

203247

NOTARY CERTIFICATE

I, Kelly A. Taylor, a Notary Public for the Commonwealth of Virginia, do hereby certify that Kelly A. Taylor, whose name is signed to the foregoing subdivision certificate as Manager, the Manager of Quarterpath Williamsburg, LLC on its behalf, has acknowledged the same before me this 22 day of July, 2020, in the Commonwealth of Virginia.

REGISTRATION No. 7528554

MY COMMISSION EXPIRES: November 30, 2020

KELLY A. TAYLOR Notary Public Commonwealth of Virginia 7528554

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT DESIGNATED ON A PORTION OF QUARTERPATH AT WILLIAMSBURG SECTION 1 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

WATER AND SANITARY SEWER EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF WILLIAMSBURG FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND ACCESSING WATER SYSTEM IMPROVEMENTS AND SANITARY SEWER SYSTEM IMPROVEMENTS BOTH ABOVE AND BELOW GROUND THAT ARE OWNED AND OPERATED BY THE CITY. DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE CITY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND ACCESSING DRAINAGE SYSTEM IMPROVEMENTS BOTH ABOVE AND BELOW GROUND, OWNED AND OPERATED BY THE CITY. THE CITY SHALL HAVE THE RIGHT AT ANY TIME AND FROM TIME TO TIME, TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPLACE, REPAIR, CHANGE THE SIZE OF, REMOVE, RELOCATE, AND IMPROVE ALL SUCH IMPROVEMENTS. THE CITY AND ITS AGENTS SHALL HAVE FULL AND FREE USE OF ALL EASEMENTS AND SHALL HAVE THE RIGHTS AND PRIVILEGES REASONABLY NECESSARY FOR THE UTILIZATION OF THE EASEMENTS. THESE RIGHTS AND PRIVILEGES INCLUDE, BUT ARE NOT LIMITED TO, THE RIGHT OF INGRESS TO AND EGRESS FROM ANY EASEMENT INCLUDING THE USE OF PRIVATE ROADS AND DRIVEWAYS THAT MAY NOW OR HEREAFTER EXIST ON THE PROPERTY BEING SUBDIVIDED. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY ADJACENT TO THE EASEMENT ON THE PROPERTY BEING SUBDIVIDED IF REASONABLY NECESSARY, IN THE CITY'S SOLE OPINION, FOR ACCESS TO ANY EASEMENT. THE CITY SHALL HAVE THE RIGHT TO TRIM, CUT AND REMOVE ANY TREES, SHRUBBERY, FENCES, STRUCTURES, OR OTHER OBSTRUCTIONS OR FACILITIES WITHIN ANY EASEMENT DEEMED BY THE CITY TO INTERFERE WITH THE PROPER AND EFFICIENT USE OF THE EASEMENTS FOR PURPOSES STATED. DEDICATION OF THESE EASEMENTS SHALL NOT BE CONSTRUED TO OBLIGATE THE CITY TO MAINTAIN THE EASEMENT AREAS.

