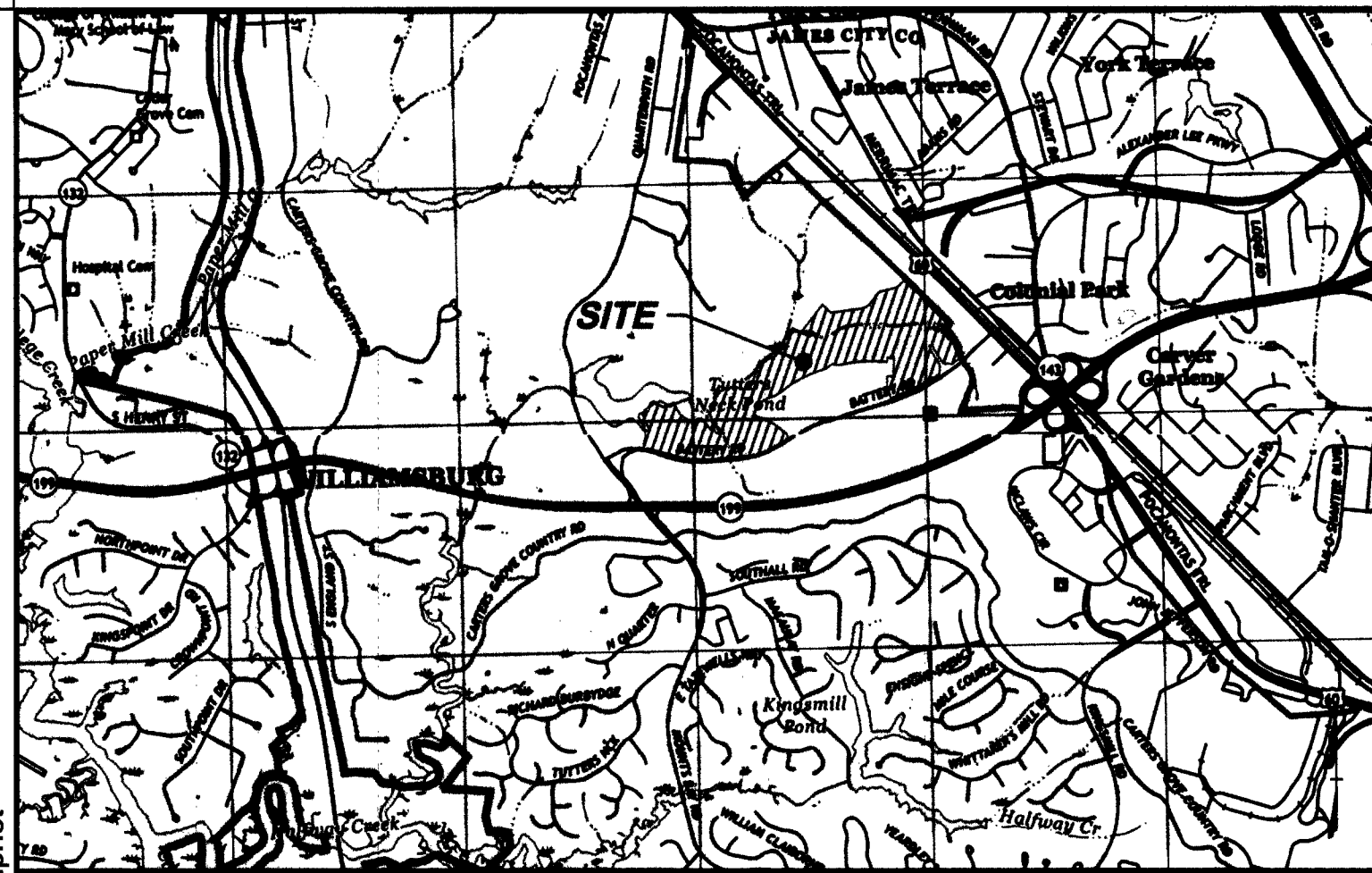


20223716

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VICINITY MAP
SCALE: 1" = 2000'

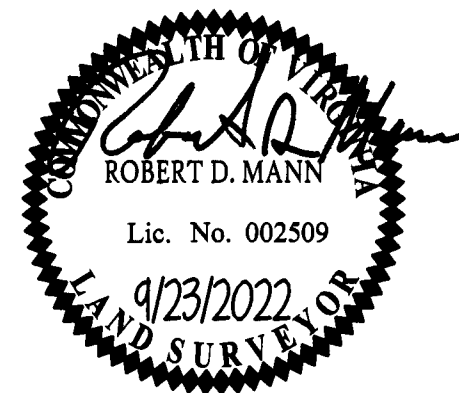
CERTIFICATE OF SOURCE OF TITLE

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 OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA AS INSTRUMENT NUMBER 140706.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. THIS PLAT REPRESENTS AND IS BASED ON A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. ALL MONUMENTS SHOWN HEREON ARE ACTUALLY IN PLACE OR WILL BE PUT IN PLACE BEFORE JANUARY 1, 2023. THE LOCATION AND CHARACTER OF EACH MONUMENT IS ACCURATELY SHOWN ON THIS PLAT, AND ALL PROVISIONS AND REQUIREMENTS OF ARTICLE VII. OF THE WILLIAMSBURG, VA CODE OF ORDINANCES HAVE BEEN MET.

Robert D Mann 9/23/2022
ROBERT D. MANN DATE



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 14, 2022
at 2:28 AM/PM PB PG
Document # 20223716
MONA A. FOLEY, CLERK
Mona A Foley, Clerk

8 Large/Small Plat(s) Recorded
herewith as # 20223716

GENERAL NOTES:

- OWNER: QUARTERPATH WILLIAMSBURG LLC.
- COORDINATES, COURSES AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE CITY OF WILLIAMSBURG GEODETIC CONTROL NETWORK.

REFERENCE: MON 12 0329 JCC
N: 3621267.44 N: 3620251.87
E: 12010857.60 E: 12017620.14
ELEV.: 75.18 ELEV.: 117.44
- HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93) (HARN), UNITS: U.S. SURVEY FEET.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- BASED ON THE FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBERS 51095C0143D AND 51095C0206D, PANELS 143 AND 206 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.
- THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 590-03-03-B. THE PROPERTY ADDRESS IS 4200 BATTERY BOULEVARD, WILLIAMSBURG, VIRGINIA.
- THE PROPERTY IS CURRENTLY ZONED ED-C ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS. REFERENCE PROFFERS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA AS INSTRUMENT NO.'S 050824 AND 050826.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY TIMMONS GROUP AND AVAILABLE DEEDS, PLATS AND DOCUMENTS OF RECORD.
- THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. PORTIONS OF THIS SITE ARE AFFECTED BY THE RESOURCE PROTECTION AREA (RPA) AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY. ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT AS ALLOWED BY ARTICLE VIII, CHESAPEAKE BAY PRESERVATION, SUBSECTION 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 SECTION 21-818 OF THE WILLIAMSBURG ZONING ORDINANCE.
- AREAS SHOWN ON THIS PLAT ARE CALCULATED TO THE SURVEY TIE LINE.

