20263243

CERTIFICATION OF SOURCE OF TITLE: (PARCEL B–10)

THE PROPERTY SHOWN ON THIS PLAT STANDS IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 140706.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
QUARTERPATH WILLIAMSBURG, LLC

BY: W. William Austin Jr. 10/2/2026
W. William Austin Jr. DATE
PRINTED NAME
Manager
TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/~~COUNTY~~ OF Newport News
I, Joanne M. Verhulst A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 5th DAY OF October, 2026.

MY COMMISSION EXPIRES 6/30/2028

NOTARY REGISTRATION NUMBER: 176359

NOTARY: Joanne M. Verhulst

Joanne Mary Verhulst
Commonwealth of Virginia
Notary Public
Commission No. 176359
My Commission Expires June 30, 2028

CERTIFICATION OF SOURCE OF TITLE: (PARCEL B–9)

THE PROPERTY SHOWN ON THIS PLAT STANDS IN THE NAME OF DOCTORS' HOSPITAL OF WILLIAMSBURG AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 20240661.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
DOCTORS' HOSPITAL OF WILLIAMSBURG

BY: W. William Austin Jr. 10/2/2026
W. William Austin Jr. DATE
PRINTED NAME
EVP/CFO
TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/~~COUNTY~~ OF Newport News
I, Joanne M. Verhulst, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 5th DAY OF October, 2026.

MY COMMISSION EXPIRES 6/30/2028

NOTARY REGISTRATION NUMBER: 176359

NOTARY: Joanne M. Verhulst

Joanne Mary Verhulst
Commonwealth of Virginia
Notary Public
Commission No. 176359
My Commission Expires June 30, 2028

SURVEYOR'S CERTIFICATE

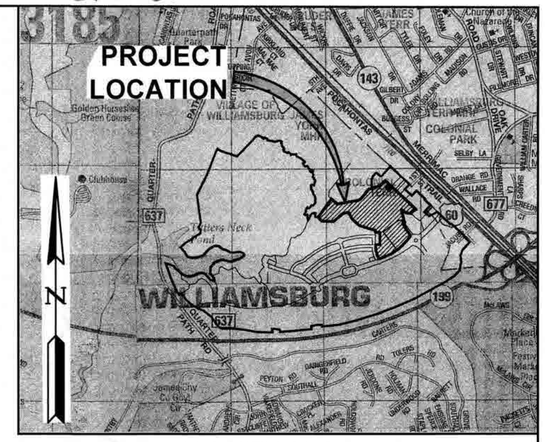
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

Samuel J. Bikkers 9/02/2026
SAMUEL J. BIKKERS, L.S. #002304 DATE

CERTIFICATE OF APPROVAL

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

10/7/2026
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE



VICINITY MAP
(Approximate Scale: 1"=2000')

Copyright ADC The Map People permitted use number 21004223

Rev	Date	Description	Reviewed By
1	09/02/2026	REVISED PER C-O IW COMMENTS DATED 8-29-26	JFS

GENERAL NOTES

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. 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.
3. PARCEL B–10 IS ALL OF TAX PARCEL ID NUMBER 590–03–03–B10. PARCEL B–9 IS ALL OF TAX PARCEL ID NUMBER 590–03–03–B9.
4. THE PROPERTIES ARE CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS. (SEE INSTRUMENT NO. 050824 FOR PROFFERS AND INSTRUMENT NO. 100651 FOR A SUPPLEMENTAL AND AMENDATORY PROFFER AGREEMENT)
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT 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.
7. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. A PORTION OF PARCEL B–10 IS LOCATED WITHIN THE RPA (RESOURCE PROTECTION AREA) 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.
8. PROPOSED DRAINAGE AND UTILITY EASEMENTS (UNLESS THEY ARE NOTED AS PRIVATE) ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
9. PROPOSED PRIVATE EASEMENTS ARE HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
10. THIS PLAT IS BASED UPON A PLAT PREPARED BY THE TIMMONS GROUP TITLED "SUBDIVISION OF RESIDUAL PARCEL B, QUARTERPATH AT WILLIAMSBURG, SECTION I, CREATING PARCELS B–6, B–7, B–8, B–9, B–10, B–11 & B–11, & B–12" DATED 8–29–2022 AND RECORDED AS INSTRUMENT NO. 20223716.

