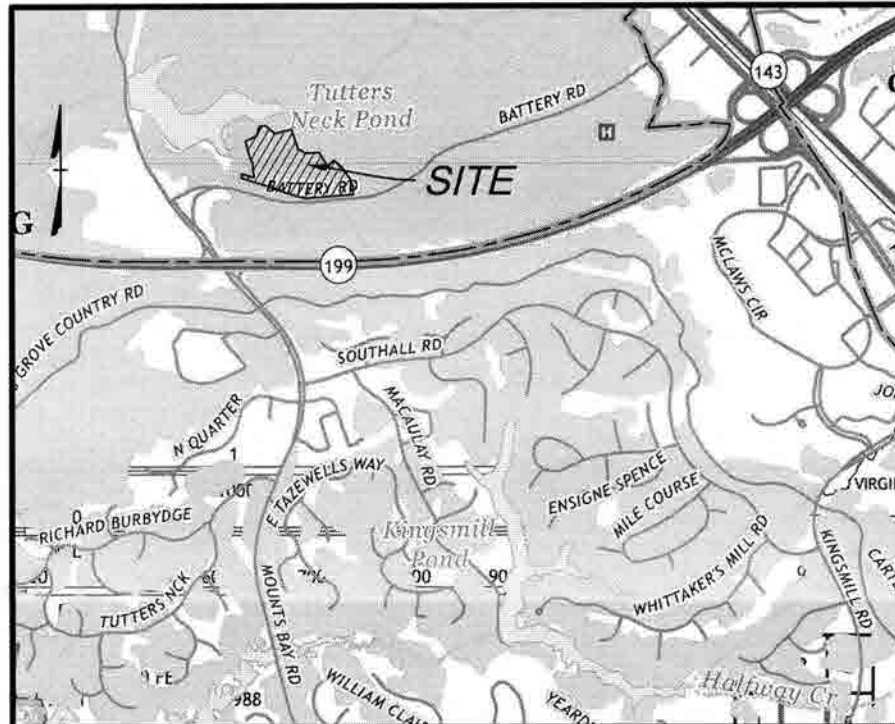


20262777



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
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.
- 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	SQ. FT.	ACRES
OPEN SPACE C	18,502	0.425
RIGHT-OF-WAY	29,097	0.668
PRIVATE STREETS	2,044	0.047
LOTS	69,072	1.586
COMMON AREA #9	3,148	0.072
TOTAL PHASE A	121,863	2.798

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	61,266	1.406	61,266	1.406
COMMON AREA #1	55,405	1.272	55,221	1.268
COMMON AREA #5	1,785	0.041	1,712	0.039
COMMON AREA #6	5,915	0.136	5,915	0.136
TOTAL PHASE A	272,320	6.252	272,063	6.246

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

Terrell Williams
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG
8/12/2026
DATE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Aug. 18, 2026
at 1:16 AM/PM, PG
Document # 20262777
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

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

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 7/16/2025	Scale: AS NOTED
Sheet No. 1 of 6	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

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
ROBERT D. MANN
12/15/2025
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
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: 7/31/2027

NOTARY REGISTRATION NUMBER: 7502800

NOTARY: *Anne Renee Livingston*
SIGNATURE



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Technology

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Y:\90942335-909 Quarterpath\008-Parcel 12B\DWG\Sheet\Plat\Phase C\42335-008V-909-PLSUBD-PHC.dwg | Plotted on 8/10/2025 2:56 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

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

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

PHASE A

PHASE C
121,863 SF
2.798 AC

PHASE B

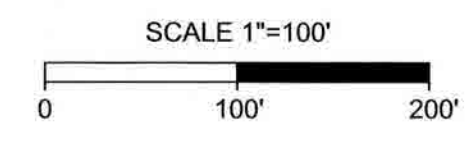
QUARTERPATH ROAD
VARIABLE WIDTH R-O-W
(D.B. 230 PG. 652)