OWNER'S CONSENT

THE PLATTING OR DEDICATION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED SUBDIVIDER, OWNER, PROPRIETOR, AND/OR TRUSTEE OR MORTGAGEE, IF ANY.

W Wilcox 11/10/22
OWNER DATE

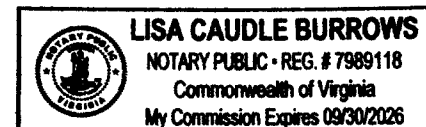
CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News
I, Lisa C. Burrows, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 10 DAY OF November, 2022.

MY COMMISSION EXPIRES: 9/30/2026

NOTARY REGISTRATION NUMBER: 7989118

NOTARY: Lisa C. Burrows
SIGNATURE



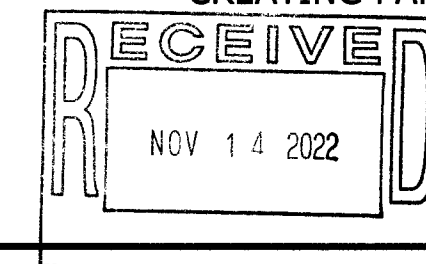
CERTIFICATE OF APPROVAL

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

Tanya Williams Hill
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

11/15/2022
DATE

PCR#
22.013

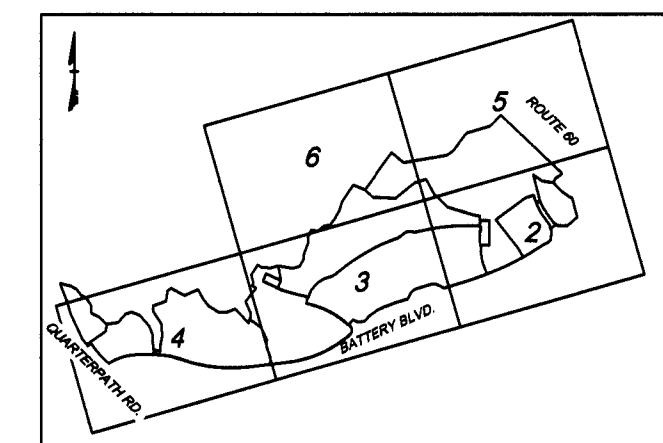


SUBDIVISION
OF
RESIDUAL PARCEL B
QUARTERPATH AT WILLIAMSBURG
SECTION 1
CREATING PARCELS B-6, B-7, B-8, B-9, B-10, B-11, & B-12

PARCEL NAME	SQUARE FEET	ACRES	AREA WITHIN RPA (AC)	% WITHIN RPA (AC)
PARCEL B-6 GPIN 2025.253.578	559,092	12.835	4.497	35%
PARCEL B-7 GPIN 2025.253.579	679,788	15.606	5.515	35%
PARCEL B-8 GPIN 2025.253.580	125,557	2.882	1.477	51%
PARCEL B-9 GPIN 2025.253.577	206,001	4.729	0	0%
PARCEL B-10 GPIN 2025.253.581	1,195,396	27.443	12.383	45%
PARCEL B-11 GPIN 2025.253.576	24,533	0.563	0	0%
PARCEL B-12 GPIN 2025.253.582	902,902	20.728	6.565	32%
R-O-W COMMONWEALTH AVE. GPIN 2025.253.583	14,723	0.338	N/A	N/A
R-O-W REDOUBT ROAD GPIN 2025.253.584	35,059	0.805	N/A	N/A
TOTAL AREA OF SUBDIVISION	3,743,050	85.929	30.437	35%

SHEET INDEX

SHEET 1	COVER
SHEET 2	SUBDIVISION PLAT
SHEET 3	SUBDIVISION PLAT
SHEET 4	SUBDIVISION PLAT
SHEET 5	SUBDIVISION PLAT
SHEET 6	SUBDIVISION PLAT, LINE & CURVE TABLES
SHEET 7	INSET SHEET
SHEET 8	PROPERTY OWNER & EASEMENT LEGEND



City of Williamsburg	Virginia
DATE: Aug. 29, 2022	SCALE: AS SHOWN
SHEET 1 OF 8	J.N.: 42335
DRAWN BY: C. McKibbin	CHECK BY: R. Mann
Revised: 9/23/2022	

