

151169

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RIVERSIDE HEALTHCARE ASSOCIATION, INC. TO QUARTERPATH WILLIAMSBURG, LLC BY DEED DATED APRIL 10, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 140708.

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. William Austin Sr. 4/21/15 DATE
W. William Austin Sr. PRINTED NAME
Manager TITLE

CERTIFICATE OF NOTARIZATION:

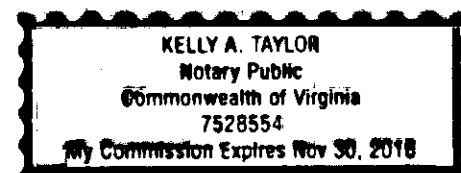
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News
I, Kelly A. Taylor, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 21st DAY OF April, 2015.

MY COMMISSION EXPIRES November 30, 2016

NOTARY REGISTRATION NUMBER: 7528554

NOTARY: Kelly A. Taylor



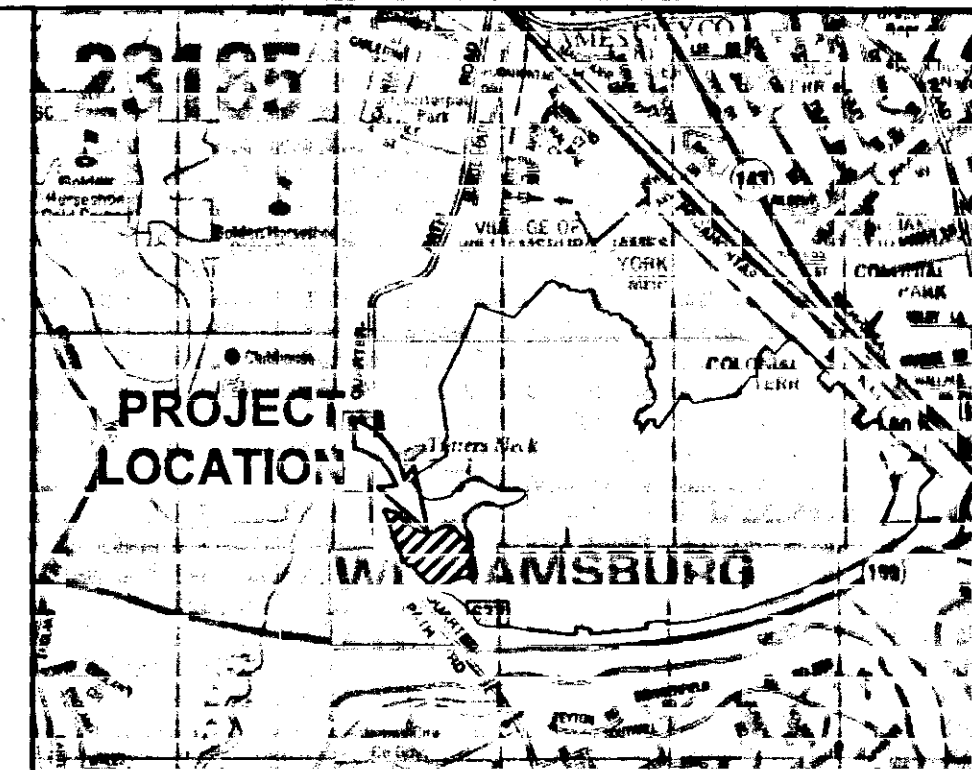
CERTIFICATE OF APPROVAL

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

Reed T. Neater 5/18/15 DATE
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