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

Large/Small Plat(s) Recorded
herewith as # 20262777



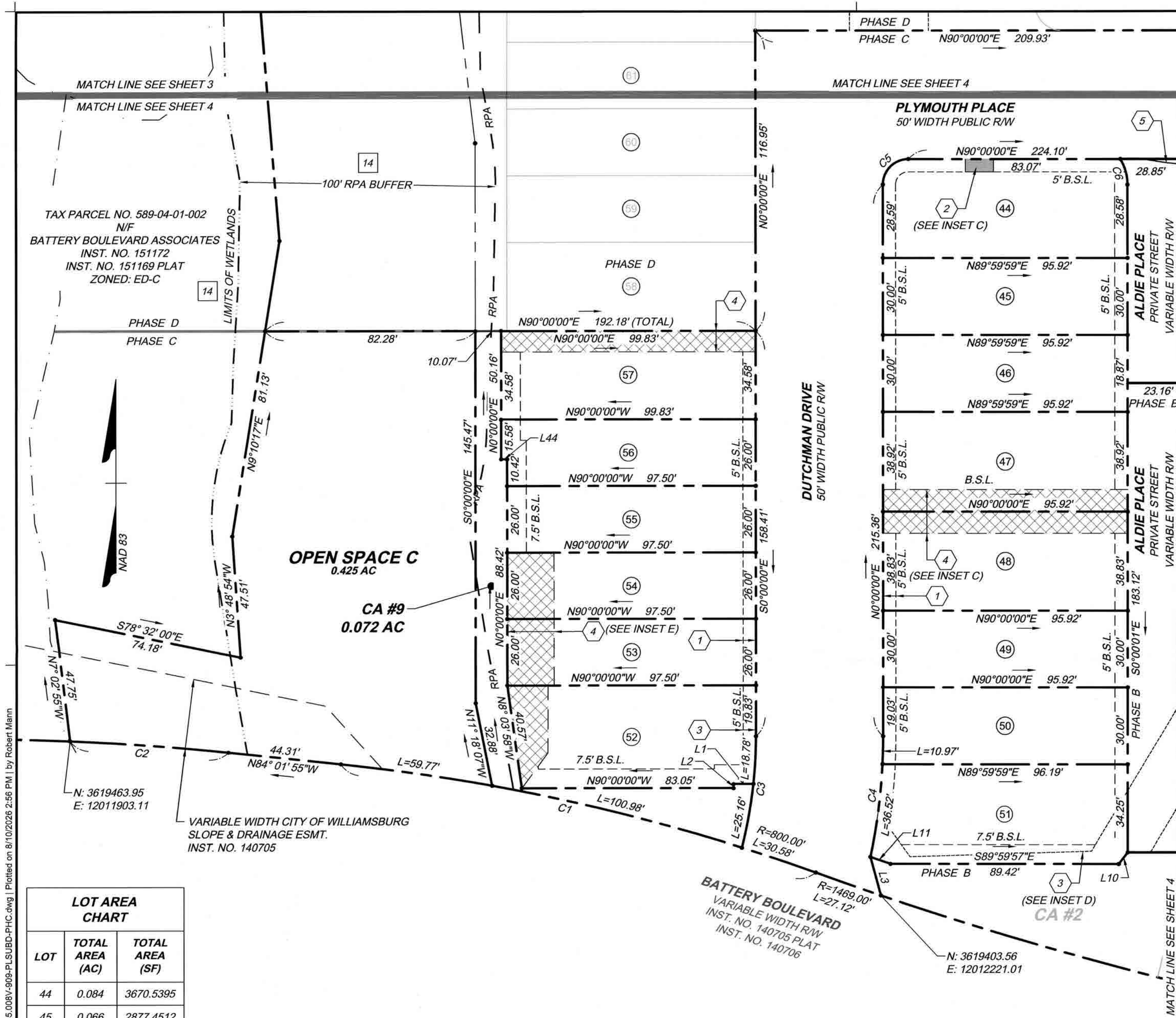
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Aug. 18, 2026
at 1:16 AM/PM PB PG
Document # 20262777
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



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

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 7/16/2025	Scale: 1"=100'
Sheet No. 2 of 6	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann

20262777



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

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.

LOT AREA CHART		
LOT	TOTAL AREA (AC)	TOTAL AREA (SF)
44	0.084	3670.5395
45	0.066	2877.4512
46	0.066	2877.4649
47	0.086	3732.7330
48	0.086	3724.7121
49	0.066	2877.4320
50	0.066	2878.4645
51	0.087	3796.5568
52	0.087	3781.7108
53	0.058	2534.8797
54	0.058	2534.8986
55	0.058	2534.8986
56	0.059	2571.1759
57	0.079	3452.3085

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	7.75'
L2	S0°00'00"E	1.58'
L3	S15°19'43"E	15.53'
L10	S37°52'58"W	5.81'
L11	N71°26'20"W	8.36'

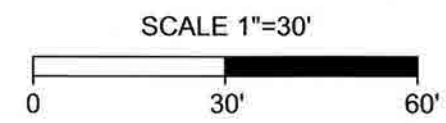
CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD	
C1	800.00'	100.98'	50.55'	7°13'55"	N76°08'08"W	100.91'	
C2	1000.00'	62.29'	31.15'	3°34'07"	N85°48'59"W	62.28'	
C3	175.00'	43.94'	22.09'	14°23'13"	S7°11'37"W	43.83'	
C4	225.00'	47.49'	23.83'	12°05'37"	N6°02'49"E	47.40'	
C5	10.00'	15.71'	10.00'	90°00'00"	N45°00'00"E	14.14'	
C6	19.00'	10.54'	5.41'	31°46'32"	S15°53'17"E	10.40'	
C7	19.00'	10.53'	5.40'	31°45'25"	N15°52'42"E	10.40'	

