

210524

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTIES SHOWN ON THIS PLAT ALL STAND 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, #173159 (PLAT) AND 204565 (PLAT).

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.
N. William Austin, Jr.

January 29, 2021
DATE

PRINTED NAME

Manager

TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News

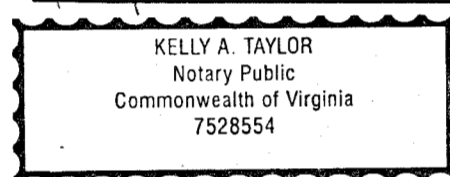
I, Kelly A. Taylor, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 29th DAY OF January, 2021.

MY COMMISSION EXPIRES November 30, 2024

NOTARY REGISTRATION NUMBER: 7528554

NOTARY: Kelly A. Taylor



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. Bickers
SAMUEL J. BICKERS, L.S. #2304

1/19/2021
DATE

CERTIFICATE OF APPROVAL

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

Carolyn A. Murphy 2-5-21
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 11th DAY OF February 2021.

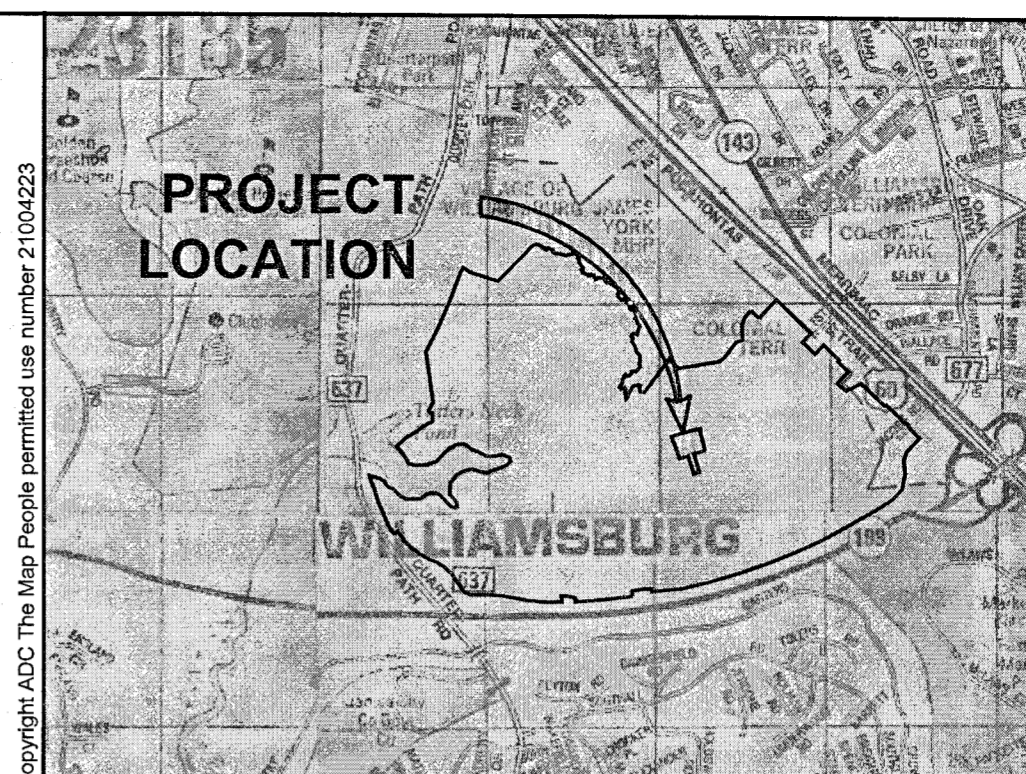
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:29 AM/PM

INSTRUMENT # 210524
TESTE: MONA A. FOLEY, CLERK
MONA A. FOLEY, CLERK

GENERAL NOTES

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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.
- THE SUBJECT PROPERTIES AND THEIR ADDRESSES ARE AS FOLLOWS:

TAX MAP NUMBER	ADDRESS
590-03-2B-33	#1550 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-34	#1562 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-35	#1563 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-36	#1551 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-71	#1537 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-72	#1525 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-73	#1513 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-74	#1512 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-75	#1524 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-76	#1536 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-122	#1500 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
590-03-2B-123	#1501 GREEN HILL STREET, WILLIAMSBURG, VIRGINIA, 23185.
- THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS PLAT IS BASED ON RECORD DOCUMENTS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
- THE PROPERTIES ARE LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. THE PROPERTIES ARE LOCATED OUTSIDE THE RPA AND PARTIALLY INSIDE THE RMA AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY.
- SEE PLAT RECORDED AS INSTRUMENT #173159 FOR ADDITIONAL INFORMATION IN REFERENCE TO THE DEVELOPMENT OF THE PROPERTIES.