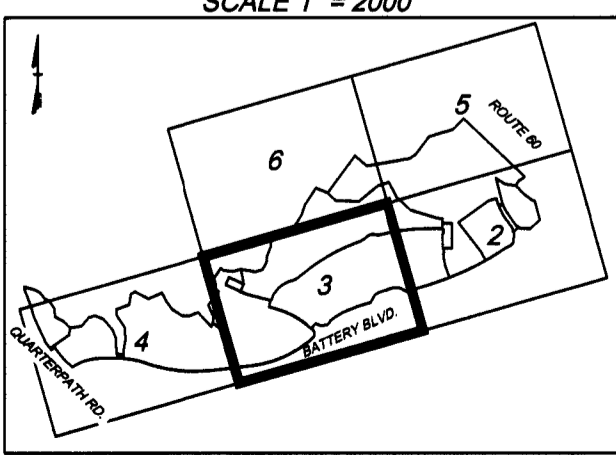
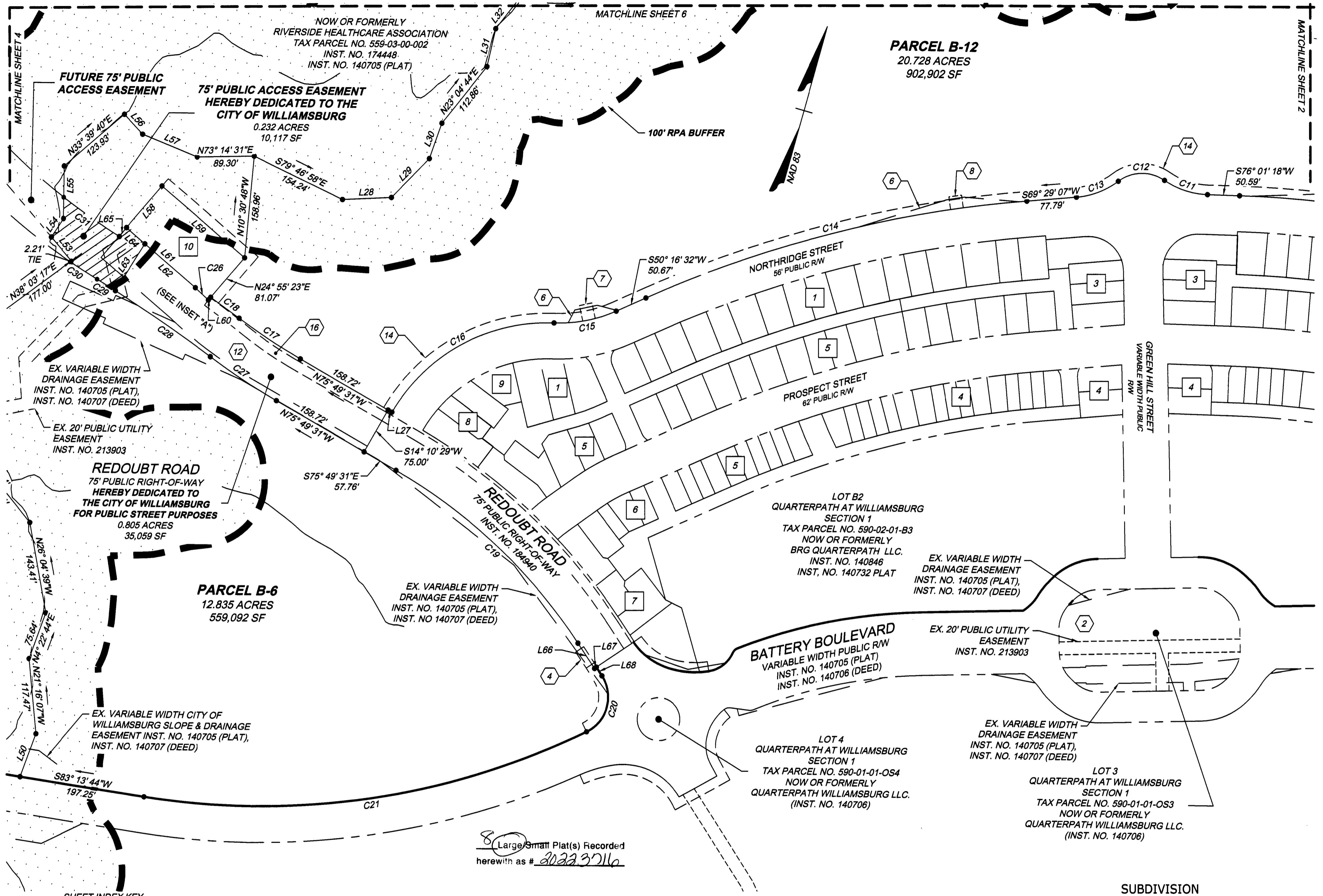
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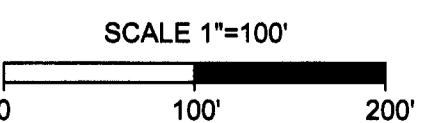
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City of Williamsburg	Virginia
DATE: Aug. 29, 2022	SCALE: 1" = 100'
SHEET 3 OF 8	J.N.: 42335
DRAWN BY: C. McKibbin	CHECK BY: R. Mann
Revised: 9/23/2022	

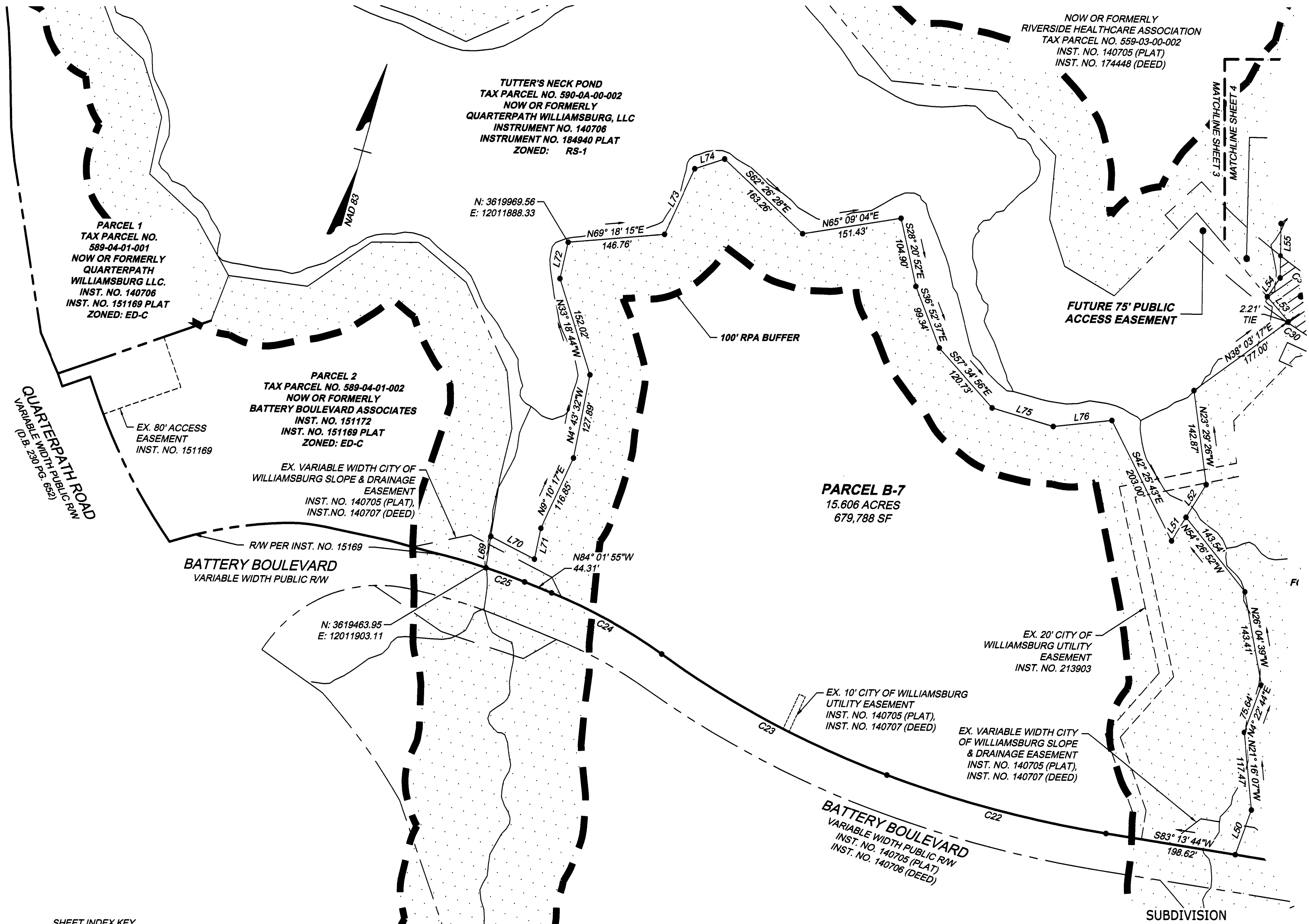
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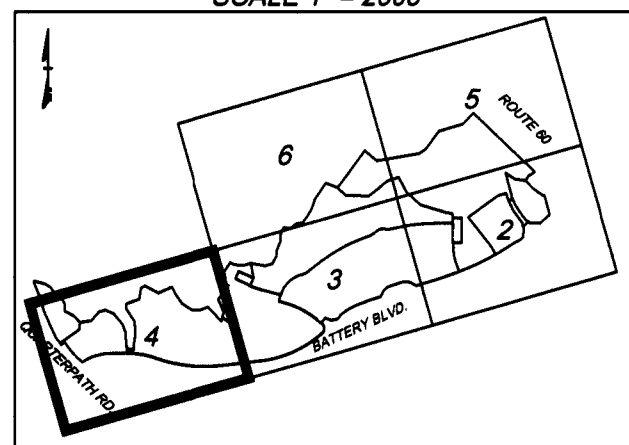
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20223716

