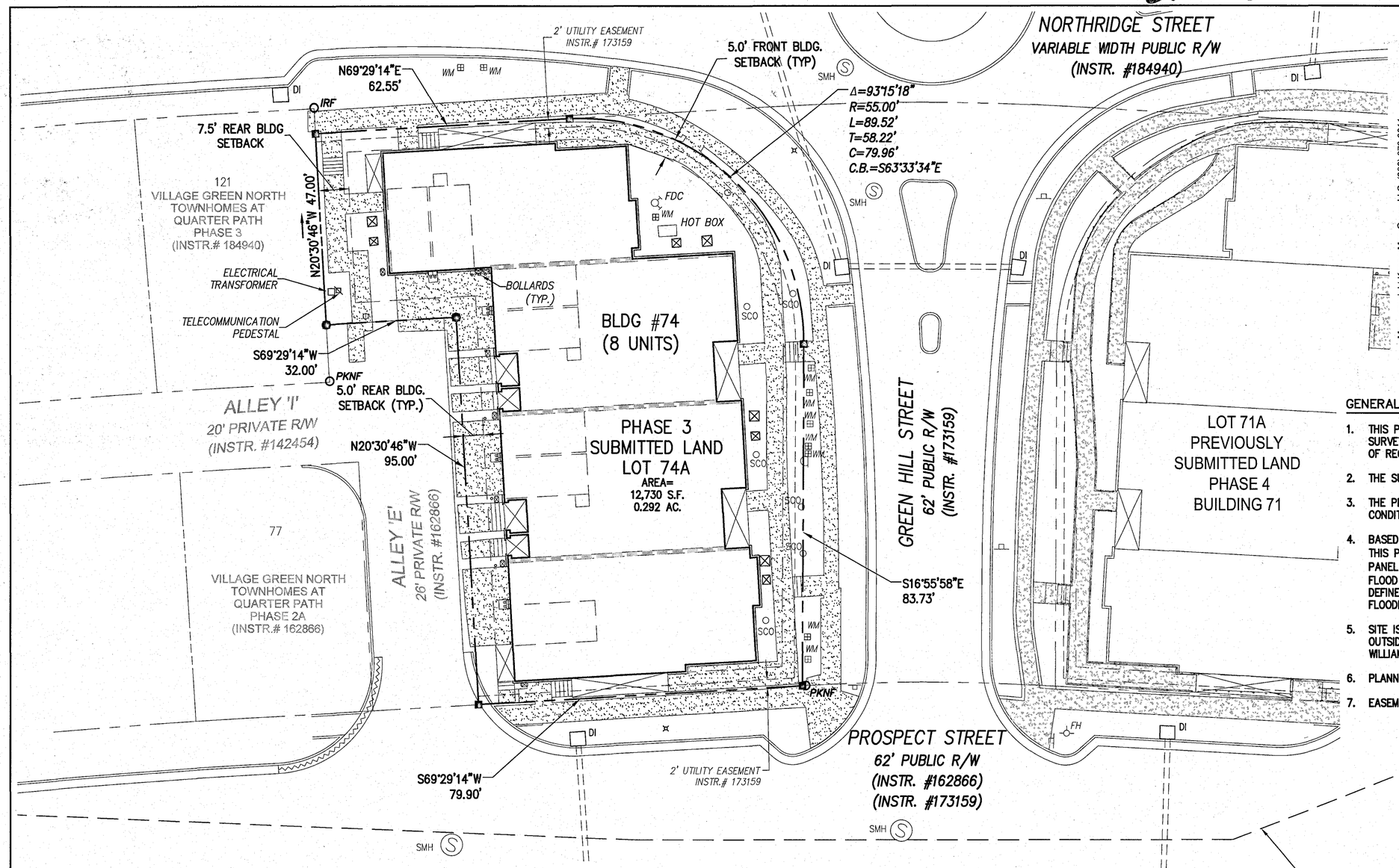
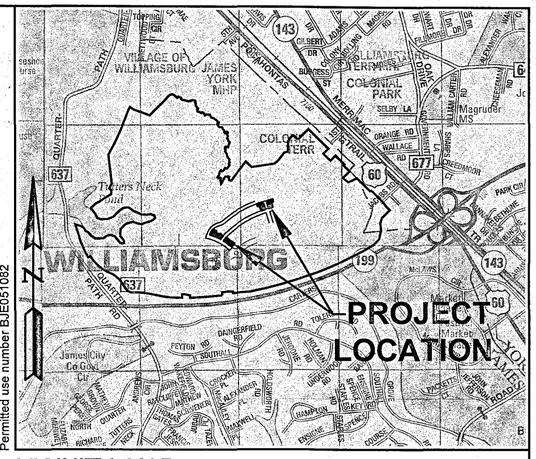
20232770





VICINITY MAP (Approximate Scale: 1"=2000')

GENERAL NOTES

1. THIS PLAT OF CONDOMINIUM IS BASED ON RECORD DOCUMENTS AND CURRENT FIELD SURVEY. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
2. THE SUBDIVISION PLAT FOR LOT 74A IS RECORDED AS INSTRUMENT #213743.
3. THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS.
4. 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.
5. 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.
6. PLANNED IMPROVEMENTS AS SHOWN ARE SUBSTANTIALLY COMPLETE.
7. EASEMENTS OF RECORD KNOWN BY THIS SURVEYOR ARE PLOTTED HEREON.

