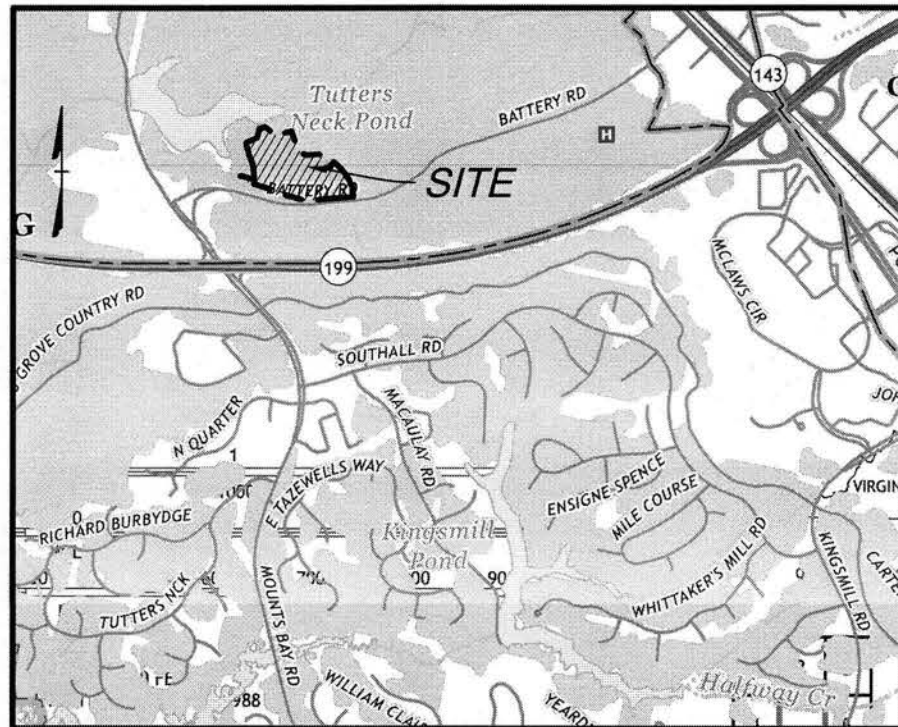


20260241



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- OWNER: KIRBOR AT TUTTER'S NECK, 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-B7. REFERENCE: RECORDED PLAT, INSTRUMENT NO. 20223716
- 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.
- PUBLIC RIGHT OF WAYS, PUBLIC DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
- PRIVATE STREETS, PRIVATE DRAINAGE EASEMENTS, ACCESS EASEMENT, SIGHT DISTANCE EASEMENT, COMMON AREA AND OPEN SPACE ARE HEREBY DEDICATED TO THE HOA.
- PROPERTY IS ZONED: ED-C
MINIMUM BUILDING SETBACKS
FRONT 5 FT.
SIDE 7.5 FT.
REAR 7.5 FT.
- LIMITS OF WETLANDS AS SHOWN WERE DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND PROVIDED TO TIMMONS GROUP IN AUTOCAD FORMAT.
- PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

ABBREVIATIONS LEGEND

B.S.L. BUILDING SETBACK LINE
N/F NOW OR FORMERLY
INSTR. INSTRUMENT NUMBER
R/W RIGHT-OF-WAY
AC ACRES
SF SQUARE FEET
RPA RESOURCE PROTECTION AREA
NO. NUMBER
ESMT. EASEMENT
LIC. LICENCE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on

at 1:30 AM/PM, PG
Document # 20260241
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

4 Large/Small Plat(s) Recorded
herewith as # 20260241

CERTIFICATE OF APPROVAL

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

Subdivision Agent of the City of Williamsburg
1/8/2026
DATE

LEGEND

IRS - IRON ROD SET
RPA - RESOURCE PROTECTION AREA BUFFER LINE
PERMANENT DRAINAGE EASEMENT
GIS MINOR CREEKS
BOUNDARY
RIGHT-OF-WAY
SANITARY SEWER EASEMENT
LOT LINE - PROPOSED
UTILITY EASEMENT
BUILDING SETBACK
ADJOINER PROPERTY
ACCESS EASEMENT
WETLAND
REFERENCE TO GENERAL NOTES

