

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: [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, 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 26th 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

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

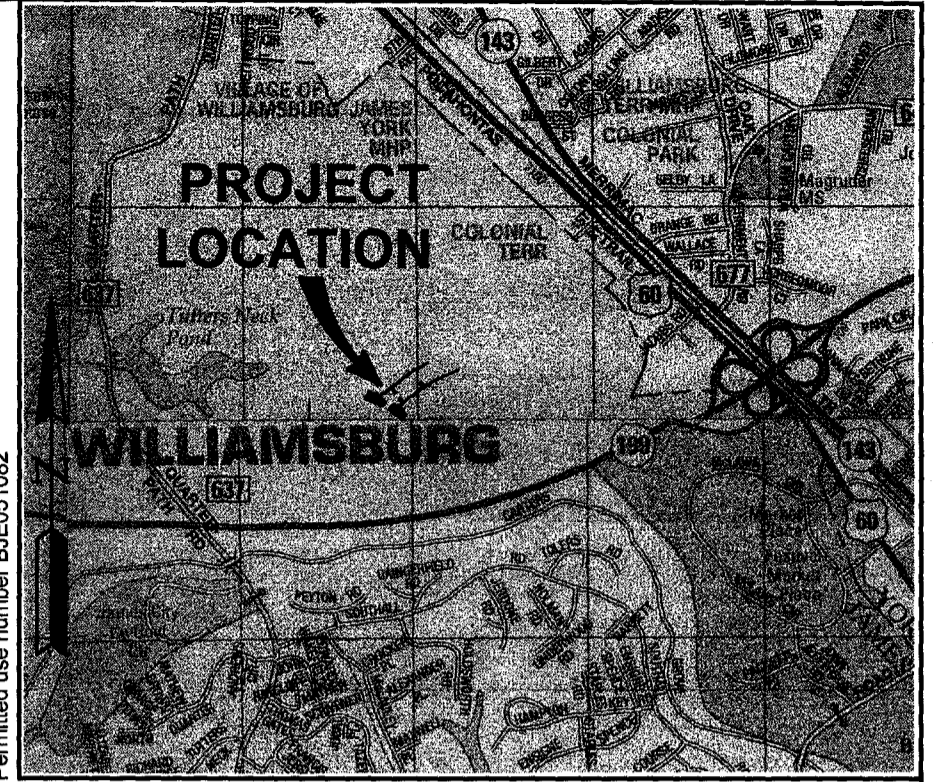
THE PROPERTY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: HHHUNT HOMES HAMPTON ROADS, LLC

BY: [Signature] 7/14/21 DATE
[Signature] PRINTED NAME
[Signature] 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.

[Signature] 6/22/2021 DATE
SAMUEL J. BIKKERS, LS #002304

AREA TABULATION

Table with 9 columns: LOT 1, LOT 2, LOT 3, LOT 4, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101. Rows include OLD AREA, NEW AREA, and ACRES for each lot.

CERTIFICATE OF NOTARIZATION:

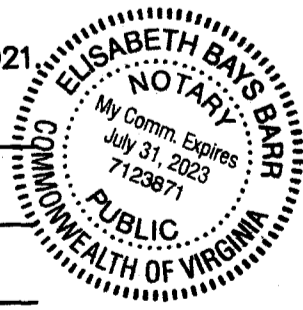
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Elisabeth Bays Bar, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 14th DAY OF July, 2021

MY COMMISSION EXPIRES 1/31/2023

NOTARY REGISTRATION NUMBER: 7123871

NOTARY: [Signature]



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.

[Signature] 8/30/21 DATE
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS

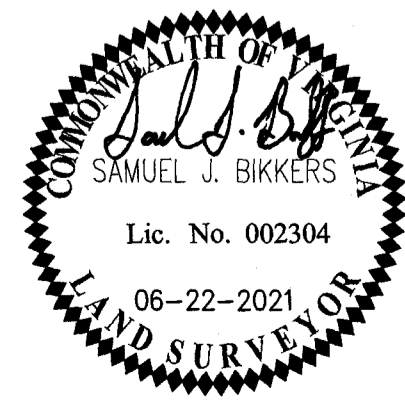
31st DAY OF August, 2021.

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

INSTRUMENT # 213744

TESTE: [Signature] MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By.



