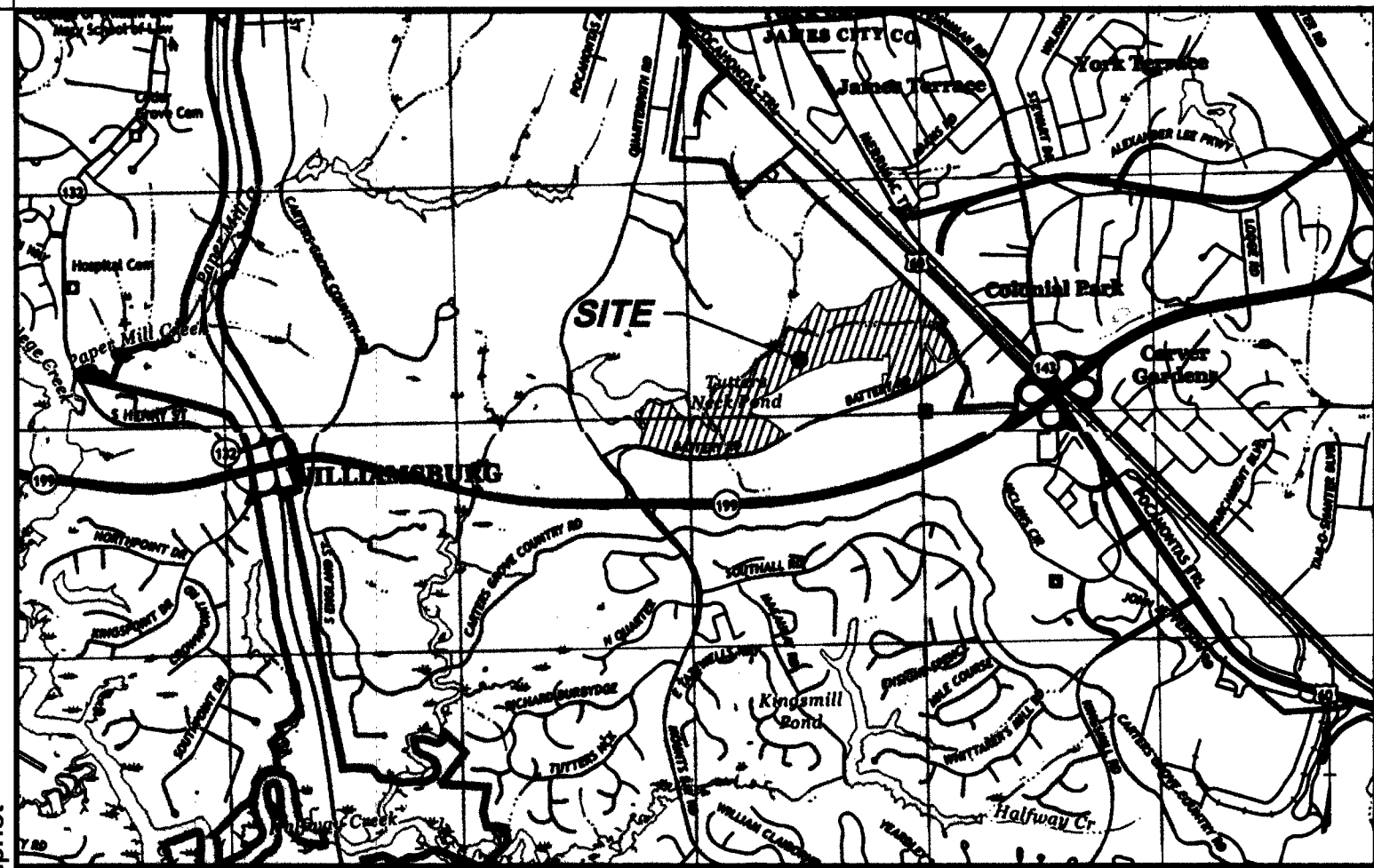


20223716

Y:\909\42335-909 Quarterpath\000-Quarterpath\Overall\DWG\Sheet\Plat\42335V\_909-PLSUBD-02.dwg | Plotted on 11/17/2022 9:20 AM | by Johnathon Supnet



VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES:

- OWNER: QUARTERPATH WILLIAMSBURG LLC.
- COORDINATES, COURSES AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE CITY OF WILLIAMSBURG GEODETIC CONTROL NETWORK.  
  
