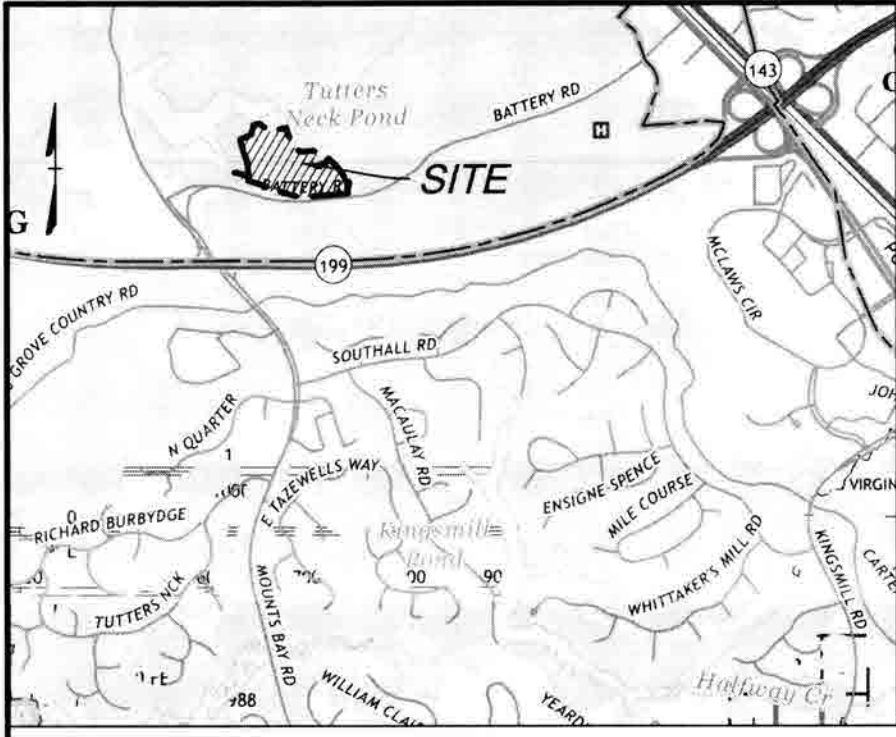


2026 2776



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.

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	AREA (S.F.)	AREA (ACRES)
OPEN SPACE D	98,347	2.258
RIGHT-OF-WAY	0	0.000
PRIVATE STREET	16,538	0.380
LOTS	62,029	1.424
COMMON AREA #10	28,835	0.662
TOTAL PHASE D	205,749	4.723

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.

Robert D. Mann 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: 7/31/2027

NOTARY REGISTRATION NUMBER: 7502800

NOTARY: *Anne Renee Livingston*
SIGNATURE



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

CERTIFICATE OF APPROVAL

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

James Williams
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

8/12/2026
DATE

5 Large/Small Plat(s) Recorded
herewith as # 20262776

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 1:14 AM/PM, PB PG
Document # 20262776
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



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

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 7/16/2025	Scale: AS NOTED
Sheet No. 1 of 5	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

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

YOUR VISION
ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

TIMMONS GROUP

20262776

THIS DRAWING PREPARED AT THE
HAMPTON ROADS PENINSULA OFFICE
800Tech Center Parkway, Suite 103
Newport News, VA 23606
TEL 757.782.3041 www.timmons.com

YOUR VISION
ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

I:\1909\42335-909 Quarterpath\008-Parcel 12B\DWG\Sheet\Plat\Phase D\42335-008\909-PLSUBC-PHD.dwg | Plotted on 8/10/2026 3:09 PM | by Robert Mann



TUTTER'S NECK POND

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

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

205,749 SF
4.723 AC

PHASE C

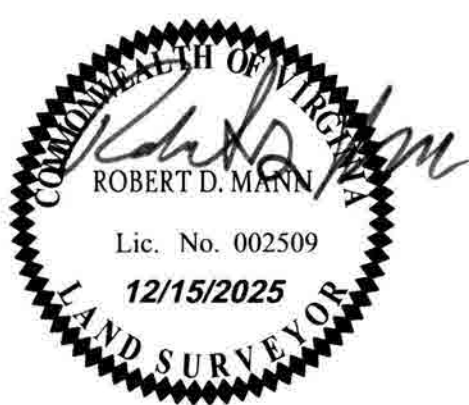
PHASE B

PHASE A

QUARTERPATH ROAD
VARIABLE WIDTH R.O.W.
(D.B. 230 PG. 692)

