

173159

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.

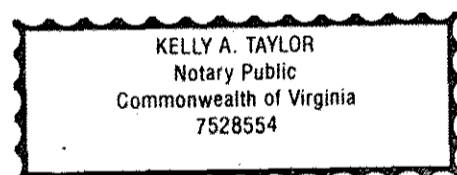
FOR: QUARTERPATH WILLIAMSBURG, LLC

BY: [Signature] DATE 5/11/17
[Signature] PRINTED NAME
[Signature] 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 11th DAY OF May, 2017.
MY COMMISSION EXPIRES November 30, 2020
NOTARY REGISTRATION NUMBER: 7528554
NOTARY: [Signature]



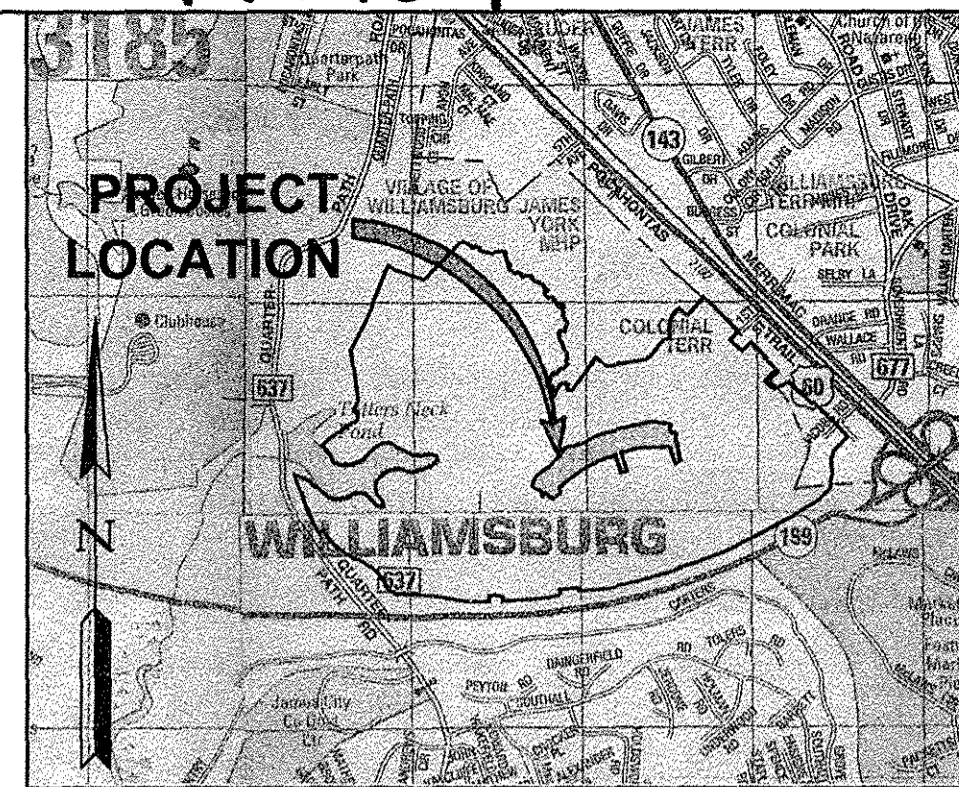
CERTIFICATE OF APPROVAL

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

[Signature] 7-13-17 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 NUMBER 51095C0143D, PANEL 143 OF 237, FOR COMMUNITY NUMBER 510294, DATED 12/16/2015 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. THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 590-03-2A-B (FORMER TAX PARCEL 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, SERVITUDES, 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.

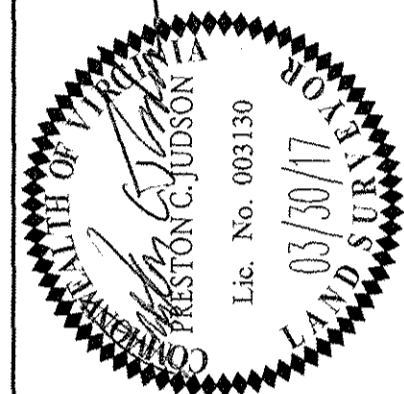


VICINITY MAP
(Approximate Scale: 1"=2000')
Copyright ADC The Map People permitted use number 21004223

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.

