

064101

OWNERS CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS QUARTERPATH AT WILLIAMSBURG IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

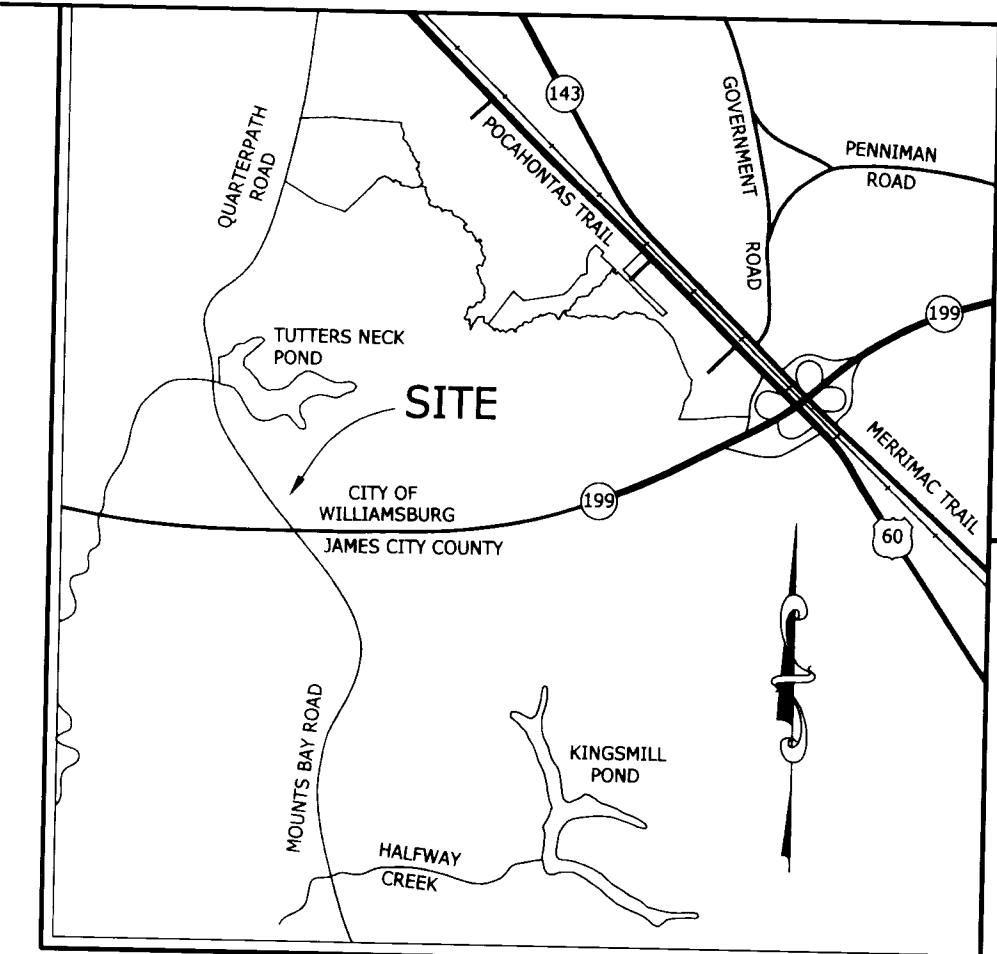
10-24-06 William B. Downey
DATE RIVERSIDE HEALTHCARE ASSOCIATION, INC.

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED AS FOLLOWS;

TO RIVERSIDE HEALTHCARE ASSOCIATION, INC. FROM THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA NON-STOCK CORPORATION, FORMERLY KNOWN AS COLONIAL WILLIAMSBURG, INCORPORATED BY DEED DATED NOVEMBER 15, 2004 AND RECORDED NOVEMBER 19, 2004 IN INSTRUMENT NO. 042128 IN THE CLERK'S OFFICE OF CITY OF WILLIAMSBURG, VIRGINIA.

Paul N. Huber
TIMMONS GROUP



VICINITY MAP 1" = 2000'

COMMONWEALTH OF VIRGINIA

City of Williamsburg TO WIT:

I, Lisa A. Keller A NOTARY PUBLIC IN AND FOR THE

City of Williamsburg COMMONWEALTH OF VIRGINIA,

DO HEREBY CERTIFY THAT: William B. Downey

WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF October, 2006

December 31, 2007
MY COMMISSION EXPIRES

Lisa A. Keller
NOTARY PUBLIC

NOTES:

- 1. CURRENT OWNER: RIVERSIDE HEALTHCARE ASSOCIATION, INC. INSTRUMENT NO. 042128
- 2. TAX PARCEL NO.: 559-02-00-002
- 3. ZONING: RS-2., SINGLE FAMILY DWELLING DISTRICT CONDITIONAL. SETBACK REQUIREMENTS FOR RS-2 ZONING ARE AS FOLLOWS:
FRONT: 35'
SIDE: 10'
REAR: 25'
- 4. EASEMENTS SHOWN ON THIS PLAT ARE REFLECTED IN TITLE BINDERS SUPPLIED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. G041747N, EFFECTIVE DATE: MAY 27, 2005, FIRST REISSUE AND BON AIR/WILLIAMSBURG TITLE AGENCY, LLC, COMMITMENT NO. G041747R DATED 5-7-04.
- 5. THIS PLAT REPRESENTS A CURRENT TIMMONS GROUP FIELD SURVEY.
- 6. THIS PROPERTY LIES IN ZONE 'X' AS DEFINED BY THE FEMA FLOOD HAZARD MAP NO. 510294-0005 B DATED 3-2-94.
- 7. PROFFERS RECORDED IN INSTRUMENT NO.: 050828 AFFECT SUBJECT PROPERTY.
- 8. REDOUBT ROAD RIGHT-OF-WAY IS DEDICATED AS A PUBLIC RIGHT-OF-WAY.
- 9. THE PROPERTY SHOWN HERE IS REFLECTIVE OF A CURRENT PHYSICAL SURVEY, EXCEPT PORTIONS OF THE NORTHERN AND WESTERN PROPERTY LINES FOR LOT 3 HAVE BEEN COMPILED FROM RECORDS. THE PROPERTY LINE SHOWN AROUND THE POND OWNED BY THE FORT MAGRUDER FISHING CLUB, INCORPORATED IS BASED ON RECORD DOCUMENTS OF VARYING LEGIBILITY, INCLUDING, WITHOUT LIMITATION, THAT DEED DATED MAY 6, 1908 FROM JOHN M. HENDERSON AND CHRISTINE N. HENDERSON AND EDMONIA P.T. HENLEY AND NORVELLE L. HENLEY TO THE FORT MAGRUDER FISHING CLUB, INCORPORATED, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AND CITY OF WILLIAMSBURG, VIRGINIA, IN DEED BOOK 11 PAGE 274, TOGETHER WITH THE SURVEY REFERENCED THEREIN, AND IS THE SURVEYOR'S PROFESSIONAL OPINION AS TO THE APPROXIMATE LOCATION OF THE ACTUAL BOUNDARY LINE.

THE PURPOSE OF THIS PLAT IS (A) TO CREATE AS A PARCEL THE AREA OF REDOUBT PARK FOR DEDICATION TO THE CITY OF WILLIAMSBURG PURSUANT TO AND IN SATISFACTION OF THE OWNER'S PROFFER OBLIGATIONS UNDER SECTION 2 OF THE QUARTERPATH AT WILLIAMSBURG PROFFERS RECORDED AS INSTRUMENT NO. 050828 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VIRGINIA AND (B) TO DEDICATE AS A PUBLIC RIGHT-OF-WAY THAT PORTION OF REDOUBT ROAD AS SHOWN ON THIS PLAT PURSUANT TO AND IN SATISFACTION OF THE OWNER'S PROFFER OBLIGATION UNDER SECTION 3 OF SAID PROFFERS TO DEDICATE SUCH AREA FOR PUBLIC RIGHT-OF-WAY, WHICH AREA, AS EVIDENCED BY THE CITY'S ACCEPTANCE OF THIS DEDICATION, IS APPROVED BY THE CITY TO BE IMPROVED AS A PUBLIC ROAD BY OWNER OR ITS SUCCESSORS IN INTEREST TO SERVE THE PROPERTY OF THE OWNER AS CONTEMPLATED IN SAID PROFFERS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY

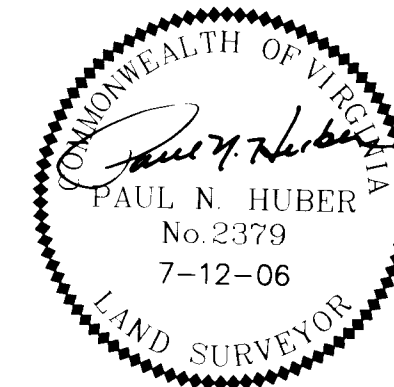
7/12/06
DATE Paul N. Huber
PAUL N. HUBER, LS
NO. 2379

CERTIFICATE OF APPROVAL

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

10/26/06 Reed T. Mark
DATE SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
29 November 2006
at 3:42 AM/PM. PB. PG.
DOCUMENT # 064101
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



