

142454

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT STANDS IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 140706.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
QUARTERPATH WILLIAMSBURG, LLC

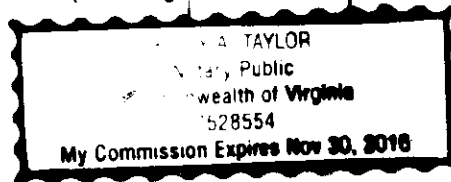
By: W. Will Aust 9/23/14
Walter William Aust, Jr. DATE
PRINTED NAME
Manager
TITLE

CERTIFICATE OF NOTARIZATION:

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

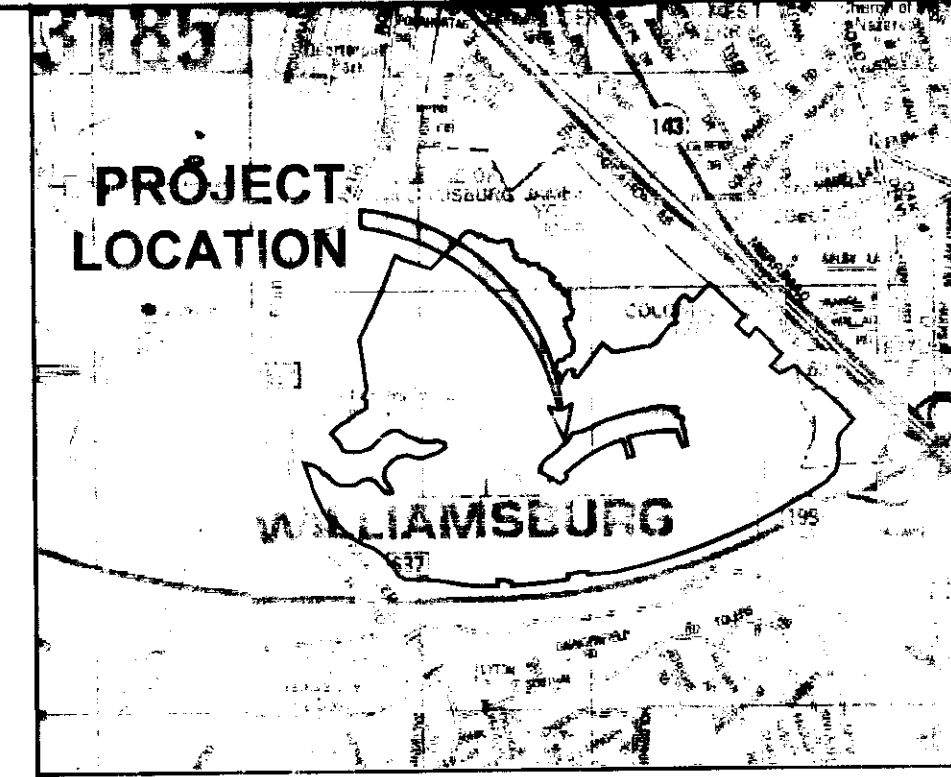
GIVEN UNDER MY NAME THIS 23rd DAY OF September, 2014.
MY COMMISSION EXPIRES November 30, 2016
NOTARY REGISTRATION NUMBER: 7528554

NOTARY: Kelly A. Taylor



GENERAL NOTES

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBERS 51095C0145C, PANELS 145 OF 240, FOR COMMUNITY NUMBER 510294, DATED 09/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
3. THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 589-02-00-001. THE PROPERTY ADDRESS IS 1451 QUARTERPATH ROAD, WILLIAMSBURG.
4. THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS.
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT IS BASED ON RECORD DOCUMENTS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
7. 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.
8. PROPOSED DRAINAGE AND UTILITY EASEMENTS (UNLESS THEY ARE NOTED AS PRIVATE) ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
9. PROPOSED PRIVATE EASEMENTS ARE HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.

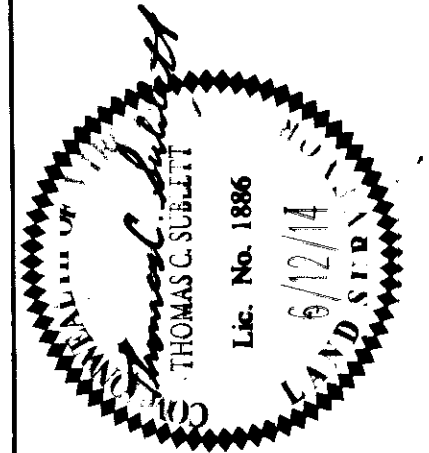


VICINITY MAP
(Approximate Scale: 1"=2000')
Copyright ADC The Map People permitted use number 21004223

SURVEYOR'S CERTIFICATE

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

Thomas C. Sublett 6/12/14
THOMAS C. SUBLETT, L.S. #1886 DATE



AREA TABULATION

OLD RESIDUAL AREA PARCEL B	110.911 AC.± (PER INSTR. 140732)
RIGHT OF WAY	97,430 S.F.± OR 2.237 AC.±
ALLEYS	51,152 S.F.± OR 1.174 AC.±
COMMON AREA	1,132 S.F.± OR 0.026 AC.±
LOT AREA (INCLUDES LOTS B-1 AND B-4)	95,717 S.F.± OR 2.197 AC.±
NEW RESIDUAL AREA PARCEL B	105.277 AC.±