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

5 Large/Small Plat(s) Recorded
herewith as # 20262776



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at Aug 18, 2026
at 1:14 AM/PM, PB PG
Document # 20262776
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

SCALE 1"=100'
0 100' 200'

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

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 7/16/2025	Scale: 1"=100'
Sheet No. 2 of 5	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

20262776

EASEMENT LEGEND:

- 1 5' PUBLIC UTILITY EASEMENT
- 2 VARIABLE WIDTH ACCESS EASEMENT
- 3 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 5 SIGHT DISTANCE EASEMENT

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

OPEN SPACE D
2.258 AC

CA #10
0.662 AC

OPEN SPACE C

N: 3619624.09
E: 12012171.90

DUTCHMAN DRIVE
(50' WIDTH PUBLIC R/W)

DUTCHMAN DRIVE
(PRIVATELY STREET
VARIABLE WIDTH R/W)

MATCH LINE SEE SHEET 4

LOT AREA
CHART

LOT	TOTAL AREA (AC)	TOTAL AREA (SF)
58	0.077	3366.8973
59	0.058	2534.8986
60	0.058	2534.8986
61	0.058	2534.8986
62	0.078	3404.3274
63	0.077	3374.3174
64	0.058	2534.8986
65	0.058	2538.1166
66	0.079	3441.4273
67	0.090	3907.6697
68	0.066	2880.1108
69	0.077	3336.2479

LINE TABLE

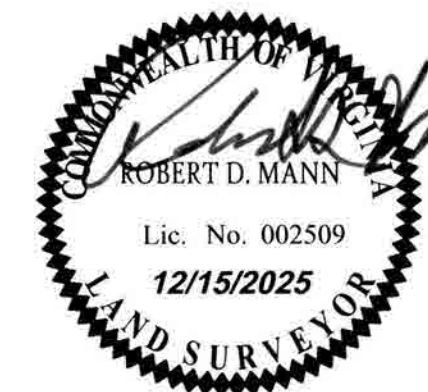
LINE	BEARING	LENGTH
L1	N14°33'20"E	18.26'
L2	N70°47'52"E	24.37'
L3	S19°12'08"E	5.26'
L4	N70°47'52"E	25.99'
L5	S19°12'08"E	12.00'
L6	N70°47'52"E	22.18'
L7	S75°12'38"E	14.89'
L18	N0°50'15"E	26.03'
L19	N27°56'44"W	7.70'
L20	N18°21'46"W	14.41'
L21	N46°04'34"W	23.39'
L22	N58°12'40"W	26.13'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	55.00'	103.53'	75.49'	107°50'56"	N53°55'28"E	88.91'

5 Large/Small Plat(s) Recorded
herewith as # 20262776

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 1:14 AM/PM, PB PG
Document # 20262776
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



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

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

SCALE 1"=30'

0 30' 60'

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 7/16/2025	Scale: 1" = 30'
Sheet No. 3 of 5	Job #: 42335.008
Drawn By: M.Little	Checked By: R. Mann