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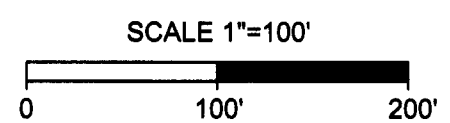
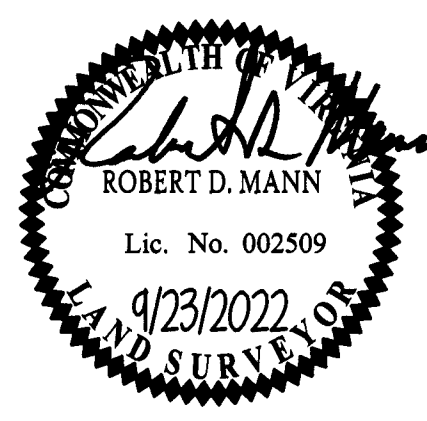


SHEET INDEX KEY
SCALE 1" = 2000'



3 Large/Small Plat(s) Recorded
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RESIDUAL PARCEL B
QUARTERPATH AT WILLIAMSBURG
SECTION 1
CREATING PARCELS B-6, B-7, B-8, B-9, B-10, B-11, & B-12

City of Williamsburg	Virginia
DATE: Aug. 29, 2022	SCALE: 1" = 100'
SHEET 4 OF 8	J.N.: 42335
DRAWN BY: C. McKibbin	CHECK BY: R. Mann
Revised: 9/23/2022	

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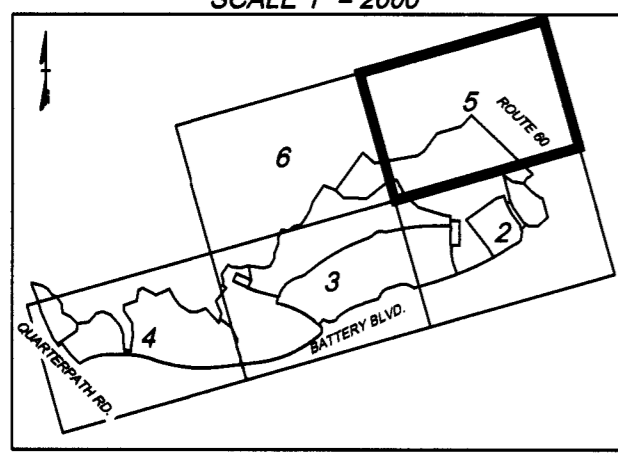
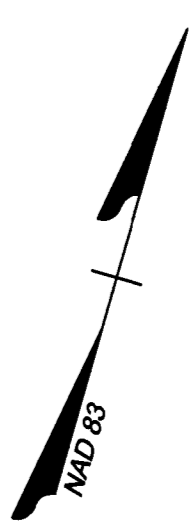
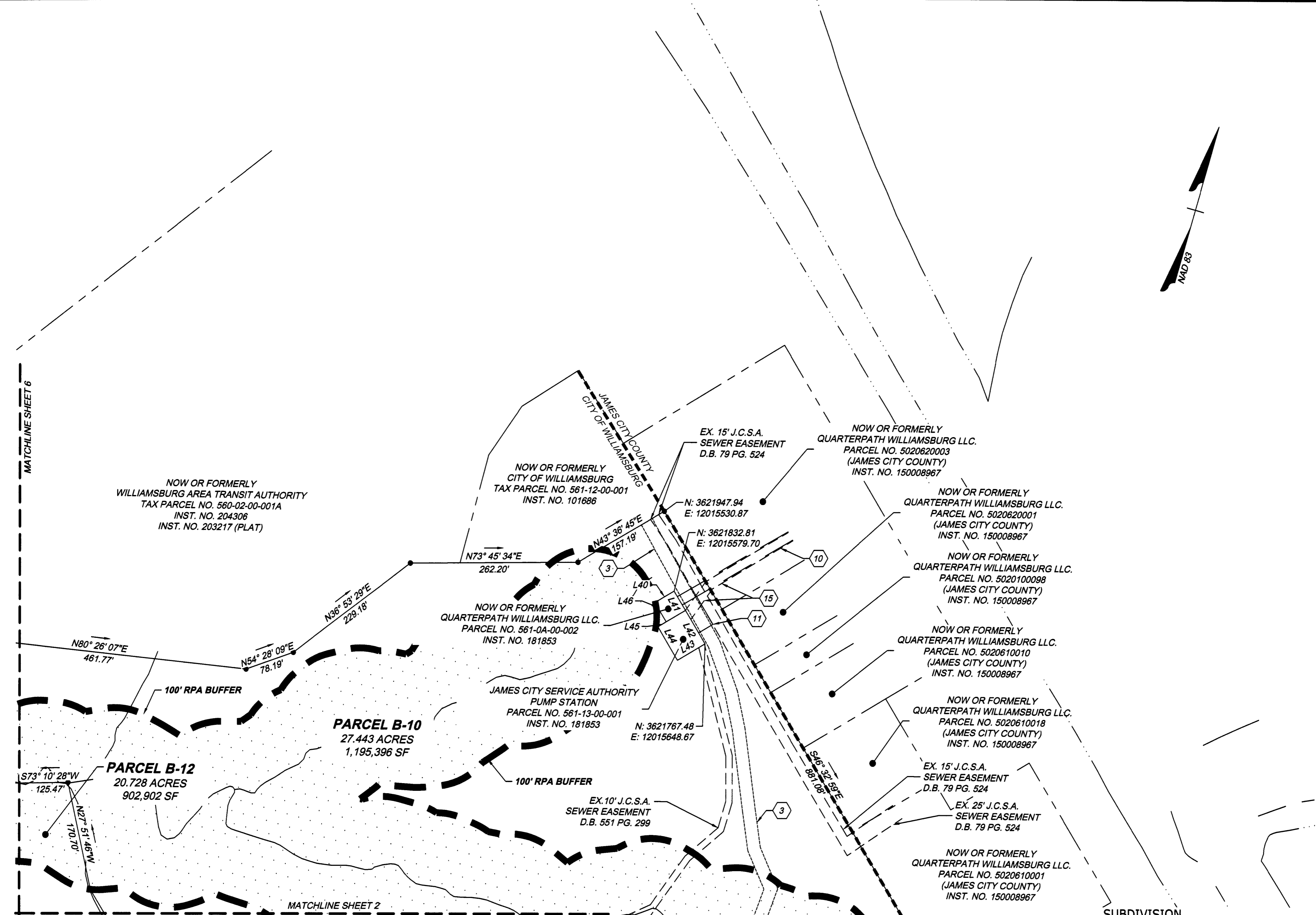
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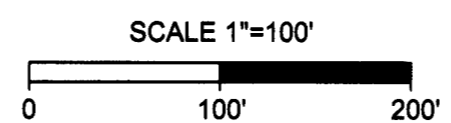
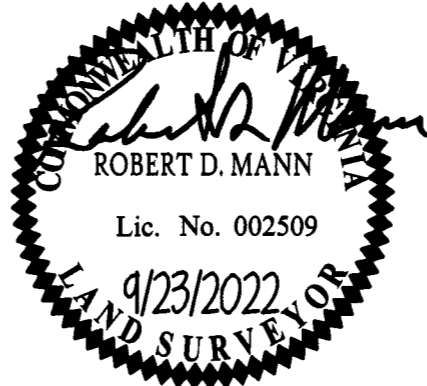
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SUBDIVISION
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City of Williamsburg	Virginia
DATE: Aug. 29, 2022	SCALE: 1" = 100'
SHEET 5 OF 8	J.N.: 42335
DRAWN BY: C. McKibbin	CHECK BY: R. Mann
Revised: 9/23/2022	

