

162866

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. William Austin, Jr. 3/15/16 DATE
W. William Austin, Jr.
PRINTED NAME
Manager
TITLE

CERTIFICATE OF NOTARIZATION:

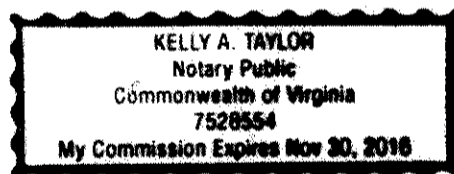
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News
I, Kelly A Taylor, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 15th DAY OF March, 2016.

MY COMMISSION EXPIRES November 30, 2016

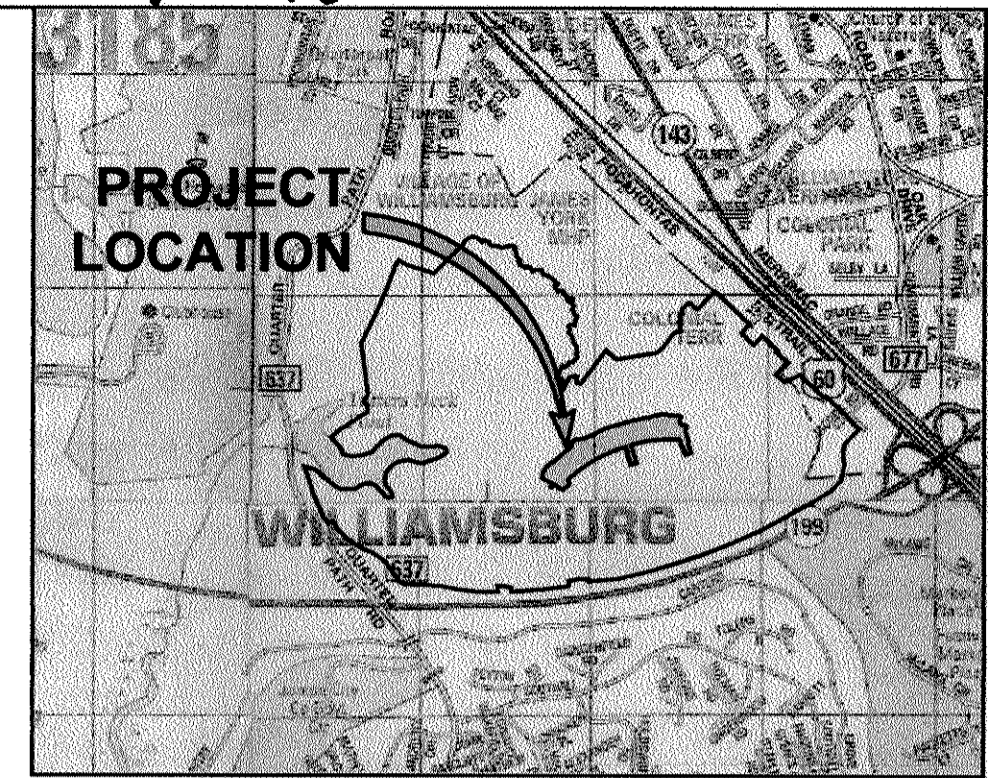
NOTARY REGISTRATION NUMBER: 7528554

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 5/13/15 DATE
THOMAS C. SUBLETT, L.S. #1886



AREA TABULATION

OLD RESIDUAL AREA PARCEL B	97.160 AC.±
RIGHT OF WAY	28,375 S.F.± OR 0.651 AC.±
ALLEYS	8,888 S.F.± OR 0.204 AC.±
LOT AREA (LOTS 23-32 & LOTS 77-82)	27,587 S.F.± OR 0.633 AC.±
NEW RESIDUAL AREA PARCEL B	95.672 AC.±

2 Large/Small Plat(s) Recorded
herewith as # 162866

CERTIFICATE OF APPROVAL

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

Reed T. Nutter 4/21/16 DATE
SUBDIVISION AGENT OF
THE CITY OF WILLIAMSBURG

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 21st DAY OF April, 2016.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:06 AM/PM

INSTRUMENT # 162866

TESTE: Rebecca Coleman, Dep. Clerk
MONA A. FOLEY, CLERK

Rev.	Date	Description

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AESVA
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
VILLAGE GREEN NORTH
TOWNHOMES AT QUARTERPATH
PHASE 2A
BEING THE PROPERTY OF
QUARTERPATH WILLIAMSBURG, LLC
CITY OF WILLIAMSBURG
VIRGINIA

Project Contacts:	TCS/RMS
Project Number:	W10219-2A
Scale:	Date:
AS SHOWN	5/13/15
Sheet Number	1 OF 2