AREA TABLE

PARCEL	SQ. FT.	ACRES
OPEN SPACE	0	0.000
RIGHT-OF-WAY	0	0.000
PRIVATE STREETS	11,765	0.270
LOTS	55,485	1.274
COMMON AREA #1	525	0.012
COMMON AREA #2	3,739	0.086
COMMON AREA #3	1,123	0.026
COMMON AREA #4	6,607	0.152
TOTAL PHASE A	79,243	1.819

AREA TABLE - PHASE A (REVISED)

PARCEL	OLD AREA		NEW AREA	
	SQ. FT.	ACRES	SQ. FT.	ACRES
OPEN SPACE	118,297	2.716	118,297	2.716
RIGHT-OF-WAY	24,897	0.572	24,897	0.572
PRIVATE STREETS	4,754	0.109	4,754	0.109
LOTS	62,292	1.430	62,292	1.430
COMMON AREA #1	55,405	1.272	55,405	1.272
COMMON AREA #5	1,785	0.041	1,785	0.041
COMMON AREA #6	5,915	0.136	5,760	0.132
TOTAL PHASE A	273,345	6.275	273,190	6.272

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY QUARTERPATH WILLIAMSBURG, LLC TO KIRBOR AT TUTTER'S NECK, LLC BY DEED DATED JANUARY 30, 2024 AND RECORDED IN THE CLERK'S OFFICE OF WILLIAMSBURG/JAMES CITY CIRCUIT ON FEBRUARY 2, 2024, AS INSTRUMENT NUMBER 20240427.

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.

Robert D. Mann 12/15/2025
ROBERT D. MANN DATE

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.

KIRBOR AT TUTTER'S NECK, LLC 12-18-2025
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Virginia Beach

I, Anne Renee Livingston, 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 18 DAY OF December, 2025.

MY COMMISSION EXPIRES: 7/31/2025

NOTARY REGISTRATION NUMBER: 7502900

NOTARY: Anne Renee Livingston
SIGNATURE



PLAT OF SUBDIVISION
THE OVERLOOK AT
TUTTER'S NECK
PHASE B

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 6/23/2025	Scale: AS NOTED
Sheet No. 1 of 4	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

THIS DRAWING PREPARED AT THE
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Newport News, VA 23606
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TIMMONS GROUP

TUTTER'S NECK POND
TAX PARCEL NO. 590-0A-00-002
N/F
QUARTERPATH WILLIAMSBURG, LLC
INSTRUMENT NO. 140706
INSTRUMENT NO. 184940 PLAT
ZONED: RS-1

TUTTER'S NECK POND

TUTTER'S NECK POND

TAX PARCEL NO. 590-03-03-B6
N/F
QUARTERPATH WILLIAMSBURG, LLC
INSTRUMENT NO. 140706
INSTRUMENT NO. 184940 PLAT
ZONED: ED-C

TAX PARCEL NO. 589-04-01-002
N/F
BATTERY BOULEVARD ASSOCIATES
INSTRUMENT NO. 151172
INSTRUMENT NO. 151169 PLAT
ZONED: ED-C

PHASE D
FUTURE DEVELOPMENT

PHASE C
FUTURE DEVELOPMENT

PHASE B

79,243 SF
1.819 AC

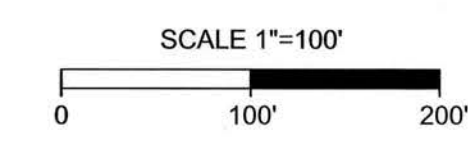
OVERLOOK AT
TUTTER'S NECK
PHASE A
PLAT INSTR. #20244159

BATTERY BOULEVARD
VARIABLE WIDTH R-O-W
INST. NO. 140705 PLAT
INST. NO. 140706

QUARTERPATH ROAD
VARIABLE WIDTH R-O-W
(D.B. 220 PG. 682)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
1-15-2026
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Document # 20260241
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

