

140021471

**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS QUARTERPATH AT WILLIAMSBURG, SECTION 1, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NO MORTGAGE ON THE PROPERTY.

GIVEN UNDER OUR HANDS AND SEALS THIS 21 DAY OF NOV, 2014.

BY: RIVERSIDE HEALTHCARE ASSOCIATION, INC.  
*Waide Broughman*  
WAIDE BROUGHMAN, CHIEF OPERATING OFFICER

COMMONWEALTH OF VIRGINIA,  
CITY OR COUNTY OF NEWPORT NEWS, TO WIT:

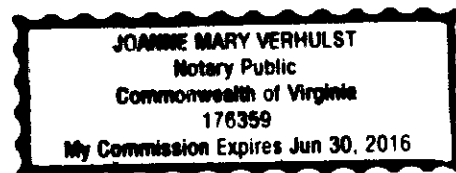
I, JOANNE M. VERHULST, a notary public in and for the city or county of Newport News, Commonwealth of Virginia, do hereby certify that WAIDE BROUGHMAN, whose name is signed to the subdivision certificate has acknowledged the same before me in my city or county and commonwealth aforesaid.

Given under my hand and seal this 20<sup>TH</sup> day of NOVEMBER, 2014.

*Joanne M. Verhulst*  
Notary Public Signature

My commission expires: 6/30/2016

176359  
Registration Number



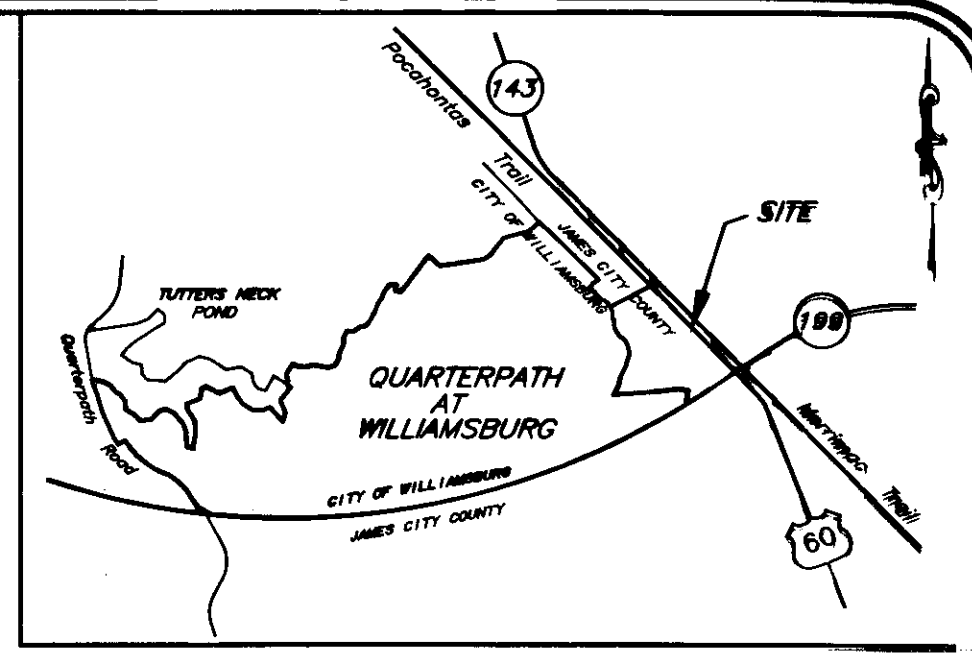
**SOURCE OF TITLE**

THE PROPERTY IS COMPRISED OF TAX PARCEL: 5020100075

CONVEYED BY GWIC, LLC TO RIVERSIDE HEALTHCARE ASSOCIATION, INC. BY DEED, DATED JUNE 28, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS INSTRUMENT NO. 050014379.

