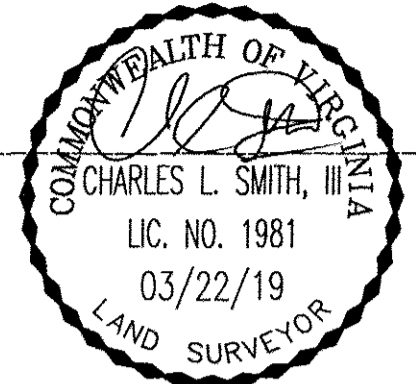


190006836

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

SIGNED:  CHARLES L. SMITH, III
LIC. NO. 1981
03/22/19
LAND SURVEYOR

NOTES

1. THE MERIDIAN SOURCE FOR THIS SURVEY/PLAT IS BASED ON JAMES CITY COUNTY GEODETIC CONTROL NETWORK WHICH REFERS TO VIRGINIA STATE PLANE COORDINATES-SOUTH ZONE (NAD83)(1986).
2. THIS SURVEY/PLAT WAS PERFORMED/PREPARED WITH THE BENEFIT OF THE FOLLOWING TITLE REPORT: BRIDGETRUST TITLE GROUP GROUP AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: 091051292, COMMITMENT DATE: SEPTEMBER 08, 2017, 08:00 AM, ISSUE DATE: SEPTEMBER 15, 2017, 10:51 AM.
3. THIS SURVEY/PLAT DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONDITIONS UNLESS OTHERWISE NOTED AND/OR SHOWN.
4. THE PROPERTY SHOWN APPEARS TO FALL WITHIN FLOOD ZONE(S) "X", ACCORDING TO F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR JAMES CITY COUNTY, VIRGINIA. MAP NUMBER 51095C0143D, MAP REVISED: DECEMBER 16, 2015.
5. CURRENT ZONING OF PARCEL A, PARCEL B, NEW LOT A AND LOT 4B: GENERAL BUSINESS (B1)

SETBACK REQUIREMENTS - GENERAL BUSINESS (B1): 50 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH.

YARD REQUIREMENTS: 20 FEET OR MORE FROM SIDE OR REAR PROPERTY LINES.
6. PROPOSED ADDRESS DESIGNATIONS:

LOT A-1: 7337 POCAHONTAS TRAIL
LOT B-1: 7327 POCAHONTAS TRAIL
7. 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.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. LOT A-1 WILL RETAIN THE EXISTING MAILING ADDRESS OF PARCEL A: 7337 POCAHONTAS TRAIL.
12. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. PEDESTRIAN/PUBLIC USE EASEMENTS SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY (JCC).
14. NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

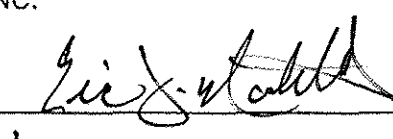
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY, BEING "PARCEL A", WAS CONVEYED TO THE SOUTHLAND CORPORATION (NOW KNOWN AS 7-ELEVEN, INC.) FROM PATRICK HENRY INN, INC. BY DEED, DATED 08/01/83 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 238, PAGE 187.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION OF PARCEL A, PARCEL B AND LOT 4B SUBDIVISION OF PATRICK HENRY INN, INC. AND T.R. VERMILLION PROPERTY (P.B. 38. PG. 60) AND NEW LOT A QUARTERPATH AT WILLIAMSBURG SECTION 1 (INSTR. 140021471) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

ENTITY: 7-ELEVEN, INC.

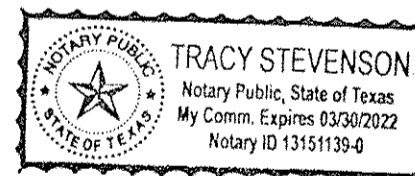
OWNER (SIGNATURE): 

DATE: 04/08/2019

PRINT NAME: ERIC J. NACHTRAB

STATE OF Texas
CITY OF Dallas, TO WIT:
I, Tracy Stevenson A NOTARY PUBLIC IN AND FOR
THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT
Texas, Dallas

WHOSE NAME(S) AS SUCH IS/ARE SIGNED TO THE FOREGOING WRITING BEARING DATE
ON THE 8 DAY OF April, 2019,
HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNTO MY HAND THIS 8 DAY OF April, 2019.
MY COMMISSION EXPIRES ON 3/30/2022
Tracy Stevenson 13151139-0
NOTARY PUBLIC REGISTRATION NO.



