:34:15 PM, tsm, dws