[Signature] 3/30/17 DATE
PRESTON C. JUDSON, L.S. #003130



AREA TABULATION

Table with 2 columns: Description and Area (AC±). Rows include Old Residual Area Parcel B (95.672 AC±), Public Right of Way (58,507 S.F.± OR 1.343 AC±), Private Alleys (14,565 S.F.± OR 0.334 AC±), Lot Area (94,615 S.F.± OR 2.172 AC±), and New Residual Area Parcel B (91.823 AC±).

3 Large Small Plat(s) Recorded
herewith as # 173159

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS
14 DAY OF JULY, 2017.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:23 AM (PM)

INSTRUMENT # 173159
TESTE: [Signature] MONA A. FOLEY, CLERK

NOTE:
THIS PLAT REFERS TO
LOTS 33-76, 122 AND 123

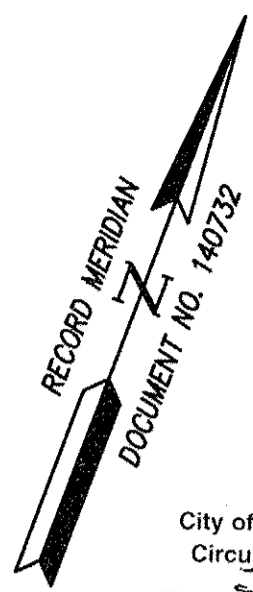
Table with columns: Rev., Date, Description. Row 1: 1, 4/28/17, REVISED PER CITY COMMENTS DATED 4-18-2017

Professional seal and contact information for A&S Consulting Engineers, 5248 Old Towne Road, Suite 1, Williamsburg, Virginia 23186.

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

Table with Project Contacts: PCJ/JFS, Project Number: W10219-01 (2B), Scale: AS SHOWN, Date: 3/30/17, Sheet Number: 1 OF 3

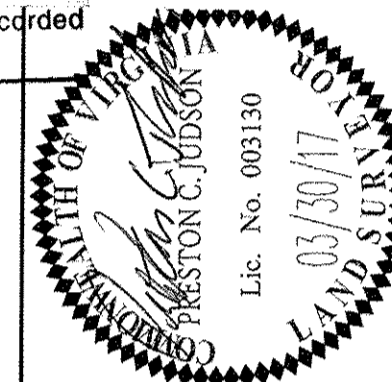
REVISED PER CITY COMMENTS DATED 4-18-2017	JFS	By
4/28/17	CSA	Designation
1	CSA	CSA



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
July 14, 2017
 at **3:23 AM** PM PG **1**
 Document # **173159**
 MONA A. FOLEY, CLERK
Mona Foley, Clerk