4 Large/Small Plat(s) Recorded
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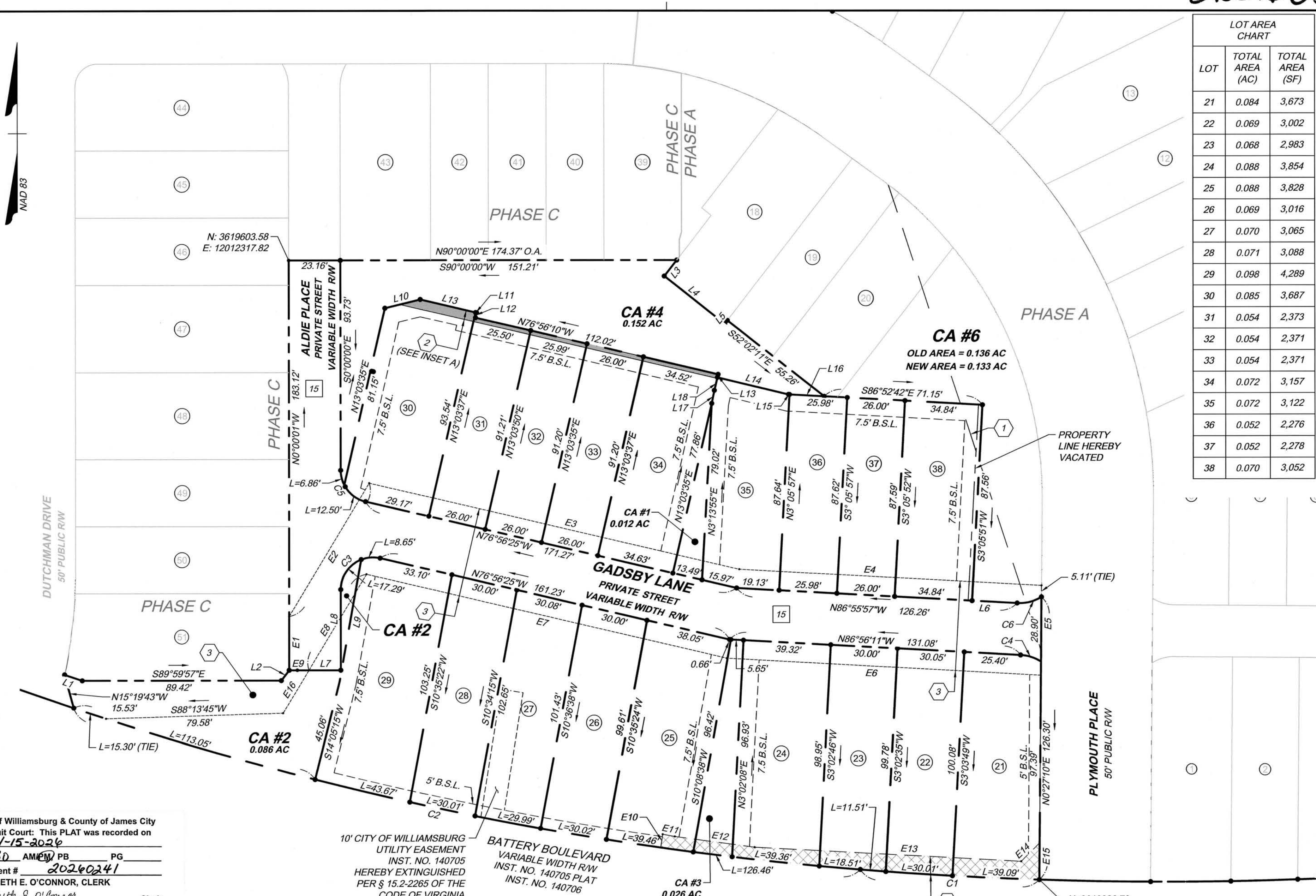


PLAT OF SUBDIVISION
**THE OVERLOOK AT
TUTTER'S NECK
PHASE B**
PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 6/23/2025	Scale: 1"=100'
Sheet No. 2 of 4	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

Y:\909\42335-909 Quarterpath\008-Parcel 12B\DWG\Sheet\Plat\Phase B\42335.008\909-PL\SUBD-PHB.dwg | Plotted on 12/15/2025 5:27 PM | by Robert Mann