CERTIFICATE OF APPROVAL

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

Reed T. Nater 10/23/14
SUBDIVISION AGENT OF DATE
THE CITY OF WILLIAMSBURG

5 Large Plats Recorded
herewith as # 142454

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 24th DAY OF October, 2014.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:31 PM

INSTRUMENT # 142454

TESTE: Betsy B. Woolridge, DC
BETSY B. WOOLRIDGE, CLERK

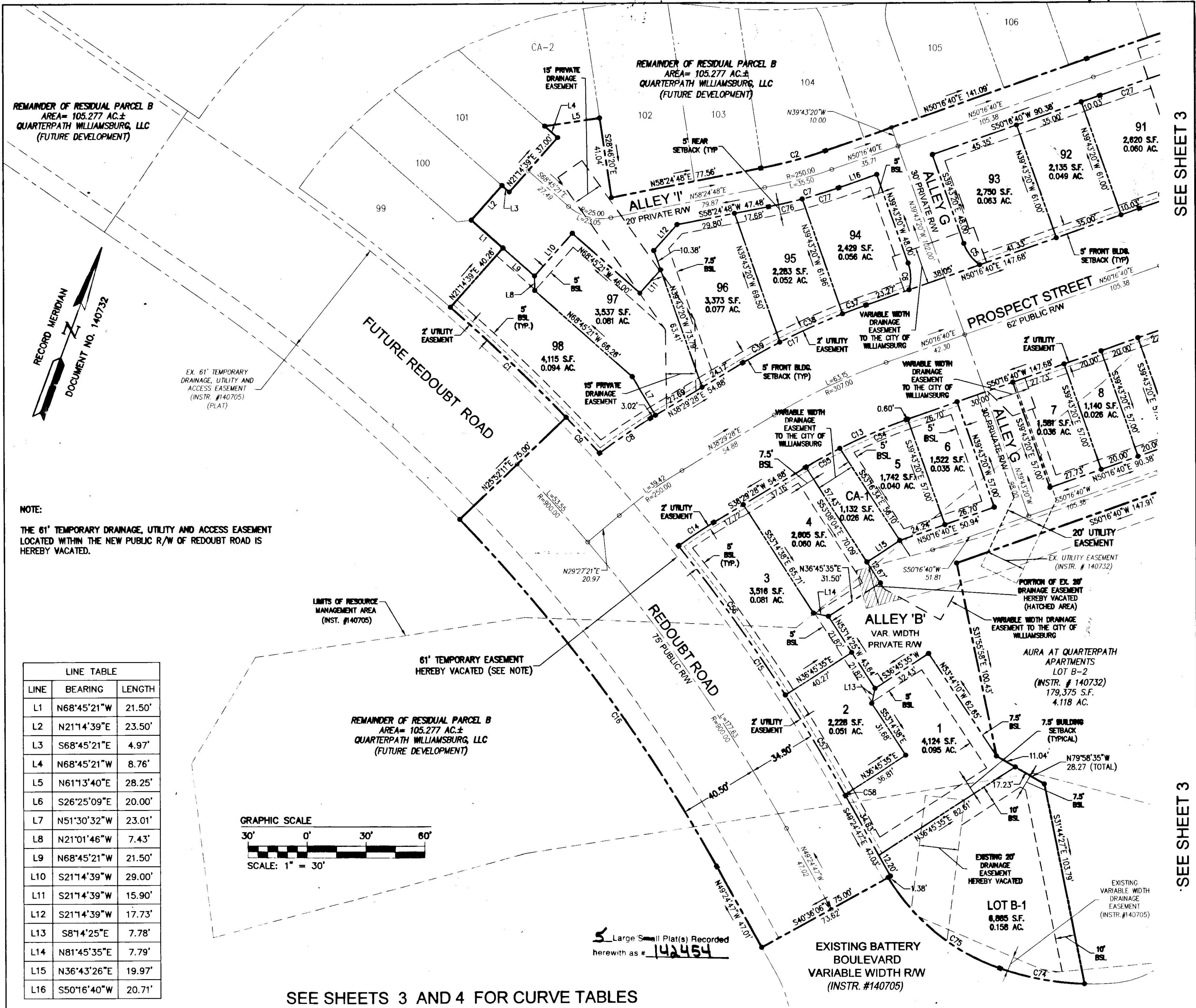
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesve.com

AES
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Hampton Roads | Central Virginia | Middle Peninsula

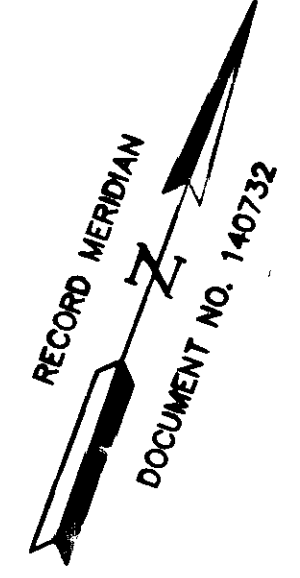
PLAT OF SUBDIVISION
VILLAGE GREEN NORTH
TOWNHOMES AT QUARTERPATH
PHASE ONE
BEING THE PROPERTY OF
QUARTERPATH WILLIAMSBURG, LLC
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts	TCS/JFS
Project Number	W10219-01
Scale	Date
1"=30'	6/12/14
Sheet Number	
1 OF 5	