3 Large Small Plat(s) Recorded
 herewith as # **173159**

NOTE:
 THIS PLAT REFERS TO
 LOTS 33-76, 122 AND 123

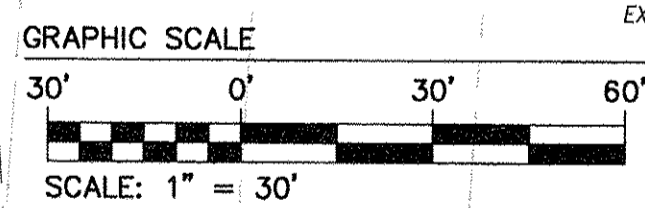
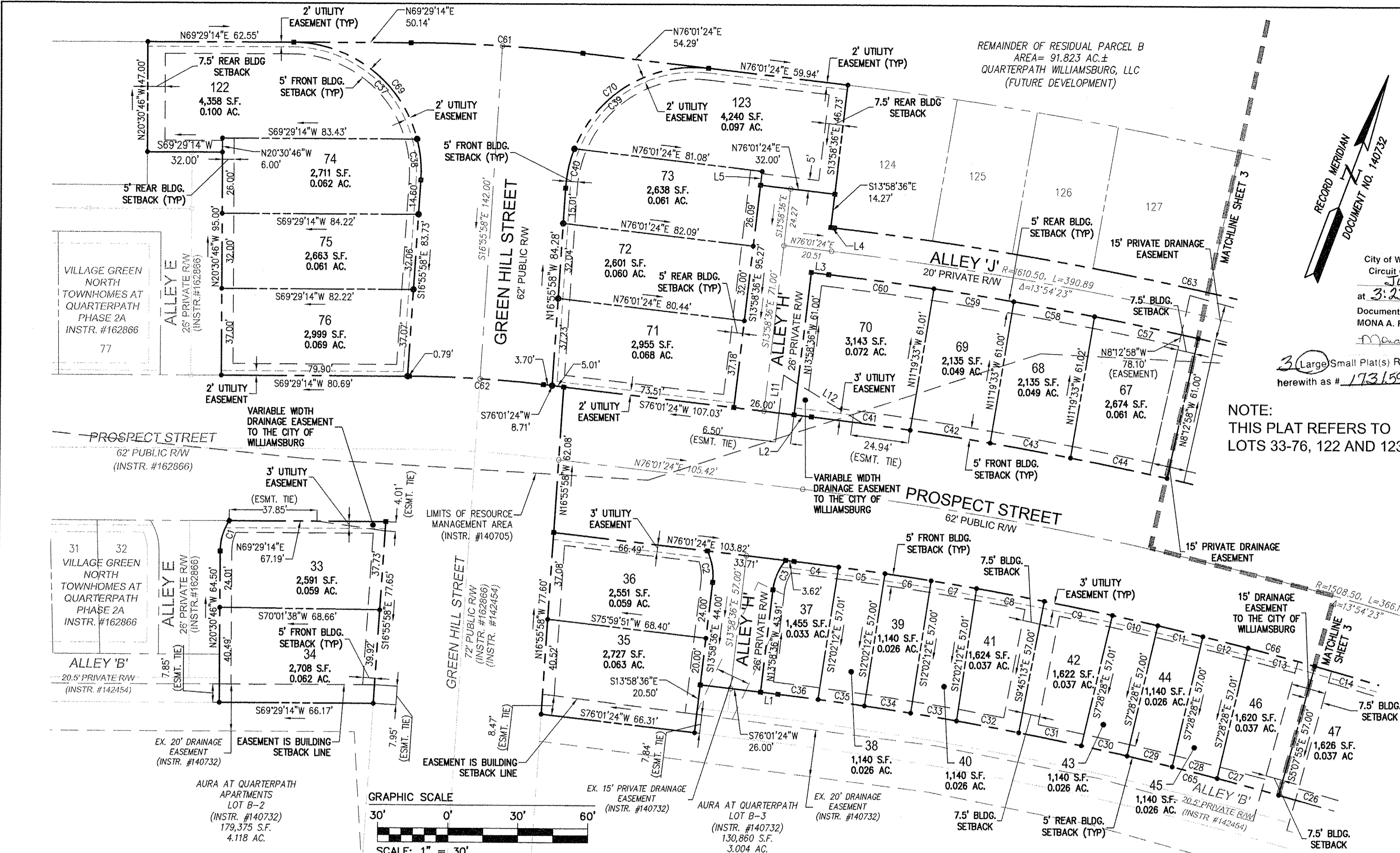


5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-9894
 www.aesva.com

CONSULTING ENGINEERS
 Hampton Roads | Central Virginia | Middle Peninsula

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

Project Contacts: PC/JJFS
 Project Number: W10219-01 (2B)
 Scale: 1"=30' Date: 3/30/17
 Sheet Number
2 OF 3