CERTIFICATE OF APPROVAL

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

SIGNED:  DATE: 24 Apr 2019
VIRGINIA DEPARTMENT OF TRANSPORTATION

SIGNED:  DATE: 4/24/19
SUBDIVISION AGENT OF JAMES CITY COUNTY

MONUMENT LEGEND		
SYMBOL	ABBREV.	DESCRIPTION
○	PIN(F)/PIPE(F)/NAIL(F)	PIN FOUND/PIPE FOUND/NAIL FOUND
●	PIN(S)	PIN SET
■	MON. (S)	CONCRETED STEEL PIN SET

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY, BEING "NEW LOT A", "LOT 4B" & "PARCEL B", WERE CONVEYED TO QUARTERPATH WILLIAMSBURG, LLC FROM RIVERSIDE HEALTHCARE ASSOCIATION, INC. BY INSTRUMENT, DATED 03/24/15 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 150008967.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION OF PARCEL A, PARCEL B AND LOT 4B SUBDIVISION OF PATRICK HENRY INN, INC. AND T.R. VERMILLION PROPERTY (P.B. 38. PG. 60) AND NEW LOT A QUARTERPATH AT WILLIAMSBURG SECTION 1 (INSTR. 140021471) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

ENTITY: QUARTERPATH WILLIAMSBURG, LLC.

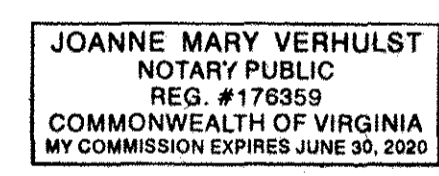
OWNER (SIGNATURE): 

DATE: 3/27/19

PRINT NAME: W. William Austin, Jr.

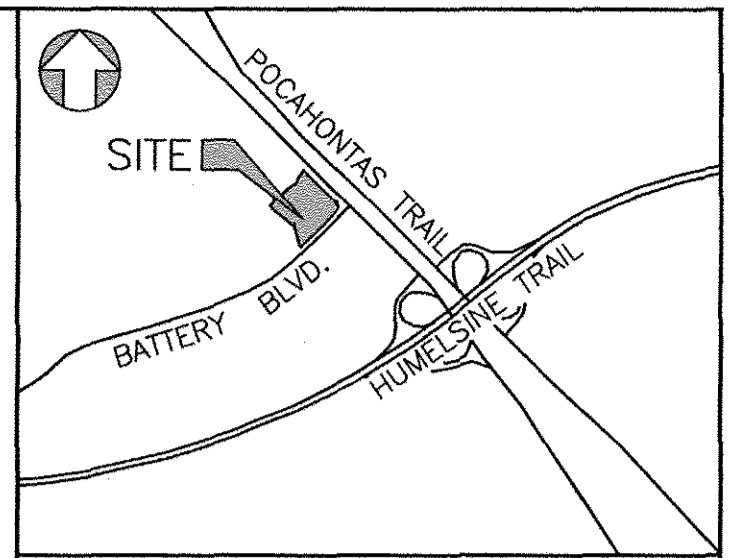
STATE OF VIRGINIA
CITY OF Newport News, TO WIT:
I, Joanne Mary Verhulst A NOTARY PUBLIC IN AND FOR
THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT
W. William Austin, Jr.

WHOSE NAME(S) AS SUCH IS/ARE SIGNED TO THE FOREGOING WRITING BEARING DATE
ON THE 27TH DAY OF MARCH, 2019,
HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNTO MY HAND THIS 27TH DAY OF MARCH, 2019.
MY COMMISSION EXPIRES ON JUNE 30, 2020
Joanne M. Verhulst 176359
NOTARY PUBLIC REGISTRATION NO.