20260241



LOT AREA CHART		
LOT	TOTAL AREA (AC)	TOTAL AREA (SF)
21	0.084	3,673
22	0.069	3,002
23	0.068	2,983
24	0.088	3,854
25	0.088	3,828
26	0.069	3,016
27	0.070	3,065
28	0.071	3,088
29	0.098	4,289
30	0.085	3,687
31	0.054	2,373
32	0.054	2,371
33	0.054	2,371
34	0.072	3,157
35	0.072	3,122
36	0.052	2,276
37	0.052	2,278
38	0.070	3,052

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 Newport News, VA 23606
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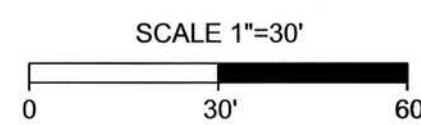
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PLAT OF SUBDIVISION
THE OVERLOOK AT TUTTER'S NECK
 PHASE B
 PARCEL B-7, QUARTERPATH AT WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 6/23/2025	Scale: 1"=30'
Sheet No. 3 of 4	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann



THE PRIVATE STREETS SERVING THIS SUBDIVISION ARE NOT ELIGIBLE FOR ACCEPTANCE INTO CITY OF WILLIAMSBURG PUBLIC STREET SYSTEM. MAINTENANCE OF THESE STREETS, INCLUDING SNOW REMOVAL AND LEAF COLLECTION, IS NOT THE RESPONSIBILITY OF THE CITY OF WILLIAMSBURG.

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
1-15-2026
 at 1:30 AM PM PG
 Document # 20260241
 ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

4 Large/Small Plat(s) Recorded
 herewith as # 20260241

EASEMENT LEGEND:

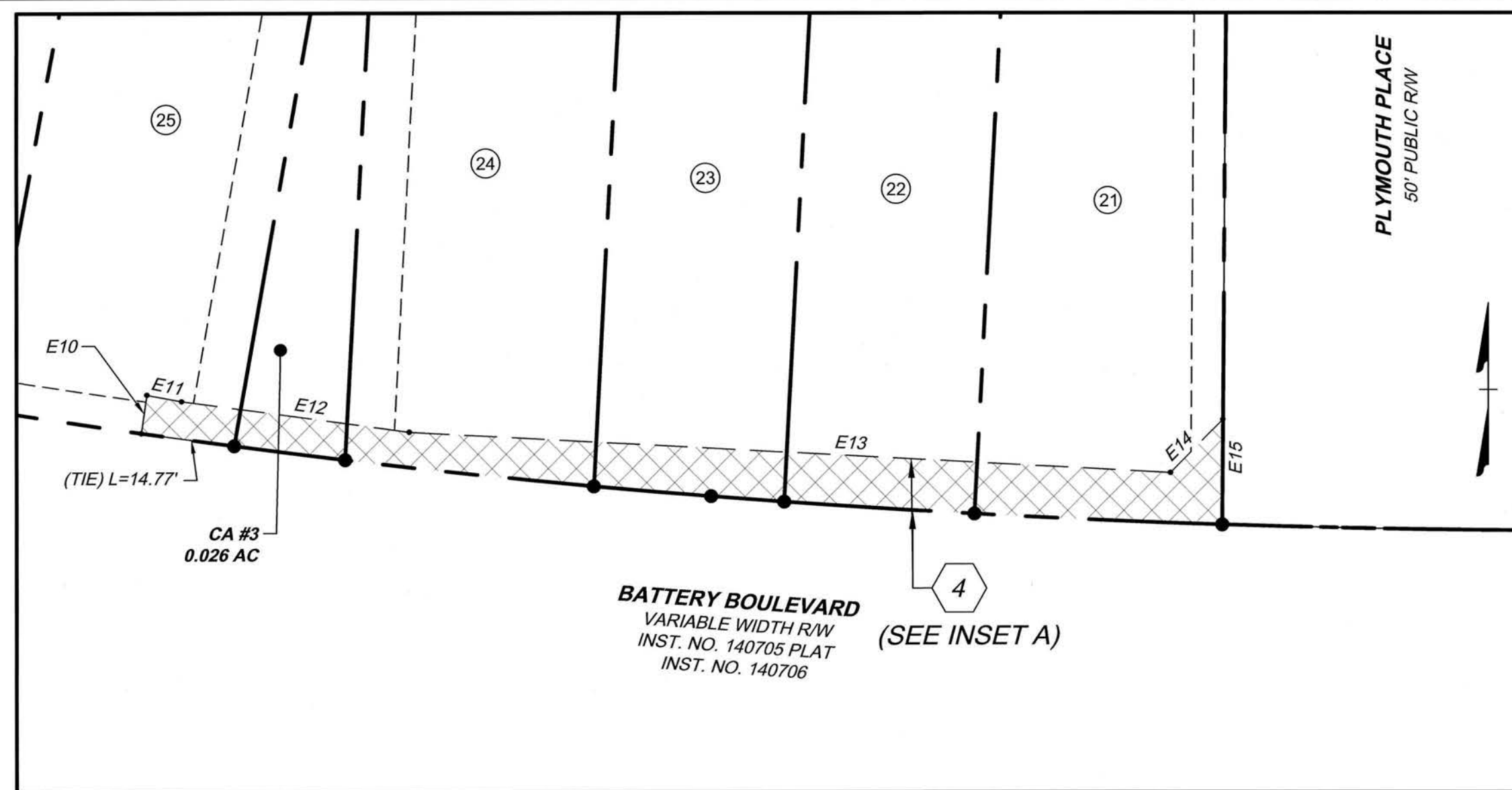
- 1 SIGHT DISTANCE EASEMENT
- 2 VARIABLE WIDTH ACCESS EASEMENT
- 3 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

