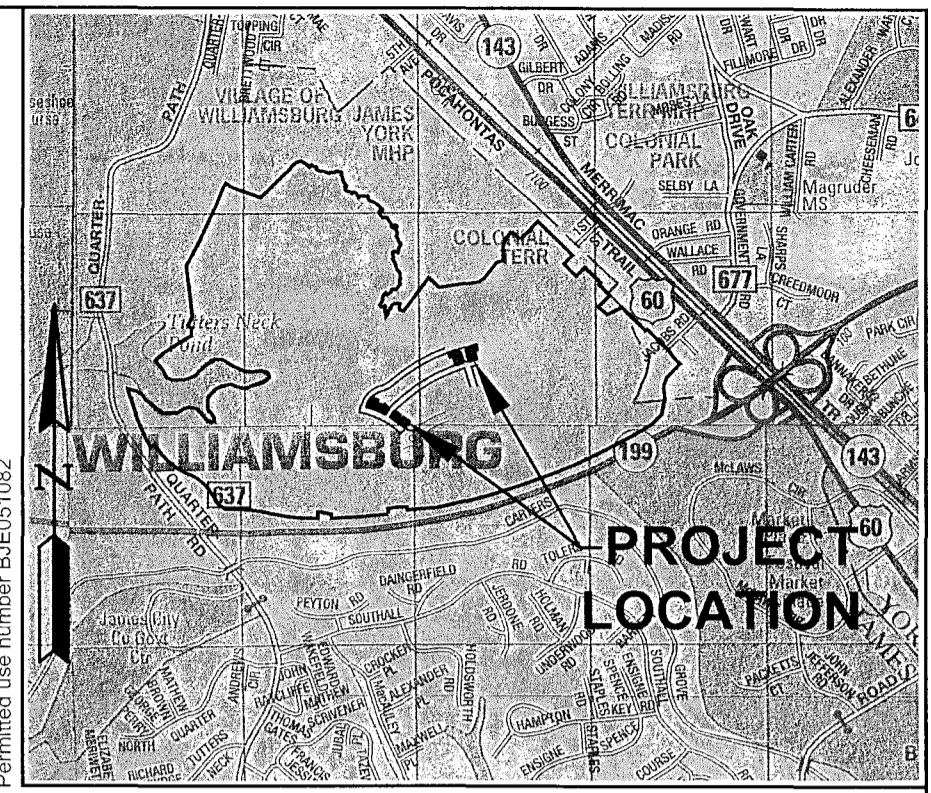
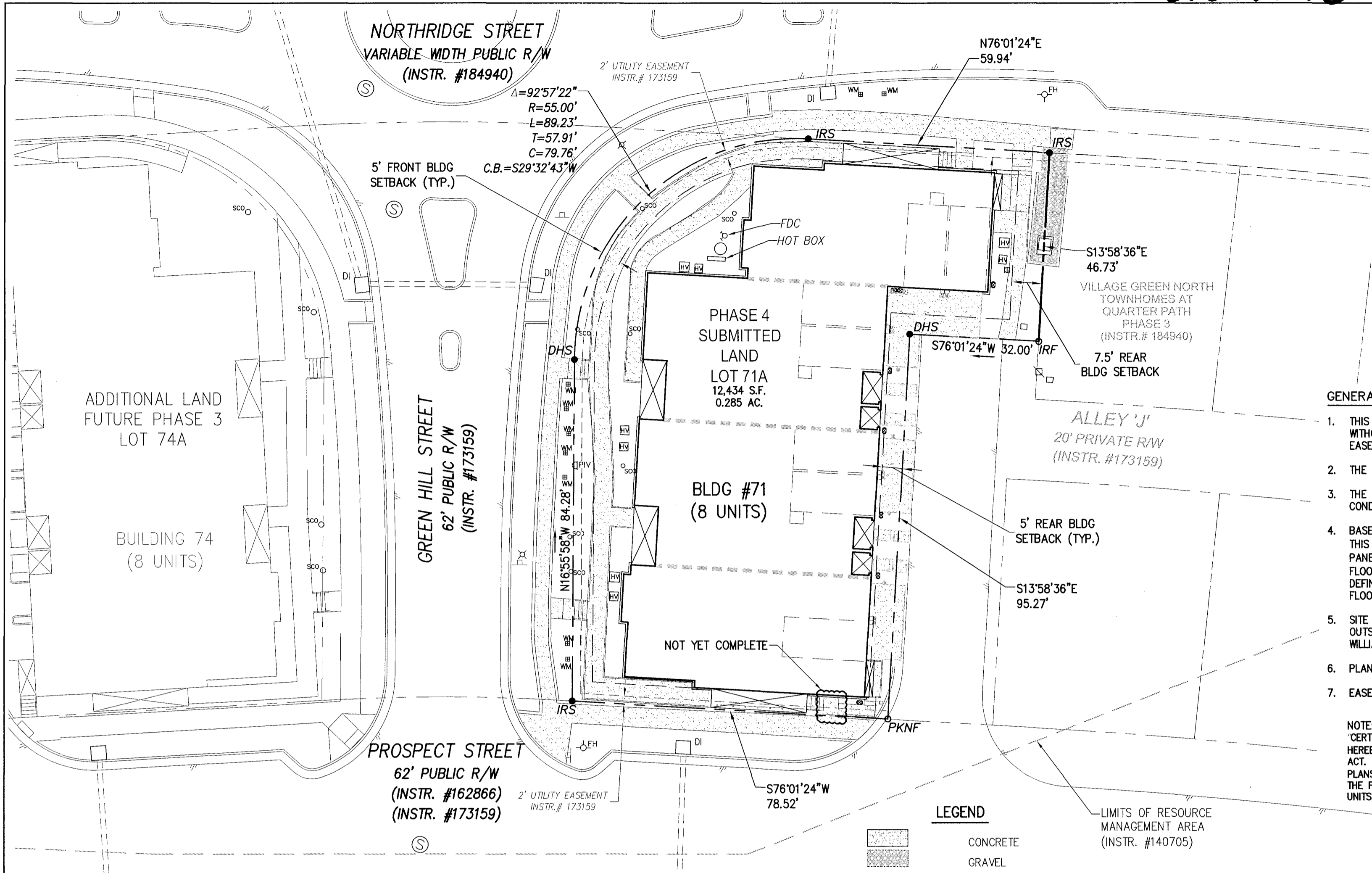