REFERENCE: MON 12                      0329 JCC  
                  N: 3621267.44                N: 3620251.87  
                  E: 12010857.60                E: 12017620.14  
                  ELEV.: 75.18                      ELEV.: 117.44
- HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93) (HARN), UNITS: U.S. SURVEY FEET.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- BASED ON THE FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBERS 51095C0143D AND 51095C0206D, PANELS 143 AND 206 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.
- THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 590-03-03-B. THE PROPERTY ADDRESS IS 4200 BATTERY BOULEVARD, WILLIAMSBURG, VIRGINIA.
- THE PROPERTY IS CURRENTLY ZONED ED-C ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS. REFERENCE PROFFERS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA AS INSTRUMENT NO.'S 050824 AND 050826.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY TIMMONS GROUP AND AVAILABLE DEEDS, PLATS AND DOCUMENTS OF RECORD.
- THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. PORTIONS OF THIS SITE ARE AFFECTED BY THE RESOURCE PROTECTION AREA (RPA) AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY. ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT AS ALLOWED BY ARTICLE VIII, CHESAPEAKE BAY PRESERVATION, SUBSECTION 21-821(d)(5) OF THE WILLIAMSBURG ZONING ORDINANCE. PERMISSIBLE DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES, REDEVELOPMENT, OR OTHER USES SPECIFICALLY ALLOWED BY SECTION 21-818 OF THE WILLIAMSBURG ZONING ORDINANCE.
- AREAS SHOWN ON THIS PLAT ARE CALCULATED TO THE SURVEY TIE LINE.

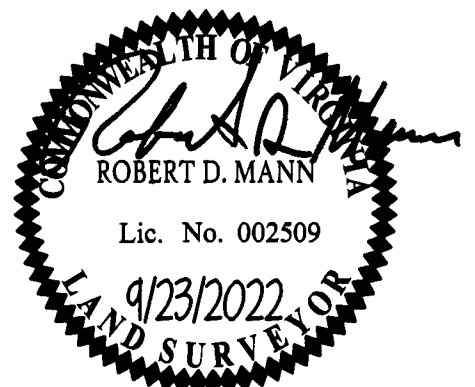
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RIVERSIDE HEALTHCARE ASSOCIATION, INC. TO QUARTERPATH WILLIAMSBURG, LLC. BY DEED, DATED APRIL 10, 2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA AS INSTRUMENT NUMBER 140706.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. THIS PLAT REPRESENTS AND IS BASED ON A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. ALL MONUMENTS SHOWN HEREON ARE ACTUALLY IN PLACE OR WILL BE PUT IN PLACE BEFORE JANUARY 1, 2023. THE LOCATION AND CHARACTER OF EACH MONUMENT IS ACCURATELY SHOWN ON THIS PLAT, AND ALL PROVISIONS AND REQUIREMENTS OF ARTICLE VII. OF THE WILLIAMSBURG, VA CODE OF ORDINANCES HAVE BEEN MET.

Robert D Mann                      9/23/2022  
ROBERT D. MANN                      DATE



8 Large/Small Plat(s) Recorded  
herewith as # 20223716

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
December 14, 2022  
at 2:28 AM/PM PB PG  
Document # 20223716  
MONA A. FOLEY, CLERK  
Mona A Foley, Clerk

OWNER'S CONSENT

THE PLATTING OR DEDICATION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED SUBDIVIDER, OWNER, PROPRIETOR, AND/OR TRUSTEE OR MORTGAGEE, IF ANY.

W Wilcox                      11/10/22  
OWNER                      DATE

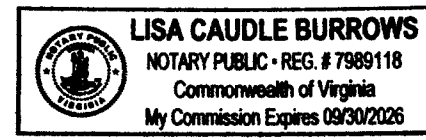
CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Newport News  
I, Lisa C. Burrows, 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 HAND THIS 10 DAY OF November, 2022.