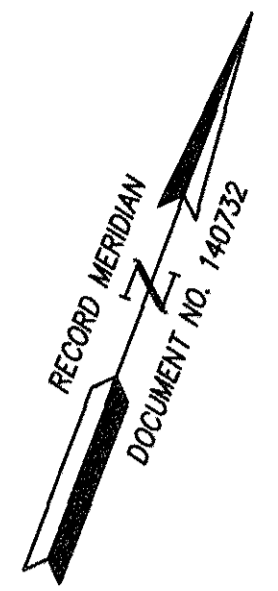
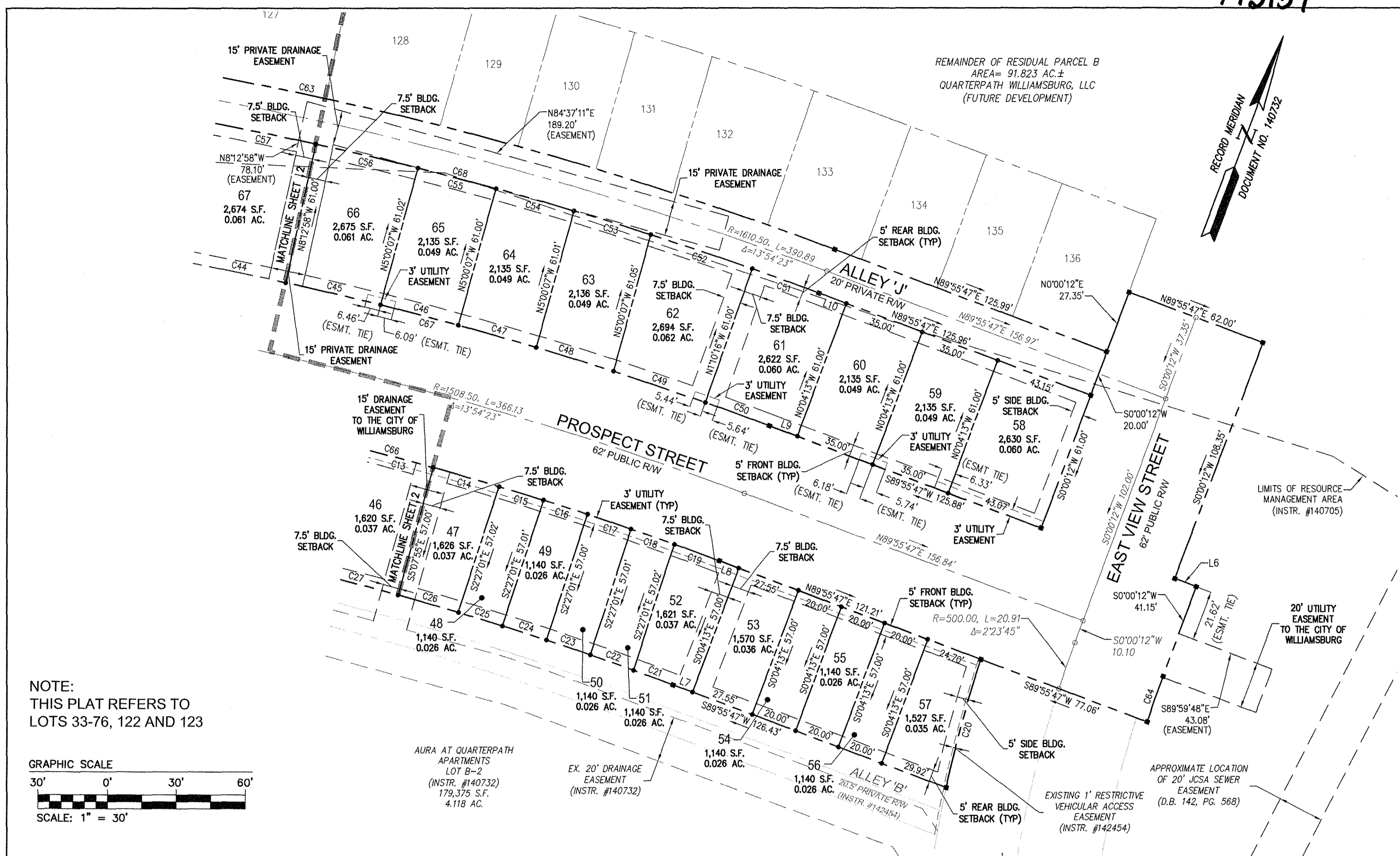


