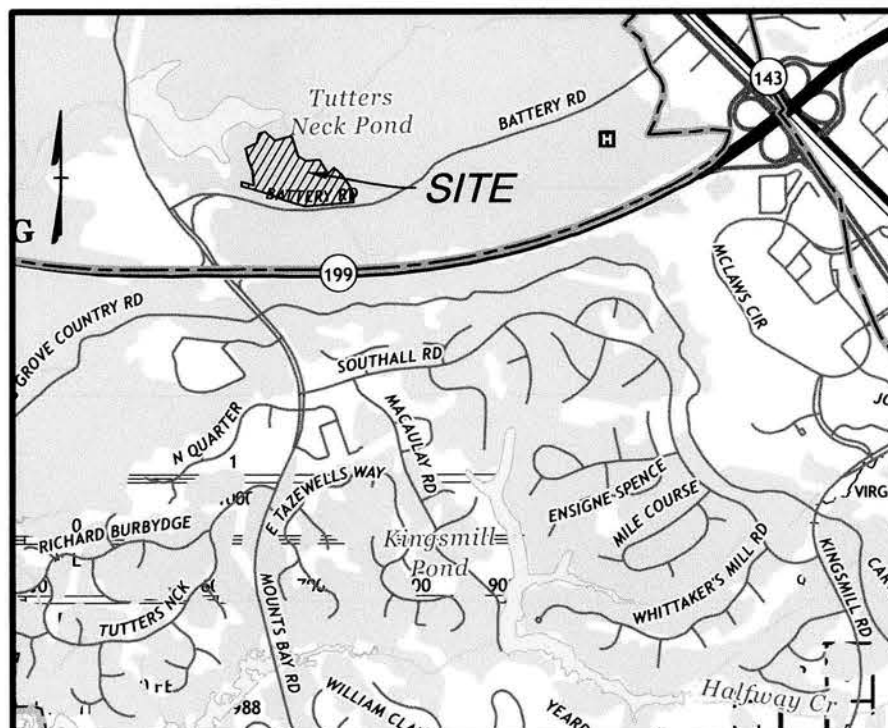


20244159

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- OWNER: KIRBOR AT TUTTER'S NECK, 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-B7.
REFERENCE: RECORDED PLAT, INSTRUMENT NO. 20223716
- 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.
- PUBLIC RIGHT OF WAYS, PUBLIC DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
- PRIVATE STREETS, PRIVATE DRAINAGE EASEMENTS, ACCESS EASEMENT, SIGHT DISTANCE EASEMENT, COMMON AREA AND OPEN SPACE ARE HEREBY DEDICATED TO THE HOA.
- PROPERTY IS ZONED: ED-C
MINIMUM BUILDING SETBACKS
FRONT 5 FT.
SIDE 7.5 FT.
REAR 7.5 FT.
- LIMITS OF WETLANDS AS SHOWN WERE DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND PROVIDED TO TIMMONS GROUP IN AUTOCAD FORMAT.
- PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

ABBREVIATIONS LEGEND

B.S.L.	BUILDING SETBACK LINE
N/F	NOW OR FORMERLY
RPCA	RESOURCE PROTECTION
INSTR.	INSTRUMENT NUMBER
R/W	RIGHT-OF-WAY
AC	ACRES
SF	SQUARE FEET
RPA	RESOURCE PROTECTION AREA
NO.	NUMBER
ESMT.	EASEMENT
LIC.	LICENCE

CERTIFICATE OF APPROVAL

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

Savannah O'Berry
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

12/17/2024
DATE

LEGEND

●	IRS - IRON ROD SET
---	RPA --- RESOURCE PROTECTION AREA BUFFERLINE
---	PERMANENT DRAINAGE EASEMENT
---	GIS MINOR CREEKS
---	BOUNDARY
---	RIGHT-OF-WAY
---	SANITARY SEWER EASEMENT
---	LOT LINE -PROPOSED
---	UTILITY EASEMENT
---	BUILDING SETBACK
---	ADJOINER PROPERTY
---	ACCESS EASEMENT
---	WETLAND
#	REFERENCE TO GENERAL NOTES

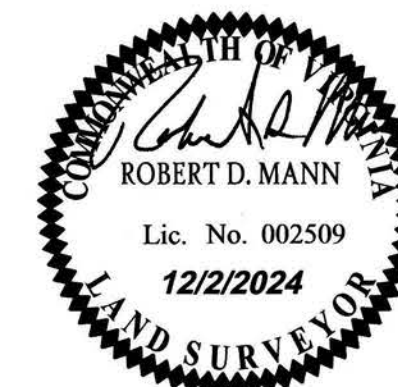
AREA TABLE

PARCEL	SQ. FT.	ACRES
OPEN SPACE	118,297	2.716
RIGHT-OF-WAY	24,897	0.572
PRIVATE STREET	4,754	0.109
LOTS	62,292	1.430
COMMON AREA	63,105	1.449
TOTAL PHASE A	273,345	6.275