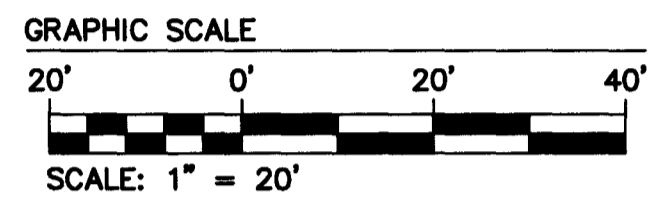
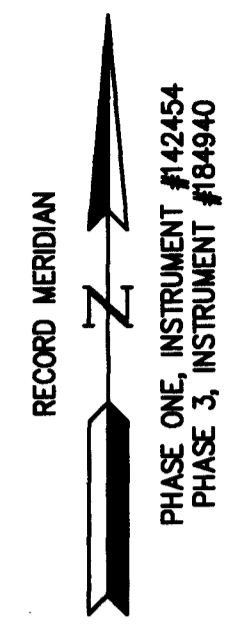
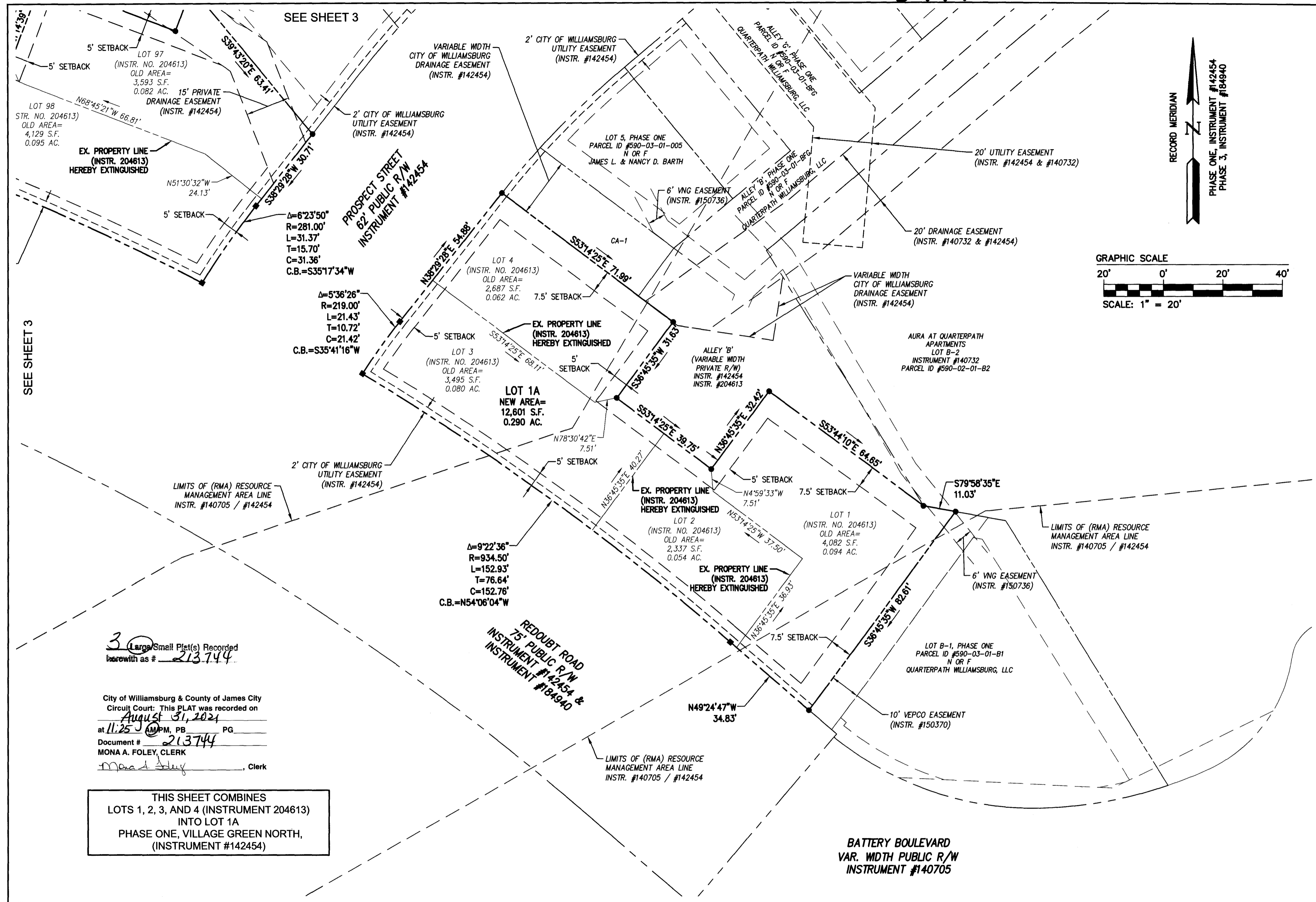
AES CONSULTING ENGINEERS 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

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: NOTED 06-22-2021 Sheet Number 1 OF 3

8/3/2021 10:19:01 Quarterpath Townhome401 - Quarterpath Townhome68 - SurveyPhase3 - PLAT/LLS/WT021901 - Plt - Lot 1-4 - 8/3/2021 11:11:14 PM SamBickers

213744



SEE SHEET 3

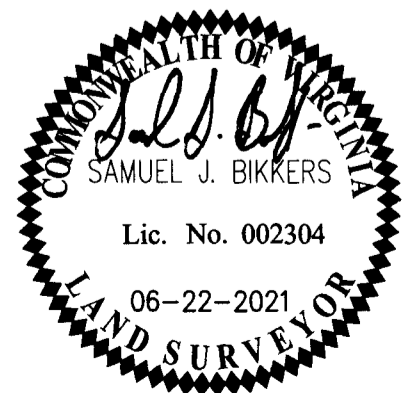
SEE SHEET 3

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 31, 2021
at 11:25 AM/PM, PB PG
Document # 213744
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

THIS SHEET COMBINES
LOTS 1, 2, 3, AND 4 (INSTRUMENT 204613)
INTO LOT 1A
PHASE ONE, VILLAGE GREEN NORTH,
(INSTRUMENT #142454)

| Rev. | Date | Description | Revised By |
|------|------|-------------|------------|
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www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT SHOWING LOT LINE EXTINGUISHMENTS
BETWEEN
LOTS 1, 2, 3, 4
AND
LOT 1A
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: 06-22-2021 |
| Sheet Number 2 OF 3 | |

E:\0201\10219\01-Quarterpath Townhomes\01-Quarterpath\Additional\Townhomes\Survey\Phase 3\PLAT\LEWIS\0101_P1_L0414_01.dwg, 7/14/2021 10:26:09 AM, hank.walsh