2 Large Scale Plat(s) Recorded
herewith as # 064101

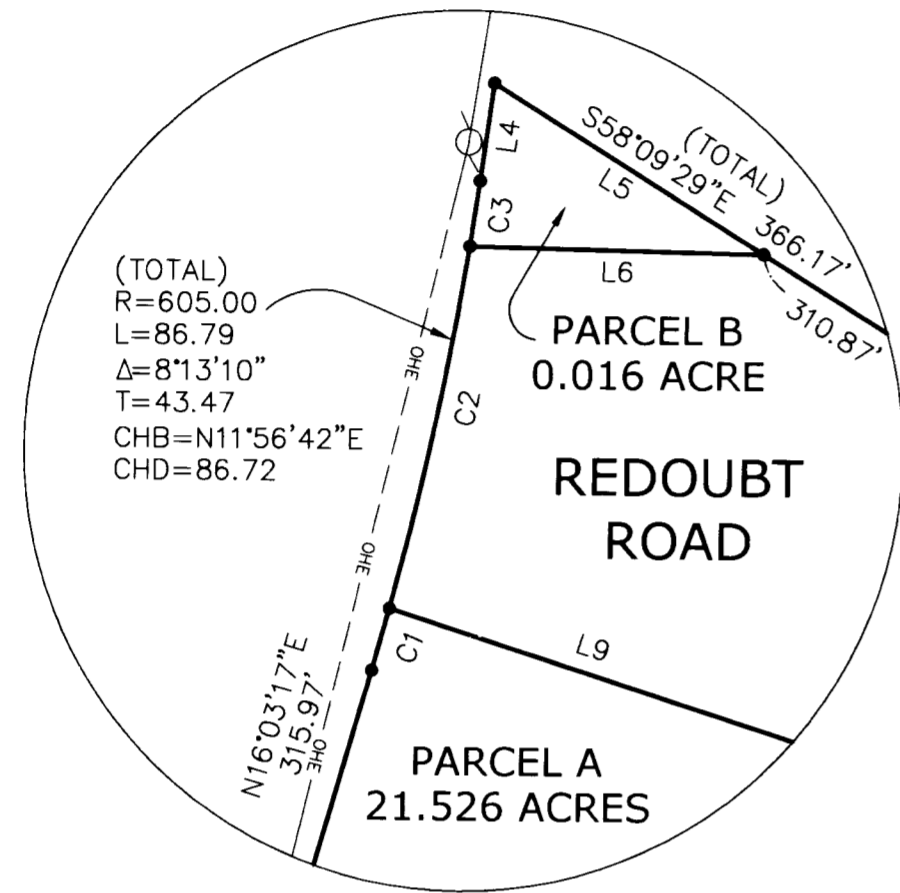
REDOUBT PARK

CITY OF WILLIAMSBURG, VIRGINIA
DATE: JULY 12, 2006 SCALE: 1"=200'