DEVELOPER: Virginia Greens Retirement Community LLC

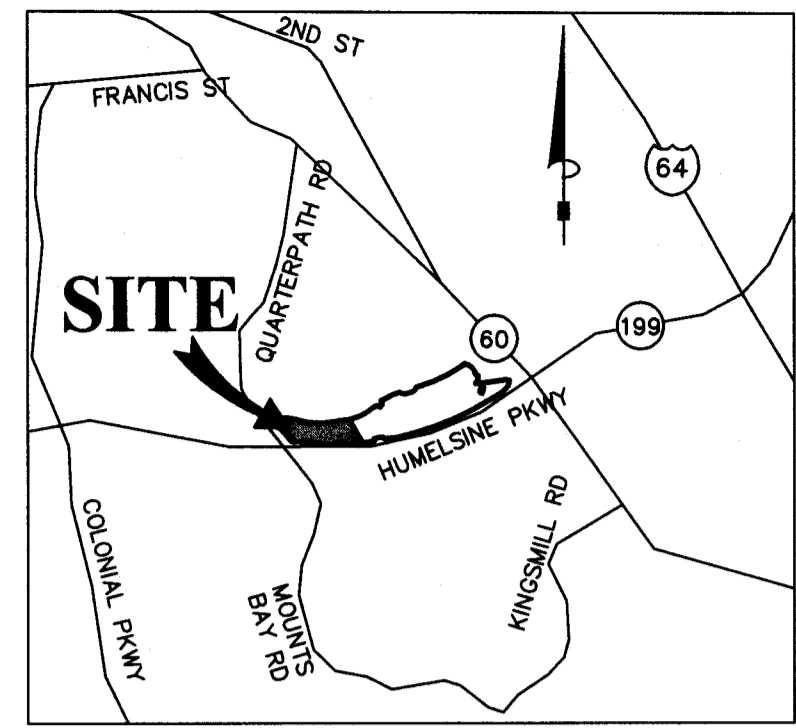
OWNER: Quarterpath Williamsburg, LLC

GIVEN UNDER OUR HANDS AND SEALS THIS 22th DAY OF July 2020

BY: [Signature]

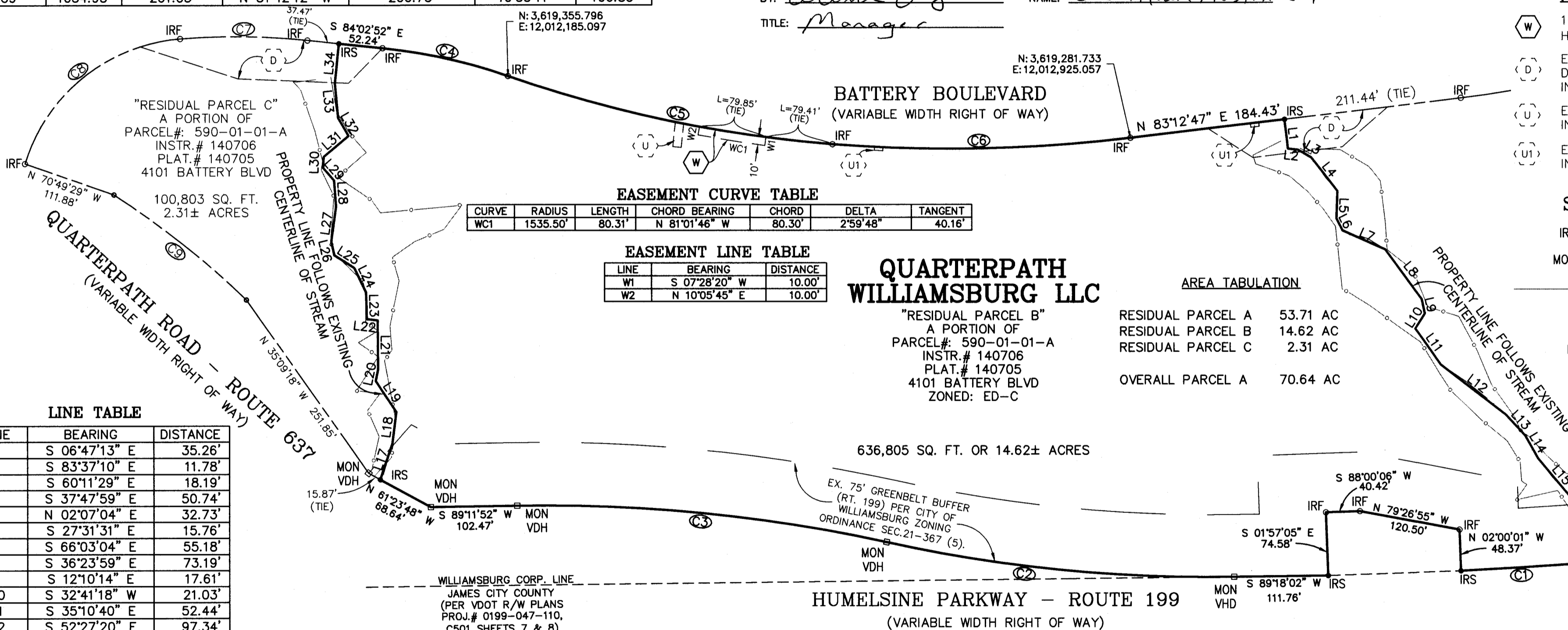
NAME: W. William Austin Jr.

