204613

CERTIFICATION OF SOURCE OF TITLE:

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 INSTRUMENT # 140706.

OWNER'S CERTIFICATE

THE PROPERTY LINE ADJUSTMENT 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.W. Williams Austin Jr. 6/29/2020
DATE

W.W. William Austin Jr.
PRINTED NAME

Manager
TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News
I, Kelly Taylor, 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 29th DAY OF June, 2020.

MY COMMISSION EXPIRES November 30, 2020

NOTARY REGISTRATION NUMBER: 7528554

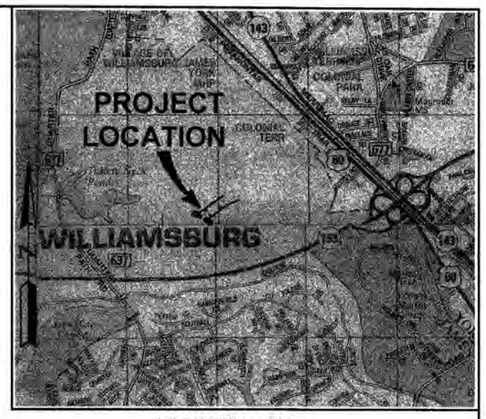
NOTARY: Kelly A

KELLY A. TAYLOR
Notary Public
Commonwealth of Virginia
7528554

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINES BETWEEN LOTS 1–4, COMMON AREA–1 (CA–1) AND ALLEY 'B' ASSOCIATED WITH THE DESIGN AND DEVELOPMENT OF BUILDING 1 (H.H. HUNT HOMES BLDG.#1); AND TO ADJUST THE PROPERTY LINES BETWEEN LOTS 97–101 AND ALLEY 'I' ASSOCIATED WITH DESIGN AND DEVELOPMENT OF BUILDING 14 (H.H. HUNT HOMES BLDG.#2). REFERENCE IS HEREBY MADE TO THE DEVELOPMENT PLANS PREPARED FOR VILLAGE GREEN NORTH, TOWNHOMES AT QUARTERPATH – CITY OF WILLIAMSBURG, PCR# 14–010.
2. 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.
3. THE SUBDIVISION PLAT FOR PHASE ONE IS RECORDED AS INSTRUMENT #142454.
4. THE SUBDIVISION PLAT FOR PHASE 3 IS RECORDED AS INSTRUMENT #184940.
5. THE PROPERTIES BEING ADJUSTED ARE AS FOLLOWS:
   LOT 1: TAX PARCEL ID NUMBER 590–03–01–001; ADDRESS #1563 & #1569 REDOUBT ROAD
   LOT 2: TAX PARCEL ID NUMBER 590–03–01–002; ADDRESS #1551 & #1557 REDOUBT ROAD
   LOT 3: TAX PARCEL ID NUMBER 590–03–01–003; ADDRESS #4129 & #4131 PROSPECT STREET
   LOT 4: TAX PARCEL ID NUMBER 590–03–01–004; ADDRESS #4125 & #4127 PROSPECT STREET
   CA–1: TAX PARCEL ID NUMBER 590–03–01–CA1; ADDRESS #4123 PROSPECT STREET #Z
   ALLEY 'B': TAX PARCEL ID NUMBER 590–03–01–BFG; ADDRESS #4099 PROSPECT STREET #R

   LOT 97: TAX PARCEL ID NUMBER 590–03–01–097; ADDRESS #4154 & #4160 PROSPECT STREET
   LOT 98: TAX PARCEL ID NUMBER 590–03–01–098; ADDRESS #4166 & #4172 PROSPECT STREET
   LOT 99: TAX PARCEL ID NUMBER 590–03–03–099; ADDRESS #4179 & #4185 NORTHRIDGE STREET
   LOT 100: TAX PARCEL ID NUMBER 590–03–03–100; ADDRESS #4167 & #4173 NORTHRIDGE STREET
   LOT 101: TAX PARCEL ID NUMBER 590–03–03–101; ADDRESS #4161 & #4155 NORTHRIDGE STREET
   ALLEY 'I': TAX PARCEL ID NUMBER 590–03–01–GI; ADDRESS #4134 PROSPECT STREET #R
6. THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS.
7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
8. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
9. 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.
10. SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. THE SITE IS OUTSIDE THE RPA AND PARTIALLY INSIDE THE RMA AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY.