**NOTES:**

- USE: MIXED
- ZONING: B-1 (GENERAL BUSINESS)  
FRONT SETBACK = 50.00'  
SIDE SETBACK = 20.00'  
REAR SETBACK = 20.00'
- TAX PARCEL NUMBER: 5020100075
- DRAINAGE: CURB & GUTTER
- WATER: NEWPORT NEWS WATERWORKS
- SEWER: JAMES CITY COUNTY
- NUMBER OF LOTS: 3
- AREAS:
  - AREA IN LOTS: 14.870± ACRES
  - AREA IN ROADS: 1.557 ACRES
  - TOTAL AREA: 16.427± ACRES
  - TOTAL AREA IN SPECIAL FLOOD HAZARD AREA (COMMUNITY PANEL NO. 51095C-0145-C): 0.000 ACRES
- SUBDIVISION IS IN ZONE "X" AS DEFINED BY FEMA FIRM COMMUNITY PANEL NO. 51095C-0145-C, DATED SEPTEMBER 28, 2007
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE, EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 5/8" IRON RODS TO BE SET AT ALL PROPERTY CORNERS.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



VICINITY MAP - SCALE: 1"=2000'

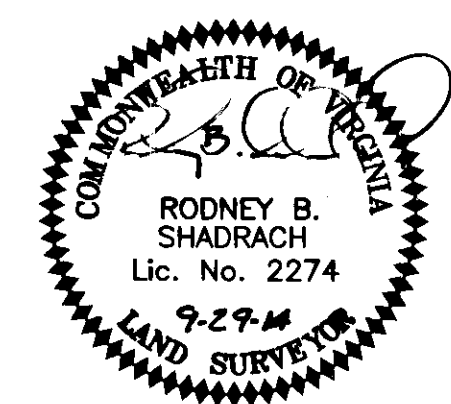
**VDOT NOTES:**

- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PART AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

*Rodney B. Shadrach*  
RODNEY B. SHADRACH, L.S.  
SHADRACH & ASSOCIATES LLC



3 Large/Small Plat(s) Recorded  
herewith as # 140021471

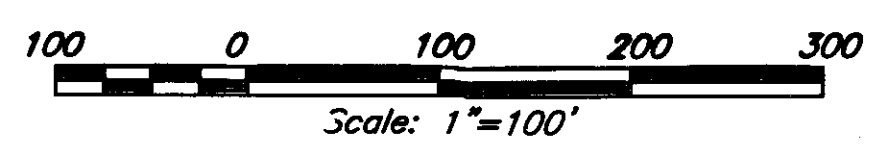
City of Williamsburg & County of James City  
Circuit Court; This PLAT was recorded on  
December 30, 2014  
at 3:12 AM/PM, PG 1 of 1  
Document # 140021471  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge*, Dep. Clerk

**CERTIFICATE OF APPROVAL**

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

*Charles Catlett Jr.* 12/8/14  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

*Christina Green* 12/8/14  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



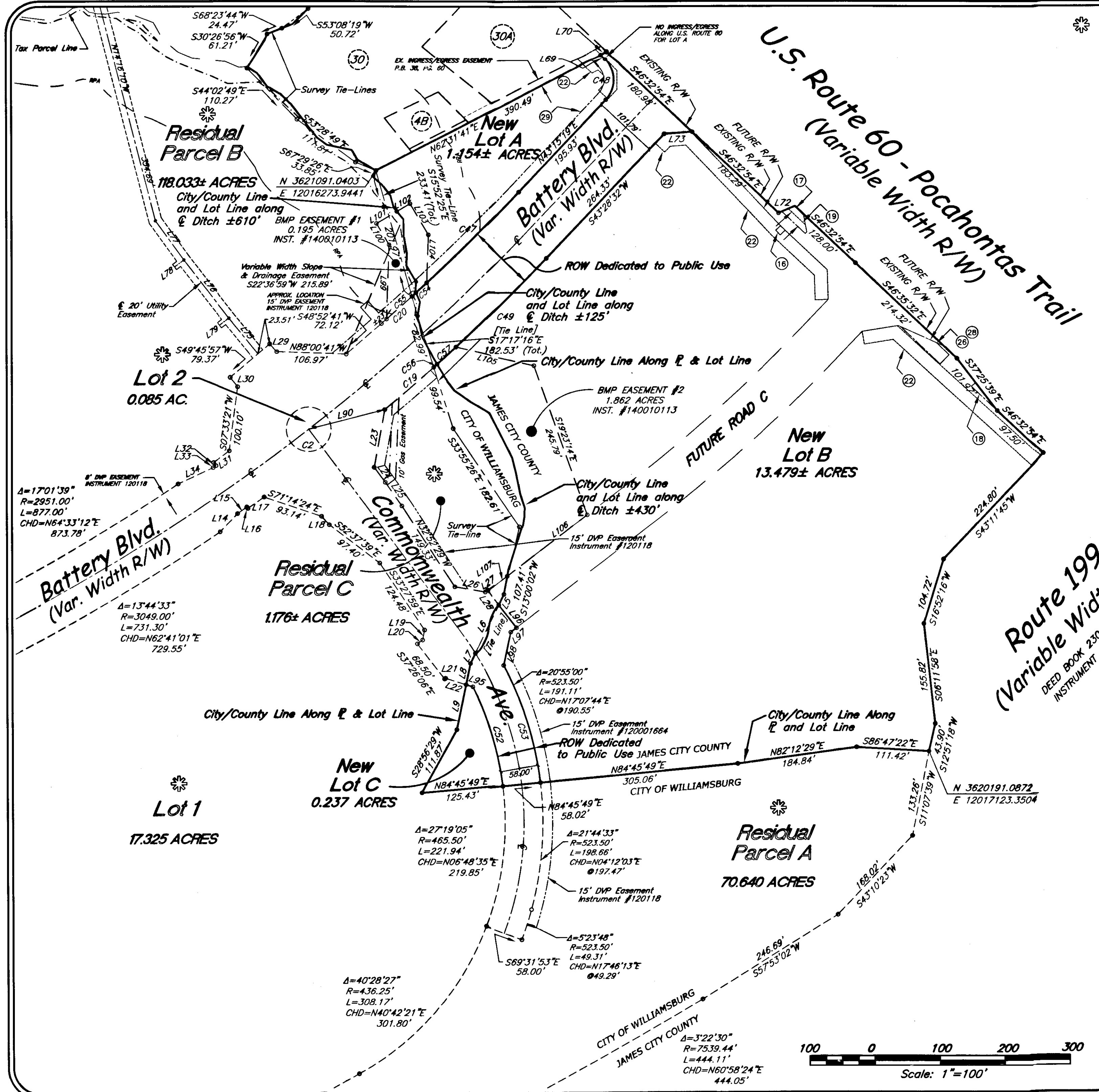
MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATE SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL UNLESS OTHERWISE ARRANGED IN ADVANCE IN WRITING WITH THE AGENT.