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 20, 2024

at 8:37 AM/PM, PG
Document # 20244159
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

5 (Large) Small Plat(s) Recorded
herewith as # 20244159



PLAT OF SUBDIVISION
THE OVERLOOK AT
TUTTER'S NECK
PHASE A

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 12/2/2024	Scale: AS NOTED
Sheet No. 1 of 5	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY QUARTERPATH WILLIAMSBURG, LLC TO KIRBOR AT TUTTER'S NECK, LLC BY DEED DATED JANUARY 30, 2024 AND RECORDED IN THE CLERK'S OFFICE OF WILLIAMSBURG/JAMES CITY CIRCUIT ON FEBRUARY 2, 2024, AS INSTRUMENT NUMBER 20240427.

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.

Robert D. Mann
ROBERT D. MANN
DECEMBER 2, 2024
DATE

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.

Robert D. Mann
KIRBOR AT TUTTER'S NECK, LLC
12-18-2024
DATE

CERTIFICATE OF NOTARIZATION

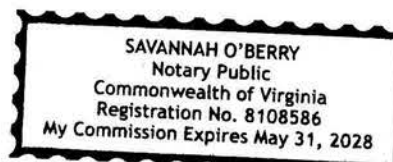
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News
Savannah O'Berry, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 18 DAY OF December, 2024.

MY COMMISSION EXPIRES: May 31 2024

NOTARY REGISTRATION NUMBER: 8108586

NOTARY: *[Signature]*
SIGNATURE



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TUTTER'S NECK POND
TAX PARCEL NO. 590-0A-00-002
N/F
QUARTERPATH WILLIAMSBURG, LLC
INSTRUMENT NO. 140706
INSTRUMENT NO. 184940 PLAT
ZONED: RS-1

TUTTER'S NECK POND

TUTTER'S NECK POND

TAX PARCEL NO. 590-03-03-B6
N/F
QUARTERPATH WILLIAMSBURG, LLC
INSTRUMENT NO. 140706
INSTRUMENT NO. 184940 PLAT
ZONED: ED-C

TAX PARCEL NO. 589-04-01-002
N/F
BATTERY BOULEVARD ASSOCIATES
INSTRUMENT NO. 151172
INSTRUMENT NO. 151169 PLAT
ZONED: ED-C

PHASE D
FUTURE DEVELOPMENT

PHASE C
FUTURE DEVELOPMENT

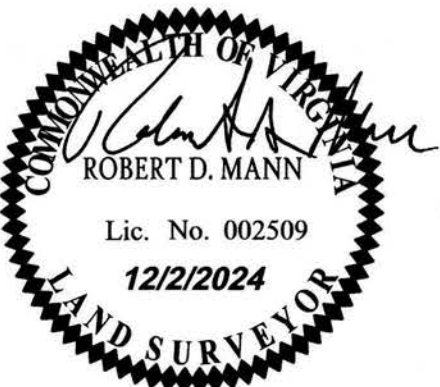
PHASE B
FUTURE DEVELOPMENT

PHASE A
273,345 SF
6.275 AC

QUARTERPATH ROAD
VARIABLE WIDTH R.O.W.
(D.B. 230 PG. 652)

BATTERY BOULEVARD
VARIABLE WIDTH R.O.W.
INST. NO. 140705 PLAT
INST. NO. 140706

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 20, 2024
at 8:37 AM, PM, PG
Document # 20244159
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



5 (Large) Small Plat(s) Recorded
herewith as # 20244159

SCALE 1"=100'
0 100' 200'

PLAT OF SUBDIVISION
**THE OVERLOOK AT
TUTTER'S NECK**
PHASE A

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG		WILLIAMSBURG, VA	
Date: 12/2/2024	Scale: 1"=100'	Sheet No. 2 of 5	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann		

20244159

EASEMENT LEGEND:

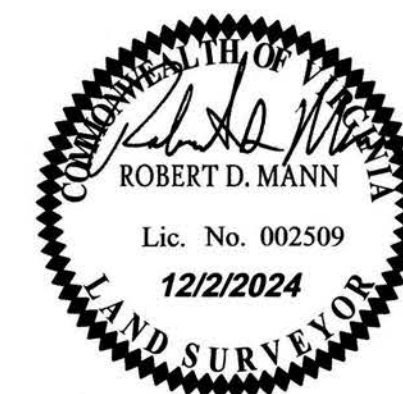
- 1 5' PUBLIC UTILITY EASEMENT
- 2 VARIABLE WIDTH ACCESS EASEMENT
- 3 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 5 SIGHT DISTANCE EASEMENT
- 6 EXISTING 20' CITY OF WILLIAMSBURG UTILITY EASEMENT INST. NO. 213903