142454



REMAINDER OF RESIDUAL PARCEL B
AREA= 105.277 AC.±
QUARTERPATH WILLIAMSBURG, LLC
(FUTURE DEVELOPMENT)



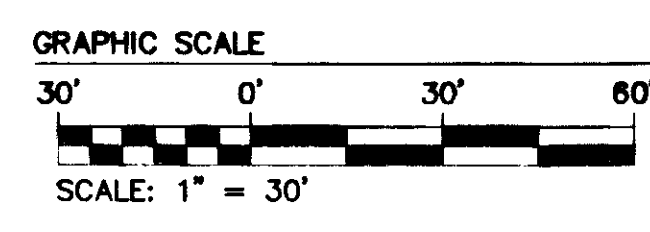
EX. 61' TEMPORARY
DRAINAGE, UTILITY AND
ACCESS EASEMENT
(INSTR. #140705)
(PLAT)

NOTE:
THE 61' TEMPORARY DRAINAGE, UTILITY AND ACCESS EASEMENT
LOCATED WITHIN THE NEW PUBLIC R/W OF REDOUBT ROAD IS
HEREBY VACATED.

LIMITS OF RESOURCE
MANAGEMENT AREA
(INST. #140705)

61' TEMPORARY EASEMENT
HEREBY VACATED (SEE NOTE)

REMAINDER OF RESIDUAL PARCEL B
AREA= 105.277 AC.±
QUARTERPATH WILLIAMSBURG, LLC
(FUTURE DEVELOPMENT)



LINE	BEARING	LENGTH
L1	N68°45'21"W	21.50'
L2	N21°14'39"E	23.50'
L3	S68°45'21"E	4.97'
L4	N68°45'21"W	8.76'
L5	N61°13'40"E	28.25'
L6	S26°25'09"E	20.00'
L7	N51°30'32"W	23.01'
L8	N21°01'46"W	7.43'
L9	N68°45'21"W	21.50'
L10	S21°14'39"W	29.00'
L11	S21°14'39"W	15.90'
L12	S21°14'39"W	17.73'
L13	S8°14'25"E	7.78'
L14	N81°45'35"E	7.79'
L15	N36°43'26"E	19.97'
L16	S50°16'40"W	20.71'

Large Small Plat(s) Recorded
herewith as # **142454**

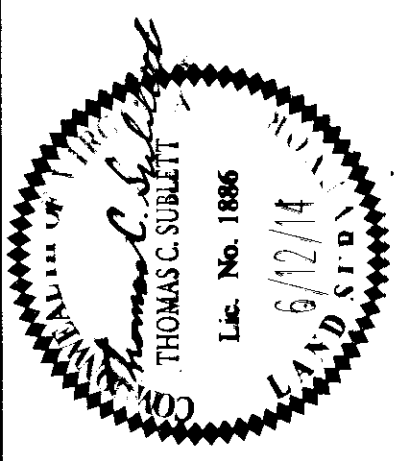
EXISTING BATTERY
BOULEVARD
VARIABLE WIDTH RW
(INSTR. #140705)

SEE SHEETS 3 AND 4 FOR CURVE TABLES

SEE SHEET 3

SEE SHEET 3

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
31 OCTOBER 2014
at 3:31 AM PM PG
Document # **142454**
BETSY B. WOOLRIDGE, CLERK
COURT CLERK



5248 Old Towne Road, Suite 1
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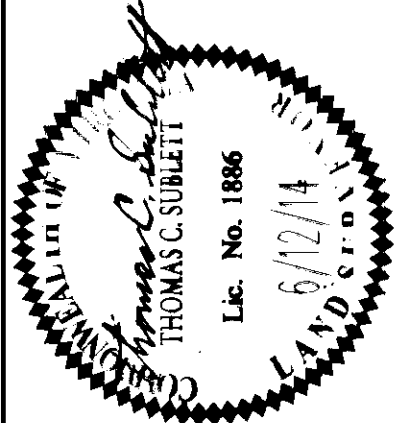
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
**VILLAGE GREEN NORTH
TOWNHOMES AT QUARTERPATH
PHASE ONE**
BEING THE PROPERTY OF
QUARTERPATH WILLIAMSBURG, LLC
VIRGINIA

Project Contacts TCS/JFS
Project Number W10219-01
Scale Date
1"=30' 6/12/14
Sheet Number
2 OF 5