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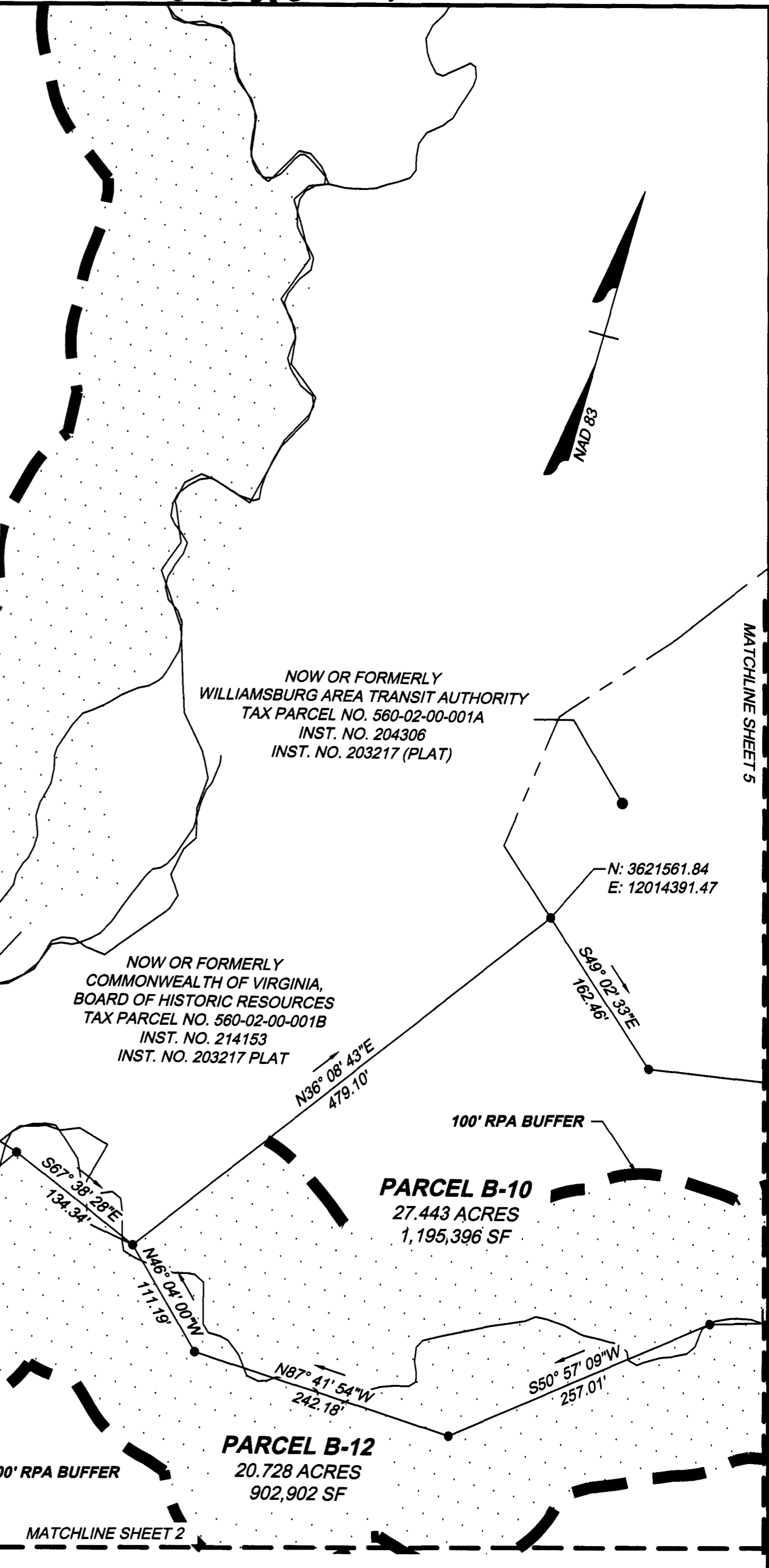
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CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
C1	3000.00'	63.15'	31.58'	1°12'22"	S48°16'30"W	63.15'	L1	N88°00'41"W	106.97'	L27	N75°49'31"W	6.92'	L53	N56°16'43"W	49.19'
C2	476.50'	132.87'	66.87'	15°58'38"	N28°11'02"W	132.44'	L2	N42°35'43"W	16.14'	L28	N71°41'51"E	76.55'	L54	N18°12'34"E	34.32'
C3	476.50'	47.83'	23.93'	5°45'03"	N17°19'11"W	47.81'	L3	N67°56'55"W	26.92'	L29	N28°32'41"E	85.14'	L55	N14°56'36"W	82.06'
C4	523.50'	52.54'	26.29'	5°45'03"	S17°19'11"E	52.52'	L4	N36°10'21"W	137.67'	L30	N3°51'38"E	58.44'	L56	S58°35'12"E	42.49'
C5	523.50'	145.98'	73.47'	15°58'38"	S28°11'02"E	145.51'	L5	N14°26'40"W	230.98'	L31	N2°46'19"W	60.28'	L57	S83°22'16"E	92.45'
C6	2951.00'	240.61'	120.37'	4°40'18"	S58°22'31"W	240.54'	L6	S44°02'49"E	110.27'	L32	N22°38'24"E	82.90'	L58	S24°55'23"W	85.59'
C7	2951.00'	419.35'	210.03'	8°08'31"	S64°46'56"W	419.00'	L7	S67°29'26"E	33.85'	L33	S83°05'21"E	71.55'	L59	N65°04'37"W	171.10'
C8	464.00'	142.10'	71.61'	17°32'47"	N11°21'27"W	141.54'	L8	N75°33'20"E	85.83'	L34	N49°53'46"E	78.34'	L60	N24°55'23"E	5.54'
C9	459.00'	20.91'	10.46'	2°36'37"	N1°18'07"W	20.91'	L9	S14°26'40"E	24.13'	L35	N80°56'45"E	66.27'	L61	N65°04'38"W	143.10'
C10	1743.50'	423.17'	212.63'	13°54'24"	S82°58'30"W	422.14'	L10	S36°10'21"E	128.34'	L36	N37°08'37"E	83.78'	L62	N65°04'38"W	104.76'
C11	125.00'	71.68'	36.86'	32°51'22"	N87°33'00"W	70.70'	L11	S10°44'05"E	41.90'	L37	N30°21'57"E	91.64'	L63	N16°24'10"E	86.45'
C12	61.85'	77.82'	45.01'	72°05'37"	S72°49'53"W	72.79'	L12	S37°42'12"E	18.51'	L38	N19°16'48"E	104.80'	L64	N65°04'38"W	38.34'
C13	125.00'	71.34'	36.67'	32°42'03"	S53°08'06"W	70.38'	L13	S53°19'11"W	30.41'	L39	N32°33'33"E	52.00'	L65	N23°00'19"E	17.57'