TUTTER'S NECK POND
TAX PARCEL NO. 590-0A-00-002
N/F
QUARTERPATH WILLIAMSBURG, LLC
INSTRUMENT NO. 140706
INSTRUMENT NO. 184940 PLAT
ZONED: RS-1

TAX PARCEL NO. 590-03-03-B6
N/F
QUARTERPATH WILLIAMSBURG, LLC
INSTRUMENT NO. 140706
INSTRUMENT NO. 184940 PLAT
ZONED: ED-C

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 20, 2024
at 8:37 AM PM, PG
Document # 20244159
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

5 Large/Small Plat(s) Recorded
herewith as # 20244159



PLAT OF SUBDIVISION
THE OVERLOOK AT
TUTTER'S NECK
PHASE A

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 12/2/2024	Scale: 1"=40'
Sheet No. 3 of 5	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

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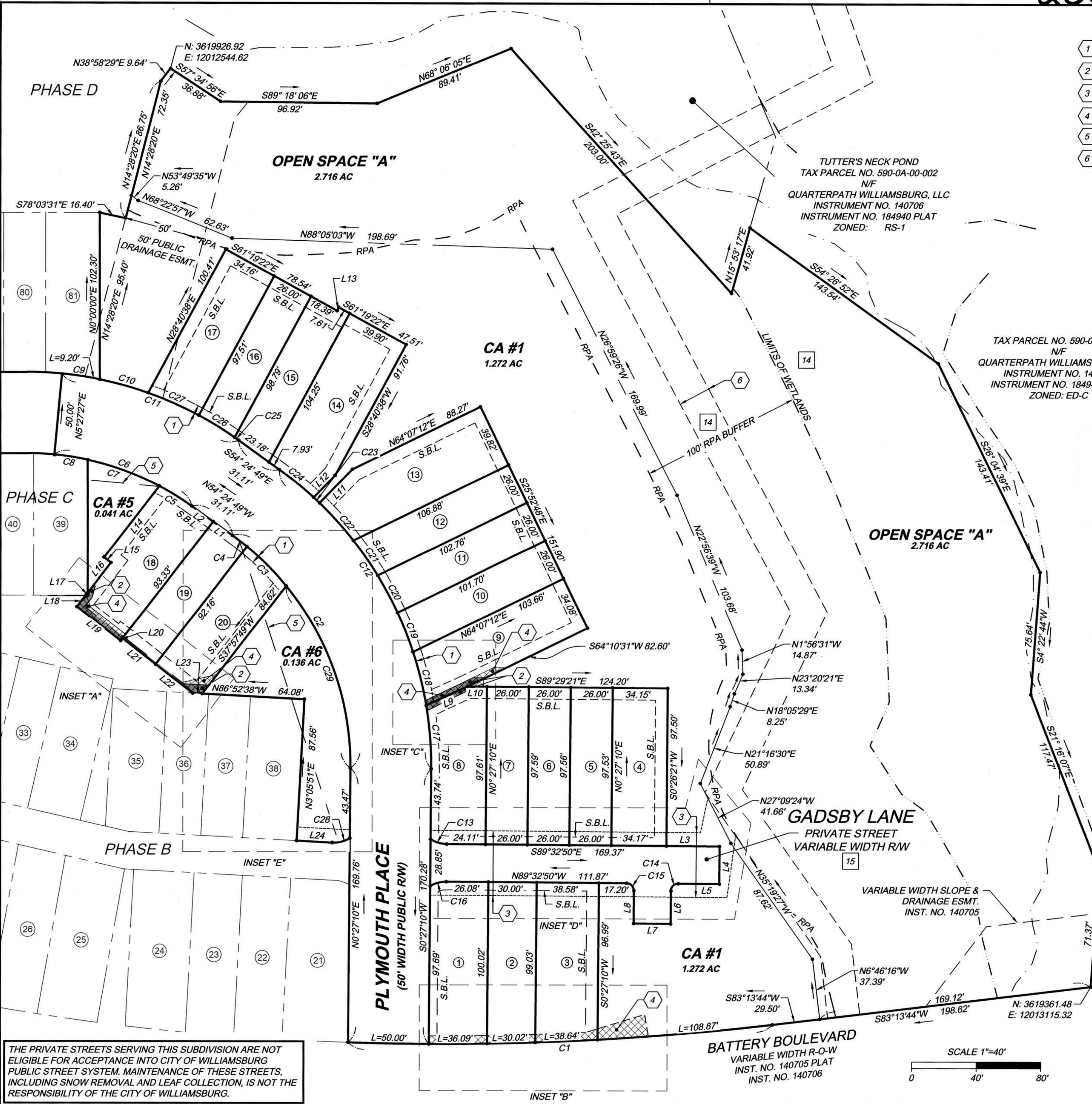
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Y:\909\42335-909 Quarterpath\008-Parcel 12\DWG\Sheet\Plat\Phase A\42335.008\909-PL-SUBD-PHA-3.dwg | Plotted on 12/23/2024 8:59 AM | by Michael Little

