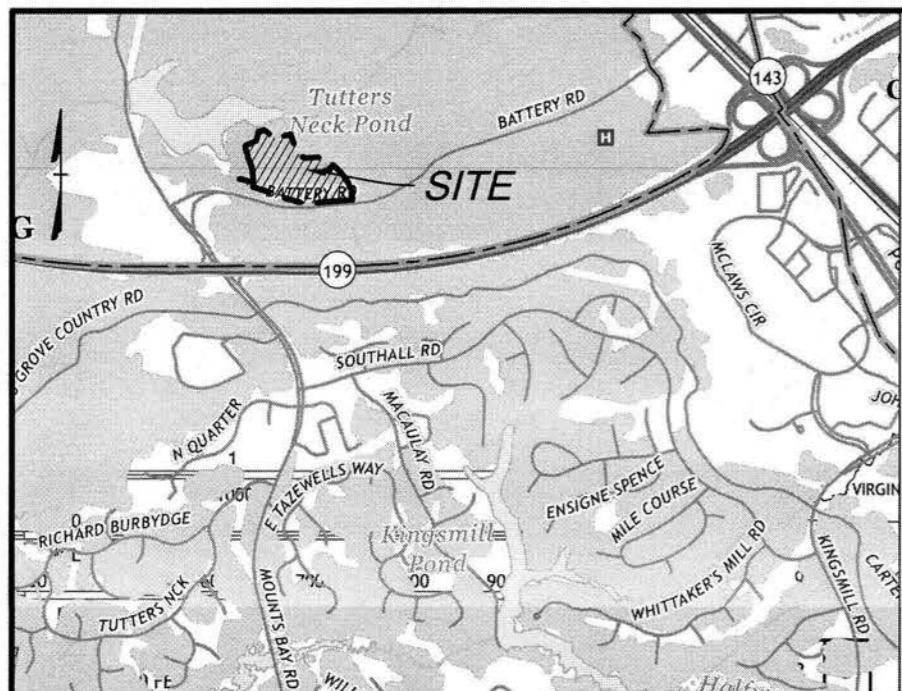


20260241



VICINITY MAP
SCALE: 1" = 2000'

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.

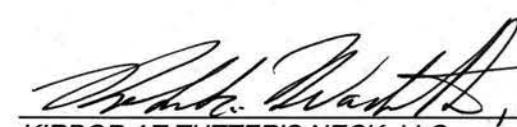
SURVEYOR'S CERTIFICATE

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.

 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.

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

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

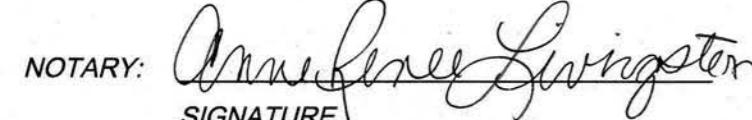
CITY/COUNTY OF Virginia Beach

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: 



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
N: 3621267.44
E: 12010857.60
ELEV.: 75.18
- 0329 JCC
N: 3620251.87
E: 12017620.14
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.

10. 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
1-15-2026

at 1:30 AM/PM PB PG

Document # 20260241

ELIZABETH E. O'CONNOR, CLERK

Elizabeth E. O'Connor, Clerk

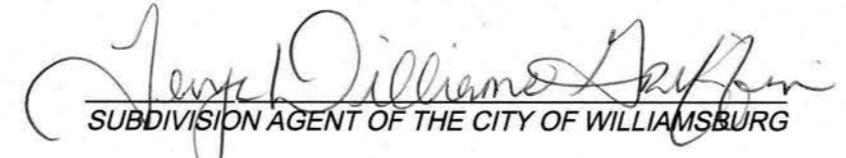
4 Large/Small Plat(s) Recorded
herewith as # 20260241

RECEIVED
DEC 23 2025
City of Williamsburg

PCR#
25021

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

Site Development	Residential	Infrastructure	Technology
YOUR VISION ACHIEVED THROUGH OURS.			

