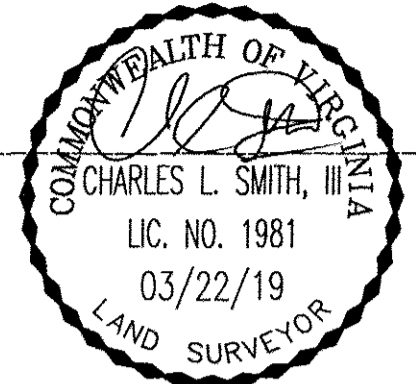


190006836

**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.

SIGNED:  CHARLES L. SMITH, III  
LIC. NO. 1981  
03/22/19  
LAND SURVEYOR

**NOTES**

1. THE MERIDIAN SOURCE FOR THIS SURVEY/PLAT IS BASED ON JAMES CITY COUNTY GEODETIC CONTROL NETWORK WHICH REFERS TO VIRGINIA STATE PLANE COORDINATES-SOUTH ZONE (NAD83)(1986).
2. THIS SURVEY/PLAT WAS PERFORMED/PREPARED WITH THE BENEFIT OF THE FOLLOWING TITLE REPORT: BRIDGETRUST TITLE GROUP GROUP AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: 091051292, COMMITMENT DATE: SEPTEMBER 08, 2017, 08:00 AM, ISSUE DATE: SEPTEMBER 15, 2017, 10:51 AM.
3. THIS SURVEY/PLAT DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONDITIONS UNLESS OTHERWISE NOTED AND/OR SHOWN.
4. THE PROPERTY SHOWN APPEARS TO FALL WITHIN FLOOD ZONE(S) "X", ACCORDING TO F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR JAMES CITY COUNTY, VIRGINIA. MAP NUMBER 51095C0143D, MAP REVISED: DECEMBER 16, 2015.
5. CURRENT ZONING OF PARCEL A, PARCEL B, NEW LOT A AND LOT 4B: GENERAL BUSINESS (B1)  
  
SETBACK REQUIREMENTS - GENERAL BUSINESS (B1): 50 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH.  
  
YARD REQUIREMENTS: 20 FEET OR MORE FROM SIDE OR REAR PROPERTY LINES.
6. PROPOSED ADDRESS DESIGNATIONS:  
  
LOT A-1: 7337 POCAHONTAS TRAIL  
LOT B-1: 7327 POCAHONTAS TRAIL
7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. LOT A-1 WILL RETAIN THE EXISTING MAILING ADDRESS OF PARCEL A: 7337 POCAHONTAS TRAIL.
12. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. PEDESTRIAN/PUBLIC USE EASEMENTS SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY (JCC).
14. NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

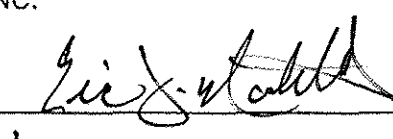
**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY, BEING "PARCEL A", WAS CONVEYED TO THE SOUTHLAND CORPORATION (NOW KNOWN AS 7-ELEVEN, INC.) FROM PATRICK HENRY INN, INC. BY DEED, DATED 08/01/83 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 238, PAGE 187.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION OF PARCEL A, PARCEL B AND LOT 4B SUBDIVISION OF PATRICK HENRY INN, INC. AND T.R. VERMILLION PROPERTY (P.B. 38. PG. 60) AND NEW LOT A QUARTERPATH AT WILLIAMSBURG SECTION 1 (INSTR. 140021471) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

ENTITY: 7-ELEVEN, INC.

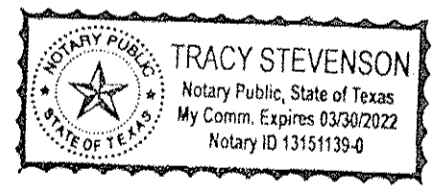
OWNER (SIGNATURE): 

DATE: 04/08/2019

PRINT NAME: ERIC J. NACHTRAB

STATE OF Texas  
CITY OF Dallas, TO WIT:  
I, Tracy Stevenson A NOTARY PUBLIC IN AND FOR  
THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT  
Texas, Dallas

WHOSE NAME(S) AS SUCH IS/ARE SIGNED TO THE FOREGOING WRITING BEARING DATE  
ON THE 8 DAY OF April, 2019, HAVE  
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.  
GIVEN UNTO MY HAND THIS 8 DAY OF April, 2019.  
MY COMMISSION EXPIRES ON 3/30/2022  
Tracy Stevenson 13151139-0  
NOTARY PUBLIC REGISTRATION NO.