142454

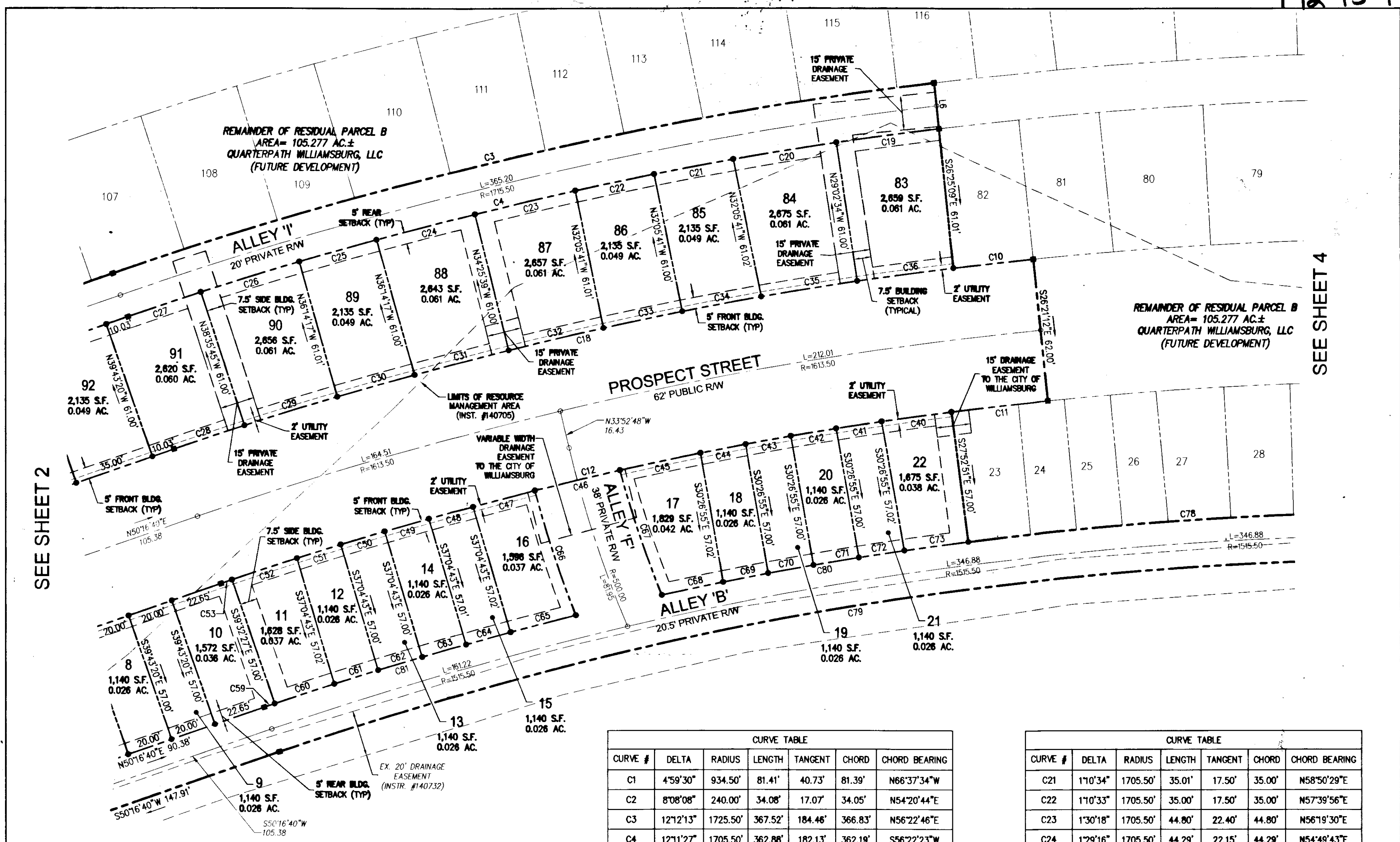
City of Williamsburg & County of James City
 Circuit Court. This PLAN was recorded on
 at 3:31 AM PM, PB PG
 Document # 142454
 BEITY B. WOOLRIDGE, CLERK
 THOMAS C. SUBLETT, Dep. Clerk



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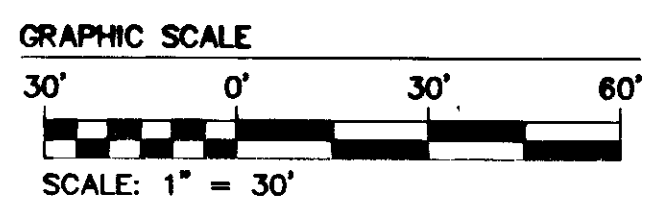
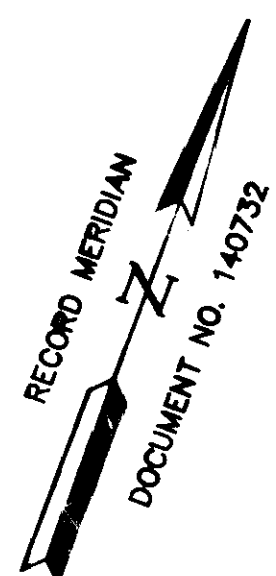
PLAT OF SUBDIVISION
VILLAGE GREEN NORTH
 TOWNHOMES AT QUARTERPATH
 PHASE ONE
 BEING THE PROPERTY OF
 QUARTERPATH WILLIAMSBURG, LLC
 VIRGINIA

Project Contacts: TCS/JFS
 Project Number: W10219-01
 Scale: 1"=30' Date: 6/12/14
 Sheet Number
3 OF 5