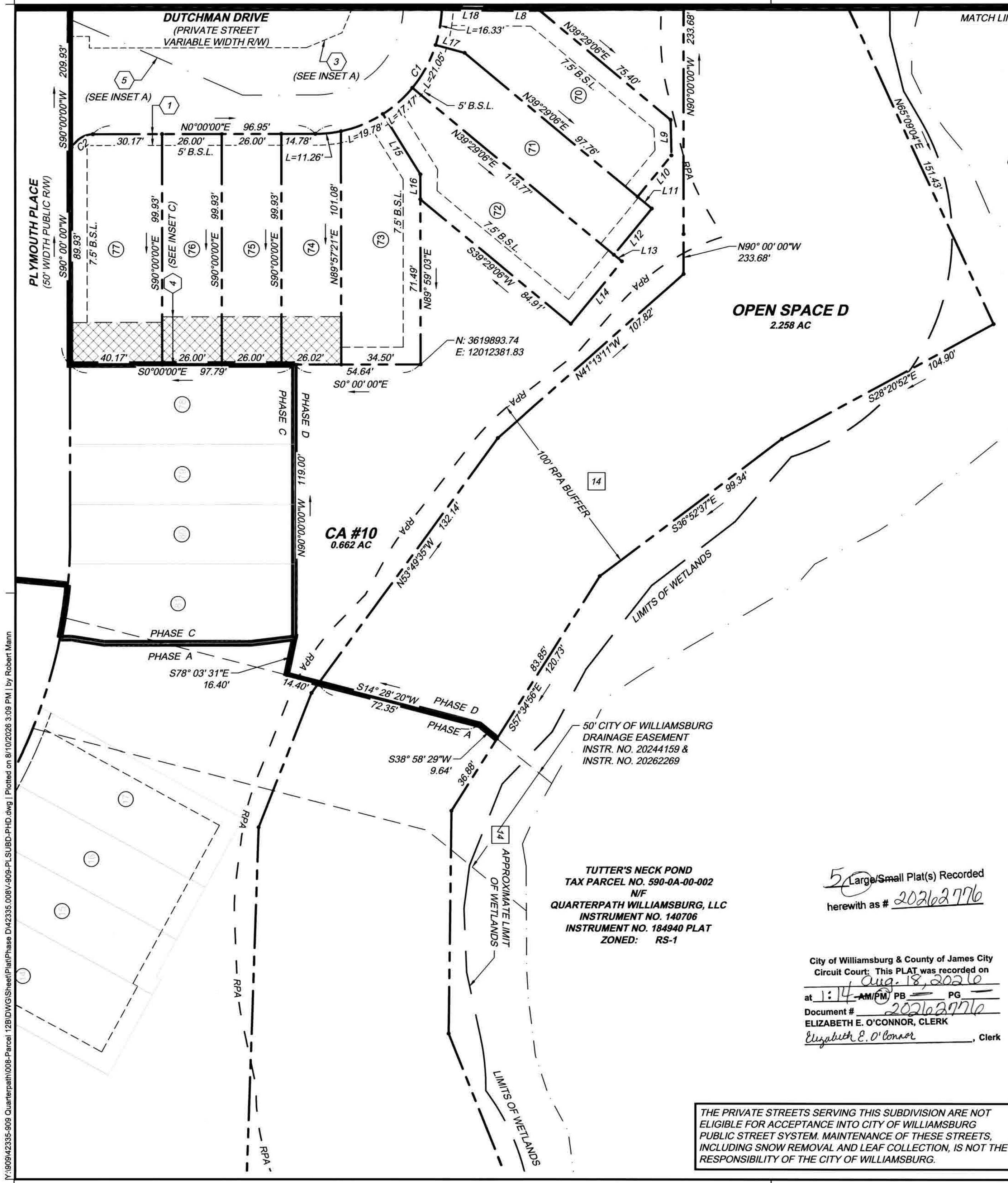
THIS DRAWING PREPARED AT THE
HAMPTON ROADS PENINSULA OFFICE
800 Tech Center Parkway, Suite 103
Newport News, VA 23606
TEL 757.782.3041 www.timmons.com

YOUR VISION
ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

TIMMONS GROUP

20262776



MATCH LINE SEE SHEET 3

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

LOT AREA CHART		
LOT	TOTAL AREA (AC)	TOTAL AREA (SF)
70	0.083	3630.6596
71	0.068	2972.5949

LINE TABLE		
LINE	BEARING	LENGTH
L8	S0°01'17"E	15.63'
L9	N88°45'18"E	15.37'
L10	S50°30'54"E	23.19'
L11	N39°29'06"E	8.00'
L12	S50°30'54"E	26.00'
L13	N39°29'06"E	4.50'
L14	S50°30'54"E	35.03'
L15	N58°02'02"E	30.82'
L16	N89°59'54"E	10.82'
L17	N14°54'11"E	13.07'
L18	N0°50'15"E	26.03'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	55.00'	69.26'	40.07'	72°09'04"	N36°04'32"W	64.77'
C2	10.00'	15.71'	10.00'	89°59'58"	S45°00'00"E	14.14'

- EASEMENT LEGEND:
- 1 5' PUBLIC UTILITY EASEMENT
 - 2 VARIABLE WIDTH ACCESS EASEMENT
 - 3 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - 5 SIGHT DISTANCE EASEMENT

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

5 Large/Small Plat(s) Recorded
herewith as # 20262776

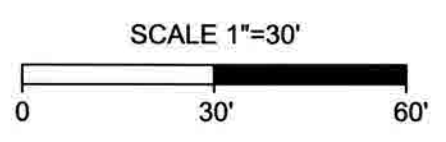
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 1:14 AM/PM, PB PG
Document # 20262776
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



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

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 7/16/2025	Scale: 1" = 30'
Sheet No. 4 of 5	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.