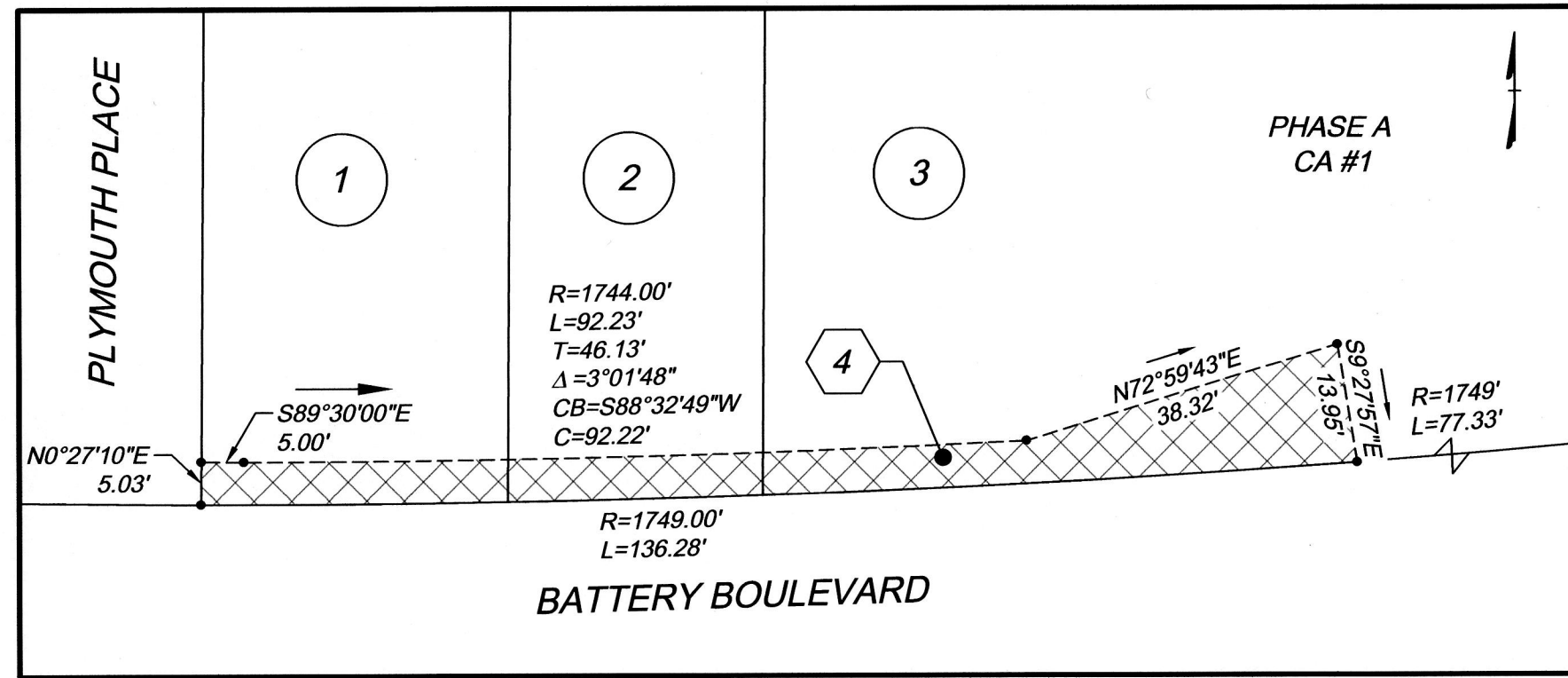
THE PRIVATE STREETS SERVING THIS SUBDIVISION ARE NOT ELIGIBLE FOR ACCEPTANCE INTO CITY OF WILLIAMSBURG PUBLIC STREET SYSTEM. MAINTENANCE OF THESE STREETS, INCLUDING SNOW REMOVAL AND LEAF COLLECTION, IS NOT THE RESPONSIBILITY OF THE CITY OF WILLIAMSBURG.