VICINITY MAP
(Approximate Scale: 1"=2000')
Copyright ADC The Map People permitted use number 21004223-1

AREA TABULATION

| LOT 1 | LOT 2 | LOT 3 | LOT 4 | CA–1 | ALLEY 'B' | LOT 97 | LOT 98 | LOT 99 | LOT 100 | LOT 101 | ALLEY 'I' |
|---|---|---|---|---|---|---|---|---|---|---|---|
| OLD AREA= 4,124 S.F. 0.095 AC. | OLD AREA= 2,228 S.F. 0.051 AC. | OLD AREA= 3,516 S.F. 0.081 AC. | OLD AREA= 2,605 S.F. 0.060 AC. | OLD AREA= 1,132 S.F. 0.026 AC. | OLD AREA= 22,622 S.F. 0.519 AC. | OLD AREA= 3,537 S.F. 0.081 AC. | OLD AREA= 4,115 S.F. 0.094 AC. | OLD AREA= 4,026 S.F. 0.092 AC. | OLD AREA= 2,361 S.F. 0.054 AC. | OLD AREA= 2,955 S.F. 0.068 AC. | OLD AREA= 18,201 S.F. 0.418 AC. |
| NEW AREA= 4,082 S.F. 0.094 AC. | NEW AREA= 2,337 S.F. 0.054 AC. | NEW AREA= 3,495 S.F. 0.080 AC. | NEW AREA= 2,687 S.F. 0.062 AC. | NEW AREA= 1,129 S.F. 0.026 AC. | NEW AREA= 22,496 S.F. 0.516 AC. | NEW AREA= 3,593 S.F. 0.082 AC. | NEW AREA= 4,129 S.F. 0.095 AC. | NEW AREA= 4,045 S.F. 0.093 AC. | NEW AREA= 2,995 S.F. 0.069 AC. | NEW AREA= 2,340 S.F. 0.054 AC. | NEW AREA= 18,092 S.F. 0.415 AC. |

3 Large/~~Small~~ Plat(s) Recorded
herewith as # 204613

CERTIFICATE OF APPROVAL

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

Carolyn A. Murphy 7/7/20
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG — DATE

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.

6/24/2020
SAMUEL J. BIKKERS, LS #002304 — DATE

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5th DAY OF November, 2020.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:03 ~~AM~~/PM

INSTRUMENT # 204613

TESTE: MONA A. FOLEY, CLERK
MONA A. FOLEY, CLERK

| Rev. | Date | Description | Revised By |
|---|---|---|---|
| 1 | 6/24/2020 | REVISED PER CITY COMMENTS | GVC |