Y:\909\42335-009 Quarterpath\008-Parcel\128\DWG\Sheet\Plat\Phase D\42335.008\909-PLSUBD-PHD.dwg | Plotted on 8/10/2026 3:09 PM | by Robert Mann

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

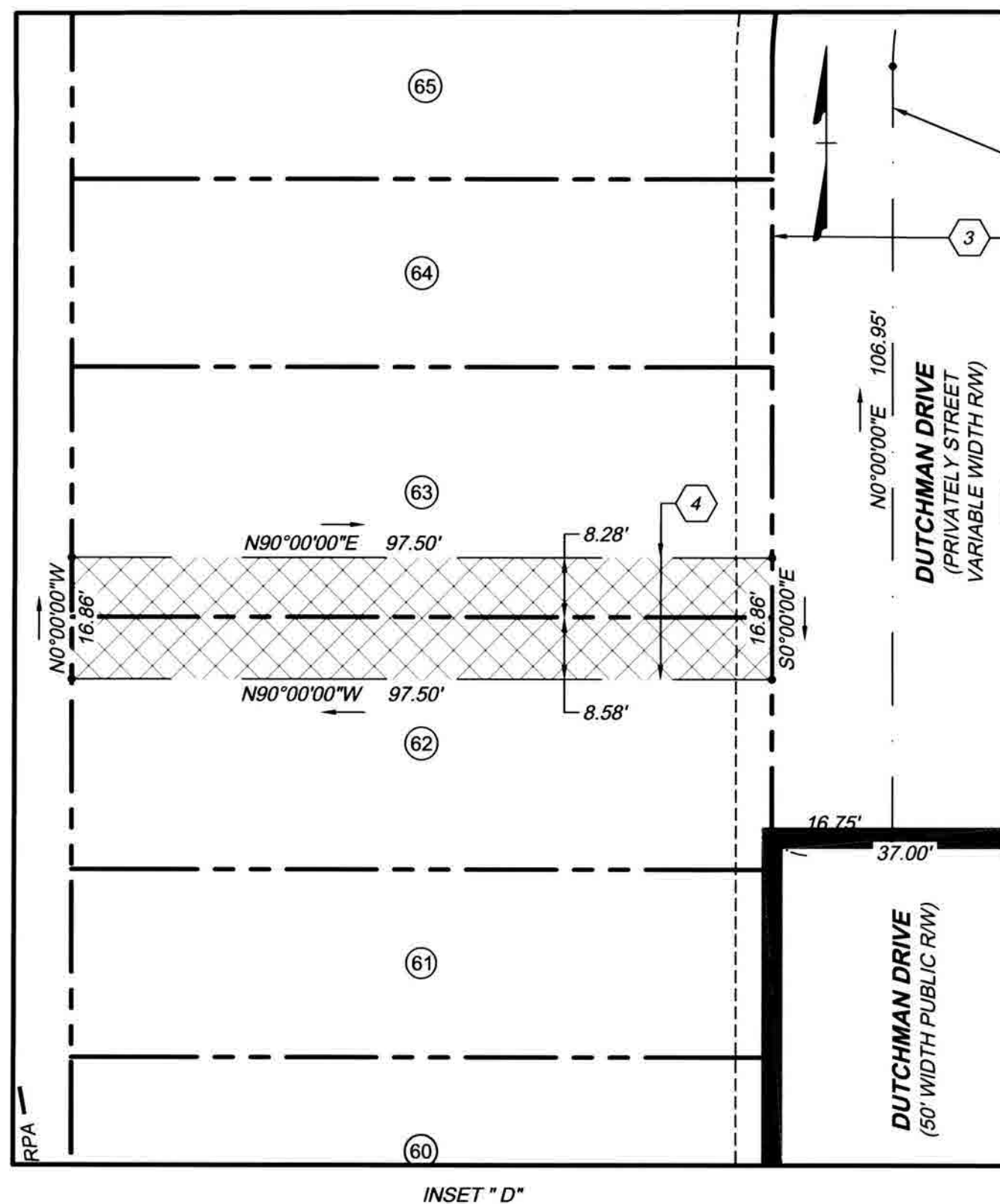
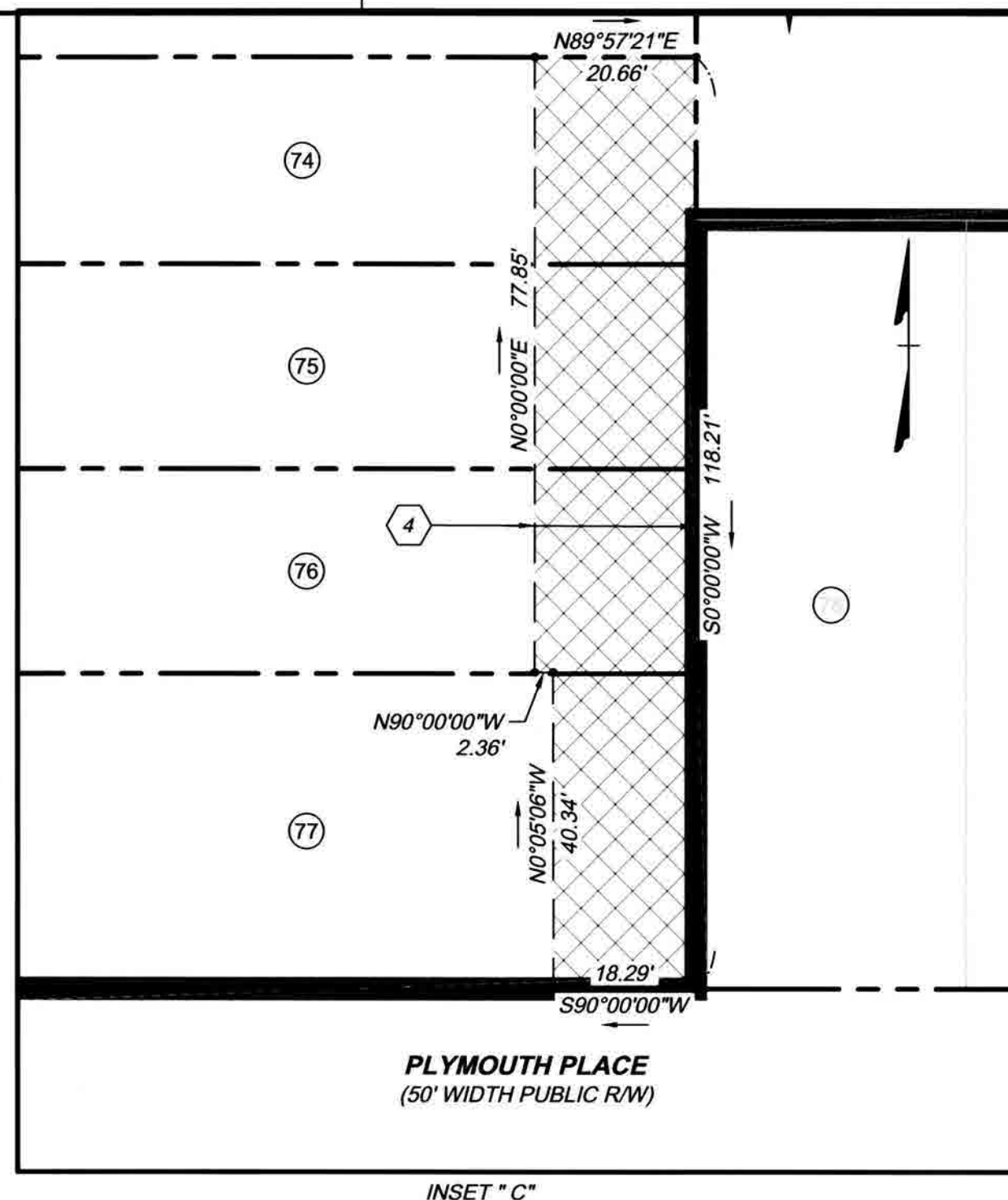