20231630



Map copyright Kappa Map Group LLC, (386) 879-3011
Permitted use number B.E051082



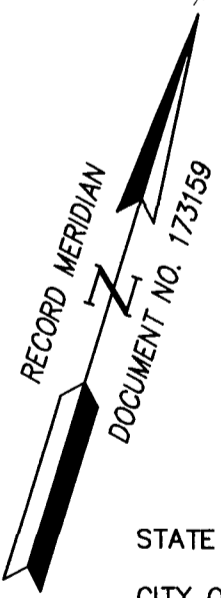
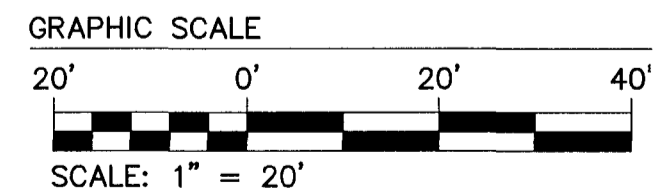
GENERAL NOTES

1. THIS PLAT OF CONDOMINIUM 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.
2. THE SUBDIVISION PLAT FOR LOT 71A IS RECORDED AS INSTRUMENT #213743.
3. THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS.
4. 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.
5. 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.
6. PLANNED IMPROVEMENTS AS SHOWN ARE SUBSTANTIALLY COMPLETE.
7. EASEMENTS OF RECORD KNOWN BY THIS SURVEYOR ARE PLOTTED HEREON.

NOTE:
CERTAIN IMPROVEMENTS SHOWN ON THESE PLATS MARKED AS "NOT YET COMPLETE" ARE HEREBY NOTED AS SUCH IN ACCORDANCE WITH §55.1-1920(A) OF THE VIRGINIA CONDOMINIUM ACT. SUCH IMPROVEMENTS ARE SHOWN HEREON ARE BASED UPON CURRENT ARCHITECTURAL PLANS, SITE PLANS, PRELIMINARY PLANS, AND/OR DEVELOPMENT PLANS. NOTWITHSTANDING THE FOREGOING, ALL OTHER IMPROVEMENTS SHOWN ON THESE PLATS, INCLUDING THE UNITS, ARE SUBSTANTIALLY COMPLETE."