Large/Small Plat(s) Recorded herewith as # 20262777

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Aug. 18, 2026 at 1:16 PM, PB PG Document # 20262777 ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connor, Clerk



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



CITY OF WILLIAMSBURG		WILLIAMSBURG, VA	
Date: 7/16/2025	Scale: 1"=40'	Sheet No. 3 of 6	Job #: 42335.008
Drawn By: M. Little	Checked By: R. Mann		

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20262777

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C7	19.00'	10.53'	5.40'	31°45'25"	N15°52'42"E	10.40'
C8	175.00'	16.67'	8.34'	5°27'27"	S87°16'16"E	16.66'
C9	225.00'	23.70'	11.86'	6°02'07"	N81°31'29"W	23.69'
C10	225.00'	21.43'	10.72'	5°27'27"	N87°16'16"W	21.42'

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FUTURE DEVELOPMENT

DUTCHMAN DRIVE
PRIVATE STREET
VARIABLE WIDTH RW

CA #10

PHASE D
PHASE A

14 APPROXIMATE LIMIT
OF WETLANDS

14

100' RPA BUFFER

NAD 83

50' CITY OF WILLIAMSBURG DRAINAGE
EASEMENT INSTR. NO. 20244159 &
INSTR. NO. 20262269

PROPERTY LINE
HEREBY VACATED

CA #1
OLD AREA = 1.272 AC
NEW AREA = 1.268 AC

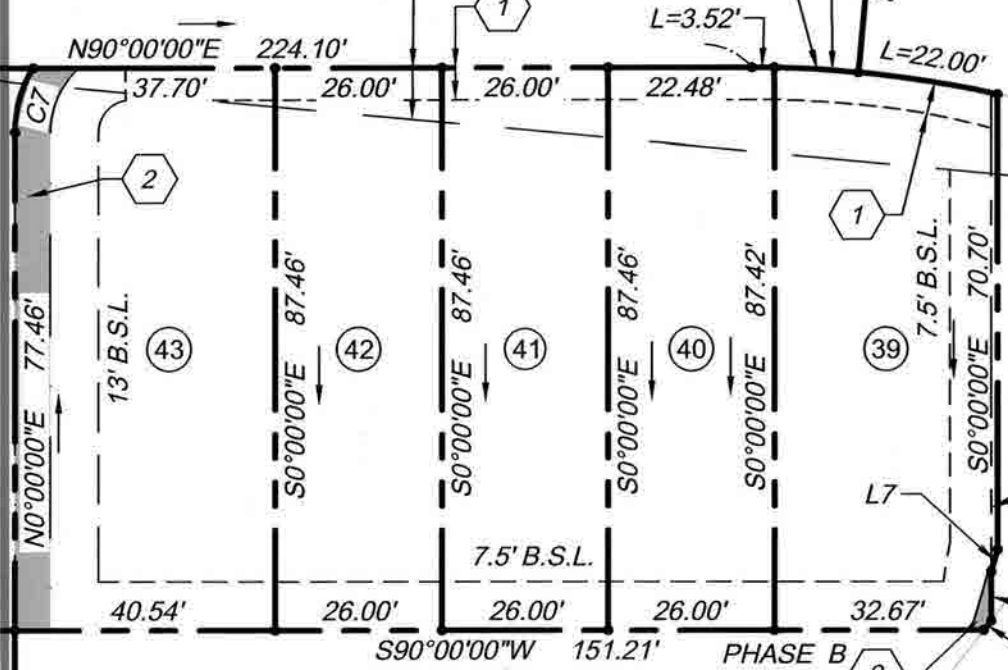
MATCH LINE SEE SHEET 4

LOT AREA CHART		
LOT	TOTAL AREA (AC)	TOTAL AREA (SF)
39	0.068	2980.5773
40	0.052	2273.7150
41	0.052	2273.7699
42	0.052	2273.7565
43	0.081	3536.4336
78	0.078	3388.3563
79	0.058	2542.4046
80	0.058	2543.8313
81	0.078	3413.5047

LINE TABLE		
LINE	BEARING	LENGTH
L4	S6°59'43"E	18.72'
L5	S9°05'26"W	14.43'
L6	S0°00'00"E	5.14'
L7	S16°04'18"W	3.61'
L8	S0°00'00"E	7.55'
L9	S37°57'49"W	1.88'