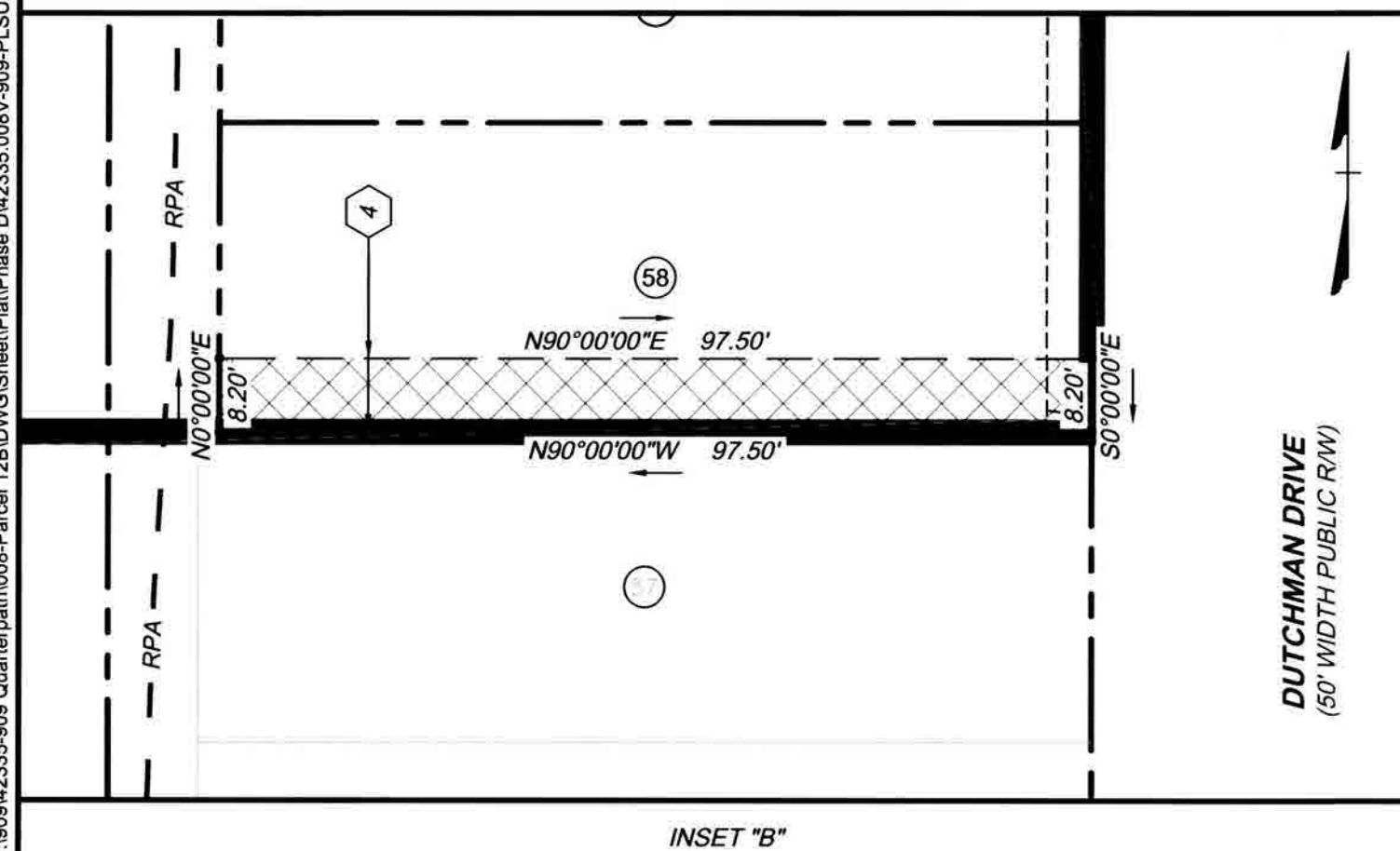
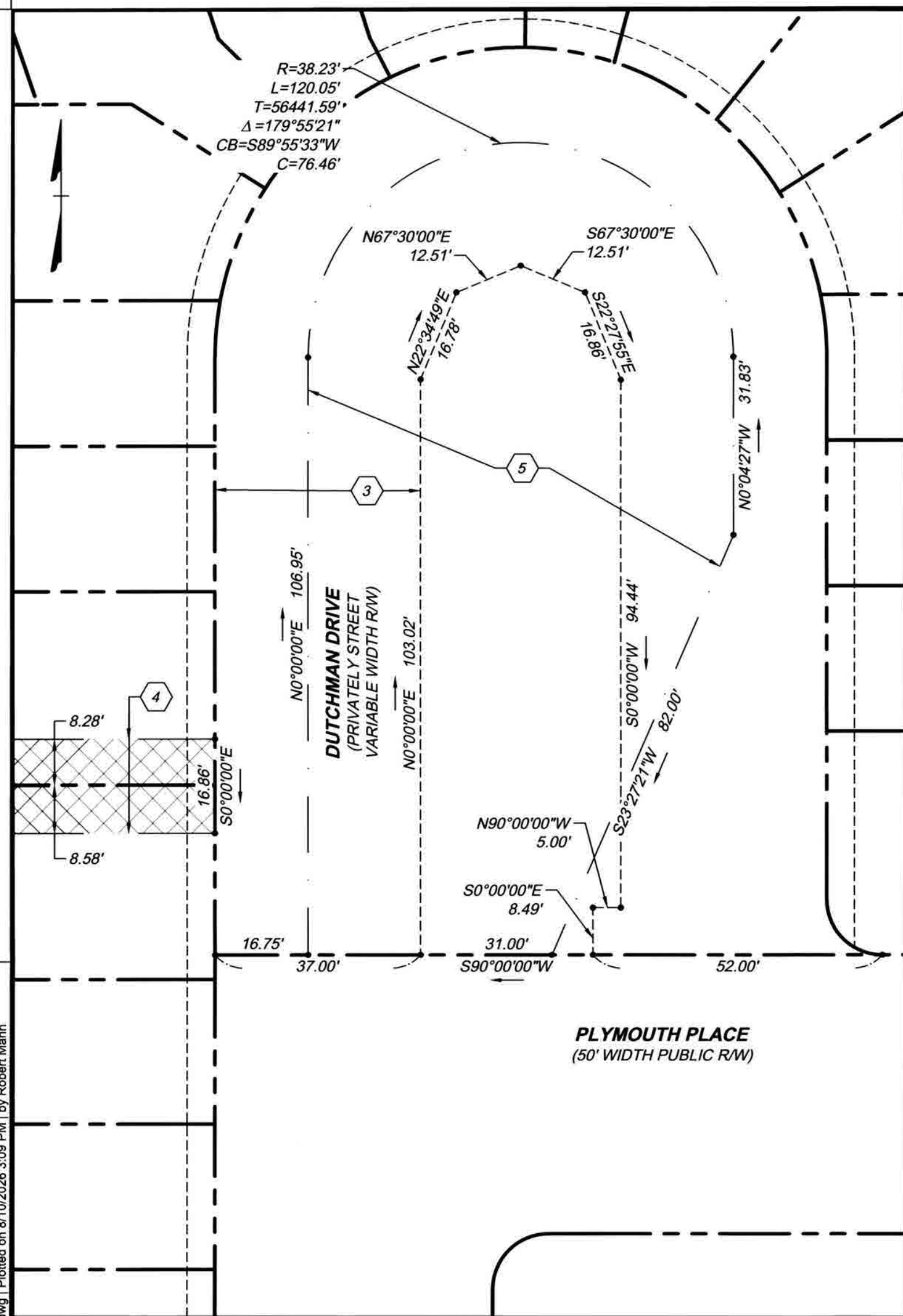
YOUR VISION
ACHIEVED THROUGH OURS.