SEE SHEET 2

SEE SHEET 4



5 Large Small Plat(s) Recorded
 herewith as # 142454

AURA AT QUARTERPATH
 APARTMENTS
 LOT B-2
 (INSTR. # 140732)
 179,375 S.F.
 4.118 AC.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	4°59'30"	934.50'	81.41'	40.73'	81.39'	N66°37'34"W
C2	8°08'08"	240.00'	34.08'	17.07'	34.05'	N54°20'44"E
C3	12°12'13"	1725.50'	367.52'	184.46'	366.83'	N56°22'46"E
C4	12°11'27"	1705.50'	362.88'	182.13'	362.19'	S56°22'23"W
C5	34°25'03"	23.00'	13.82'	7.12'	13.61'	S56°55'51"E
C6	34°25'03"	23.00'	13.82'	7.12'	13.61'	N22°30'49"W
C7	8°08'08"	260.00'	36.92'	18.49'	36.89'	S54°20'44"W
C8	6°23'50"	281.00'	31.37'	15.70'	31.36'	N35°17'34"E
C9	1°31'58"	934.50'	25.00'	12.50'	25.00'	S63°21'50"E
C10	1°13'10"	1644.50'	35.00'	17.50'	35.00'	N63°02'13"E
C11	1°31'39"	1582.50'	42.19'	21.10'	42.19'	S62°52'59"W
C12	13°22'09"	1582.50'	369.25'	185.47'	368.41'	S56°57'44"W
C13	11°47'11"	276.00'	56.78'	28.49'	56.68'	S44°23'04"W
C14	5°36'26"	219.00'	21.43'	10.72'	21.42'	S35°41'16"W
C15	9°22'36"	934.50'	152.93'	76.64'	152.76'	S54°06'04"E
C16	14°43'02"	859.50'	220.78'	111.00'	220.17'	N56°46'18"W
C17	11°47'11"	338.00'	69.53'	34.89'	69.41'	N44°23'04"E
C18	13°22'09"	1644.50'	383.72'	192.73'	382.85'	N56°57'44"E
C19	1°30'41"	1705.50'	44.99'	22.50'	44.99'	N61°42'46"E
C20	1°31'39"	1705.50'	45.47'	22.74'	45.47'	N60°11'36"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C21	1°10'34"	1705.50'	35.01'	17.50'	35.00'	N58°50'29"E
C22	1°10'33"	1705.50'	35.00'	17.50'	35.00'	N57°39'56"E
C23	1°30'18"	1705.50'	44.80'	22.40'	44.80'	N56°19'30"E
C24	1°29'16"	1705.50'	44.29'	22.15'	44.29'	N54°49'43"E
C25	1°10'33"	1705.50'	35.00'	17.50'	35.00'	N53°29'49"E
C26	1°30'17"	1705.50'	44.79'	22.40'	44.79'	N52°09'23"E
C27	1°07'35"	1705.50'	33.53'	16.76'	33.53'	N50°50'27"E
C28	1°07'35"	1644.50'	32.33'	16.16'	32.33'	S50°50'27"W
C29	1°28'24"	1644.50'	42.28'	21.14'	42.28'	S52°08'26"W
C30	1°13'10"	1644.50'	35.00'	17.50'	35.00'	S53°29'13"W
C31	1°28'33"	1644.50'	42.36'	21.18'	42.36'	S54°50'05"W
C32	1°28'27"	1644.50'	42.32'	21.16'	42.31'	S56°18'35"W
C33	1°13'10"	1644.50'	35.00'	17.50'	35.00'	S57°39'24"W
C34	1°13'11"	1644.50'	35.01'	17.50'	35.01'	S58°52'34"W
C35	1°28'16"	1644.50'	42.22'	21.11'	42.22'	S60°13'18"W
C36	1°28'13"	1644.50'	42.20'	21.10'	42.19'	S61°41'32"W
C37	2°09'13"	338.00'	12.70'	6.35'	12.70'	S49°12'04"W
C38	5°57'34"	338.00'	35.16'	17.59'	35.14'	S45°08'40"W
C39	3°40'25"	338.00'	21.67'	10.84'	21.67'	S40°19'41"W
C40	1°06'37"	1582.50'	30.66'	15.33'	30.66'	N61°33'51"E