JCC CASE NO. S-18-0027

RESUBDIVISION OF
PARCEL A, PARCEL B AND LOT 4B
SUBDIVISION
OF
PATRICK HENRY INN, INC.
AND T.R. VERMILLION PROPERTY
(P.B. 38. PG. 60)
AND
NEW LOT A
QUARTERPATH
AT
WILLIAMSBURG
SECTION 1
(INSTR. 140021471)
ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA



LOCATION MAP
SCALE: 1"=2000'

2 Large/Small Plat(s) Recorded
herewith as # 190006836

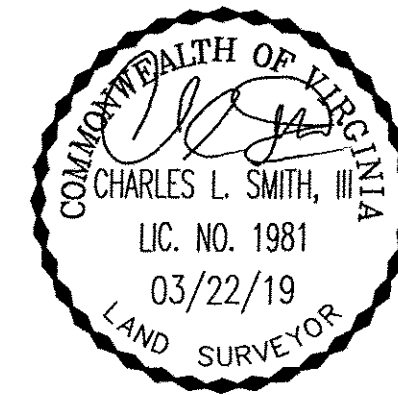
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5-10-2019
at 1:10 PM, PB PG
Document # 190006836
MONA A. FOLEY, CLERK
 Clerk



630 N. WITCHDUCK RD. - VA BEACH, VIRGINIA 23462
P757.226.0081 - F757.226.8765
www.blakewaycorp.com

SCALE:	AS NOTED	DATE:	03/22/19
PROJ. NO.:	6160.54	AB NO.:	6160.54
SHEET	1 OF 2	F.B.	- PG. -

190006836



EXISTING AREA DATA		
PARCEL	SQUARE FEET	ACRES
LOT 4B	5601±	0.129±
PARCEL A	31076±	0.713±
NEW LOT A	50207±	1.153±
PARCEL B	83087±	1.907±

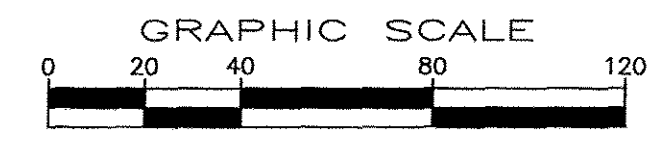
PROPOSED AREA DATA		
PARCEL	SQUARE FEET	ACRES
LOT A-1	84067±	1.930±
LOT B-1	85565±	1.964±
TOTAL SITE	169632±	3.894±

LINE DATA		
LINE	BEARING	LENGTH
L1	S62°30'54"W	10.25'
L2	S45°03'51"E	9.71'
L3	S43°26'19"W	3.86'

CURVE DATA						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	45.00'	88°18'23"	69.36'	43.69'	62.69'	S00°54'40"E
C2	3000.00'	4°25'01"	231.27'	115.69'	231.21'	S45°27'02"W
C3	32.00'	90°00'00"	50.27'	32.00'	45.25'	S01°33'41"E