C14	1848.50'	619.75'	312.81'	19°12'35"	S59°52'50"W	616.85'	L14	S36°33'38"E	6.09'	L40	N43°27'01"E	35.00'	L66	S49°24'47"E	47.01'
C15	220.00'	100.31'	51.04'	26°07'32"	S63°20'18"W	99.45'	L15	S55°07'28"W	5.50'	L41	S46°32'59"E	35.00'	L67	N40°36'06"E	3.52'
C16	282.00'	304.77'	169.18'	61°55'18"	S45°26'25"W	290.15'	L16	S64°56'06"W	59.19'	L42	S46°32'59"E	60.00'	L68	S49°24'47"E	16.02'
C17	964.50'	115.20'	57.67'	6°50'36"	N72°24'13"W	115.13'	L17	S49°45'57"W	79.37'	L43	S43°27'01"W	50.00'	L69	N7°02'55"W	47.75'
C18	2325.55'	55.30'	27.65'	1°21'44"	N69°39'47"W	55.29'	L18	N69°48'17"E	47.00'	L44	N46°32'59"W	60.00'	L70	S78°32'00"E	74.18'
C19	859.50'	396.16'	201.66'	26°24'31"	S62°37'16"E	392.66'	L19	S89°59'48"E	5.00'	L45	N43°27'01"E	15.00'	L71	N3°48'54"W	47.51'
C20	60.00'	102.35'	68.70'	97°43'57"	S0°32'48"E	90.38'	L20	N0°00'12"E	41.10'	L46	N46°32'59"W	35.00'	L72	N3°08'14"W	55.79'
C21	1169.00'	712.25'	367.57'	34°54'34"	S65°46'28"W	701.29'	L21	N89°59'48"W	10.00'	L47	S53°08'19"W	50.72'	L73	N9°05'04"E	108.90'
C22	1749.00'	344.22'	172.67'	11°16'35"	S88°52'02"W	343.67'	L22	N89°59'48"W	86.63'	L48	S68°23'44"W	24.47'	L74	N56°01'15"E	47.58'
C23	1469.00'	388.81'	195.55'	15°09'53"	N77°54'43"W	387.68'	L23	N89°55'42"E	10.00'	L49	S30°26'56"W	61.21'	L75	S89°18'06"E	96.92'
C24	800.00'	191.32'	96.12'	13°42'08"	N77°10'51"W	190.86'	L24	N0°00'12"E	28.50'	L50	N4°20'45"E	71.37'	L76	N68°06'05"E	89.41'
C25	1000.00'	62.29'	31.15'	3°34'07"	N85°48'59"W	62.28'	L25	S89°55'42"W	10.00'	L51	N15°53'17"E	41.92'			
C26	569.50'	28.02'	14.01'	2°49'09"	S62°59'22"E	28.02'	L26	N0°00'12"E	52.81'	L52	N15°53'17"E	58.08'			
C27	1039.50'	124.16'	62.15'	6°50'36"	N72°24'13"W	124.08'									
C28	2250.55'	181.29'	90.70'	4°36'58"	N71°17'22"W	181.24'									
C29	2250.55'	33.83'	16.91'	0°51'40"	N74°01'40"W	33.83'									
C30	1039.50'	50.08'	25.04'	2°45'37"	N73°04'42"W	50.07'									
C31	964.50'	106.43'	53.27'	6°19'21"	S71°00'05"E	106.37'									