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
HAMPTON ROADS PENINSULA OFFICE
800 Tech Center Parkway, Suite 103
Newport News, VA 23606
TEL 757-782-3041 www.timmons.com

20260241

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HAMPTON ROADS PENINSULA OFFICE
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Site Development | **Residential** | **Infrastructure** | **Technology**

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

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

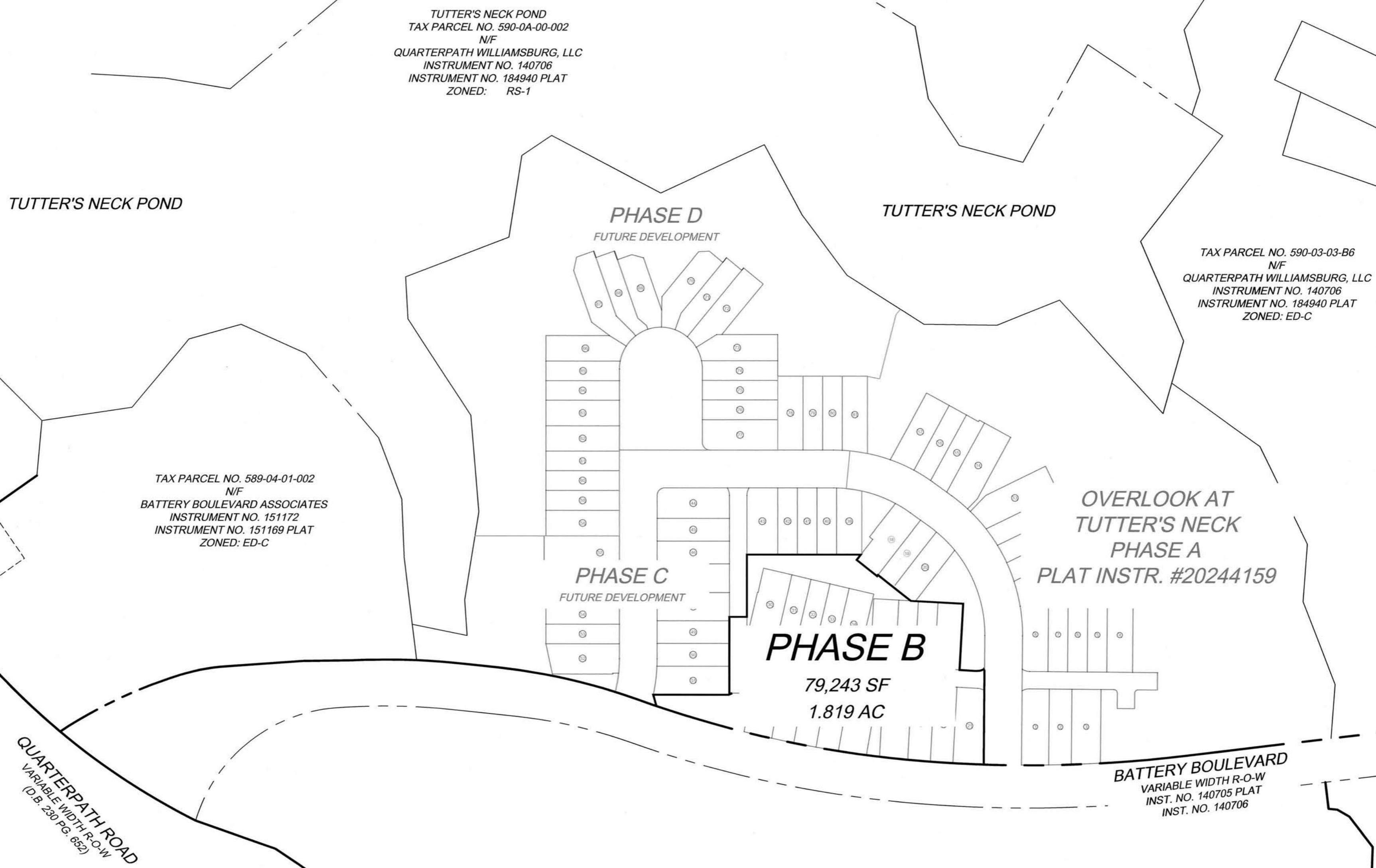
**PARCEL B-7, QUARTERPATH AT
 WILLIAMSBURG, SECTION 1**

SCALE 1"-100'
 0 100' 200'



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

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



QUARTERPATH ROAD
 VARIABLE WIDTH R-O-W
 (D.B. 280 PG. 632)