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	32°47'50"	24.00'	13.74'	7.06'	13.55'	N4°06'51"W
C2	32°47'50"	24.00'	13.74'	7.06'	13.55'	S30°22'31"E
C3	33°03'40"	24.00'	13.85'	7.12'	13.66'	N2°33'14"E
C4	0°44'50"	1477.50'	19.27'	9.64'	19.27'	N76°23'49"E
C5	0°46'32"	1477.50'	20.00'	10.00'	20.00'	N77°09'30"E
C6	0°46'32"	1477.50'	20.00'	10.00'	20.00'	N77°56'02"E
C7	0°46'32"	1477.50'	20.00'	10.00'	20.00'	N78°42'35"E
C8	1°08'56"	1477.50'	29.63'	14.82'	29.63'	N79°40'19"E
C9	1°08'50"	1477.50'	29.59'	14.79'	29.59'	N80°49'12"E
C10	0°46'32"	1477.50'	20.00'	10.00'	20.00'	N81°46'54"E
C11	0°46'32"	1477.50'	20.00'	10.00'	20.00'	N82°33'26"E
C12	0°46'32"	1477.50'	20.00'	10.00'	20.00'	N83°19'58"E
C13	1°08'51"	1477.50'	29.59'	14.79'	29.59'	N84°17'40"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C14	1°09'29"	1477.50'	29.87'	14.93'	29.86'	N85°26'50"E
C15	0°46'33"	1477.50'	20.00'	10.00'	20.00'	N86°24'50"E
C16	0°46'32"	1477.50'	20.00'	10.00'	20.00'	N87°11'23"E
C17	0°46'32"	1477.50'	20.00'	10.00'	20.00'	N87°57'55"E
C18	0°46'33"	1477.50'	20.00'	10.00'	20.00'	N88°44'27"E
C19	0°48'03"	1477.50'	20.65'	10.33'	20.65'	N89°31'45"E
C20	6°07'17"	536.00'	57.27'	28.66'	57.24'	S51°7'49"E
C21	0°44'15"	1420.50'	18.28'	9.14'	18.28'	S89°33'39"W
C22	0°48'25"	1420.50'	20.00'	10.00'	20.00'	S88°47'20"W
C23	0°48'24"	1420.50'	20.00'	10.00'	20.00'	S87°58'55"W
C24	0°48'24"	1420.50'	20.00'	10.00'	20.00'	S87°10'31"W
C25	0°48'25"	1420.50'	20.00'	10.00'	20.00'	S86°22'06"W
C26	1°05'49"	1420.50'	27.20'	13.60'	27.20'	S85°24'59"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C27	1°05'58"	1420.50'	27.26'	13.63'	27.26'	S84°19'06"W
C28	0°48'24"	1420.50'	20.00'	10.00'	20.00'	S83°21'55"W
C29	0°48'24"	1420.50'	20.00'	10.00'	20.00'	S82°33'30"W
C30	0°48'24"	1420.50'	20.00'	10.00'	20.00'	S81°45'06"W
C31	1°06'07"	1420.50'	27.32'	13.66'	27.32'	S80°47'50"W
C32	1°06'12"	1420.50'	27.36'	13.68'	27.36'	S79°41'41"W
C33	0°48'24"	1420.50'	20.00'	10.00'	20.00'	S78°44'22"W
C34	0°48'24"	1420.50'	20.00'	10.00'	20.00'	S77°55'58"W
C35	0°48'24"	1420.50'	20.00'	10.00'	20.00'	S77°07'34"W
C36	0°41'58"	1420.50'	17.34'	8.67'	17.34'	S76°22'23"W
C37	74°55'43"	55.00'	71.93'	42.15'	66.91'	S72°43'21"E
C38	18°19'35"	55.00'	17.59'	8.87'	17.52'	S26°05'43"E
C39	75°03'38"	55.00'	72.05'	42.25'	67.01'	N38°29'35"E

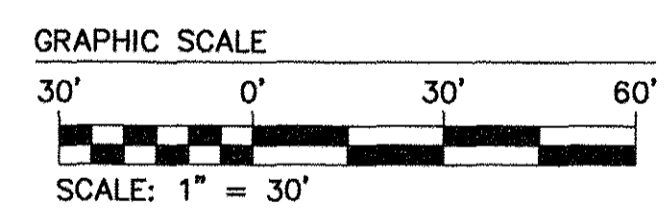
LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°01'24"W	7.51'
L2	S76°01'24"W	7.51'
L3	N76°01'24"E	7.51'
L4	N76°01'24"E	1.51'
L5	S13°58'36"E	5.91'
L6	N89°55'47"E	10.00'
L7	N89°55'47"E	8.96'
L8	N89°55'47"E	8.96'
L9	S89°55'47"W	12.81'
L10	N89°55'47"E	12.81'
L11	N13°58'36"W	16.23'
L12	S79°35'55"E	39.71'