TIMMONS GROUP

Site Development Residential Infrastructure Technology

2026 2776

Y:\909\42335-909 Quarterpath\008-Parcel 12B\DWG\Sheet\Plat\Phase D\42335-008\909-PL-SUBD-PHD.dwg | Plotted on 8/10/2025 3:09 PM | by Robert Mann



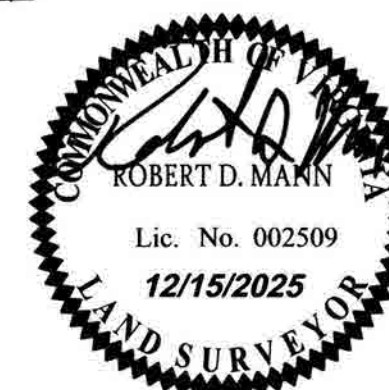
EASEMENT LEGEND:

- 1 5' PUBLIC UTILITY EASEMENT
- 2 VARIABLE WIDTH ACCESS EASEMENT
- 3 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 5 SIGHT DISTANCE EASEMENT

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 1:14 AM/PM, PB PG
Document # 2026 2776
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

5 Large/Small Plat(s) Recorded
herewith as # 2026 2776

SCALE 1"=20'
0 20' 40'



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

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 7/16/2025	Scale: 1"=20'
Sheet No. 5 of 5	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

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

YOUR VISION
ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

TIMMONS GROUP