MY COMMISSION EXPIRES: 9/30/2026

NOTARY REGISTRATION NUMBER: 7989118

NOTARY: Lisa C. Burrows  
SIGNATURE



CERTIFICATE OF APPROVAL

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

Tanya Williams Hill  
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

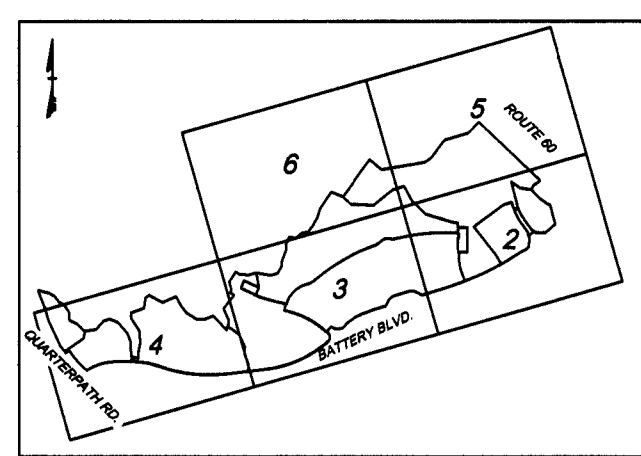
11/15/2022  
DATE

PCR#  
22.013

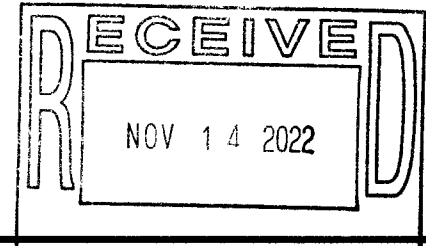
SUBDIVISION  
OF  
RESIDUAL PARCEL B  
QUARTERPATH AT WILLIAMSBURG  
SECTION 1  
CREATING PARCELS B-6, B-7, B-8, B-9, B-10, B-11, & B-12

SHEET INDEX

- SHEET 1 COVER
- SHEET 2 SUBDIVISION PLAT
- SHEET 3 SUBDIVISION PLAT
- SHEET 4 SUBDIVISION PLAT
- SHEET 5 SUBDIVISION PLAT
- SHEET 6 SUBDIVISION PLAT, LINE & CURVE TABLES
- SHEET 7 INSET SHEET
- SHEET 8 PROPERTY OWNER & EASEMENT LEGEND



PARCEL NAME	SQUARE FEET	ACRES	AREA WITHIN RPA (AC)	% WITHIN RPA (AC)
PARCEL B-6 GPIN 2025.253.578	559,092	12.835	4.497	35%
PARCEL B-7 GPIN 2025.253.579	679,788	15.606	5.515	35%
PARCEL B-8 GPIN 2025.253.580	125,557	2.882	1.477	51%
PARCEL B-9 GPIN 2025.253.577	206,001	4.729	0	0%
PARCEL B-10 GPIN 2025.253.581	1,195,396	27.443	12.383	45%
PARCEL B-11 GPIN 2025.253.576	24,533	0.563	0	0%
PARCEL B-12 GPIN 2025.253.582	902,902	20.728	6.565	32%
R-O-W COMMONWEALTH AVE. GPIN 2025.253.583	14,723	0.338	N/A	N/A
R-O-W REDOUBT ROAD GPIN 2025.253.584	35,059	0.805	N/A	N/A
<b>TOTAL AREA OF SUBDIVISION</b>	<b>3,743,050</b>	<b>85.929</b>	<b>30.437</b>	<b>35%</b>



City of Williamsburg	Virginia
DATE: Aug. 29, 2022	SCALE: AS SHOWN
SHEET 1 OF 8	J.N.: 42335
DRAWN BY: C. McKibbin	CHECK BY: R. Mann
Revised: 9/23/2022	

YOUR VISION ACHIEVED THROUGH OURS.  
Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP