

213744

CERTIFICATION OF SOURCE OF TITLE: (LOTS 97-101)

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. Williams 7/26/21  
DATE

W. Williams Austin Jr  
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 26<sup>th</sup> DAY OF July, 2021.

MY COMMISSION EXPIRES 6/30/24

NOTARY REGISTRATION NUMBER: 176359

NOTARY: Joanne M. Verhulst

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

CERTIFICATION OF SOURCE OF TITLE: (LOTS 1-4)

THE PROPERTY SHOWN ON THIS PLAT STANDS IN THE NAME OF HHHUNT HOMES HAMPTON ROADS, 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 # 212580.

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:

HHHUNT HOMES HAMPTON ROADS, LLC

BY: Pit McCarthy 7/14/21  
DATE

Pit McCarthy  
PRINTED NAME

Manager  
TITLE

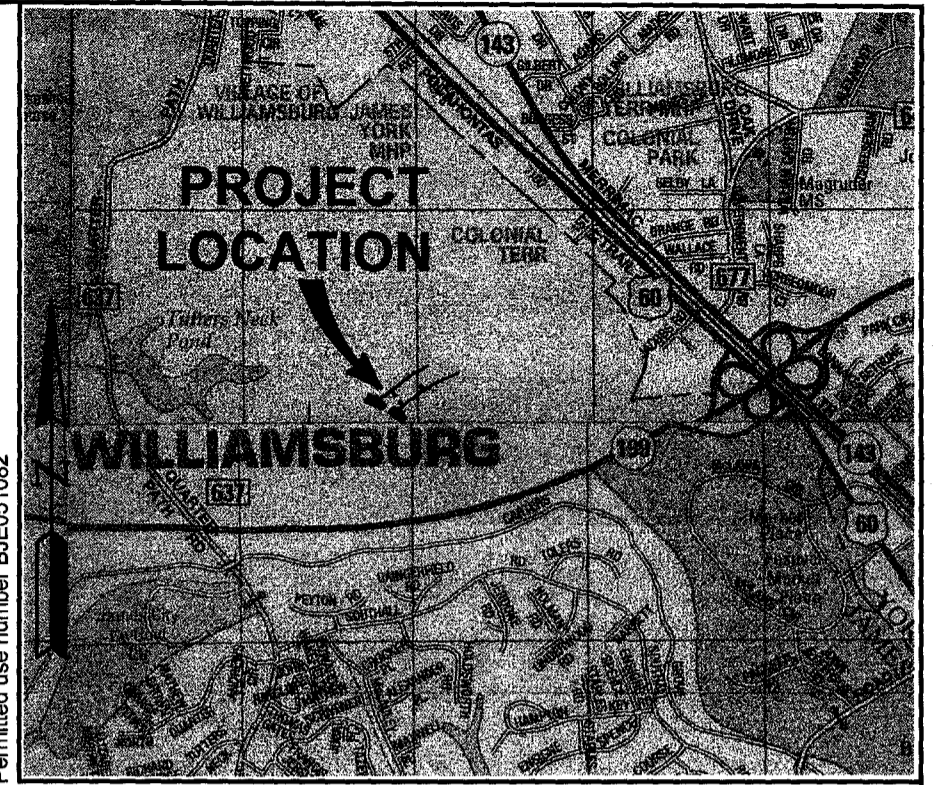
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO EXTINGUISH THE PROPERTY LINES BETWEEN LOTS 1-4 AND BETWEEN LOTS 97-101, PHASE 1 AND PHASE 3 VILLAGE GREEN NORTH, TOWNHOMES AT QUARTERPATH AS SHOWN IN INSTRUMENT 204613.
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

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

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')

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, LS #002304

6/22/2021  
DATE

AREA TABULATION

LOT 1 OLD AREA= 4,082 S.F. 0.094 AC.	LOT 2 OLD AREA= 2,337 S.F. 0.054 AC.	LOT 3 OLD AREA= 3,495 S.F. 0.080 AC.	LOT 4 OLD AREA= 2,887 S.F. 0.062 AC.	LOT 97 OLD AREA= 3,593 S.F. 0.082 AC.	LOT 98 OLD AREA= 4,129 S.F. 0.095 AC.	LOT 99 OLD AREA= 4,045 S.F. 0.093 AC.	LOT 100 OLD AREA= 2,995 S.F. 0.069 AC.	LOT 101 OLD AREA= 2,340 S.F. 0.054 AC.
				LOT 1A AREA= 12,601 S.F. 0.290 AC.	LOT 97A AREA= 17,102 S.F. 0.393 AC.			

CERTIFICATE OF NOTARIZATION:

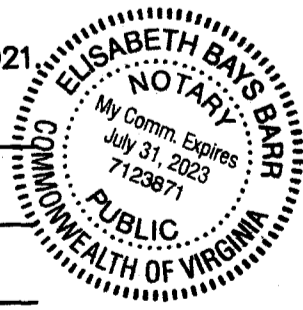
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City  
I, Elisabeth Bays Barr, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 14<sup>th</sup> DAY OF July, 2021

MY COMMISSION EXPIRES 1/31/2023

NOTARY REGISTRATION NUMBER: 7123871

NOTARY: Elisabeth Bays Barr



3 Large/Small Plat(s) Recorded  
Herewith as # 213744

CERTIFICATE OF APPROVAL

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

Carolyn A. Murphy 8/30/21  
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE

STATE OF VIRGINIA

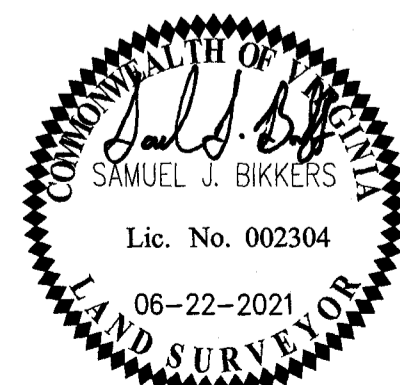
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 31<sup>st</sup> DAY OF August, 2021.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:25 AM PM

INSTRUMENT # 213744

TESTE: V. Stitt DC  
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By



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 LOT LINE EXTINGUISHMENTS  
BETWEEN  
LOTS 1, 2, 3, 4  
AND  
LOTS 97, 98, 99, 100, 101  
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:      Date:      06-22-2021  
 NOTED  
 Sheet Number  
**1 OF 3**

8:08:51 AM 10/19/2021 Quarterpath Townhomes 3 PLAT LLEBY021901\_011\_Lot 1-4\_07-06\_P104-098-101\_Amya.LLE.wva.7/12/2021 11:14:14 AM SamBickers