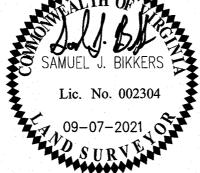
PROME **GENERAL NOTES** N28'32'41"E-85.14' THIS PLAT IS BASED ON RECORD DOCUMENTS AND WAS PREPARED S58*35'12"E-∽*S83*22'16"E* -N73°14'31"E WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS 42.49 92.45 SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD. 89.30° -S79**°**46**'**58**"**E 154.24' 2. THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS. N33*39'40"E 123.93' 3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. -PUMP STATION N71°41'51"E BRICK BLDG *76.55*° 4. BASED ON THE FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF EX. VARIABLE WIDTH N24°55'23"E UTILITY EASEMENT WILLIAMSBURG THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP S65°04'37"E 85.59 N14'56'36"W INSTR. NO. 140705 NUMBER 51095C0143D AND MAP NO. 51095C0206D BOTH DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF 82.06 WILLIAMSBURG, VIRGINIA. ZONE "X" IS DEFINED AS AREAS DETERMINED TO (C/L ESMT BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. - CITY OF WILLIAMSBURG TIE) APPROX. LOCATION 15' N1812'34"E TAX PARCEL: 590-01-01-005 EX. DOMINION 34.28 #1301 REDOUBT ROAD VA POWER EASEMENT INSTRUMENT NO. 140705 (PLAT) INSTR. NO. 122410 N5616'43"W ZONED: ED-C **LEGEND** 49.20' EXISTING RIGHT OF WAY QUARTERPATH WILLIAMSBURG, LLC VICINITY MAP TAX PARCEL: 589-0A-00-002 **EXISTING BOUNDARY** (VARIABLE MIDTH R/W) (Approximate Scale: 1"=2000') #1151 QUARTERPATH ROAD PROPOSED EASEMENT -N65°04'37"W INSTRUMENT NO. 140706 Copyright ADC The Map People permitted use number 21004223-2 143.10 CENTERLINE OF EASEMENT INSTRUMENT NO. 140705 (PLAT) $-\Delta = 2'49'09''$ R=569.50 EXISTING EASEMENT ZONED: RS-1 EX. VARIABLE L=28.02' WIDTH DRAINAGE **EXISTING RPA** T=14.01' EASEMENT **EXISTING WETLANDS** INSTR. NO. 140705 C=28.02-S42°25'43"E C.B.=S62°59°22"E PROPERTY CORNER 203.00' EX. 61' TEMPORARY DRAINAGE 20' PUBLIC UTILITY UTILITY AND ACCESS EASEMENT APPROX. LOCATION 10' N*23°29'26"* N EX. DOMINION EASEMENT TO THE VA POWER EASEMENT 142.87 -CITY OF WILLIAMSBURG INSTR. NO. 1219847 N68°06'05"E LINE TABLE (AREA= 22,286 S.F.± -89.41° LENGTH BEARING L1 N65°04'37"W 125.86' -N15**°**53**'**17**"**E S39'36'16"W 47.17 100.00' -RPA LINE (INSTR. NO. 140705) -EDGE OF WETLANDS L3 63.80' S29'54'31"E (INSTR. NO. 140705) 61.70' L4 S60°27'14"W QUARTERPATH WILLIAMSBURG, LLC QUARTERPATH WILLIAMSBURG, LLC TAX PARCEL: 590-03-03-B 126.54 S28°24'30"W TAX PARCEL: 590-03-03-B **#4200 BATTERY BOULEVARD #4200 BATTERY BOULEVARD** INSTRUMENT NO. 140706 S19*44'13"E 68.83 INSTRUMENT NO. 140706 INSTRUMENT NO. 184940 (PLAT) INSTRUMENT NO. 184940 (PLAT) ZONED: ED-C L7 S62°52'32"W 179.71 ZONED: ED-C S28'04'47"E 282.51 $\Delta = 34^{\circ}54'34''$ 20' PUBLIC UTILITY R=1169.00' L9 S25'35'25"W 122.35 EASEMENT TO THE L=712.25' CITY OF WILLIAMSBURG WIDTH SLOPE AND 120.47 L10 S3519'27"E T=367.57'DRAINAGE EASEMENT (AREA= 22,286 S.F.± C=701.29'INSTR. NO. 140705 OR 0.512 AC.±) 41.21 L11 S6*46'16"E C.B.=N65'46'28"E 34.50 L12 N83°13'44"E -Δ=15°09'53" Δ=11"16'35"-/--N8313'44"E R=1469.00' R=1749.00' 44.50 N83'13'44"E 395.87 L=388.81' L=344.22' T=172.67' T=195.55' C=343.67' C=387.68'C.B.=S77°54'43"E C.B.=N88*52'02"E Δ=33°06'15" (C/L ESMT R=1225.50' TIE) BATTERY, BLVD. (VARIBLE WIDTH R/W) INSTR. NO. 140705 L=708.07'T=364.22' L12-(ESMT TIE) C=698.26' C.B.=N66'40'37"E -RPA LINE 1/ (INSTR. NO. 140705) Large/Small Plat(s) Recorded -58313'44"W Δ=14'49'26"-STATE OF VIRGINIA 395.87 R=1525.50' 20' X 7.5' PUBLIC UTILITY L=394.69' CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS EASEMENT TO THE T=198.45' APPROX. LOCATION 10 14th DAY OF Volember, 2021. $\Delta = 11^{\circ}16'35"$ CITY OF WILLIAMSBURG EX. DOMINION C=393.59'(AREA= 150 S.F.±) R=1805.50' VA POWER EASEMENT C.B.=N78°04'57"W L=355.34' INSTR. NO. 1219847 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

AND ADMITTED TO THE RECORD T=178.25' EDGE OF WETLANDS WIDTH SLOPE AND QUARTERPATH WILLIAMSBURG, LLC GRAPHIC SCALE (INSTR. NO. 140705) C=354.77'DRAINAGE EASEMENT 213903 C.B.=S88°52'02"W TAX PARCEL: 590-01-01-A INSTRUMENT\# INSTR. NO. 140705 100' 100' #4101 BATTERY BOULEVARD INSTRUMENT NO. 140706 INSTRUMENT NO. 140705 (PLAT) SCALE: 1" = 100' MONA A. FOLEY, CLERK ZONED: ED-C **PLAT SHOWING** 20' UTILITY EASEMENT 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 TO BE CONVEYED Phone: (757) 253-0040 TO THE CITY OF WILLIAMSBURG Fax: (757) 220-8994 Lic. No. 002304

Description Rev. Date





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BEING THE PROP	PERTY OF Q	UARTERP	'ATH W	ILLIAM	SBURG, L	LC.
CITY OF WILLIAMSBURG					VIRGINIA	

Project Contacts					
Project Number:					
Scale:	Date:				
1" = 100'	05-18-2020				
Sheet Number					
10	F 1				
	1" = 100'				