20260241

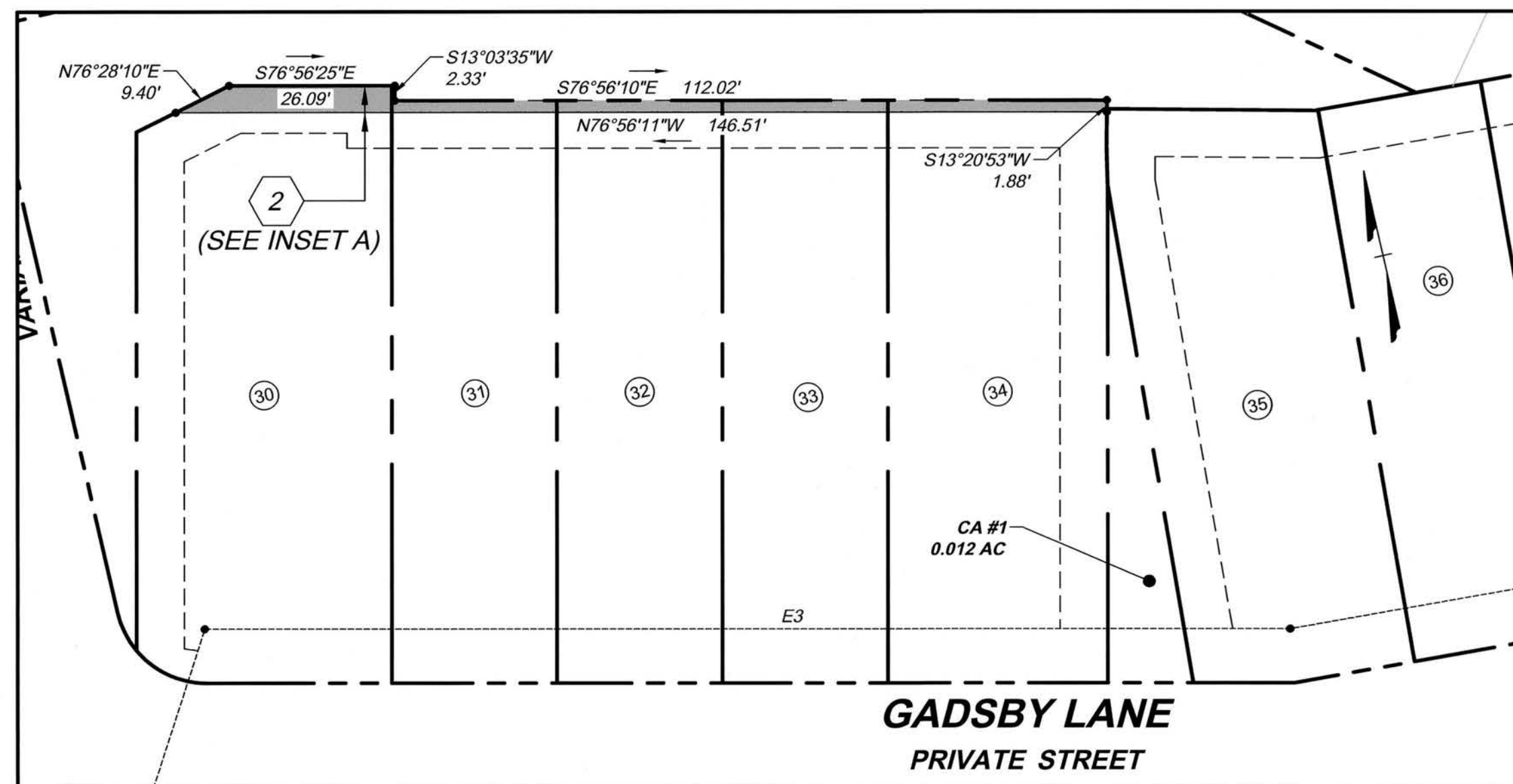
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1749.00'	80.61'	40.31'	2°38'26"	N86°48'53"W	80.60'
C2	1469.00'	30.01'	15.01'	1°10'14"	N78°05'07"W	30.01'
C3	14.42'	17.29'	9.86'	68°42'06"	N34°21'03"E	16.27'
C4	19.00'	9.67'	4.94'	29°08'46"	S72°21'48"E	9.56'
C5	14.42'	12.50'	6.67'	49°39'50"	N52°06'30"W	12.11'
C6	19.00'	11.40'	5.88'	34°22'17"	N75°52'54"E	11.23'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S71°26'20"E	8.36'	L10	N76°28'10"E	16.30'
L2	N37°52'58"E	5.81'	L11	S76°56'25"E	0.50'
L3	S37°57'49"W	9.09'	L12	S13°03'35"W	2.33'
L4	S52°02'11"E	34.41'	L13	S13°21'17"W	1.38'
L5	N37°57'51"E	1.88'	L14	S76°29'30"E	32.81'
L6	S86°55'57"E	20.32'	L15	S86°52'42"E	0.45'
L7	N90°00'00"E	23.16'	L16	S86°52'42"E	15.67'
L8	N0°00'00"E	36.01'	L17	N11°31'20"E	5.95'
L9	S10°08'38"W	55.43'	L18	N13°28'23"E	6.01'

LINE TABLE		
LINE	BEARING	LENGTH
E1	N0°00'01"W	24.00'
E2	S31°06'01"W	69.61'
E3	N76°56'25"W	170.80'
E4	N86°55'57"W	136.02'
E5	S0°26'11"W	40.04'
E6	S86°55'57"E	141.36'
E7	S76°56'25"E	166.29'
E8	N31°06'01"E	50.03'
E9	N90°00'00"W	8.88'
E10	S8°21'16"W	6.07'
E11	N79°24'39"W	5.56'
E12	N82°20'55"W	36.20'
E13	N86°57'52"W	120.00'
E14	S44°59'08"W	11.69'
E15	S0°27'10"W	16.41'
E16	S31°06'01"W	22.47'



INSET "A"
SCALE : 1" = 20'



INSET "B"
SCALE : 1" = 20'

EASEMENT LEGEND:

- 1 SIGHT DISTANCE EASEMENT
- 2 VARIABLE WIDTH ACCESS EASEMENT
- 3 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

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SCALE 1"=20'
0 20' 40'



PLAT OF SUBDIVISION
THE OVERLOOK AT
TUTTER'S NECK
PHASE B
PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 6/23/2025	Scale: 1" = 20'
Sheet No. 4 of 4	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

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