PLYMOUTH PLACE
50' WIDTH PUBLIC R/W

(SEE INSET B)
1



PLYMOUTH PLACE
50' WIDTH PUBLIC R/W
INSTR. NO. 20244159

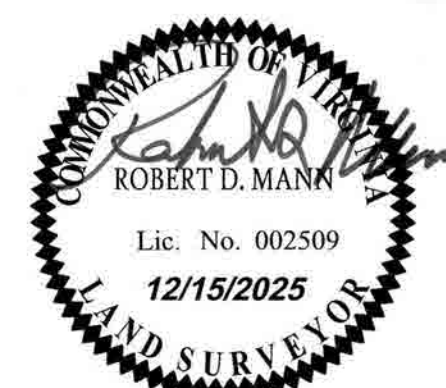
CA #5
OLD AREA = 0.041 AC
NEW AREA = 0.039 AC
PROPERTY LINE
HEREBY VACATED

6 Large/Small Plat(s) Recorded
herewith as # 20262777

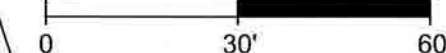
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 1:16 AM/PM, PB PG
Document # 20262777
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

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

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1



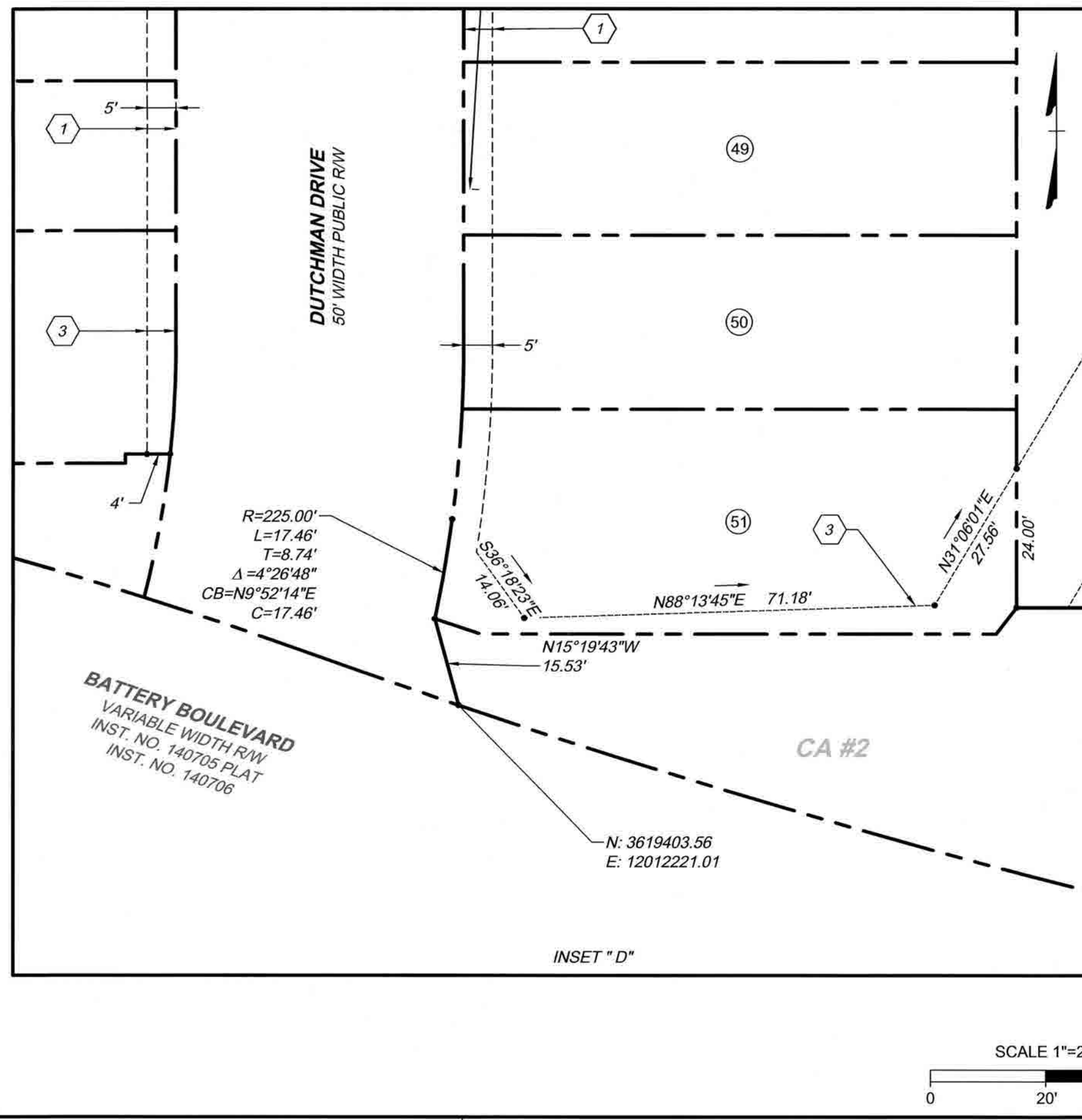
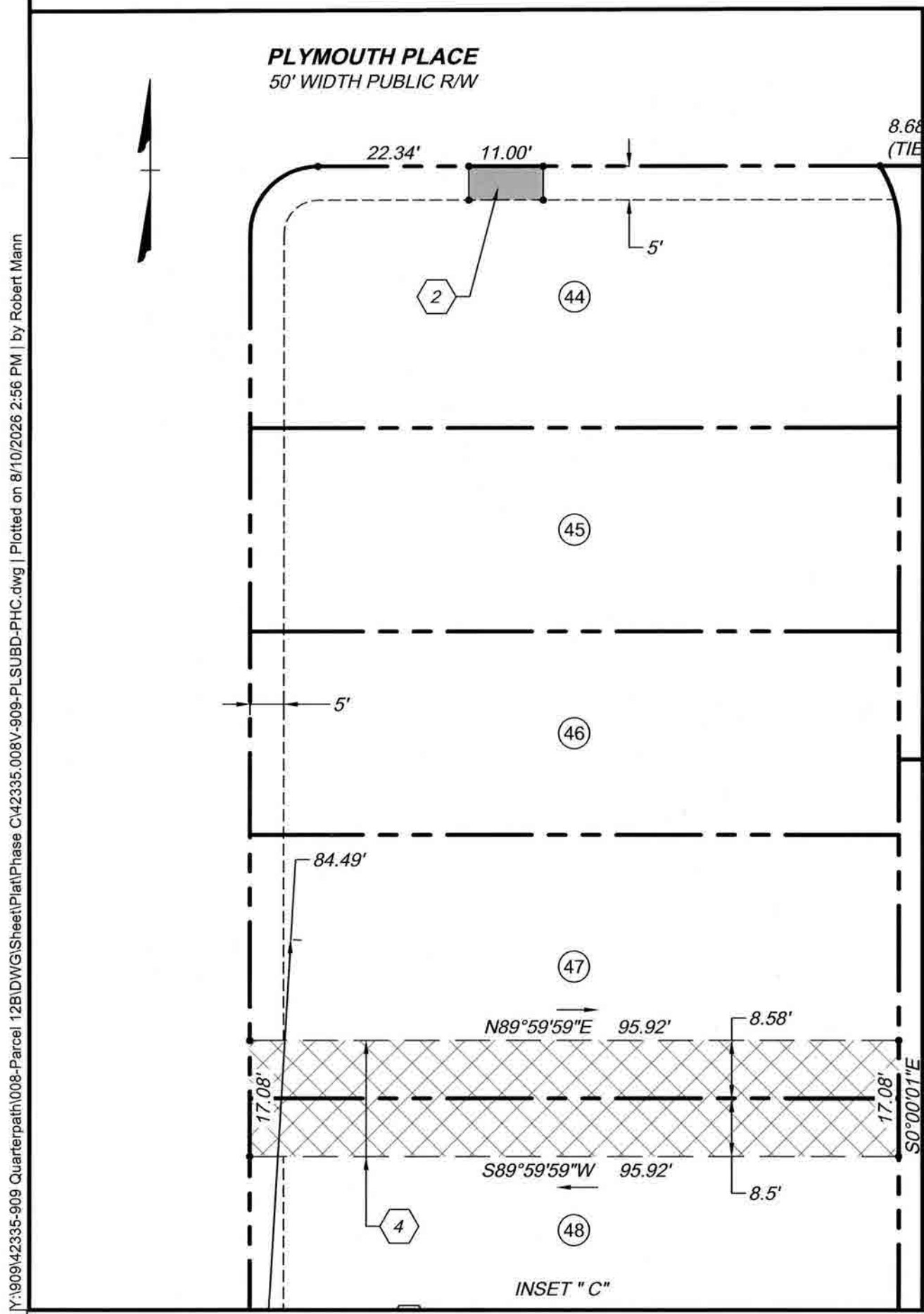
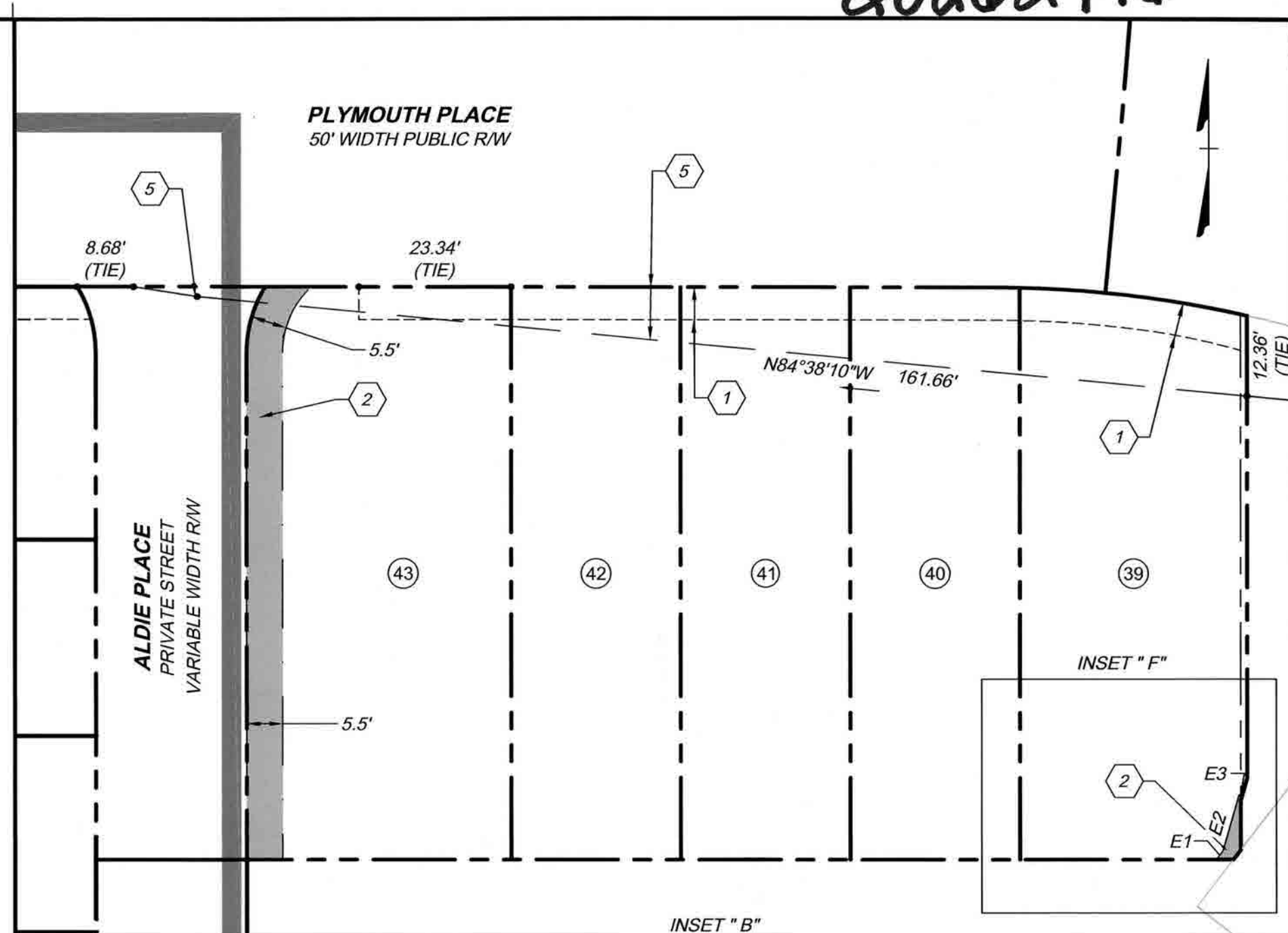
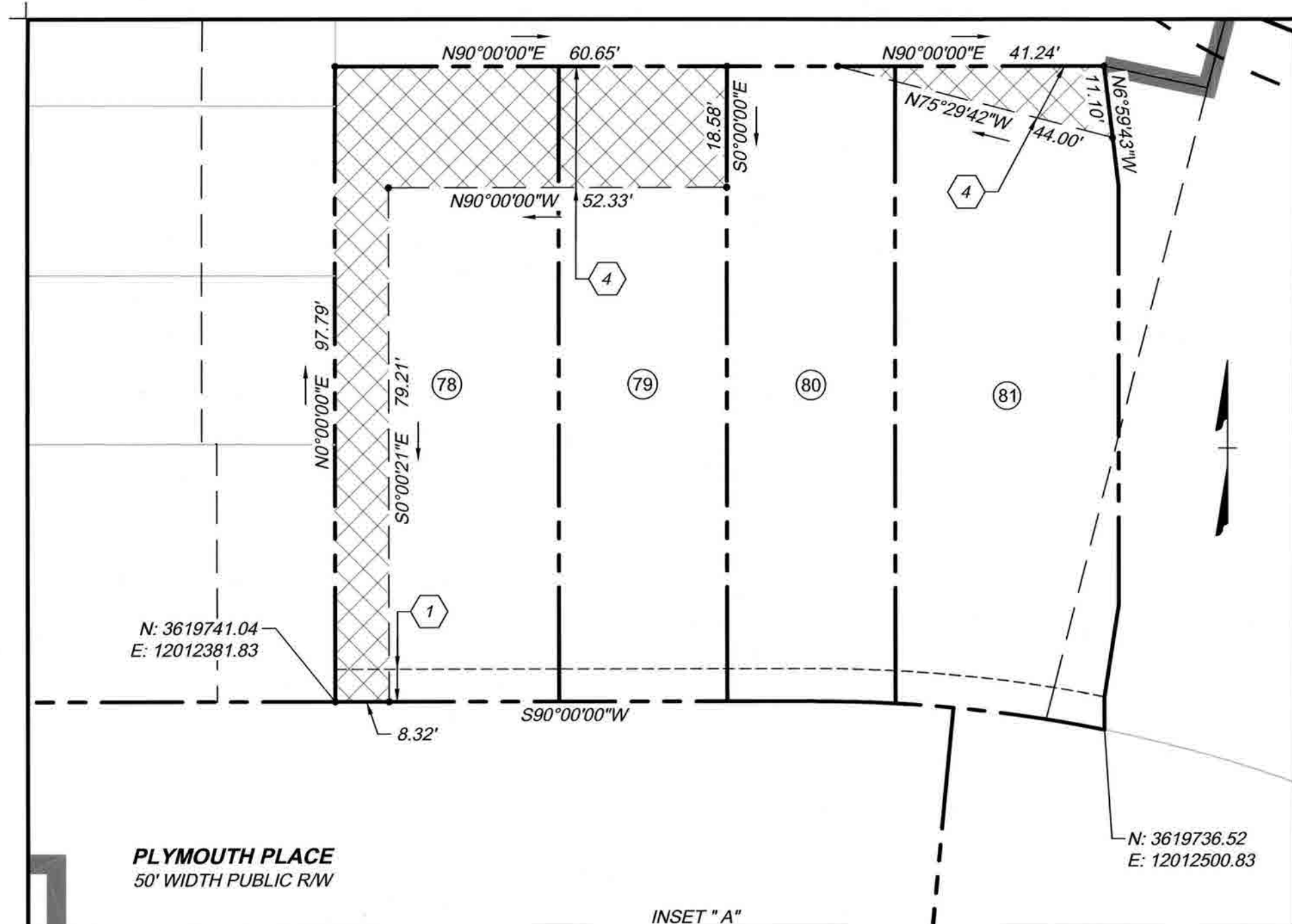
SCALE 1"=30'