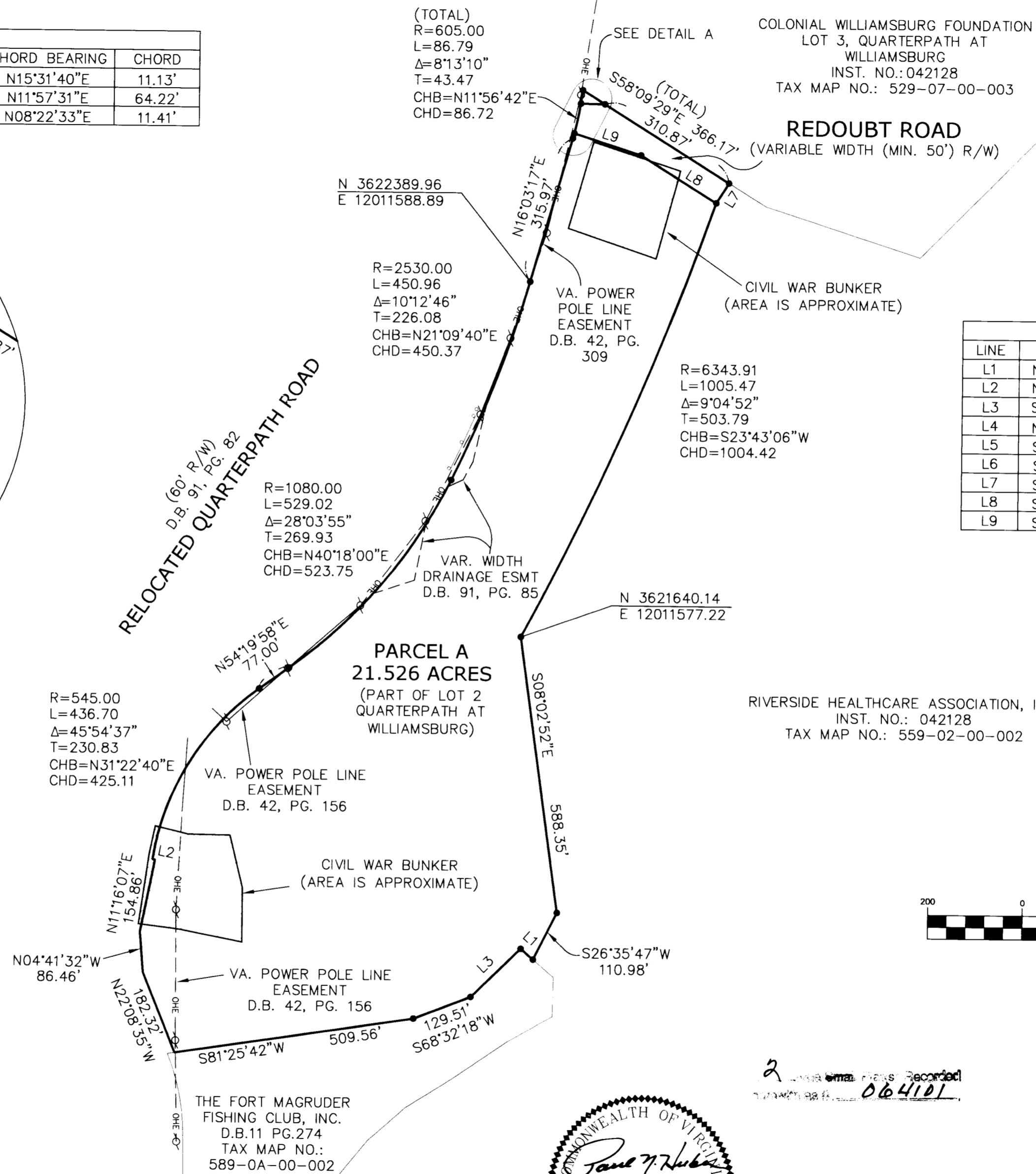
TIMMONS GROUP
Site Development Residential Technology
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

#064101

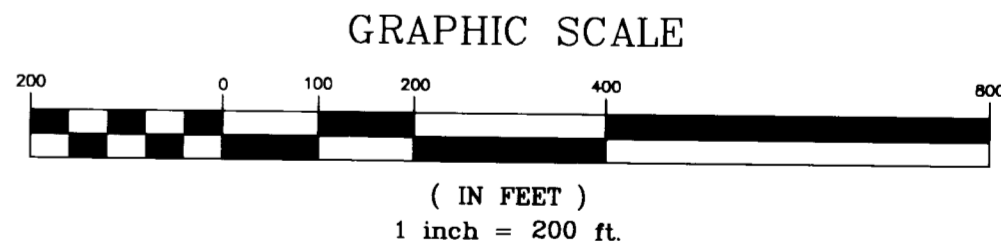
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	605.00'	11.13'	5.56'	1°03'14"	N15°31'40"E	11.13'
C2	605.00'	64.25'	32.15'	6°05'05"	N11°57'31"E	64.22'
C3	605.00'	11.41'	5.71'	1°04'51"	N08°22'33"E	11.41'



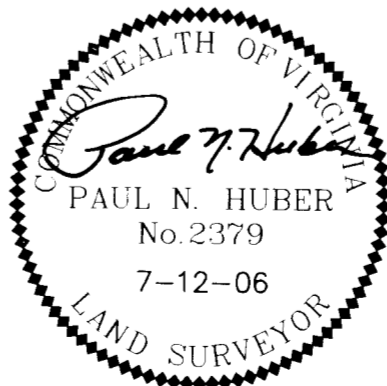
DETAIL A
(NO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N49°14'35"W	34.32'
L2	N81°34'36"W	5.20'
L3	S45°45'25"W	146.80'
L4	N07°50'09"E	17.09'
L5	S58°09'29"E	55.30'
L6	S88°55'31"E	50.98'
L7	S31°50'31"W	50.00'
L8	S58°09'29"E	188.58'
L9	S72°20'45"E	148.79'



City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
29 November 2006
at *3:42* AM/PM. PG. *—*
DOCUMENT # *064101*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



REDOUBT PARK

CITY OF WILLIAMSBURG, VIRGINIA
DATE: JULY 12, 2006 SCALE: 1"=200'

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
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TEL 804.260.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

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