SEE SHEETS 2 AND 4 FOR ADDITIONAL
 CURVE AND LINE TABLES

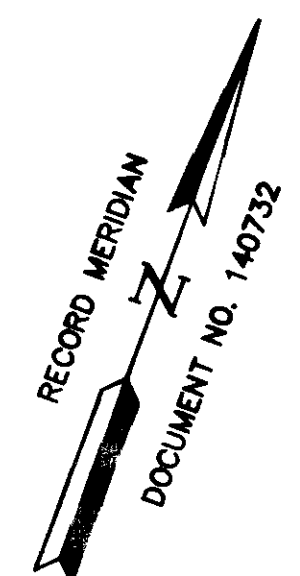
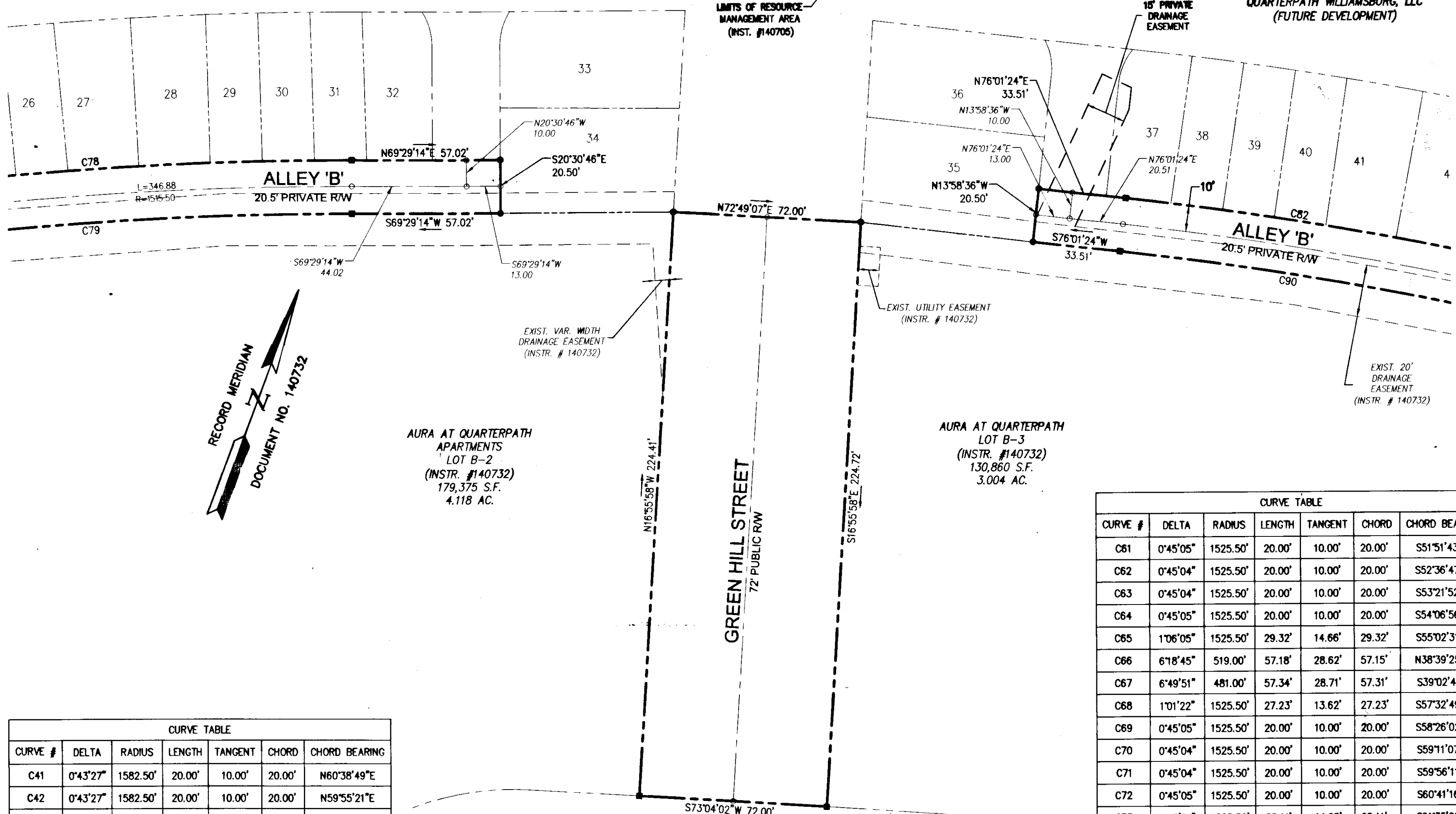
142454

REMAINDER OF RESIDUAL PARCEL B
AREA= 105.277 AC.±
QUARTERPATH WILLIAMSBURG, LLC
(FUTURE DEVELOPMENT)

REMAINDER OF RESIDUAL PARCEL B
AREA= 105.277 AC.±
QUARTERPATH WILLIAMSBURG, LLC
(FUTURE DEVELOPMENT)

SEE SHEET 3

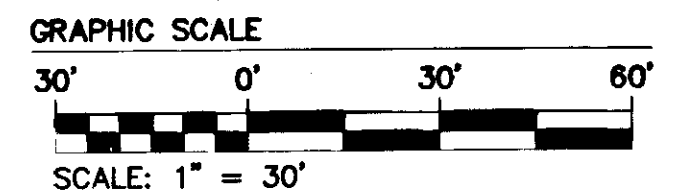
SEE SHEET 5



AURA AT QUARTERPATH
APARTMENTS
LOT B-2
(INSTR. #140732)
179,375 S.F.
4.118 AC.

AURA AT QUARTERPATH
LOT B-3
(INSTR. #140732)
130,860 S.F.
3.004 AC.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C41	0°43'27"	1582.50'	20.00'	10.00'	20.00'	N60°38'49"E
C42	0°43'27"	1582.50'	20.00'	10.00'	20.00'	N59°55'21"E
C43	0°43'27"	1582.50'	20.00'	10.00'	20.00'	N59°11'55"E
C44	0°43'27"	1582.50'	20.00'	10.00'	20.00'	N58°28'27"E
C45	1°17'47"	1582.50'	35.81'	17.90'	35.81'	N57°27'50"E
C46	1°22'35"	1582.50'	38.02'	19.01'	38.02'	S56°07'39"W
C47	1°00'16"	1582.50'	27.74'	13.87'	27.74'	N54°56'13"E
C48	0°43'27"	1582.50'	20.00'	10.00'	20.00'	N54°04'21"E
C49	0°43'27"	1582.50'	20.00'	10.00'	20.00'	N53°20'54"E
C50	0°43'27"	1582.50'	20.00'	10.00'	20.00'	N52°37'27"E
C51	0°43'27"	1582.50'	20.00'	10.00'	20.00'	N51°54'00"E
C52	1°04'43"	1582.50'	29.79'	14.90'	29.79'	N50°59'55"E
C53	0°10'54"	1582.50'	5.01'	2.51'	5.01'	N50°22'07"E
C54	7°39'38"	276.00'	36.90'	18.48'	36.88'	N46°26'51"E
C55	4°07'33"	276.00'	19.88'	9.94'	19.87'	N40°33'15"E
C56	5°43'17"	934.50'	93.31'	46.70'	93.28'	N55°55'44"W
C57	3°37'13"	934.50'	59.05'	29.53'	59.04'	N51°15'30"W
C58	0°02'07"	934.50'	0.57'	0.29'	0.57'	N49°25'50"W
C59	0°10'54"	1525.50'	4.83'	2.42'	4.83'	S50°22'07"W
C60	1°01'37"	1525.50'	27.34'	13.67'	27.34'	S50°58'22"W