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 51095C0210C, PANEL 210 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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. THIS PROPERTY IS A PORTION OF RESIDUAL PARCEL B (TAX PARCEL ID NUMBER 590-0301-B ADDRESS BEING 4200 BATTERY BLVD.) AND IS SHOWN AS TAX PARCEL ID NUMBER 589-03-01-B ADDRESS BEING 1451 QUARTERPATH ROAD PER GIS MAPPING FOR THE CITY OF WILLIAMSBURG. AT THE TIME OF THIS SUBDIVISION FOR PARCELS 1 AND 2 NO INFORMATION CAN BE FOUND CONFIRMING TAX PARCEL ID 589-03-01-B AS A LEGALLY SUBDIVIDED PARCEL.
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. A PORTION OF THE SITE LIES INSIDE THE RPA AND ALL OF THE SITE LIES WITHIN THE RMA AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY.
8. ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT AS ALLOWED BY ARTICLES VIII, CHESAPEAKE BAY PRESERVATION, SEC. 21-821(d)(5) OF THE WILLIAMSBURG ZONING ORDINANCE.
9. PERMISSIBLE DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES, REDEVELOPMENT, OR OTHER USES SPECIFICALLY ALLOWED BY SEC. 21-818 OF THE WILLIAMSBURG ZONING ORDINANCE.



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.

STEPHEN C. LETCHFORD, L.S. #2772 4/08/15 DATE

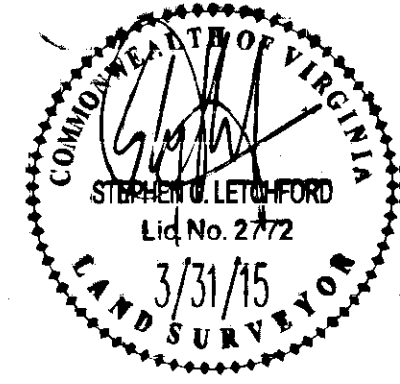
AREA TABULATION

Table with 2 columns: Description and Area. Rows include: OLD RESIDUAL AREA PARCEL B (105.277 AC±), TOTAL AREA PARCELS 1 AND 2 (351,733 S.F.± OR 8.074 AC±), TOTAL AREA OF RIGHT OF WAY DEDICATION (1,582 S.F.± OR 0.043 AC±), NEW RESIDUAL AREA PARCEL B (97.160 AC±).

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19 DAY OF May, 2015
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:19 PM
INSTRUMENT # 151169
TESTES: BETSY B. WOOLRIDGE, CLERK Amy Stovall DC

2 Large Small Plat(s) Recorded herewith as # 151169

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 3-31-2015, REVISED PER COMMENTS, JAG.



AES CONSULTING ENGINEERS logo and contact information: 5248 Old Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com.

PLAT OF RESUBDIVISION OF REMAINDER PARCEL B BEING PARCEL 1 AND PARCEL 2 PROPERTY OF QUARTERPATH WILLIAMSBURG, LLC CITY OF WILLIAMSBURG VIRGINIA

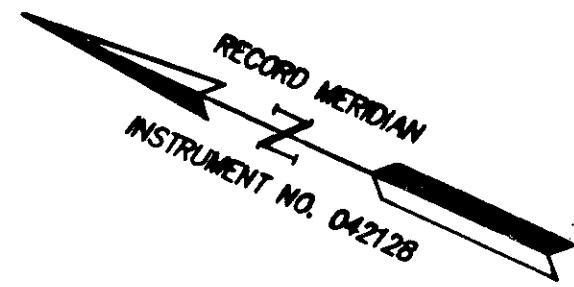
Project Contacts: BCL/JFB, Project Number: W19218-02, Scale: 1"=50', Date: 2/25/15, Sheet Number: 1 OF 2

151169

REMAINDER AREA OF RESIDUAL
PARCEL B
QUARTERPATH WILLIAMSBURG, LLC
#1451 QUARTERPATH ROAD
TAX PARCEL: 589-02-00-001
INSTRUMENT NO. 140706
ZONED: ED - ECONOMIC DEVELOPMENT
DISTRICT CONDITIONAL
WITH PROFFERS
REMAINDER AREA =
97.160 AC.±

NOTES:
ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT AS ALLOWED BY ARTICLES VIII, CHESAPEAKE BAY PRESERVATION, SEC. 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 SEC. 21-818 OF THE WILLIAMSBURG ZONING ORDINANCE.