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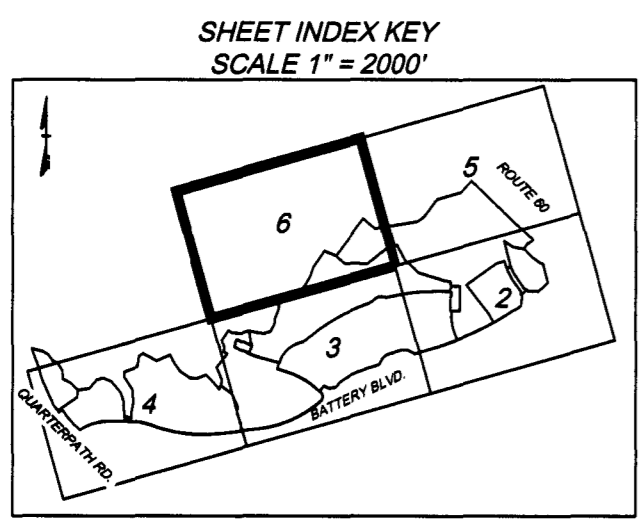
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 11531 Road 1000, Williamsburg, VA 23066
 TEL: 757.782.3041 www.hanford.com

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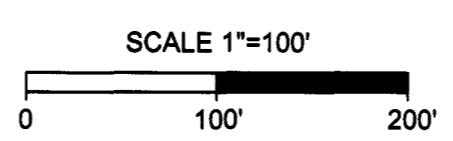


TIMMONS GROUP



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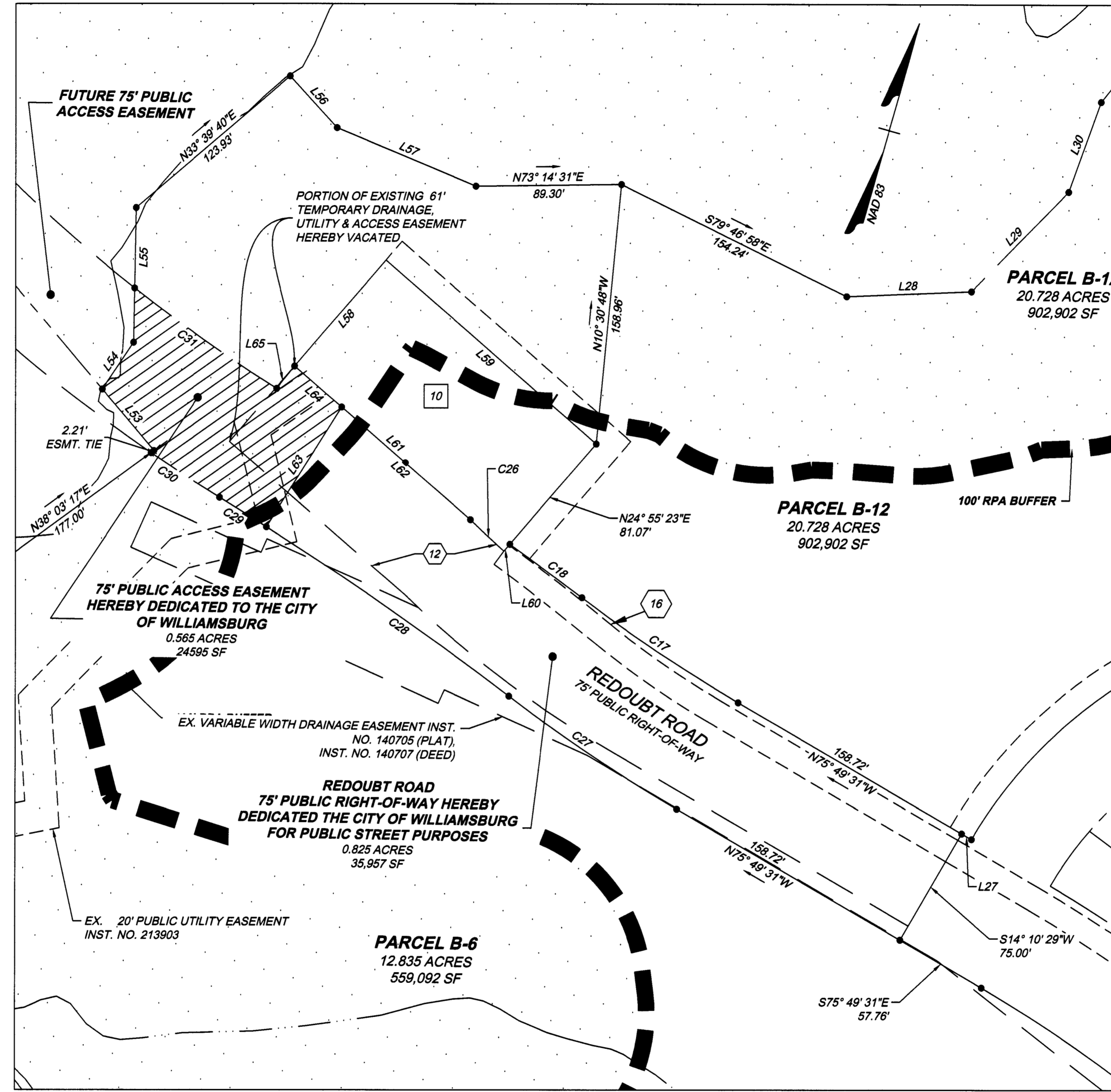


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RESIDUAL PARCEL B
QUARTERPATH AT WILLIAMSBURG
SECTION 1
 CREATING PARCELS B-6, B-7, B-8, B-9, B-10, B-11, & B-12

City of Williamsburg	Virginia
DATE: Aug. 29, 2022	SCALE: 1" = 100'
SHEET 6 OF 8	J.N.: 42335
DRAWN BY: C. McKibbin	CHECK BY: R. Mann
Revised: 9/23/2022	

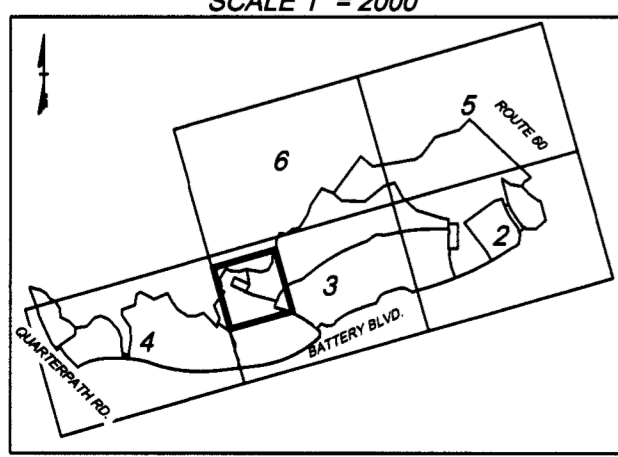
20223716

INSET "A"
SCALE 1" = 50'



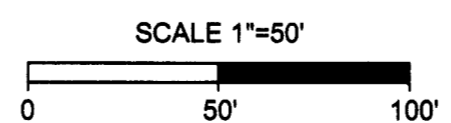
Y:\909\42335-909-Quarterpath Overall\DWG\Sheet\Plat\42335V_909-PLSUBD-02.dwg | Plotted on 11/7/2022 9:21 AM | by Johnathon Supnet

SHEET INDEX KEY
SCALE 1" = 2000'



80 Large Small Plat(s) Recorded
herewith as # 20223716

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 14, 2022
at 2:28 AM PM PB PG
Document # 20223716
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