LEGEND

	CONCRETE		ELECTRIC METER
	GRAVEL		LIGHT POLE
	LIMITED COMMON ELEMENT		SIGN
	COMMON ELEMENT		IRON ROD FOUND
	STORM INLET		IRON ROD SET
	FIRE HYDRANT		DRILL HOLE SET
	WATER METER		PK NAIL FOUND
	WATER VALVE		
	POST INDICATOR VALVE		
	FIRE DEPARTMENT CONNECTION		
	GAS VALVE		
	GAS METER		
	SANITARY MANHOLE		
	SANITARY CLEANOUT		
	EXISTING HVAC		
	EDGE OF PAVEMENT		
	BUILDING LINE (FACE)		
	PROPERTY LINE		
	RIGHT OF WAY		



UNIT ADDRESSES:

UNIT 10A	-	3982 PROSPECT STREET
UNIT 10B	-	3974 PROSPECT STREET
UNIT 11A	-	1421 GREEN HILL STREET
UNIT 11B	-	3976 PROSPECT STREET
UNIT 12A	-	1411 GREEN HILL STREET
UNIT 12B	-	3980 PROSPECT STREET
UNIT 13A	-	3977 NORTHBRIDGE STREET
UNIT 13B	-	3975 NORTHBRIDGE STREET

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT THIS 6th DAY OF July, 2023.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:08 AM/PM
INSTRUMENT # 20231630
TESTE: ELIZABETH E. O'CONNOR, CLERK
MONA-A. FOLEY, CLERK

CONDOMINIUM NOTES:

1. THE DIMENSIONS OF THE UNIT SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON THE UNIT BOUNDARY AS DESCRIBED IN THE DECLARATION, AND REFLECT DIMENSIONS AS SHOWN ON THE CONSTRUCTION PLANS TO THE FACE OF BRICK.
2. C.E. = COMMON ELEMENTS MEANS ALL PORTIONS OF THE PROPERTY LOCATED OUTSIDE OF THE UNITS, EXCLUDING LIMITED COMMON ELEMENTS, AS DESIGNATED AND SHOWN ON THE PLAT.
3. L.C.E. = LIMITED COMMON ELEMENTS MEANS THOSE PORTIONS OF THE PROPERTY LOCATED OUTSIDE OF THE UNITS FOR THE EXCLUSIVE USE OF CERTAIN UNITS AS DESIGNATED AND SHOWN ON THE PLAT AND MORE FULLY DESCRIBED IN SECTION 2.3 AND AS PERMITTED BY SECTION 55-79.83(B) OF THE ACT.
4. THE PROPERTY AS SHOWN HEREON, BEING ALL OF LOT 71A, SITUATED IN THE CITY OF WILLIAMSBURG, VIRGINIA, AND BEING DESIGNATED AS "LOT 71A, 0.285 AC.," ON THAT CERTAIN PLAT DATED JUNE 22, 2021, MADE BY AES CONSULTING ENGINEERS, ENTITLED "PLAT SHOWING LOT LINE EXTINGUISHMENTS BETWEEN LOTS 71, 72, 73, AND 123 AND BETWEEN LOTS 74, 75, 76, AND 122 VILLAGE GREEN NORTH, TOWNHOMES AT QUARTERPATH PHASE 2B BEING THE PROPERTY OF QUARTERPATH WILLIAMSBURG, LLC RECORDED IN THE CLERK'S OFFICE OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT NO. 213743 IS HEREBY SUBJECTED TO THE CONDOMINIUM REGIME FOR VILLAGE GREEN NORTH AT QUARTERPATH CONDOMINIUM IN ACCORDANCE WITH THE VIRGINIA CONDOMINIUM ACT, TITLE 55.1, SUBTITLE IV, CHAPTER 19, §55.1-1900 ET SEQ. OF THE CODE OF VIRGINIA, 1950 EDITION, AS AMENDED.
5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29 DATUM.
6. THE CONDOMINIUM CONSISTS OF 8 UNITS. SEE ARCHITECTURAL PLANS FOR UNIT DETAILS AND DIMENSIONS.

SURVEYOR'S CERTIFICATE

I, SAMUEL J. BIKKERS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH SECTION 55.1-1920(A) OF THE VIRGINIA CONDOMINIUM ACT AS AMENDED, AND THAT ALL UNITS OR PORTIONS OF SUCH UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.

Samuel J. Bickers
SAMUEL J. BIKKERS, L.S. #002304
DATE: 7/05/2023

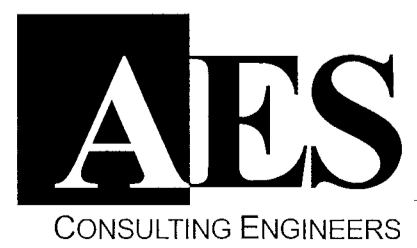


EXHIBIT
CONDOMINIUM PLAT SHOWING PHASE 4
SUBMITTED LAND AND EXISTING EASEMENTS
**VILLAGE GREEN NORTH AT
QUARTERPATH CONDOMINIUM**
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts:	GVC / SJB
Project Number:	W10219-12
Scale:	1" = 20'
Date:	02-24-2023
Sheet Number	1 OF 3