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

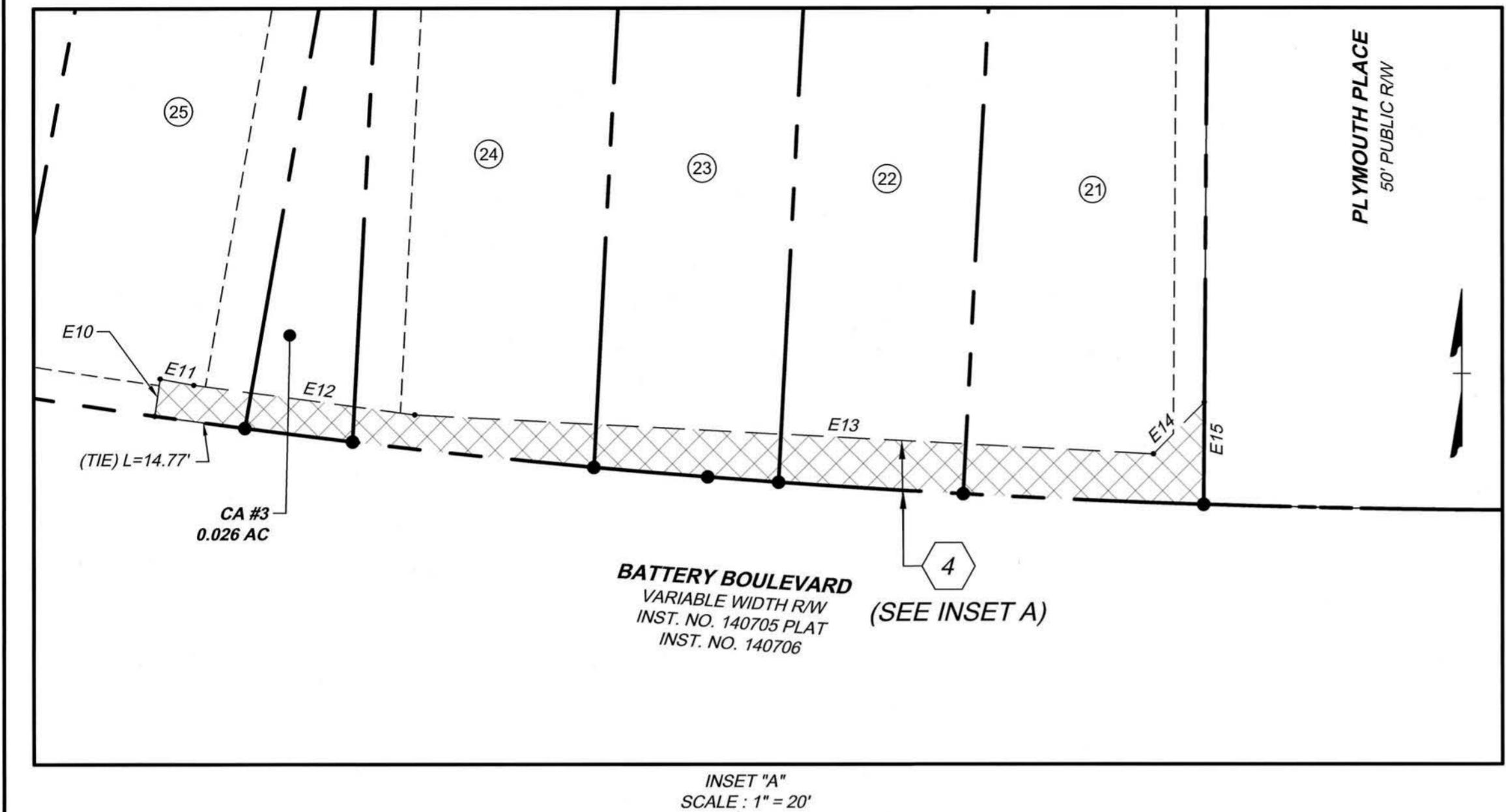
TAX PARCEL NO. 589-04-01-002
 N/F
 BATTERY BOULEVARD ASSOCIATES
 INSTRUMENT NO. 151172
 INSTRUMENT NO. 151169 PLAT
 ZONED: ED-C