**Quarterpath at Williamsburg Section 1**

Roberts District, James City County, Virginia  
SCALE: 1"=100' DATE: SEPTEMBER 29, 2014

**Shadrach & Associates, LLC**  
LAND SURVEYING  
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • Fax: (804)379-9301

☼ - (Quarterpath at Williamsburg - City Portion)



- ☼ - (Quarterpath at Williamsburg - City Portion)
- 30A Southland Corporation  
Deed Book 238, Page 187  
Tax Parcel: 50-2-01-0-0030A  
#7337 Pocahontas Trail  
Zoned: B-1
- 30 Riverside Healthcare Association, Inc.  
Instrument No. 050014379  
Tax Parcel: 50-2-01-0-0030  
#7327 Pocahontas Trail  
Zoned: B-1
- 4B Riverside Healthcare Association, Inc.  
Instrument No. 050014379  
Tax Parcel: 50-2-07-0-0004B  
#7341 Pocahontas Trail  
Zoned: B-1
- 16 10' VDOT DRAINAGE EASEMENT, DB. 134, PG. 564
- 17 10' JCSA SEWER EASEMENT, DB. 142, PG. 573
- 18 VAR. WIDTH JCSA SEWER & UTILITY EASEMENT, DB. 142, PG. 578
- 19 10' JCSA UTILITY EASEMENT, DB. 142, PG. 608
- 22 4B 5B 6B 7B 8B 20' VEPCO EASEMENT, INST. NO. 100024722
- 26 VAR. WIDTH JCSA SEWER & UTILITY EASEMENT, INST. 110013555
- 28 VAR. WIDTH JCSA SEWER & UTILITY EASEMENT, INST. 110013555
- 29 20' VEPCO EASEMENT, INST. NO. 120001884

**Route 199**  
(Variable Width R/W)  
DEED BOOK 230, PAGE 652  
INSTRUMENT #020-015393

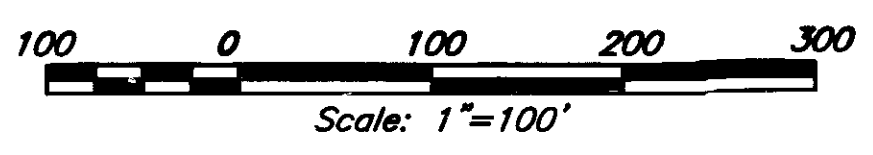
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
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BETSY B. WOOLRIDGE, CLERK  
Amy Storey, Dep. Clerk