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

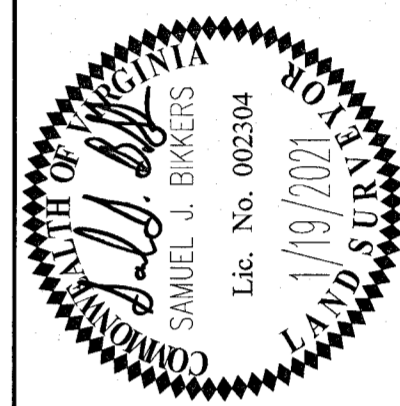
AREA TABULATION

LOT 33	2,591 S.F.±	0.059 AC.±
LOT 34	2,708 S.F.±	0.062 AC.±
LOT 35	2,727 S.F.±	0.063 AC.±
LOT 36	2,551 S.F.±	0.059 AC.±
LOT 71	2,955 S.F.±	0.068 AC.±
LOT 72	2,601 S.F.±	0.060 AC.±
LOT 73	2,638 S.F.±	0.061 AC.±
LOT 74	2,711 S.F.±	0.062 AC.±
LOT 75	2,663 S.F.±	0.061 AC.±
LOT 76	2,999 S.F.±	0.069 AC.±
LOT 122	4,358 S.F.±	0.100 AC.±
LOT 123	4,240 S.F.±	0.097 AC.±
TOTAL OLD AREA	35,742 S.F.±	0.821 AC.±
NEW AREA OF LOT 33	1,763 S.F.±	0.040 AC.±
NEW AREA OF LOT 34	1,376 S.F.±	0.032 AC.±
NEW AREA OF LOT 35	1,370 S.F.±	0.031 AC.±
NEW AREA OF LOT 36	1,748 S.F.±	0.040 AC.±
NEW AREA OF LOT 71	2,753 S.F.±	0.063 AC.±
NEW AREA OF LOT 72	2,925 S.F.±	0.067 AC.±
NEW AREA OF LOT 73	2,956 S.F.±	0.068 AC.±
NEW AREA OF LOT 74	3,038 S.F.±	0.070 AC.±
NEW AREA OF LOT 75	2,995 S.F.±	0.069 AC.±
NEW AREA OF LOT 76	2,807 S.F.±	0.065 AC.±
NEW AREA OF LOT 122	3,890 S.F.±	0.089 AC.±
NEW AREA OF LOT 123	3,800 S.F.±	0.087 AC.±
NEW AREA OF LOT 137	2,161 S.F.±	0.050 AC.±
NEW AREA OF LOT 138	2,160 S.F.±	0.050 AC.±
TOTAL NEW AREA	35,742 S.F.±	0.821 AC.±

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	32°47'50"	24.00'	13.74'	7.06'	13.55'	N4°06'51"W
C2	32°47'50"	24.00'	13.74'	7.06'	13.55'	S30°22'31"E
C3	23°54'27"	55.00'	22.95'	11.64'	22.78'	N4°58'45"W
C4	69°02'55"	55.00'	66.28'	37.83'	62.34'	N41°29'56"E
C5	92°57'22"	55.00'	89.23'	57.91'	79.76'	N29°32'43"E
C6	68°43'26"	55.00'	65.97'	37.61'	62.09'	S75°49'30"E
C7	24°31'52"	55.00'	23.55'	11.96'	23.37'	S29°11'51"E
C8	93°15'18"	55.00'	89.52'	58.22'	79.96'	S63°33'34"E

NOTE:

THIS PLAT CORRECTS THE PLAT RECORDED AS INSTRUMENT #204565. THE CORRECTIONS MADE ARE TO SHEET 1, REVISING THE AREA TABULATION FOR NEW AREAS AND SHEET 2, REVISING LOT AREAS, BEARING AND DISTANCES, AND INCORPORATES ADJOINING LOT LINES FOR PHASE 3.



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PLAT OF RESUBDIVISION AND BOUNDARY LINE ADJUSTMENT LOTS 33 THRU 36 LOTS 71 THRU 76 & LOTS 122 & 123 VILLAGE GREEN NORTH TOWNHOMES AT QUARTERPATH PHASE 2B
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SJB / DSB
Project Number: W10219-01
Scale: 1"=20' Date: 05/08/2020
Sheet Number