**CERTIFICATE OF APPROVAL**

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

SIGNED:  DATE: 24 Apr 2019  
VIRGINIA DEPARTMENT OF TRANSPORTATION

SIGNED:  DATE: 4/24/19  
SUBDIVISION AGENT OF JAMES CITY COUNTY

MONUMENT LEGEND		
SYMBOL	ABBREV.	DESCRIPTION
○	PIN(F)/PIPE(F)/NAIL(F)	PIN FOUND/PIPE FOUND/NAIL FOUND
●	PIN(S)	PIN SET
■	MON. (S)	CONCRETED STEEL PIN SET

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY, BEING "NEW LOT A", "LOT 4B" & "PARCEL B", WERE CONVEYED TO QUARTERPATH WILLIAMSBURG, LLC FROM RIVERSIDE HEALTHCARE ASSOCIATION, INC. BY INSTRUMENT, DATED 03/24/15 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 150008967.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION OF PARCEL A, PARCEL B AND LOT 4B SUBDIVISION OF PATRICK HENRY INN, INC. AND T.R. VERMILLION PROPERTY (P.B. 38. PG. 60) AND NEW LOT A QUARTERPATH AT WILLIAMSBURG SECTION 1 (INSTR. 140021471) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

ENTITY: QUARTERPATH WILLIAMSBURG, LLC.

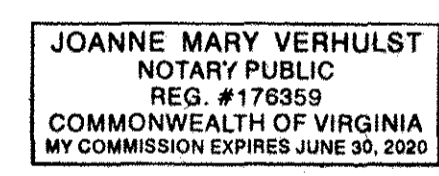
OWNER (SIGNATURE): 

DATE: 3/27/19

PRINT NAME: W. William Austin, Jr.

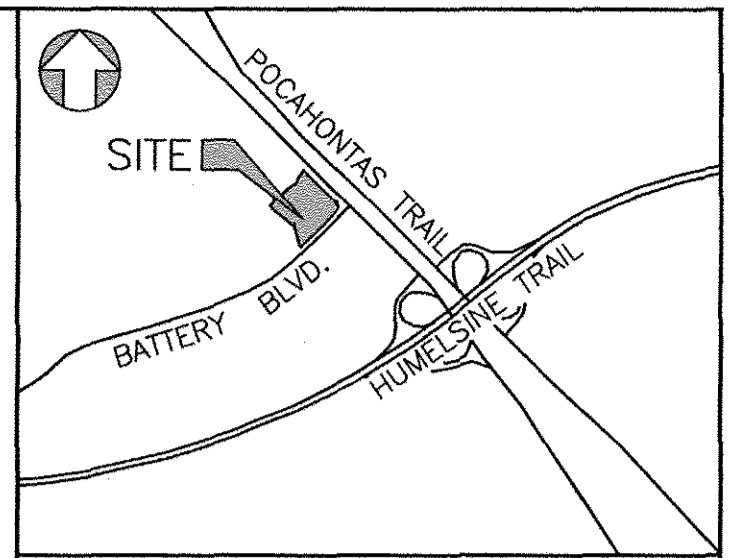
STATE OF VIRGINIA  
CITY OF Newport News, TO WIT:  
I, Joanne Mary Verhulst A NOTARY PUBLIC IN AND FOR  
THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT  
W. William Austin, Jr.

WHOSE NAME(S) AS SUCH IS/ARE SIGNED TO THE FOREGOING WRITING BEARING DATE  
ON THE 27<sup>TH</sup> DAY OF MARCH, 2019, HAVE  
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.  
GIVEN UNTO MY HAND THIS 27<sup>TH</sup> DAY OF MARCH, 2019.  
MY COMMISSION EXPIRES ON JUNE 30, 2020  
Joanne M. Verhulst 176359  
NOTARY PUBLIC REGISTRATION NO.




JCC CASE NO. S-18-0027

RESUBDIVISION OF  
PARCEL A, PARCEL B AND LOT 4B  
SUBDIVISION  
OF  
PATRICK HENRY INN, INC.  
AND T.R. VERMILLION PROPERTY  
(P.B. 38. PG. 60)  
AND  
NEW LOT A  
QUARTERPATH  
AT  
WILLIAMSBURG  
SECTION 1  
(INSTR. 140021471)  
ROBERTS DISTRICT  
JAMES CITY COUNTY, VIRGINIA



LOCATION MAP  
SCALE: 1"=2000'

2 Large/Small Plat(s) Recorded  
herewith as # 190006836

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
5-10-2019  
at 1:10 PM, PB PG  
Document # 190006836  
MONA A. FOLEY, CLERK  
 Clerk



630 N. WITCHDUCK RD. - VA BEACH, VIRGINIA 23462  
P757.226.0081 - F757.226.8765  
www.blakewaycorp.com

SCALE:	AS NOTED	DATE:	03/22/19
PROJ. NO.:	6160.54	AB NO.:	6160.54
SHEET	1 OF 2	F.B.	- PG. -