N/F
QUARTERPATH WILLIAMSBURG, LLC
#1151 QUARTERPATH ROAD
TAX PARCEL: 589-0A-00-002
INSTRUMENT NO. 121567
INSTRUMENT NO. 121568
ZONED: RS-1



TUTTERS NECK POND

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	5°00'22"	1000.00'	87.37'	43.71'	87.34'	S89°53'47"W
C2	13°25'28"	262.56'	61.52'	30.90'	61.38'	S79°22'55"W
C3	15°41'09"	644.12'	176.34'	88.72'	175.79'	S64°49'31"W
C4	15°17'57"	935.69'	249.85'	125.67'	249.11'	N42°32'01"W
C5	15°35'16"	935.69'	254.56'	128.07'	253.78'	N42°40'40"W
C6	0°17'19"	935.69'	4.72'	2.36'	4.72'	N50°19'39"W
C7	15°34'11"	639.50'	173.78'	87.43'	173.24'	S64°53'29"W
C8	12°54'45"	258.06'	58.16'	29.20'	58.03'	S79°07'57"W
C9	1°48'16"	1000.00'	31.50'	15.75'	31.49'	S86°29'28"W
C10	3°34'07"	1000.00'	62.29'	31.15'	62.28'	N85°48'59"W
C11	13°42'08"	800.00'	191.32'	96.12'	190.86'	N77°10'51"W

WETLANDS LINE DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND FIELD LOCATED OCTOBER 30, 2013 BY AES CONSULTING ENGINEERS

N/F
QUARTERPATH WILLIAMSBURG, LLC
#1151 QUARTERPATH ROAD
TAX PARCEL: 589-0A-00-002
INSTRUMENT NO. 121567
INSTRUMENT NO. 121568
ZONED: RS-1

PARCEL 2
218,436 S.F.
5.014 AC.

PARCEL 1
133,297 S.F.
3.060 AC.

RIGHT OF WAY HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG
1576 S.F.± OR
0.036 AC.±

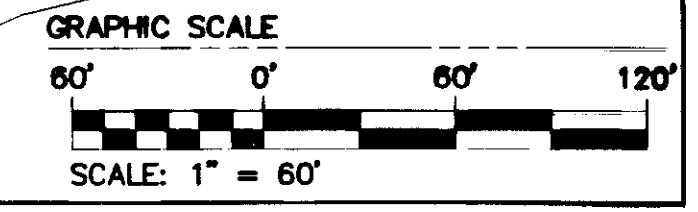
80' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1

RIGHT OF WAY HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG
286 S.F.± OR
0.007 AC.±

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

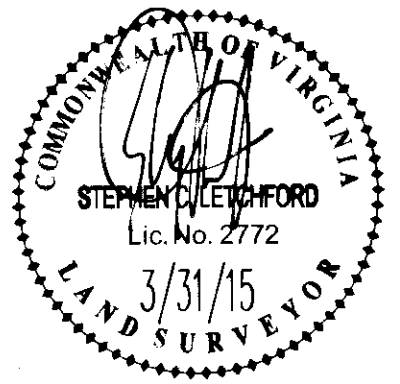
QUARTERPATH ROAD
(VARIABLE WIDTH R/W)
D.B. 230, PG. 652

BATTERY BOULEVARD
(VARIABLE WIDTH R/W)
INSTRUMENT NO. 140706



Large/Small Plat(s) Recorded herewith as #

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 19, 2015 at <u>1:19</u> PM, PB PG. <u> </u> Document # 151169 BETSY R. WOODRIDGE, CLERK <i>Betsy Woodridge, DC</i> Dep. Clerk	JAG Revised By
1. 3-31-2015	
Rev. Date Description	Revised By



NES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
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Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

PLAT OF RESUBDIVISION
OF REMAINDER PARCEL B
BEING PARCEL 1 AND PARCEL 2
PROPERTY OF
QUARTERPATH WILLIAMSBURG, LLC
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SCLJ/FR
Project Number: W10218-03
Scale: 1"=60'
Date: 2/25/15
Sheet Number
2 OF 2