SUBDIVISION
OF
RESIDUAL PARCEL B
QUARTERPATH AT WILLIAMSBURG
SECTION 1
CREATING PARCELS B-6, B-7, B-8, B-9, B-10, B-11, & B-12

City of Williamsburg	Virginia
DATE: Aug. 29, 2022	SCALE: 1" = 50'
SHEET 7 OF 8	J.N.: 42335
DRAWN BY: C. McKibbin	CHECK BY: R. Mann
Revised: 9/23/2022	

YOUR VISION ACHIEVED THROUGH OURS.
Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

THIS DRAWING PREPARED BY THE
MEMPHIS AREA REGISTERED PROFESSIONAL ENGINEER
11837 Rock Landing Drive, Suite 306 | Memphis, TN, 38119
TEL: 901-752-3441 | www.timmons.com

20223716

ADJOINING PROPERTY LEGEND

- 1 VILLAGE GREEN NORTH TOWNHOMES, QUARTERPATH AT WILLIAMSBURG PHASE 3, PER INSTRUMENT NO. 184940.
- 2 VILLAGE GREEN NORTH TOWNHOMES, QUARTERPATH AT WILLIAMSBURG PHASE 2B, PER INSTRUMENT NO. 173159
- 3 NOW OR FORMERLY QUARTERPATH WILLIAMSBURG LLC., VILLAGE GREEN NORTH TOWNHOMES, QUARTERPATH AT WILLIAMSBURG, CONDOMINIUM COMMON AREA PER INSTRUMENT NO. 204565.
- 4 VILLAGE GREEN NORTH TOWNHOMES, QUARTERPATH AT WILLIAMSBURG PHASE 2B, PER INSTRUMENT NO. 210524
- 5 VILLAGE GREEN NORTH TOWNHOMES, QUARTERPATH AT WILLIAMSBURG PHASE I, PER INSTRUMENT NO. 142454.
- 6 VILLAGE GREEN NORTH TOWNHOMES, QUARTERPATH AT WILLIAMSBURG PHASE I, PER INSTRUMENT NO. AND 176916.
- 7 NOW OR FORMERLY HHHUNT HOMES HAMPTON ROADS, LLC., VILLAGE GREEN NORTH AT QUARTERPATH; COMMON AREA-1, PER INSTRUMENT NO. 21258 AND 204613.
- 8 NOW OR FORMERLY HHHUNT HOMES HAMPTON ROADS, LLC., VILLAGE GREEN NORTH AT QUARTERPATH; COMMON AREA, PER INSTRUMENT NO. 214841, AND 204613.
- 9 NOW OR FORMERLY QUARTERPATH WILLIAMSBURG LLC. - VILLAGE GREEN NORTH TOWNHOMES, QUARTERPATH AT WILLIAMSBURG PHASE 3, CONDOMINIUM COMMON AREA 2, PER INSTRUMENT NO. 140706, AND 184940.
- 10 NOW OR FORMERLY THE CITY OF WILLIAMSBURG, QUARTERPATH AT WILLIAMSBURG LOT 5 SECTION 1, PER INSTRUMENT NO. 140705.

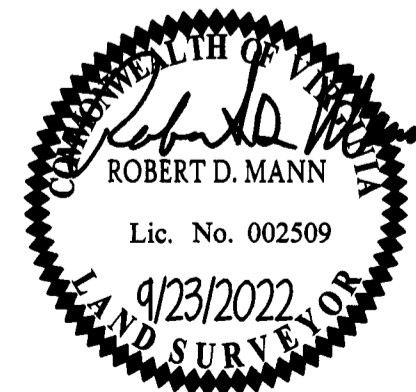
EXISTING EASEMENT LEGEND

- 1 EXISTING VEPCO EASEMENT PER INSTRUMENT NO. 120118.
- 2 EXISTING CITY OF WILLIAMSBURG VARIABLE WIDTH SLOPE & DRAINAGE EASEMENT PER INSTRUMENT NO. 140705 (PLAT), INSTRUMENT NO. 140707 (DEED).
- 3 EXISTING 20' CITY OF WILLIAMSBURG UTILITY EASEMENT PER INSTRUMENT NO. 140705 (PLAT), INSTRUMENT NO. 140707 (DEED).
- 4 EXISTING VEPCO EASEMENT PER INSTRUMENT NO. 131654.
- 5 EXISTING 20' CITY OF WILLIAMSBURG UTILITY EASEMENT PER INSTRUMENT NO. 173159.
- 6 EXISTING CITY OF WILLIAMSBURG VARIABLE WIDTH DRAINAGE EASEMENT PER INSTRUMENT NO. 184940.
- 7 EXISTING 20' x 25' CITY OF WILLIAMSBURG UTILITY EASEMENT PER INSTRUMENT NO. 173159.
- 8 EXISTING 20' x 20' CITY OF WILLIAMSBURG UTILITY EASEMENT PER INSTRUMENT NO. 173159.
- 9 EXISTING 15' x 30' CITY OF WILLIAMSBURG UTILITY EASEMENT PER INSTRUMENT NO. 173159.
- 10 EXISTING 15' J.C.S.A. INGRESS / EGRESS EASEMENT PER DEED BOOK 551 PG. 299.
- 11 EXISTING J.C.S.A. UTILITY & INGRESS / EGRESS EASEMENT PER INSTRUMENT NO. 181853.
- 12 EXISTING 61' TEMPORARY DRAINAGE, UTILITY AND ACCESS EASEMENT PER INSTRUMENT NO. 140705 (PLAT), INSTRUMENT NO. 140707 (DEED)
- 13 EXISTING BMP EASEMENT PER INSTRUMENT NO. 141802.
- 14 EXISTING 15' VEPCO EASEMENT PER INSTRUMENT NO. 151427
- 15 EXISTING 15' VEPCO EASEMENT PER INSTRUMENT NO. 184171.
- 16 EXISTING 15' VEPCO EASEMENT PER INSTRUMENT NO. 184742.
- 17 EXISTING VARIABLE WIDTH CITY OF WILLIAMSBURG UTILITY EASEMENT PER INSTRUMENT NO. 20221915

Y:\909\42335-909 Quarterpath\000-Quarterpath_Overall\DWG\Sheet\Plat\42335V_909-PL_LSUBD-02.dwg | Plotted on 11/7/2022 9:21 AM | by Johnathon Supnet

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City of Williamsburg	Virginia
DATE: Aug. 29, 2022	SCALE: NTS
SHEET 8 OF 8	J.N.: 42335
DRAWN BY: C. McKibbin	CHECK BY: R. Mann
Revised: 9/23/2022	

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THE JAMES RICHMOND PROJECT AT THE
HAMPTON ROADS PERENNIAL OFFICE
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