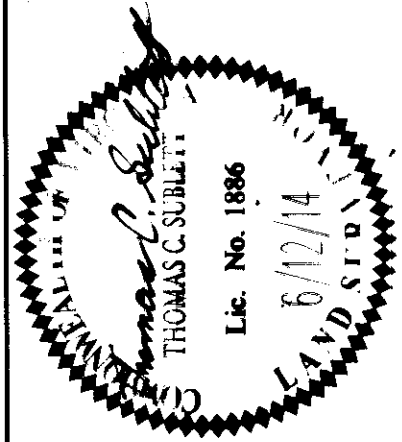


SEE SHEETS 2 AND 3 FOR ADDITIONAL
CURVE AND LINE TABLES

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C61	0°45'05"	1525.50'	20.00'	10.00'	20.00'	S51°51'43"W
C62	0°45'04"	1525.50'	20.00'	10.00'	20.00'	S52°36'47"W
C63	0°45'04"	1525.50'	20.00'	10.00'	20.00'	S53°21'52"W
C64	0°45'05"	1525.50'	20.00'	10.00'	20.00'	S54°06'56"W
C65	1°06'05"	1525.50'	29.32'	14.66'	29.32'	S55°02'31"W
C66	6°18'45"	519.00'	57.18'	28.62'	57.15'	N38°39'25"W
C67	6°49'51"	481.00'	57.34'	28.71'	57.31'	S39°02'41"E
C68	1°01'22"	1525.50'	27.23'	13.62'	27.23'	S57°32'49"W
C69	0°45'05"	1525.50'	20.00'	10.00'	20.00'	S58°26'02"W
C70	0°45'04"	1525.50'	20.00'	10.00'	20.00'	S59°11'07"W
C71	0°45'04"	1525.50'	20.00'	10.00'	20.00'	S59°56'11"W
C72	0°45'05"	1525.50'	20.00'	10.00'	20.00'	S60°41'16"W
C73	1°03'21"	1525.50'	28.11'	14.05'	28.11'	S61°35'29"W
C74	17°24'57"	144.73'	43.99'	22.17'	43.82'	S80°02'31"W
C75	40°07'11"	107.00'	74.92'	39.07'	73.40'	N71°11'26"W
C76	3°52'47"	260.00'	17.61'	8.81'	17.60'	N56°28'24"E
C77	4°15'20"	260.00'	19.31'	9.66'	19.31'	N52°24'20"E
C78	7°22'06"	1525.50'	196.18'	98.22'	196.04'	N65°48'12"E
C79	19°12'35"	1505.00'	504.58'	254.68'	502.22'	S59°52'57"W
C80	5°05'01"	1525.50'	135.35'	67.72'	135.31'	N59°34'38"E
C81	5°18'53"	1525.50'	141.51'	70.80'	141.46'	N52°56'07"E
C82	13°54'23"	1420.50'	344.77'	173.24'	343.93'	N82°58'35"E
C83	17°53'38"	536.00'	167.40'	84.39'	166.72'	N11°11'01"W
C84	17°33'29"	464.00'	142.19'	71.66'	141.64'	S11°21'06"E
C85	1°23'53"	2951.00'	72.00'	36.00'	72.00'	S69°33'10"W
C86	2°12'50"	2950.99'	114.03'	57.02'	114.02'	N71°21'31"E
C87	9°33'06"	536.00'	89.35'	44.78'	89.25'	N15°21'17"W
C88	2°13'17"	536.00'	20.78'	10.39'	20.78'	N9°28'07"W
C89	6°07'17"	536.00'	57.27'	28.66'	57.24'	N51°15'50"W
C90	13°54'23"	1400.00'	339.80'	170.74'	338.97'	S82°58'35"W

5 Large Scale Plats Recorded
herewith as # 142454

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
24 October 2014
at 3:31 PM, PG
Document # 142454
BETSY B. WOODRIDGE, CLERK
THOMAS C. SUBLETT, Dep. Clerk