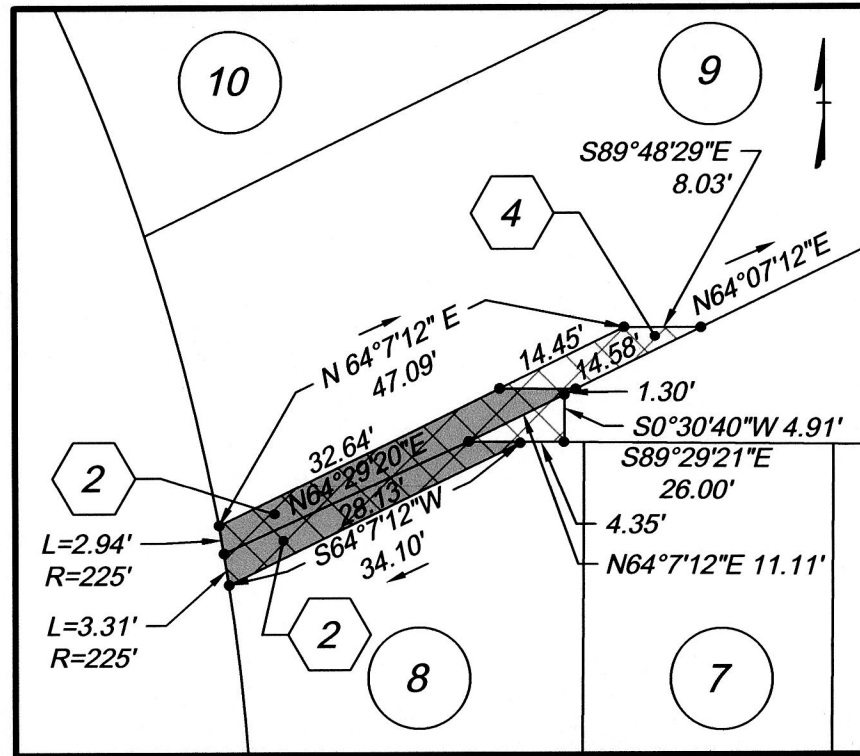
20244159

EASEMENT LEGEND:

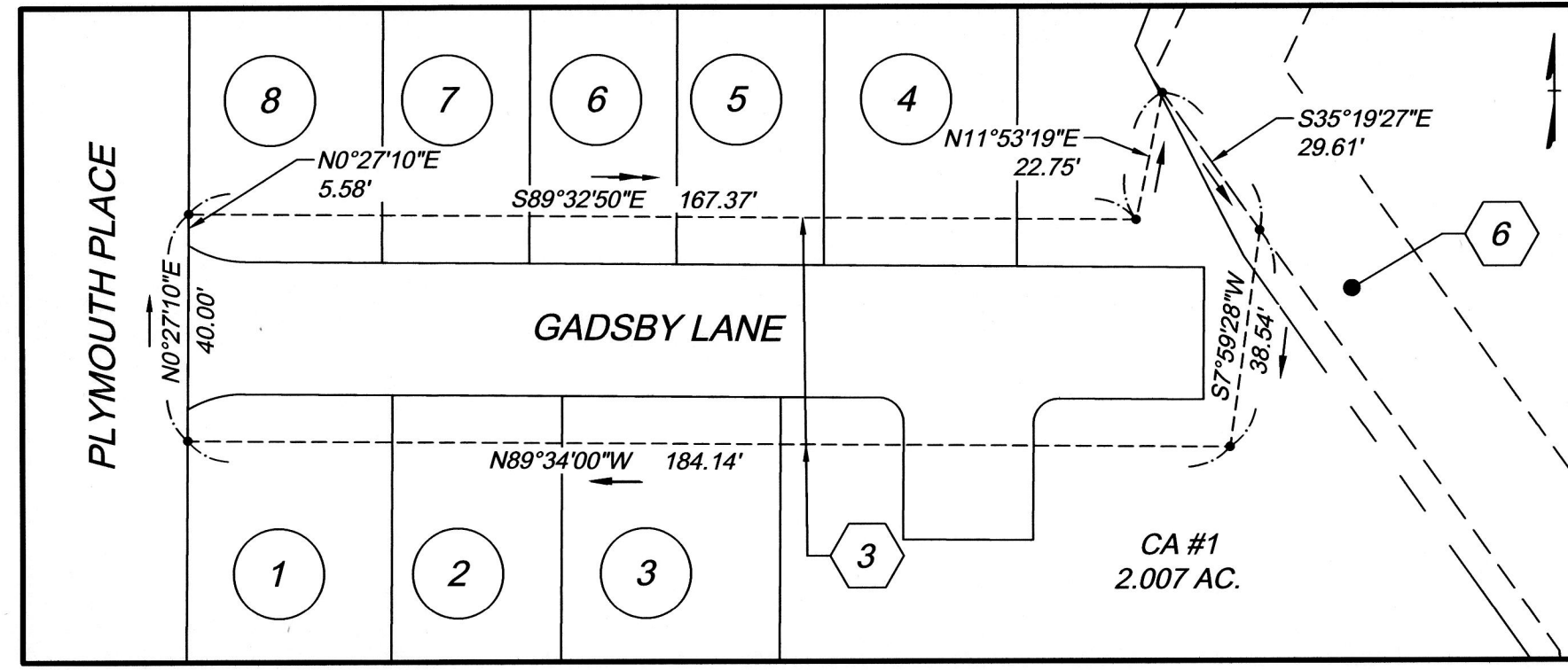
- 1 5' PUBLIC UTILITY EASEMENT
- 2 VARIABLE WIDTH ACCESS EASEMENT
- 3 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 5 SIGHT DISTANCE EASEMENT
- 6 EXISTING 20' CITY OF WILLIAMSBURG UTILITY EASEMENT INST. NO. 213903