AREA TABULATION

AREA PARCEL B–9	206,001 S.F.± OR 4.729	AC.±
AREA PARCEL B–10	1,195,396 S.F.± OR 27.443	AC.±
TOTAL AREA	1,401,397 S.F.± OR 32.172	AC.±
NEW AREA PARCEL B–9	689,147 S.F.± OR 15.821	AC.±
NEW AREA PARCEL B–10	712,250 S.F.± OR 16.351	AC.±
TOTAL AREA	1,401,397 S.F.± OR 32.172	AC.±

RECEIVED
OCT 7 2026
City of Williamsburg

PCR# W-009

2 Large/~~Small~~ Plat(s) Recorded
herewith as # 20263243

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 13 DAY OF October, 2026.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:16 AM/PM

INSTRUMENT # 20263243

TESTE: ELIZABETH E. O'CONNOR, CLERK
ELIZABETH O'CONNOR, CLERK

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
09-02-2026
LAND SURVEYOR

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT
PARCEL B-9 AND PARCEL B-10
QUARTERPATH AT WILLIAMSBURG
SECTION 1
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W10219-17B
Scale: AS SHOWN	Date: 04/27/2026
Sheet Number:	1 OF 2

20263243

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	5°45'03"	476.50'	47.83'	23.93'	47.81'	S17°19'11"E
C2	5°45'03"	523.50'	52.54'	26.29'	52.52'	N17°19'11"W
C3	15°58'38"	523.50'	145.98'	73.47'	145.51'	S28°11'02"E
C4	12°48'49"	2951.00'	659.96'	331.36'	658.58'	S62°26'47"W
C5	17°32'47"	464.00'	142.10'	71.61'	141.54'	N11°21'27"W
C6	2°36'37"	459.00'	20.91'	10.46'	20.91'	S1°18'07"E

N: 3621947.94
E: 12015530.87

N/F
CITY OF WILLIAMSBURG
TAX PARCEL NO. 561-12-00-001
INST. NO. 101686

S22°59'01"E
125.06'
(TIE LINE ONLY)

N/F
QUARTERPATH WILLIAMSBURG LLC.
PARCEL NO. 5020620001
(JAMES CITY COUNTY)
INST. NO. 150008967

N/F
QUARTERPATH WILLIAMSBURG LLC.
PARCEL NO. 5020610010
(JAMES CITY COUNTY)
INST. NO. 150008967

RECORD MERIDIAN
INSTRUMENT NO. 20223716

N43°36'45"E 157.19'

N73°45'34"E 262.20'

N/F
QUARTERPATH WILLIAMSBURG LLC.
PARCEL NO. 5020620003
(JAMES CITY COUNTY)
INST. NO. 150008967

N/F
QUARTERPATH WILLIAMSBURG LLC.
PARCEL NO. 561-0A-00-002
AREA= 1,225 S.F.±
INST. NO. 181853

JAMES CITY SERVICE AUTHORITY
PUMP STATION
PARCEL NO. 561-13-00-001
AREA= 3000 S.F.±
INST. NO. 181853

N/F
QUARTERPATH WILLIAMSBURG LLC.
PARCEL NO. 5020100098
(JAMES CITY COUNTY)
INST. NO. 150008967

S46°32'59"E 981.06'

N/F
PNG LAND CORPORATION
PARCEL NO. 5020610018
(JAMES CITY COUNTY)
INST. NO. 150008967

N/F
QUARTERPATH
WILLIAMSBURG LLC.
PARCEL NO. 5020610001
(JAMES CITY COUNTY)
INST. NO. 150008967

JAMES CITY COUNTY
CITY OF WILLIAMSBURG

N36°5'29"E 229.18'

N54°28'09"E
78.19'

N/F
AMERICAN BATTLEFIELD TRUST
TAX PARCEL NO. 560-02-00-001B
INST. NO. 214153
INST. NO. 214152 PLAT

N: 3621561.84
E: 12014391.47

S49°02'33"E 162.46'

N/F
WILLIAMSBURG AREA TRANSIT AUTHORITY
TAX PARCEL NO. 560-02-00-001A
INST. NO. 204306
INST. NO. 203217 (PLAT)

N80°26'07"E 461.77'

PARCEL B-10
712,250 S.F.
16.351 AC.

RPA BUFFER
(INSTR. NO. 20223716)

RPA BUFFER
(INSTR. NO. 20223716)

N36°08'43"E 479.10'

MATCHLINE BELOW

NEW PROPERTY LINES

N89°25'04"W 950.14'

130.00'
S80°04'09"W

125.47'
S73°10'28"W

N27°51'46"W 170.70'

S50°57'09"W 257.01'

N46°04'00"W
111.19'

N87°41'54"W 242.18'

RPA BUFFER
(INSTR. NO. 20223716)

N46°46'58"W 196.78'

PARCEL B-9
689,147 S.F.
15.821 AC.

