

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), 204565 (PLAT) AND 210524 (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: [Signature] 7/26/21 DATE
[Signature] PRINTED NAME
[Signature] TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF NEWPORT NEWS
I, JOANNE M. VERHULST, 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 20th DAY OF JULY, 2021.

MY COMMISSION EXPIRES 6/30/24

NOTARY REGISTRATION NUMBER: 176359

NOTARY: [Signature]

JOANNE MARY VERHULST
NOTARY PUBLIC
REG. #176359
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 6/30/24

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.

[Signature] 6/22/2021 DATE
SAMUEL J. BIKKERS, L.S. #2304

CERTIFICATE OF APPROVAL

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

[Signature] 8/31/21 DATE
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

2 Large Format Plats Recorded
Instrument # 213743

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 31 DAY OF August, 2021.

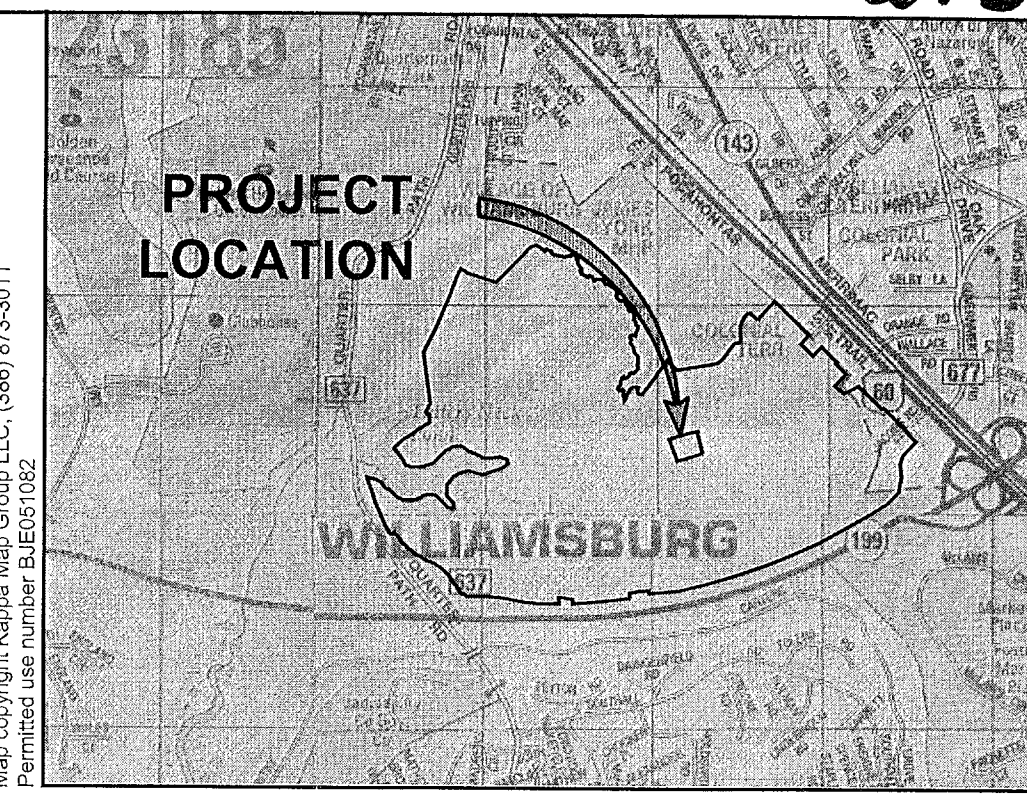
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:23 AM/PM

INSTRUMENT # 213743

TESTE: [Signature]
MONA A. FOLEY, CLERK

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. THE SUBJECT PROPERTIES AND THEIR ADDRESSES ARE AS FOLLOWS:
TAX MAP NUMBER ADDRESS
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.
4. THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS.
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, SERVITUDE, AND COVENANTS OF RECORD.
7. 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.
8. SEE PLATS RECORDED AS INSTRUMENT #173159 AND INSTRUMENT #210524 FOR ADDITIONAL INFORMATION IN REFERENCE TO THE DEVELOPMENT OF THE PROPERTIES.



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

AREA TABULATION
OLD AREA OF LOT 71 2,753 S.F.± 0.063 AC.±
OLD AREA OF LOT 72 2,925 S.F.± 0.067 AC.±
OLD AREA OF LOT 73 2,956 S.F.± 0.068 AC.±
OLD AREA OF LOT 123 3,800 S.F.± 0.087 AC.±
AREA OF LOT 71A 12,434 S.F.± 0.285 AC.±
OLD AREA OF LOT 74 3,038 S.F.± 0.070 AC.±
OLD AREA OF LOT 75 2,995 S.F.± 0.069 AC.±
OLD AREA OF LOT 76 2,807 S.F.± 0.064 AC.±
OLD AREA OF LOT 122 3,890 S.F.± 0.089 AC.±
AREA OF LOT 74A 12,730 S.F.± 0.292 AC.±



ABS CONSULTING ENGINEERS
5248 Olds Towne Road, Suite 1
Williamsburg, Virginia 23186
Phone: (757) 263-0040
Fax: (757) 220-8894
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT SHOWING LOT LINE EXTINGUISHMENTS BETWEEN LOTS 71, 72, 73 AND 123 AND BETWEEN LOTS 74, 75, 76 AND 122 VILLAGE GREEN NORTH TOWNHOMES AT QUARTERPATH PHASE 2B CITY OF WILLIAMSBURG VIRGINIA

S:\JOB\2021\1901-Quarterpath Townhomes\1-Quarterpath Townhomes\Survey\Plat\PlatPhase2B PLAT (Revised)\C:\Users\jverhulst\Documents\213743.dwg, 7/26/21 10:42:20 AM, 16x11x14.85