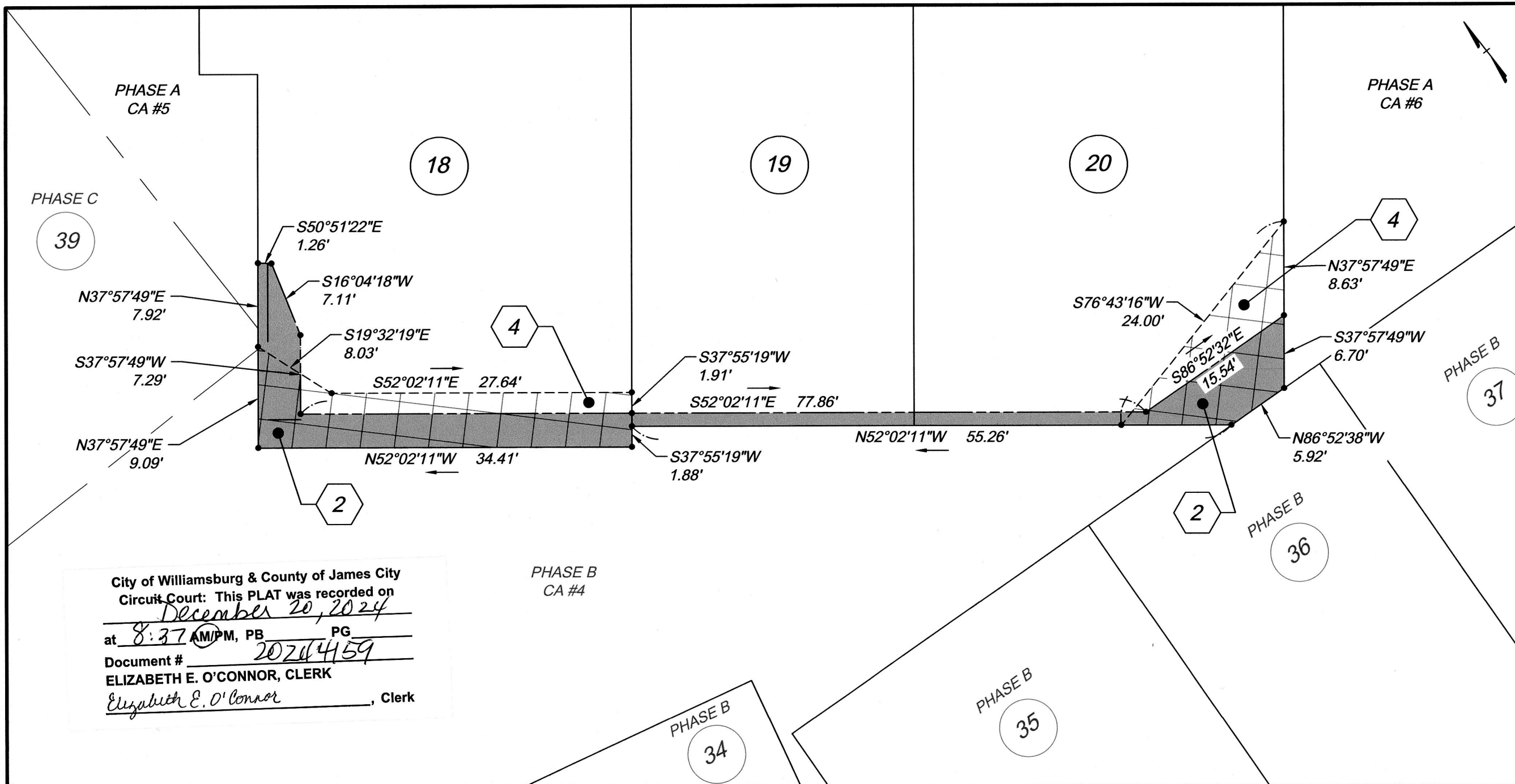
INSET "B"
SCALE: 1" = 20'