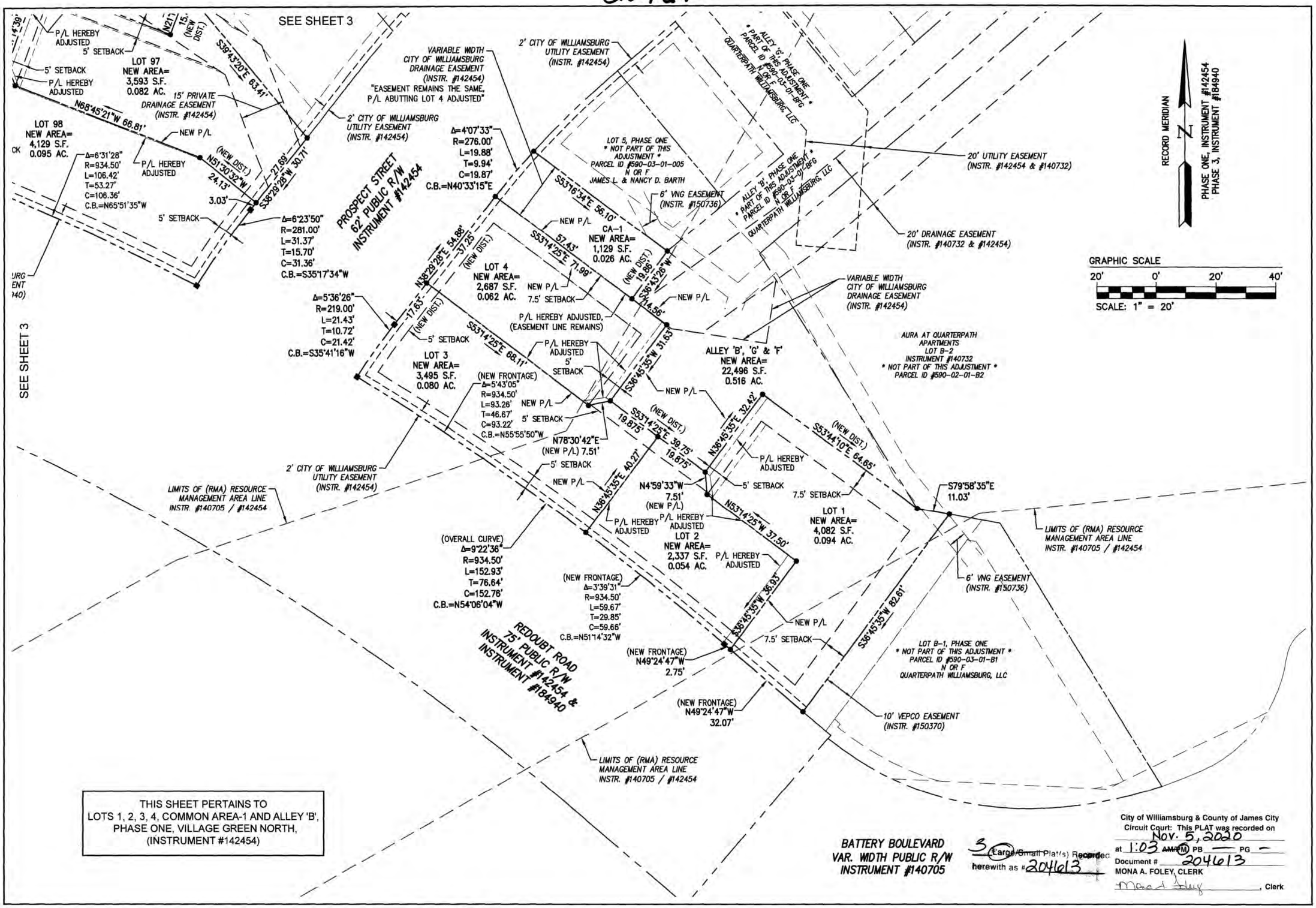
COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
6-24-2020
LAND SURVEYOR

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 SHOWING PROPERTY LINE ADJUSTMENTS
BETWEEN
LOTS 1, 2, 3, 4, COMMON AREA-1 AND ALLEY 'B',
AND
LOTS 97, 98, 99, 100, 101 AND ALLEY 'I',
PHASE ONE AND PHASE 3, VILLAGE GREEN NORTH,
TOWNHOMES AT QUARTERPATH
BEING THE PROPERTY OF QUARTERPATH WILLIAMSBURG, LLC
CITY OF WILLIAMSBURG — VIRGINIA

| | |
|---|---|
| Project Contacts: | GVC / SJB |
| Project Number: | W10219-01A |
| Scale: NOTED | Date: 04-30-2020 |
| Sheet Number | 1 OF 3 |

204613




THIS SHEET PERTAINS TO
LOTS 1, 2, 3, 4, COMMON AREA-1 AND ALLEY 'B',
PHASE ONE, VILLAGE GREEN NORTH,
(INSTRUMENT #142454)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on Nov. 5, 2020
at 1:03 ~~AM/PM~~ PB — PG —
Document # 204613
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