TITLE: Manager



VICINITY MAP NOT TO SCALE

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE, TANGENT. Rows C1 through C9.



EASEMENT LEGEND

- 10' WATER EASEMENT HEREBY GRANTED (801 SQ. FT.)
EX. VARIABLE WIDTH SLOPE & DRAINAGE EASEMENT INST.# 140705 & 140707
EX. 10' CITY UTILITY EASEMENT INST.# 140705 & 140707
EX. 5' X 10' CITY UTILITY EASEMENT INST.# 140705 & 140707

SYMBOL LEGEND

- IRON ROD FOUND
MONUMENT FOUND
WETLANDS (FLAGGED)

EASEMENT CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Row WC1.

EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W1, W2.

QUARTERPATH WILLIAMSBURG LLC

"RESIDUAL PARCEL B" A PORTION OF PARCEL#: 590-01-01-A INSTR.# 140706 PLAT.# 140705 4101 BATTERY BLVD ZONED: ED-C

AREA TABULATION

Table with columns: PARCEL, ACRES. Rows: RESIDUAL PARCEL A (53.71 AC), RESIDUAL PARCEL B (14.62 AC), RESIDUAL PARCEL C (2.31 AC), OVERALL PARCEL A (70.64 AC).

"RESIDUAL PARCEL A" A PORTION OF PARCEL#: 590-01-01-A INSTR.# 140706 PLAT.# 140705 4101 BATTERY BLVD 2,339,608 SQ. FT. 53.71± ACRES

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L34.

\* ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT AS ALLOWED BY ARTICLE VIII, CHESAPEAKE BAY PRESERVATION, SEC. 21-821 (D)(5) OF THE WILLIAMSBURG ZONING ORDINANCE.

PERMISSIBLE DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDANT FACILITIES, DEVELOPMENT, OR OTHER USES SPECIFICALLY ALLOWED BY SEC. 21-818 OF THE WILLIAMSBURG ZONING ORDINANCE.

SOURCE OF TITLE

THE PROPERTY DELINEATED HEREIN CURRENTLY STANDS IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC AND IS RECORDED IN INSTRUMENT NUMBER 140706 AMONG THE LAND RECORDS OF THE CITY OF WILLIAMSBURG, VIRGINIA.

BOWMAN CONSULTING GROUP, LTD. BY: [Signature]

SURVEYOR'S CERTIFICATE

I, CRAIG S. MACAULAY, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN THE CITY OF WILLIAMSBURG, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS IF NEEDED, WILL BE SET WITHIN 1 YEAR OF FINAL CONSTRUCTION.

BOWMAN CONSULTING GROUP, LTD. BY: [Signature]

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 7/30/2020 at 2:36 AM/PM PG 1 Document # 203247 MONA A. FOLEY, CLERK



1 Large/Small Plat(s) Recorded herewith as # 203247

PLAT SHOWING SUBDIVISION ON A PORTION OF QUARTERPATH AT WILLIAMSBURG SECTION 1

PLAT #140705 PARCEL#: 590-01-01-A CITY OF WILLIAMSBURG, VIRGINIA

DATE: JULY 6, 2020

SCALE: 1"=100'

Bowman CONSULTING logo and contact information: 3961 Westerra Parkway, Suite 150, Richmond, Virginia 23233. Phone: (804) 616-3240, Fax: (804) 270-2008.

100225-C-RP-001 SUB