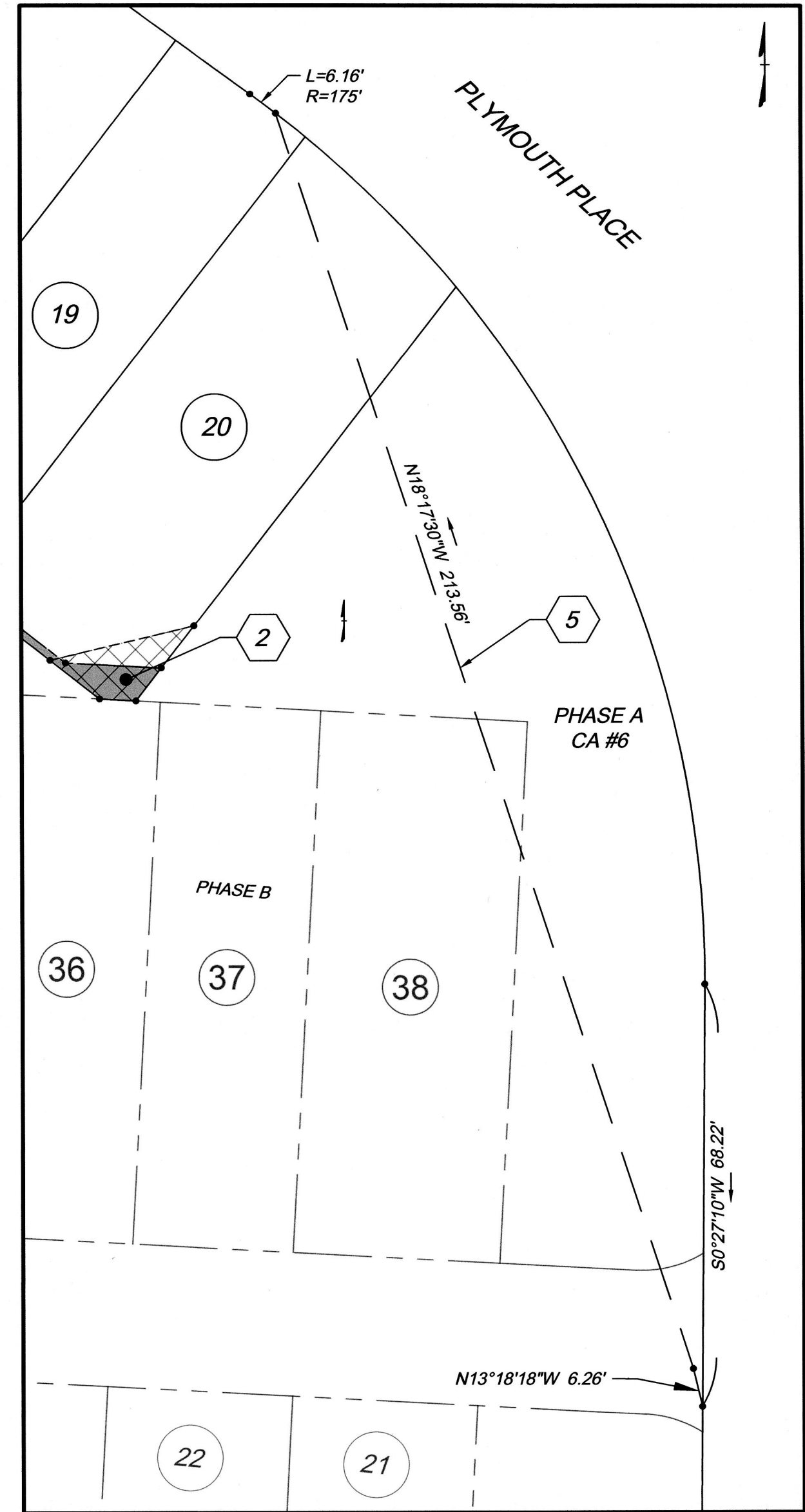
INSET "C"
SCALE: 1" = 20'



INSET "D"
SCALE: 1" = 30'

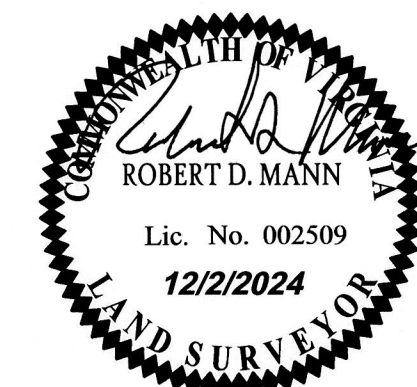


INSET "A"
SCALE: 1" = 10'



INSET "E"
SCALE: 1" = 20'

5 Large/Small Plat(s) Recorded
herewith as # 20244159



PLAT OF SUBDIVISION
**THE OVERLOOK AT
TUTTER'S NECK**
PHASE A
PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 12/2/2024	Scale: As Noted
Sheet No. 4 of 5	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

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Y:\909\42335-009 Quarterpath\008-Parcel\12B\DWG\Sheet\PlatPhase A\42335-008V-009-PL SUBD-PHA-5.dwg | Plotted on 12/3/2024 8:51 AM | by Michael Little