3 Large/~~Small~~ Plat(s) Recorded herewith as # 204613

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BETWEEN
LOTS 1, 2, 3, 4, COMMON AREA-1 AND ALLEY 'B',
AND
LOTS 97, 98, 99, 100, 101 AND ALLEY 'I',
PHASE ONE AND PHASE 3, VILLAGE GREEN NORTH,
TOWNHOMES AT QUARTERPATH
BEING THE PROPERTY OF QUARTERPATH WILLIAMSBURG, LLC
CITY OF WILLIAMSBURG VIRGINIA

| | |
|---|---|
| Project Contacts: | GVC / SJB |
| Project Number: | W10219-01A |
| Scale: 1" = 20' | Date: 04-30-2020 |
| Sheet Number | |
| 2 OF 3 | |

204613

GRAPHIC SCALE
20' 0' 20' 40'
SCALE: 1" = 20'

RECORD MERIDIAN
N
PHASE ONE, INSTRUMENT #142454
PHASE 3, INSTRUMENT #184940

NOTE:
REFERENCE IS HEREBY MADE TO A 10' VEPCO EASEMENT ABUTTING LOTS 97-101 ADJOINING ALLEY 'I' (INSTR. #151427), NOT SHOWN FOR CLARITY.

EX. VARIABLE WIDTH SIGHT DISTANCE EASEMENT (INSTR. #184940)
EX. 6' PEDESTRIAN, UTILITY EASEMENT AND BUILDING SETBACK (INSTR. #184940)
10'x10' CITY OF WILLIAMSBURG UTILITY EASEMENT (INSTR. #184940)
NORTHRIDGE STREET 56' PUBLIC R/W INSTRUMENT #184940
CA-2, PHASE 3 * NOT PART OF THIS ADJUSTMENT *
LOT 102, PHASE 3 * NOT PART OF THIS ADJUSTMENT * PARCEL ID #590-03-03-102 N OR F GARLAND BAGBY JONES & MARIA ANGELA JONES
ALLEY 'G' PHASE ONE * PART OF THIS ADJUSTMENT * PARCEL ID #590-03-01-G1 N OR F QUARTERPATH WILLIAMSBURG, LLC
ALLEY 'I', PHASE ONE * PART OF THIS ADJUSTMENT * PARCEL ID #590-03-01-G1 N OR F QUARTERPATH WILLIAMSBURG, LLC
6' VNG EASEMENT (INSTR. #150736)
LOT 96, PHASE ONE * NOT PART OF THIS ADJUSTMENT * PARCEL ID #590-03-01-096 N OR F KATIE LYNN LEE
SEE SHEET 2