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**Quarterpath  
at  
Williamsburg  
Section 1**

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140021471

Line Table		
Line	Length	Bearing
L1		
L2		
L3		
L4		
L5	18.30'	S25°32'29"W
L6	84.17'	S25°32'29"W
L7	17.75'	S25°32'29"W
L8	33.59'	S11°48'29"W
L9	70.86'	S11°48'29"W
L10		
L11		
L12		
L13		
L14	39.09'	N43°40'38"E
L15	17.34'	S54°31'57"W
L16	2.70'	N36°33'38"W
L17	30.61'	S54°45'43"W
L18	17.86'	S42°22'28"E
L19	15.66'	S10°48'24"W
L20	10.16'	S52°33'54"W
L21	1.77'	N52°33'54"E
L22	33.26'	S72°17'35"E
L23	91.24'	N10°24'01"E
L24	28.81'	N36°20'14"W
L25	44.67'	N34°47'44"W
L26	47.75'	N80°09'17"W
L27	5.00'	S52°33'54"W
L28	27.56'	N37°26'06"W
L29	16.14'	N42°35'43"W
L30	18.51'	S37°42'12"E
L31	30.41'	N53°19'11"E
L32	6.09'	N36°33'38"W
L33	5.50'	S55°07'28"W
L34	59.19'	S64°56'06"W
L35		
L36		
L37		
L38		
L39		
L40		
L41		
L42		
L43		
L44		
L45		
L46		
L47		
L48		
L49		
L50		

Line Table		
Line	Length	Bearing
L51		
L52		
L53		
L54		
L55		
L56		
L57		
L58		
L59		
L60		
L61		
L62		
L63		
L64		
L65		
L66		
L67		
L68		
L69	9.71'	N45°03'04"W
L70	10.25'	N62°31'41"E
L71		
L72	27.31'	S67°09'58"W
L73	43.02'	N85°46'34"E
L75	71.19'	S38°54'51"E
L76	113.57'	S37°34'30"E
L77	74.88'	S35°43'56"E
L78	18.00'	N52°25'30"E
L79	18.00'	N52°25'30"E
L80		
L81		
L82		
L83		
L84		
L85		
L86		
L87		
L88		
L89		
L90	121.15'	S75°19'24"W
L91		
L92		
L93		
L94		
L95	11.09'	N72°17'35"W
L96	44.44'	S37°26'06"E
L97	10.86'	S52°33'54"W
L98	53.02'	S12°07'06"W
L99	115.00'	N02°03'04"E
L100	38.00'	N30°26'56"W
L101	36.37'	N59°33'04"E
L102	23.63'	N59°33'04"E
L103	55.49'	S30°26'56"E
L104	74.20'	S02°03'04"W
L105	123.35'	S76°54'46"E
L106	155.33'	S52°33'54"W
L107	37.62'	S52°33'54"W

Curve Table				
Curve	Delta	Length	Radius	Chord
C1				
C2	A=360°00'00"	216.27'	34.42'	N/A
C3				
C4				
C5				
C6				
C7				
C8				
C9				
C10				
C11				
C12				
C13				
C14				
C15				
C16				
C17				
C18				
C19	A=01°52'47"	100.07'	3050.00'	N48°58'09"E 100.06'
C20	A=01°12'21"	63.14'	3000.00'	N48°16'31"E 63.14'
C21				
C22				
C23				
C24				
C25				
C26				
C27				
C28				
C29				
C30				
C31				
C32				
C33				
C34				
C35				
C36				
C37				
C38				
C39				
C40				
C41				
C42				
C43				
C44				
C45				
C46				
C47	A=04°25'01"	231.27'	3000.00'	N45°27'49"E 231.21'
C48	A=88°18'23"	69.36'	45.00'	N00°53'52"W 62.69'
C49	A=04°33'20"	242.50'	3050.00'	N45°45'06"E 242.44'
C50				
C51				
C52	A=19°41'05"	159.93'	465.50'	N16°41'30"W 159.14'
C53	A=20°55'00"	191.11'	523.50'	S17°07'44"W 190.05'
C54	A=00°25'51"	22.58'	3000.00'	N47°17'44"E 22.56'
C55	A=01°10'00"	61.09'	3000.00'	N48°05'40"E 61.09'
C56	A=00°08'03"	7.15'	3050.00'	N47°57'44"E 7.15'
C57	A=00°44'06"	39.12'	3050.00'	N47°31'39"E 39.12'

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