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1749.00'	263.62'	132.06'	8°38'09"	S87°32'49"W	263.37'
C2	175.00'	167.58'	90.84'	54°51'59"	N26°58'49"W	161.25'
C3	175.00'	34.42'	17.27'	11°16'08"	N45°05'18"W	34.36'
C4	175.00'	11.27'	5.64'	3°41'27"	N52°34'05"W	11.27'
C5	175.00'	23.58'	11.81'	7°43'16"	N58°16'27"W	23.56'
C6	175.00'	92.02'	47.10'	30°07'44"	N69°28'41"W	90.97'
C7	175.00'	47.47'	23.88'	15°32'29"	N69°54'19"W	47.32'
C8	175.00'	20.97'	10.50'	6°52'00"	N81°06'33"W	20.96'
C9	225.00'	23.70'	11.86'	6°02'07"	S81°31'29"E	23.69'
C10	225.00'	31.24'	15.65'	7°57'22"	S74°31'45"E	31.22'
C11	225.00'	118.32'	60.56'	30°07'44"	S69°28'41"E	116.96'
C12	225.00'	215.46'	116.79'	54°51'59"	S26°58'49"E	207.32'
C13	19.00'	10.53'	5.40'	31°45'25"	S73°40'07"E	10.40'
C14	4.50'	7.07'	4.50'	90°00'00"	S45°27'10"W	6.36'
C15	4.50'	7.07'	4.50'	90°00'00"	N44°32'50"W	6.36'
C16	19.00'	10.53'	5.40'	31°45'25"	S74°34'28"W	10.40'
C17	225.00'	39.37'	19.74'	10°01'33"	N4°33'36"W	39.32'
C18	225.00'	34.10'	17.09'	8°41'05"	N13°54'55"W	34.07'
C19	225.00'	26.09'	13.06'	6°38'36"	N21°34'45"W	26.07'
C20	225.00'	26.04'	13.03'	6°37'48"	N28°12'57"W	26.02'
C21	225.00'	26.34'	13.18'	6°42'26"	N34°53'04"W	26.32'
C22	225.00'	31.20'	15.62'	7°56'41"	N42°12'38"W	31.17'
C23	225.00'	5.00'	2.50'	1°16'25"	N46°49'11"W	5.00'
C24	225.00'	27.32'	13.68'	6°57'26"	N50°56'06"W	27.30'
C25	225.00'	3.01'	1.51'	0°46'02"	N54°47'50"W	3.01'
C26	225.00'	26.05'	13.04'	6°37'57"	N58°29'49"W	26.03'
C27	225.00'	34.31'	17.19'	8°44'16"	N66°10'56"W	34.28'
C28	19.00'	11.40'	5.88'	34°22'17"	N75°52'54"E	11.23'
C29	175.00'	121.89'	63.53'	39°54'24"	N19°30'02"W	119.44'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°24'49"W	14.74'
L2	N54°24'49"W	16.37'
L3	S89°32'50"E	33.09'
L4	S0°27'10"W	23.16'
L5	N89°32'50"W	25.50'
L6	S0°27'51"W	20.42'
L7	N89°32'50"W	23.00'
L8	N0°27'10"E	20.42'
L9	N65°29'20"E	28.13'
L10	S89°29'21"E	12.05'
L11	N44°14'04"E	29.11'
L12	N44°22'53"E	19.08'
L13	N28°40'38"E	2.33'
L14	S37°57'49"W	55.75'
L15	S52°03'51"E	5.37'
L16	S37°57'49"W	23.37'
L17	S37°57'49"W	1.88'
L18	S37°57'49"W	9.09'
L19	S52°02'11"E	34.41'
L20	N37°57'51"E	1.88'
L21	S52°02'11"E	26.00'
L22	S52°02'11"E	29.26'
L23	S86°52'38"E	5.31'
L24	S86°55'57"E	22.09'

LOT AREA TABLE			
PARCEL NAME	SQUARE FEET	ACRES	GPIN
1	3612	0.083	2025.253.401
2	2987	0.069	2025.253.402
3	3784	0.087	2025.253.403
4	3331	0.076	2025.253.404
5	2536	0.058	2025.253.405
6	2537	0.058	2025.253.406
7	2538	0.058	2025.253.407
8	3255	0.075	2025.253.408
9	3626	0.083	2025.253.409
10	2663	0.061	2025.253.410
11	2652	0.061	2025.253.411
12	2719	0.062	2025.253.412
13	4327	0.099	2025.253.413
14	4230	0.097	2025.253.414
15	2627	0.060	2025.253.415
16	2545	0.058	2025.253.416
17	3365	0.077	2025.253.417
18	3483	0.080	2025.253.418
19	2390	0.055	2025.253.419
20	3084	0.071	2025.253.420

5 (Large) Small Plat(s) Recorded
herewith as # 20244159

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 8:37 AM PM, PB PG
Document # 20244159
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



PLAT OF SUBDIVISION
THE OVERLOOK AT
TUTTER'S NECK
PHASE A
PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 12/2/2024	Scale: AS NOTED
Sheet No. 5 of 5	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

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