S68°45'21"E 73.96'
(NEW FRONTAGE) Δ=7°52'21" R=226.00' L=31.05' T=15.55' 7.5' SETBACK C=31.03' C.B.=N38°16'42"E
LOT 101 NEW AREA= 2,340 S.F. 0.054 AC.
S68°45'21"E 83.05'
NEW P/L
29.67'
S21°14'39"W 37.00'
(OVERALL CURVE) Δ=27°39'47" R=226.00' L=109.12' T=55.64' C=108.06' C.B.=N28°22'59"E
(NEW FRONTAGE) Δ=9°14'15" R=226.00' L=36.44' T=18.26' C=36.40' C.B.=N29°43'24"E
P/L HEREBY ADJUSTED
LOT 100 NEW AREA= 2,995 S.F. 0.069 AC.
5' SETBACK
7.53'
N68°45'21"W 3.35' (NEW DIST.)
10'x10' CITY OF WILLIAMSBURG UTILITY EASEMENT (INSTR. #184940)
(NEW FRONTAGE) Δ=10°33'11" R=226.00' L=41.63' T=20.87' C=41.57' C.B.=N19°49'41"E
LOT 99 NEW AREA= 4,045 S.F. 0.093 AC.
S68°45'21"E 80.07'
23.50'
S21°14'39"W
S68°45'21"E 19.875'
S68°45'21"E 39.75' 19.875'
N65°18'18"E 7.19' (NEW P/L)
Δ=6°23'13" R=934.50' L=104.17' T=52.14' C=104.12' C.B.=N72°18'55"W
N21°14'39"E 40.26'
N22°49'00"W 7.19' (NEW P/L)
ALLEY 'I' & 'G' NEW AREA= 18,092 S.F. 0.415 AC.
S68°45'21"E 29.50'
S68°45'21"E 47.63'
N21°14'39"E 29.50'
N21°14'39"E 15.40' (NEW DIST.)
S39°43'20"E 63.41'
LOT 97 NEW AREA= 3,593 S.F. 0.082 AC.
15' PRIVATE DRAINAGE EASEMENT (INSTR. #142454)
N68°45'21"W 66.81'
LOT 98 NEW AREA= 4,129 S.F. 0.095 AC.
Δ=6°31'28" R=934.50' L=106.42' T=53.27' C=106.36' C.B.=N65°51'35"W
N51°30'32"W 24.13'
27.69'
S38°29'28"W 30.71'
3.03'
Δ=6°23'50" R=281.00' L=31.37' T=15.70' C=31.36' C.B.=S35°17'34"W
VARIABLE WIDTH CITY OF WILLIAMSBURG DRAINAGE EASEMENT (INSTR. #184940)
REDOUBT ROAD 75' PUBLIC R/W INSTRUMENT #142454 & INSTRUMENT #184940
(OVERALL CURVE) Δ=12°54'41" R=934.50' L=210.58' T=105.74' C=210.14' C.B.=N69°03'11"W
2' CITY OF WILLIAMSBURG UTILITY EASEMENT (INSTR. #142454 & #184940)
PROSPECT STREET 62' PUBLIC R/W INSTRUMENT #142454
VARIABLE WIDTH CITY OF WILLIAMSBURG DRAINAGE EASEMENT (INSTR. #142454) "EASEMENT REMAINS THE SAME, P/L ABUTTING LOT 4 ADJUSTED"
2' CITY OF WILLIAMSBURG UTILITY EASEMENT (INSTR. #142454)
2' CITY OF WILLIAMSBURG UTILITY EASEMENT (INSTR. #142454)
Δ=4°07'33" R=276.00' L=19.88' T=9.94' C=19.87' C.B.=N40°33'15"E
S53°16'34"E 56.10'
57.43'
S53°14'25"E 71.99'
CA-1 NEW AREA= 1,129 S.F. 0.026 AC.
LOT 4 NEW AREA= 2,687 S.F. 0.062 AC.
7.5' SETBACK
N38°29'28"E 54.88' 37.25'
17.63'
Δ=5°36'26" R=219.00' L=21.43' T=10.72' C=21.42' C.B.=S35°41'16"W
P/L HEREBY ADJUSTED, (EASEMENT LINE REMAINS)
S53°14'25"E 68.11'
LOT 3 NEW AREA= 3,495 S.F. 0.080 AC.
(NEW FRONTAGE) Δ=5°43'05" R=934.50' L=93.26' T=46.67' C=93.22' C.B.=N55°55'50"W
N78°30'42"E (NEW P/L) 7.51'
N36°45'35"E 40.27'
2' CITY OF WILLIAMSBURG UTILITY EASEMENT (INSTR. #142454)
LIMITS OF (RMA) RESOURCE MANAGEMENT AREA LINE INSTR. #140705 / #142454
SEE SHEET 2

3 Large/~~Small~~ Plat(s) Recorded herewith as # 204613

THIS SHEET PERTAINS TO
LOTS 97, 98, AND ALLEY 'I',
PHASE ONE, VILLAGE GREEN NORTH
(INSTRUMENT #142454)
AND LOTS 99, 100, & 101
PHASE 3, VILLAGE GREEN NORTH
(INSTRUMENT #184940)

City of Williamsburg & County of James City
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Document # 204613
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Mona A. Foley, Clerk

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