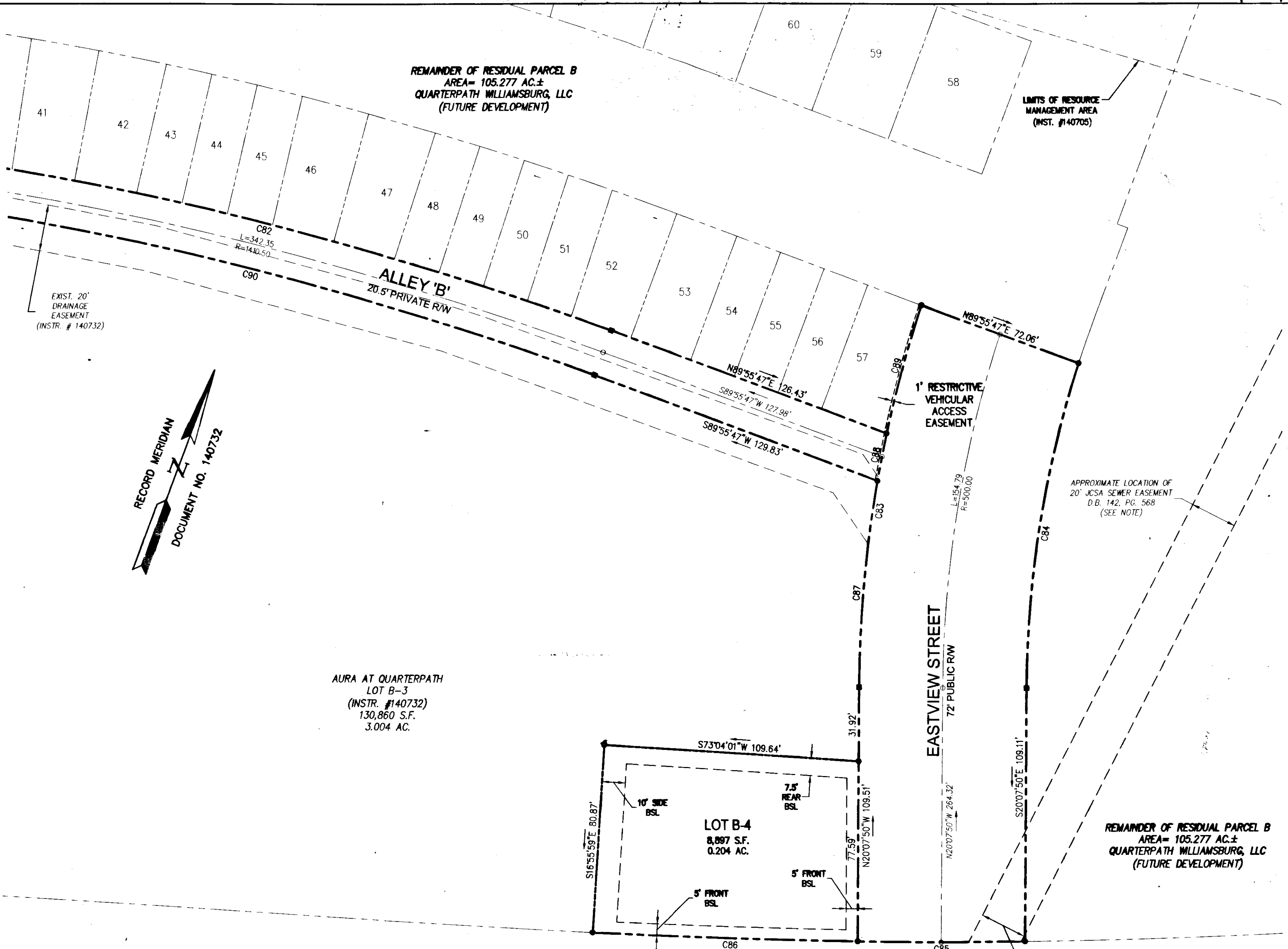
5245 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
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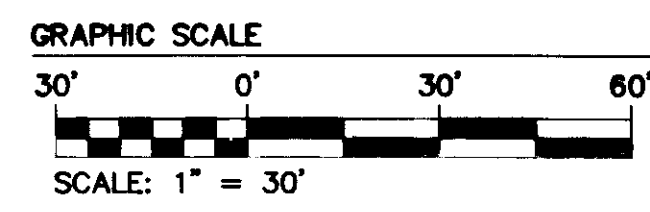
PLAT OF SUBDIVISION
VILLAGE GREEN NORTH
TOWNHOMES AT QUARTERPATH
PHASE ONE
BEING THE PROPERTY OF
QUARTERPATH WILLIAMSBURG, LLC
CITY OF WILLIAMSBURG, VIRGINIA

Project Contacts: TCS/JFS
Project Number: W10219-01
Scale: 1"=30' Date: 6/12/14
Sheet Number: 4 OF 5

SEE SHEET 4

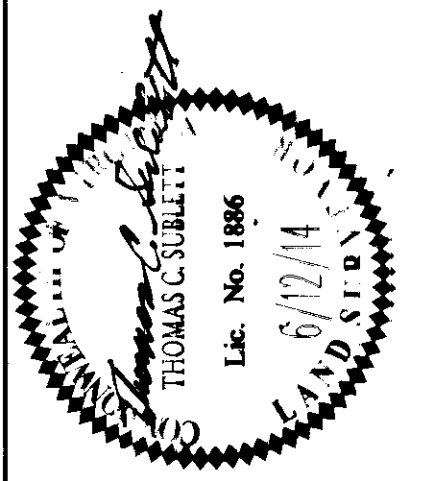


5 Large Plat(s) Recorded herewith as # 142454



SEE SHEETS 2, 3, AND 4 FOR CURVE AND LINE TABLES

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 04 OCTOBER 2014 at 3:31 AM/PM, PB PG	Document # 142454	Dep. Clerk
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