NOTE:
"CERTAIN IMPROVEMENTS SHOWN ON THESE PLATS MARKED AS 'NOT YET COMPLETE" ARE HEREBY NOTED AS SUCH IN ACCORDANCE WITH §55.1-1920(A) OF THE VIRGINIA CONDOMINIUM ACT. SUCH IMPROVEMENTS ARE SHOWN HEREON ARE BASED UPON CURRENT ARCHITECTURAL PLANS, SITE PLANS, PRELIMINARY PLANS, AND/OR DEVELOPMENT PLANS. NOTWITHSTANDING THE FOREGOING, ALL OTHER IMPROVEMENTS SHOWN ON THESE PLATS, INCLUDING THE UNITS, ARE SUBSTANTIALLY COMPLETE."

NOTE:
HANDRAIL INSTALLATION IS NOT YET COMPLETE.

UNIT ADDRESSES:

UNIT 14A – 3985 NORTHRIDGE STREET
UNIT 14B – 3987 NORTHRIDGE STREET
UNIT 15A – 1410 GREEN HILL STREET
UNIT 15B – 3992 PROSPECT STREET
UNIT 16A – 1420 GREEN HILL STREET
UNIT 16B – 3990 PROSPECT STREET
UNIT 17A – 3986 PROSPECT STREET
UNIT 17B – 3988 PROSPECT STREET

CONDOMINIUM NOTES:

1. THE DIMENSIONS OF THE UNIT SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON THE UNIT BOUNDARY AS DESCRIBED IN THE DECLARATION, AND REFLECT DIMENSIONS AS SHOWN ON THE CONSTRUCTION PLANS TO THE FACE OF BRICK.
2. C.E. = COMMON ELEMENTS MEANS ALL PORTIONS OF THE PROPERTY LOCATED OUTSIDE OF THE UNITS, EXCLUDING LIMITED COMMON ELEMENTS, AS DESIGNATED AND SHOWN ON THE PLAT.
3. L.C.E. = LIMITED COMMON ELEMENTS MEANS THOSE PORTIONS OF THE PROPERTY LOCATED OUTSIDE OF THE UNITS FOR THE EXCLUSIVE USE OF CERTAIN UNITS AS DESIGNATED AND SHOWN ON THE PLAT AND MORE FULLY DESCRIBED IN SECTION 2.3 AND AS PERMITTED BY SECTION 55-79.83(B) OF THE ACT.
4. THE PROPERTY AS SHOWN HEREON, BEING ALL OF LOT 74A, SITUATED IN THE CITY OF WILLIAMSBURG, VIRGINIA, AND BEING DESIGNATED AS "LOT 74A, 0.292 AC.," ON THAT CERTAIN PLAT DATED JUNE 22, 2021, MADE BY AES CONSULTING ENGINEERS, ENTITLED "PLAT SHOWING LOT LINE EXTINGUISHMENTS BETWEEN LOTS 71, 72, 73, AND 123 AND BETWEEN LOTS 74, 75, 76, AND 122 VILLAGE GREEN NORTH, TOWNHOMES AT QUARTERPATH PHASE 2B BEING THE PROPERTY OF QUARTERPATH WILLIAMSBURG, LLC RECORDED IN THE CLERK'S OFFICE OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT NO. 213743 IS HEREBY SUBJECTED TO THE CONDOMINIUM REGIME FOR VILLAGE GREEN NORTH AT QUARTERPATH CONDOMINIUM IN ACCORDANCE WITH THE VIRGINIA CONDOMINIUM ACT, TITLE 55.1, SUBTITLE IV, CHAPTER 19, §55.1-1900 ET SEQ. OF THE CODE OF VIRGINIA, 1950 EDITION, AS AMENDED.
5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29 DATUM.
6. THE CONDOMINIUM CONSISTS OF 8 UNITS. SEE ARCHITECTURAL PLANS FOR UNIT DETAILS AND DIMENSIONS.

LEGEND

	CONCRETE
LCE	LIMITED COMMON ELEMENT
CE	COMMON ELEMENT
DI	STORM INLET
FH	FIRE HYDRANT
WM	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
	GAS VALVE
	GAS METER
S	SANITARY MANHOLE
SCO	SANITARY CLEANOUT
	EXISTING HVAC
	ELECTRIC METER
	LIGHT POLE
	SIGN
IRF	IRON ROD FOUND
PKNF	PK NAIL FOUND
	PROPERTY CORNER
	EDGE OF PAVEMENT
	BUILDING LINE (FACE)
	PROPERTY LINE
	RIGHT OF WAY

17 Large/Small Plat(s) Recorded herewith as # 20232770

SURVEYOR'S CERTIFICATE

I, SAMUEL J. BIKKERS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH SECTION 55.1-1920(A) OF THE VIRGINIA CONDOMINIUM ACT AS AMENDED, AND THAT ALL UNITS OR PORTIONS OF SUCH UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.

S. J. B.

SAMUEL J. BIKKERS, L.S. #002304 — DATE 9-01-2023

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
09-01-2023
LAND SURVEYOR

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT THIS 14 DAY OF Sept., 2023.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:14 AM/PM

INSTRUMENT # 20232770

TESTE: ELIZABETH E. O'CONNOR, CLERK
~~MONA A. FOLEY, CLERK~~ Elizabeth E. O'Connor
clerk

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Hampton Roads | Central Virginia | Middle Peninsula

EXHIBIT C
CONDOMINIUM PLAT SHOWING PHASE 3
SUBMITTED LAND AND EXISTING EASEMENTS
VILLAGE GREEN NORTH AT QUARTERPATH CONDOMINIUM
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts:	GVC / SJB
Project Number:	W10219-12
Scale: 1" = 20'	Date: 09-01-2023
Sheet Number	1 OF 3