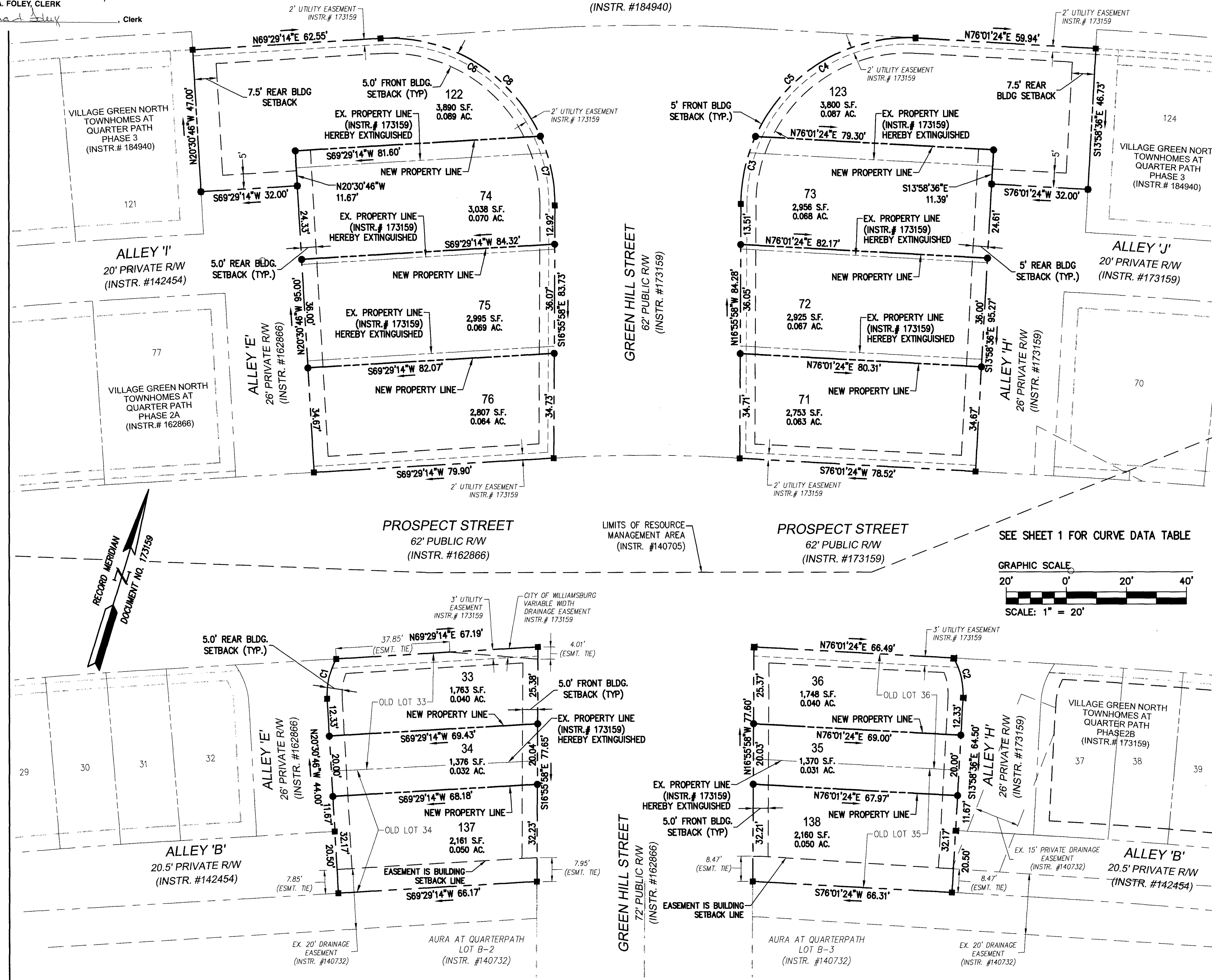
S:\NOBIS\1211901-Quarterpath Townhomes\01-Quarterpath Additional Townhomes\Sub\Phase 2B\PLAT\Revised\DWG\W10219 PHASE 2B PLAT.dwg, 02/22/2021 3:05:58 PM, Sam Bickers

210524

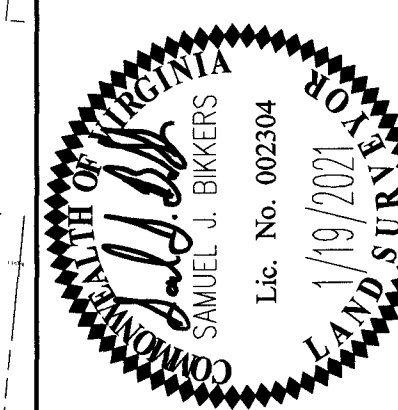
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
February 16, 2021
at 1:29 AM PM PB PG
Document # 210524
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

NORTHRIDGE STREET
VARIABLE WIDTH PUBLIC R/W
(INSTR. #184940)

Large/Small Plat(s) Recorded
herein as # 210524



Rev.	Date	Description
1	1/19/2021	REVISE PROPERTY LINE BEARING AND DISTANCES, LOT ANGLES



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PLAT OF RESUBDIVISION
AND BOUNDARY LINE ADJUSTMENT
LOTS 33 THRU 36
LOTS 71 THRU 76 & LOTS 122 & 123
VILLAGE GREEN NORTH
TOWNHOMES AT QUARTERPATH
PHASE 2B
CITY OF WILLIAMSBURG
VIRGINIA

Project Contacts: SJB / DSB
Project Number: W10219-01
Scale: 1"=20'
Date: 05/08/2020
Sheet Number
2 OF 2

S:\JOB\W10219-01-Quarterpath Townhomes\Survey\Phase 2B PLAT (Revised)\BL\W10219 PHASE 2B.dwg, 1/22/2021, 3:00:38 PM, Sam.Bickers