Rev.	Date	Description
1	4/26/17	REVISED PER CITY COMMENTS DATED 4/18/2017
		JFS
		Prepared By



NOTE:
THIS PLAT REFERS TO
LOTS 33-76, 122 AND 123



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C40	17°53'45"	55.00'	17.18'	8.66'	17.11'	N7°59'06"W
C41	1°35'07"	1539.50'	42.60'	21.30'	42.60'	S76°48'57"W
C42	1°18'10"	1539.50'	35.00'	17.50'	35.00'	S78°15'36"W
C43	1°18'10"	1539.50'	35.00'	17.50'	35.00'	S79°33'45"W
C44	1°34'12"	1539.50'	42.18'	21.09'	42.18'	S80°59'56"W
C45	1°34'06"	1539.50'	42.14'	21.07'	42.14'	S82°34'05"W
C46	1°18'10"	1539.50'	35.01'	17.50'	35.01'	S84°00'13"W
C47	1°18'10"	1539.50'	35.00'	17.50'	35.00'	S85°18'23"W
C48	1°18'11"	1539.50'	35.01'	17.51'	35.01'	S86°36'34"W
C49	1°34'05"	1539.50'	42.13'	21.07'	42.13'	S88°02'42"W
C50	1°06'03"	1539.50'	29.58'	14.79'	29.58'	S89°22'46"W
C51	1°06'03"	1600.50'	30.75'	15.37'	30.75'	N89°22'46"E
C52	1°39'15"	1600.50'	46.21'	23.11'	46.21'	N88°00'06"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C53	1°15'12"	1600.50'	35.01'	17.51'	35.01'	N86°32'53"E
C54	1°15'11"	1600.50'	35.00'	17.50'	35.00'	N85°17'41"E
C55	1°15'11"	1600.50'	35.01'	17.50'	35.00'	N84°02'30"E
C56	1°37'52"	1600.50'	45.56'	22.78'	45.56'	N82°35'58"E
C57	1°37'43"	1600.50'	45.49'	22.75'	45.49'	N80°58'11"E
C58	1°15'11"	1600.50'	35.00'	17.50'	35.00'	N79°31'44"E
C59	1°15'11"	1600.50'	35.00'	17.50'	35.00'	N78°16'32"E
C60	1°37'33"	1600.50'	45.42'	22.71'	45.42'	N76°50'10"E
C61	6°32'09"	646.50'	73.75'	36.91'	73.71'	N72°45'19"E
C62	6°32'09"	504.50'	57.55'	28.81'	57.52'	S72°45'19"W
C63	13°54'23"	1620.50'	393.32'	197.63'	392.35'	N82°58'35"E
C64	2°36'12"	459.00'	20.86'	10.43'	20.85'	S11°17'54"E
C65	13°54'23"	1420.50'	344.77'	173.24'	343.93'	S82°58'35"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C66	13°54'23"	1477.50'	358.61'	180.19'	357.73'	N82°58'35"E
C67	13°54'23"	1539.50'	373.66'	187.75'	372.74'	S82°58'35"W
C68	13°54'23"	1600.50'	388.46'	195.19'	387.51'	N82°58'35"E
C69	93°15'18"	55.00'	89.52'	58.22'	79.96'	N63°33'34"W
C70	92°57'22"	55.00'	89.23'	57.91'	79.76'	S29°32'43"W

3 Large Small Plat(s) Recorded
herewith as # 173159

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 17, 2017
at 3:23 AM (PM) PB PG
Document # 173159
MONA A. FOLEY, CLERK

5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
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Hampton Roads | Central Virginia | Middle Peninsula

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TOWNHOMES AT QUARTERPATH
PHASE 2B
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Scale: 1"=30' Date: 3/30/17
Sheet Number: 3 OF 3