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

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

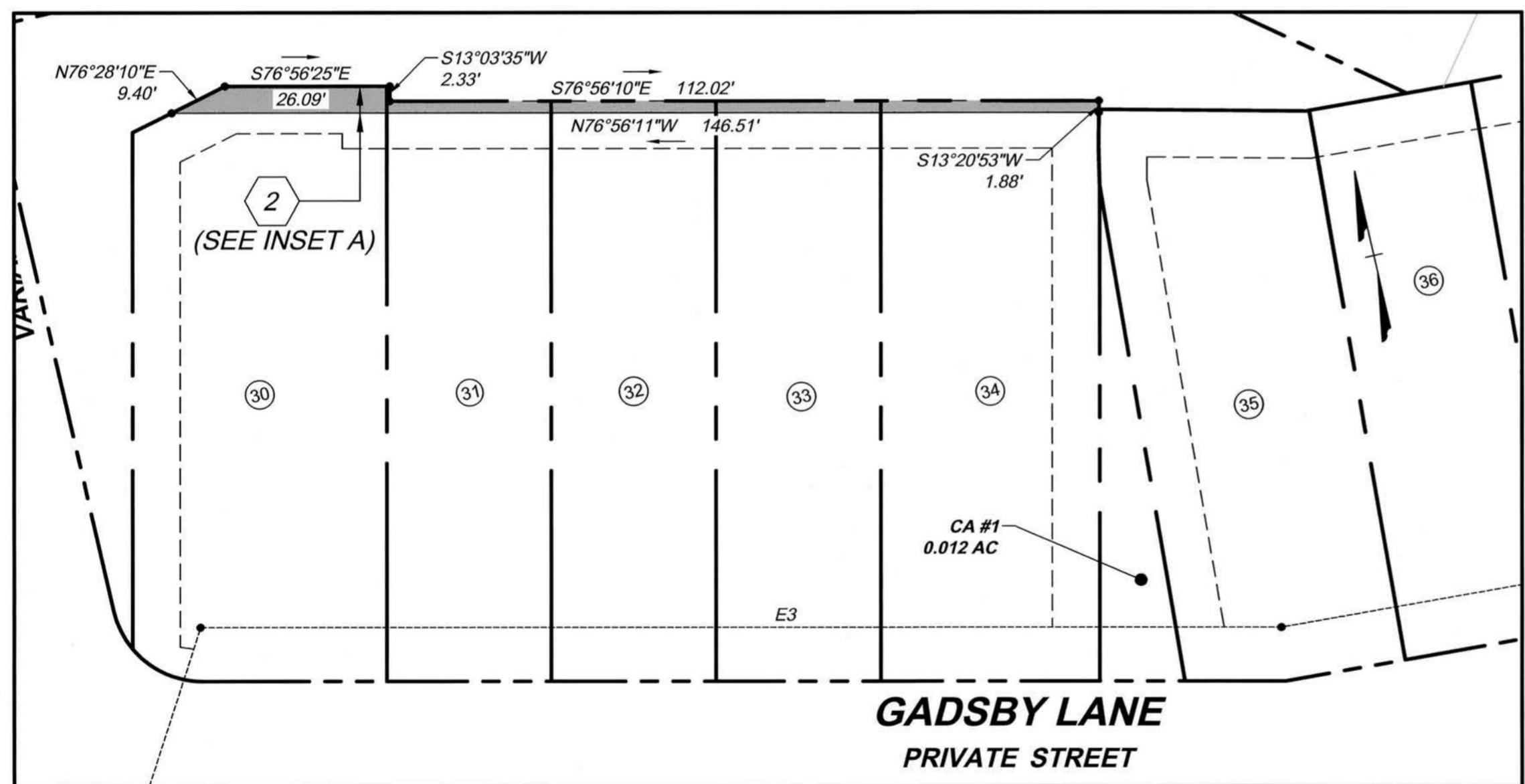
BATTERY BOULEVARD
 VARIABLE WIDTH R-O-W
 INST. NO. 140705 PLAT
 INST. NO. 140706

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'

EASEMENT LEGEND:

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

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

SCALE 1"=20'
0 20' 40'



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

**PARCEL B-7, QUARTERPATH AT
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CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 6/23/2025	Scale: 1" = 20'
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