N/F
QUARTERPATH WILLIAMSBURG LLC.
PARCEL NO. 590-03-03-B12
INSTR. NO. 140706
INSTR. NO. 20223716

IRF W/CAP

N72°47'17"W 278.84'

IRF W/CAP

IRF W/CAP

NEW PROPERTY LINES

S14°26'40"E 230.96'

N/F
QUARTERPATH
WILLIAMSBURG LLC.
PARCEL NO. 5020100030
(JAMES CITY COUNTY)
INSTR. #190006837

N75°33'20"E
85.83'

N/F
PENINSULA DERM HOLDINGS, LLC
PARCEL NO. 590-03-03-B8
INST. NO. 2023068

IRF

COMMONWEALTH AVENUE
47' PUBLIC R/W
(INSTR. #20223716)

S54°08'41"W 386.56'

PROPERTY LINE
HEREBY EXTINGUISHED

S36°10'21"E 128.34'

S7°33'21"W
100.10'

500' RMA (TYP)

IRF

IRF

IRF

NORTHRIDGE STREET
56' PUBLIC R/W

PKNF

PKNF

N/F
QUARTERPATH
WILLIAMSBURG LLC.
PARCEL NO.
590-03-03-B11
INSTR. NO. 140706
INSTR. NO. 20223716

N0°00'12"E 256.85'

S37°49'10"E 377.30'

IRF W/CAP

PROSPECT STREET
62' PUBLIC R/W

RPA BUFFER
(INSTR. NO. 20223716)

S30°10'45"E 106.34'

PROPERTY LINE
HEREBY EXTINGUISHED

EASTVIEW STREET
VARIABLE WIDTH PUBLIC R/W

BATTERY BOULEVARD
VARIABLE WIDTH PUBLIC R/W
INST. NO. 140705 (PLAT)
INST. NO. 140706 (DEED)

N: 3620301.84
E: 12015384.69

IRF

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

MATCHLINE ABOVE

N36°08'43"E 479.10'

N46°04'00"W
111.19'

N87°41'54"W 242.18'

EXISTING EASEMENT LEGEND

1. EXISTING VEPCO EASEMENT PER INSTRUMENT NO. 120118.
2. EXISTING 15' J.C.S.A. SEWER EASEMENT D.B. 79 PG. 524
3. EXISTING 20' CITY OF WILLIAMSBURG UTILITY EASEMENT PER INSTRUMENT NO. 140705 (PLAT), INSTRUMENT NO. 140707 (DEED).
4. EXISTING 10' JCSA FORCE MAIN EASEMENT (5' EACH SIDE OF EXISTING FORCE MAIN) PER DEED BOOK 551 PG. 299.
5. EXISTING 20' CITY OF WILLIAMSBURG UTILITY EASEMENT PER INSTRUMENT NO. 173159.
6. EXISTING 20' J.C.S.A. SEWER EASEMENT D.B. 142 PG. 568
7. EXISTING J.C.S.A. UTILITY & INGRESS / EGRESS EASEMENT PER INSTRUMENT NO. 181853.
8. EXISTING 15' VEPCO EASEMENT PER INSTRUMENT NO. 184171.
9. EXISTING 15' J.C.S.A. INGRESS / EGRESS EASEMENT PER DEED BOOK 551 PG. 299.
10. EXISTING 15' VEPCO EASEMENT PER INSTRUMENT NO. 151427
11. EXISTING VARIABLE WIDTH CITY OF WILLIAMSBURG UTILITY EASEMENT PER INSTRUMENT NO. 20221915

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°08'19"W	50.72'
L2	S68°23'44"W	24.47'
L3	S30°26'56"W	61.21'
L4	N81°57'45"W	113.66'
L5	N55°37'43"W	114.27'
L6	S69°48'17"W	47.00'
L7	N14°26'40"W	210.94'
L8	S10°44'05"E	41.90'
L9	S37°42'12"E	18.51'
L10	S53°19'11"W	30.41'
L11	S36°33'38"E	6.09'
L12	S55°07'28"W	5.50'
L13	S64°56'06"W	59.19'
L14	N20°07'51"W	109.12'
L15	S89°59'48"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N0°00'12"E	41.10'
L17	S89°59'48"E	86.63'
L18	N89°59'48"W	96.63'
L19	N0°00'12"E	43.41'
L20	N80°07'54"W	74.74'
L21	S46°32'59"E	35.00'
L22	S46°32'59"E	60.00'
L23	S43°27'01"W	50.00'
L24	N46°32'59"W	60.00'
L25	N43°27'01"E	15.00'
L26	N46°32'59"W	35.00'
L27	N43°27'01"E	35.00'
L28	S43°27'01"W	35.00'

Rev	Date	Description	Revised By
1	09/02/2026	REVISED PER C.O.W. COMMENTS DATED 8-30-26	JFS

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
09-02-2026
LAND SURVEYOR

AES CONSULTING ENGINEERS
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PLAT OF BOUNDARY LINE ADJUSTMENT
AND LOT LINE EXTINGUISHMENT
PARCEL B-9 AND PARCEL B-10
QUARTERPATH AT WILLIAMSBURG
SECTION 1
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W10219-17B
Scale: AS SHOWN	Date: 04/27/2026
Sheet Number	2 OF 2

Circuit Court: This PLAT was recorded on
09-19-2026
at 9:10 AM/PM, PB ___ PG ___
Document # 20263243
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded
herewith as # 20263243