184940

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

REMAINDER OF RESIDUAL PARCEL B
AREA=86.194 AC.±
QUARTERPATH WILLIAMSBURG, LLC
(FUTURE DEVELOPMENT)

NORTHRIDGE STREET
56' PUBLIC R/W

MATCHLINE SHEET 3

5' x 10' UTILITY EASEMENT TO CITY OF WILLIAMSBURG

20' X 25' UTILITY EASEMENT TO CITY OF WILLIAMSBURG

VARIABLE WIDTH DRAINAGE EASEMENT TO THE CITY OF WILLIAMSBURG

VARIABLE WIDTH SIGHT DISTANCE EASEMENT (PRIVATE)

6' PEDESTRIAN, UTILITY EASEMENT AND BUILDING SETBACK

SEE GENERAL NOTE #10

10' x 10' UTILITY EASEMENT TO CITY OF WILLIAMSBURG

CENTERLINE OF ROAD

EX. 61.00' TEMPORARY DRAINAGE, UTILITY AND ACCESS EASEMENT TO REMAIN IN EFFECT (INSTR #140705) (PLAT)

BUILDING SETBACK

VARIABLE WIDTH PEDESTRIAN EASEMENT AND BUILDING SETBACK

30' PRIVATE R/W

ALLEY 'G'

ALLEY 'I'
20' PRIVATE R/W
(INSTR. #142454)

7.5' BLDG. SETBACK (TYP.)

5' REAR BLDG. SETBACK (TYP)

5' SIDE BLDG. SETBACK

2' UTILITY EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT TO THE CITY OF WILLIAMSBURG (SEE INSET)

CA-2
3,023 S.F.
0.069 AC.

101
2,955 S.F.
0.068 AC.

102
4,351 S.F.
0.100 AC.

103
3,253 S.F.
0.075 AC.

104
3,780 S.F.
0.087 AC.

105
3,012 S.F.
0.069 AC.

106
2,345 S.F.
0.054 AC.

107
2,897 S.F.
0.067 AC.

108
2,891 S.F.
0.066 AC.

100
2,361 S.F.
0.054 AC.

99
4,026 S.F.
0.092 AC.

REDOUBT ROAD
75' PUBLIC R/W

EX. 15' PRIVATE DRAINAGE EASEMENT (INSTR #142454)

VILLAGE GREEN NORTH TOWNHOMES AT QUARTERPATH PHASE ONE (INSTR. #142454)

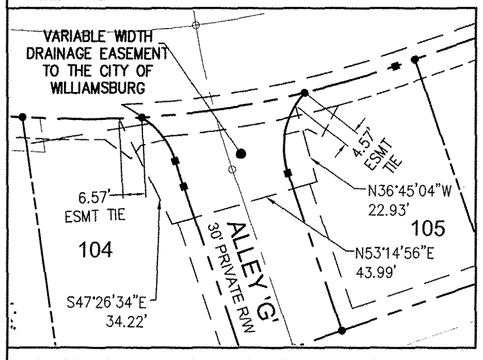
PROSPECT STREET
62' PUBLIC R/W
(INSTR. #142454)

LIMITS OF RESOURCE MANAGEMENT AREA (INSTR. #140705)

61.00' TEMPORARY EASEMENT HEREBY VACATED (SEE NOTE)

RECORD MERIDIAN
DOCUMENT NO. 140732

## INSET SCALE 1" = 30'




| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
| C1 | 61°55'22" | 282.00' | 304.77' | 169.18' | 290.16' | S45°26'28"W |
| C2 | 26°07'29" | 220.00' | 100.31' | 51.04' | 99.44' | N63°20'24"E |
| C11 | 26°07'29" | 276.00' | 125.85' | 64.04' | 124.76' | N63°20'24"E |
| C12 | 61°51'03" | 226.00' | 243.97' | 135.39' | 232.29' | S45°28'37"W |
| C13 | 11°22'43" | 934.50' | 185.58' | 93.10' | 185.28' | N69°49'10"W |
| C14 | 6°23'13" | 934.50' | 104.17' | 52.14' | 104.12' | N72°18'55"W |
| C15 | 4°59'30" | 934.50' | 81.41' | 40.73' | 81.39' | N66°37'34"W |
| C16 | 11°41'42" | 859.50' | 175.44' | 88.02' | 175.13' | N69°58'40"W |
| C20 | 8°08'08" | 240.00' | 34.08' | 17.07' | 34.05' | N54°20'44"E |
| C45 | 1°05'24" | 1792.50' | 34.10' | 17.05' | 34.10' | S50°49'22"W |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
| C46 | 5°41'54" | 276.00' | 27.45' | 13.74' | 27.44' | N53°07'37"E |
| C47 | 9°59'28" | 276.00' | 48.13' | 24.13' | 48.07' | N60°58'18"E |
| C48 | 7°09'28" | 276.00' | 34.48' | 17.26' | 34.46' | N69°32'46"E |
| C49 | 3°16'39" | 276.00' | 15.79' | 7.90' | 15.79' | N74°45'49"E |
| C50 | 5°06'27" | 226.00' | 20.15' | 10.08' | 20.14' | S73°50'55"W |
| C51 | 10°57'04" | 226.00' | 43.20' | 21.66' | 43.13' | S65°49'10"W |
| C52 | 18°07'46" | 226.00' | 71.51' | 36.06' | 71.21' | S51°16'45"W |
| C53 | 9°46'27" | 226.00' | 38.55' | 19.32' | 38.51' | S37°19'39"W |
| C54 | 7°25'14" | 226.00' | 29.27' | 14.66' | 29.25' | S28°43'48"W |
| C55 | 10°28'06" | 226.00' | 41.29' | 20.70' | 41.23' | S19°47'08"W |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
| C56 | 62°17'57" | 23.00' | 25.01' | 13.90' | 23.79' | S8°34'21"E |
| C57 | 1°40'21" | 266.00' | 7.77' | 3.88' | 7.76' | S38°53'10"E |
| C58 | 40°21'32" | 23.00' | 16.20' | 8.45' | 15.87' | N58°13'45"W |
| C84 | 1°05'24" | 1725.50' | 32.82' | 16.41' | 32.82' | S50°49'22"W |
| C85 | 0°07'31" | 240.00' | 0.52' | 0.26' | 0.52' | N58°21'02"E |

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

NOTE:
THE 61' TEMPORARY DRAINAGE, UTILITY AND ACCESS EASEMENT LOCATED WITHIN THE NEW PUBLIC R/W OF REDOUBT ROAD IS HEREBY VACATED. THE REMAINDER OF THE EASEMENT TO THE NORTHWEST IS TO REMAIN IN EFFECT.

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Sept 10, 2018
at 3:39 AM/PM, PB ___ PG ___
Document # 184940
MONA A. FOLEY, CLERK
Deputy Clerk

JFS Revised By

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
LAND SURVEYOR
06/06/18


AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com


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

| | |
|---|---|
| Project Contacts: | PCJ/GVC |
| Project Number: | W10219-01 (3) |
| Scale: 1"=30' | Date: 02/23/18 |

Sheet Number
2 OF 4

S:\JOBS\W10219\01-Quarterpath Townhomes\01-Quarterpath Additional Townhomes\Survey\Plans\Plats\PHASE 3 PLAT\W10219 SUB PLAT PHASE 3 REV.dwg, 6/6/2018 1:34:02 PM, *tara.sass