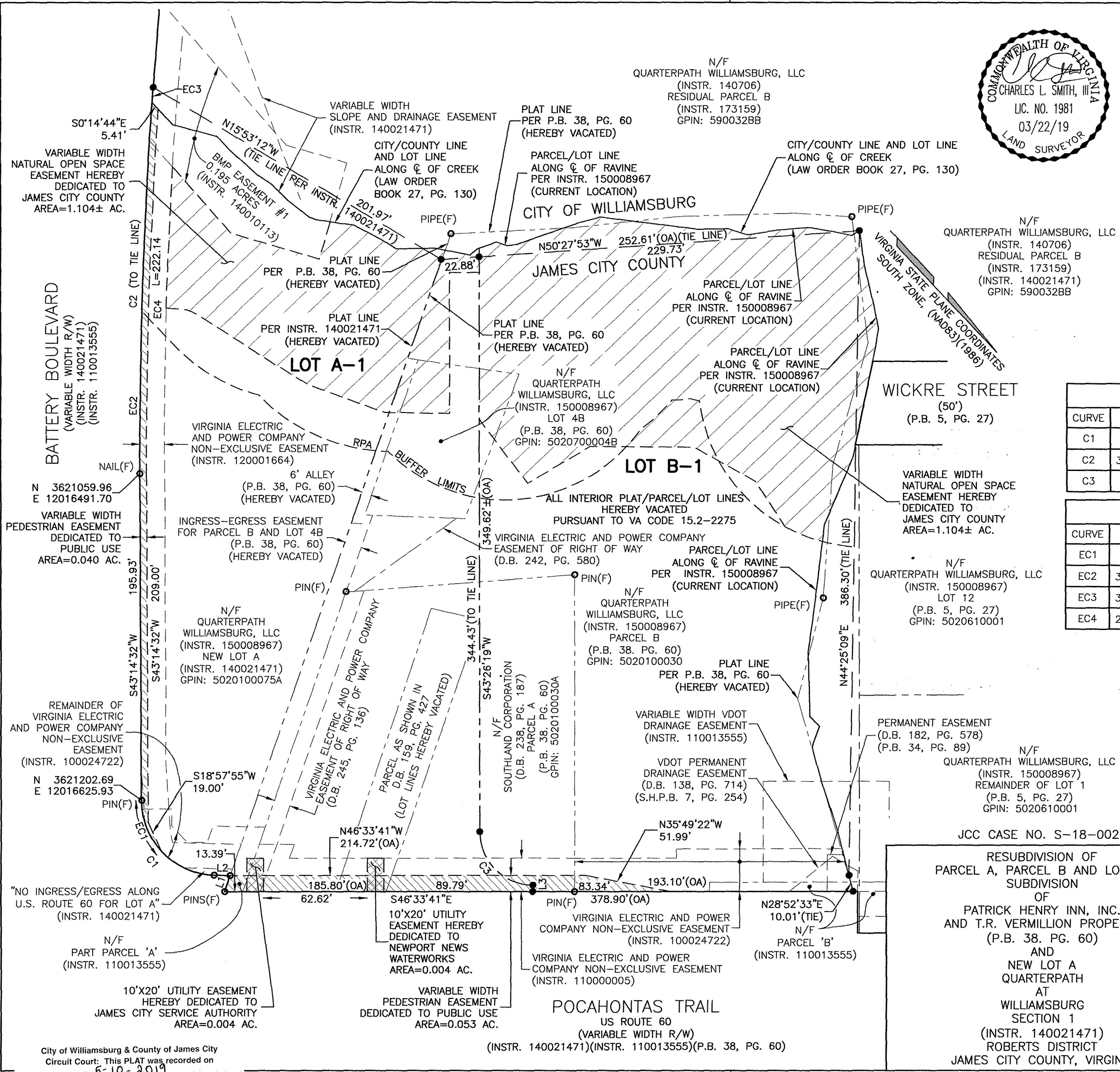
EASEMENT CURVE DATA						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
EC1	45.00'	42°28'47"	33.36'	17.49'	32.60'	S22°00'08"W
EC2	3000.00'	4°14'33"	222.14'	111.12'	222.09'	S45°21'48"W
EC3	3000.00'	0°10'28"	9.13'	4.57'	9.13'	S47°34'19"W
EC4	2996.00'	4°10'23"	218.20'	109.15'	218.15'	N45°19'43"E

- DEDICATION LEGEND**
- UTILITY EASEMENTS HEREBY DEDICATED TO NEWPORT NEWS WATERWORKS AND JAMES CITY SERVICE AUTHORITY
 - VARIABLE WIDTH NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY AREA=1.104± AC.
 - VARIABLE WIDTH PEDESTRIAN EASEMENT DEDICATED TO PUBLIC USE



630 N. WITCHDUCK RD. - VA BEACH, VIRGINIA 23462
 P757.226.0081 - F757.226.8765
 www.blakewaycorp.com

SCALE:	1" = 40'	DATE:	03/22/19
PROJ. NO.:	6160.54	AB NO.:	6160.54
SHEET	2 OF 2	F.B. -	PG. -



JCC CASE NO. S-18-0027

RESUBDIVISION OF
 PARCEL A, PARCEL B AND LOT 4B
 SUBDIVISION
 OF
 PATRICK HENRY INN, INC.
 AND T.R. VERMILLION PROPERTY
 (P.B. 38, PG. 60)
 AND
 NEW LOT A
 QUARTERPATH
 AT
 WILLIAMSBURG
 SECTION 1
 (INSTR. 140021471)
 ROBERTS DISTRICT
 JAMES CITY COUNTY, VIRGINIA

City of Williamsburg & County of James City
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 MONA A. FOLEY, CLERK

2 Large/Small Plat(s) Recorded
 herewith as # 190006836