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.

TIMMONS GROUP

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

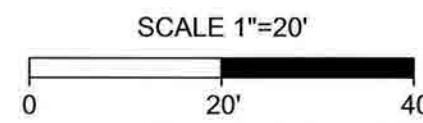
Large/Small Plat(s) Recorded
herewith as # 20262777

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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Document # 20262777
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PLAT OF SUBDIVISION
THE OVERLOOK AT
TUTTER'S NECK
PHASE C
PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 7/16/2025	Scale: 1"=20'
Sheet No. 5 of 6	Job #: 42335.008
Drawn By: M.Little	Checked By: R. Mann



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\\190942335-909 Quarterpath\008-Parcel 128\DWG\Sheet\Plat\Phase C\42335.008-V-909-PLSUBD-PHC.dwg | Plotted on 8/10/2025 2:56 PM | by Robert Mann

20262777

EASEMENT LEGEND:

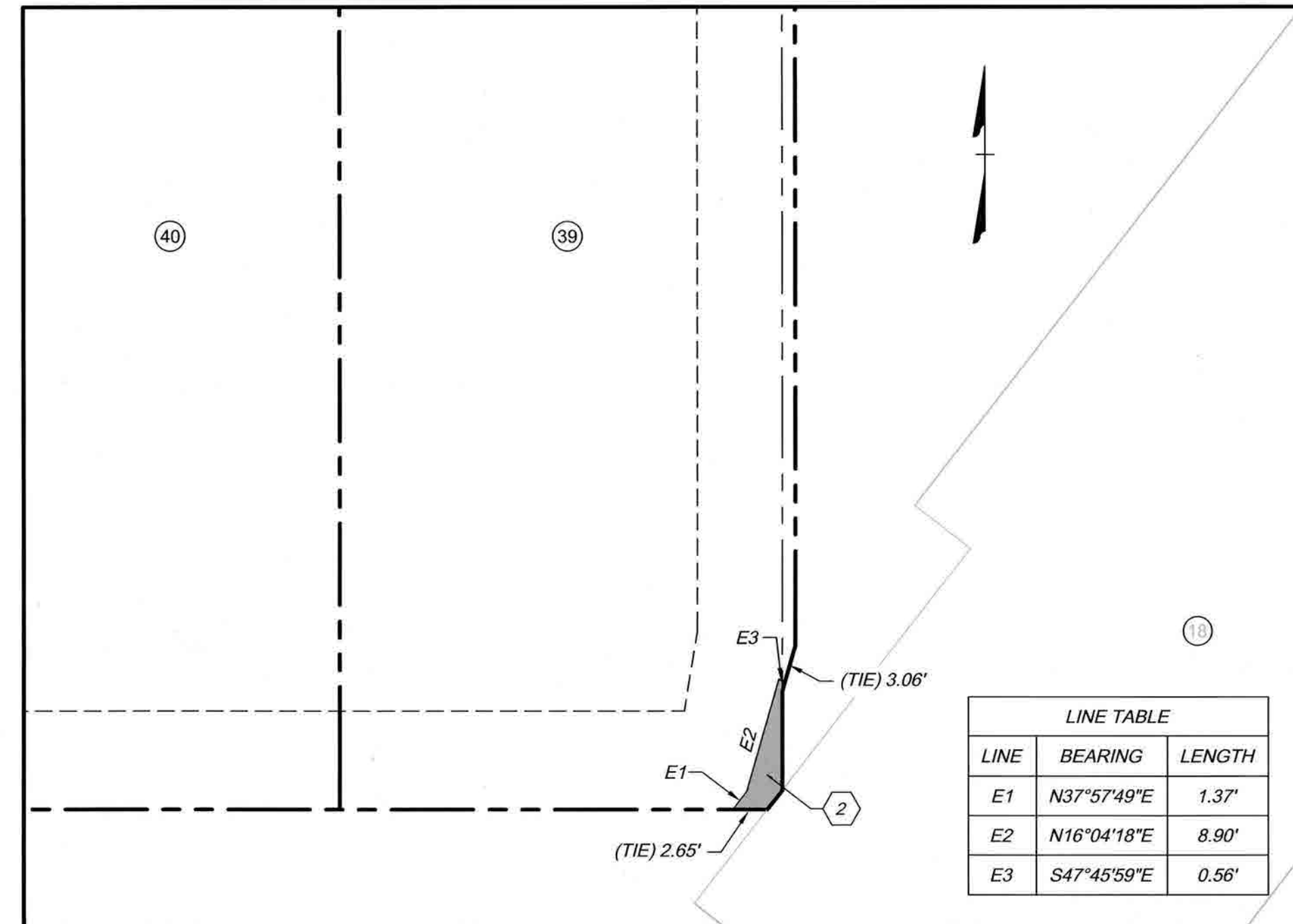
- 1 5' PUBLIC UTILITY EASEMENT
- 2 VARIABLE WIDTH ACCESS EASEMENT
- 3 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 5 SIGHT DISTANCE EASEMENT

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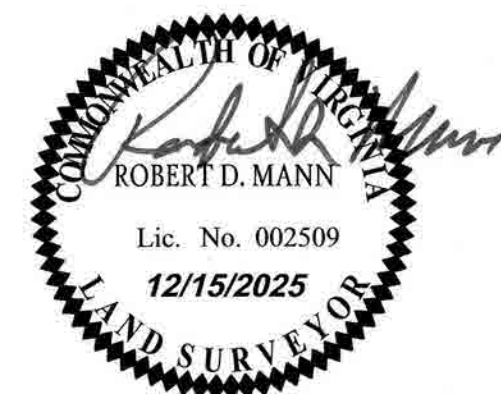
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Site Development Residential Infrastructure Technology

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INSET "F"
SCALE: 1" = 10'



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

PARCEL B-7, QUARTERPATH AT
WILLIAMSBURG, SECTION 1

CITY OF WILLIAMSBURG	WILLIAMSBURG, VA
Date: 7/16/2025	Scale: AS NOTED
Sheet No. 6 of 6	Job #: 42335.008
Drawn By: M.Little	Checked By: R. Mann

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Aug. 18, 2026
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ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

Large/Small Plat(s) Recorded
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