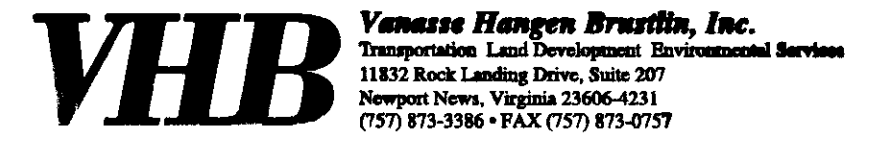


PLAT SHOWING
PROPERTY LINE VACATION, SUBDIVISION
AND RIGHT OF WAY DEDICATION
**THE VILLAGE AT QUARTERPATH
PHASE I**
CITY OF WILLIAMSBURG, VIRGINIA

DATE: 06/15/07 SHEET 1 OF 8 SCALE: AS NOTED
PROJECT NO: 31980.01 DRAWN BY: DWP



REVISED: 09/18/07

General Notes

1. THE PROPERTY LINES SHOWN ON THIS PLAT ARE BASED UPON AN ACTUAL FIELD SURVEY BY VHB, INC. IN DECEMBER 2005 AND FROM DEEDS AND PLANS OF RECORD
2. THE VILLAGE OF QUARTERPATH ENCOMPASSES THE FOLLOWING TAX PARCELS:
TAX MAP NUMBER 529-02-00-001,2
TAX MAP NUMBER 529-02-00-003,4,5
POCAHONTAS STREET
TAX MAP NUMBER 529-02-00-007,8
TAX MAP NUMBER 529-03-00-003,4,5,6,7,8
TAX MAP NUMBER 529-02-00-009,10,11,12,13,14
TAX MAP NUMBER 529-04-00-B,D
TAX MAP NUMBER 529-05-00-018
TAX MAP NUMBER 529-05-00-019,20,21,22,23,24
50' PRIVATE R/W
3. THIS PROPERTY IS ZONED RM-1 CONDITIONAL
4. THIS PROPERTY IS IN FLOOD ZONE X (AREAS OUTSIDE OF 500-YEAR FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510294 0005B, DATED MARCH 2, 1994.
5. CURRENT OWNER: L & B QUARTERPATH, LLC BY INSTRUMENT NUMBERS 051363, 061281, 061282, 061283, 061284 AND 061285.
6. EXISTING VEPCO EASEMENTS SHOWN ON THIS PLAT AND MARKED WITH AN (*) ARE TO BE VACATED UPON THE DEDICATION OF NEW VEPCO EASEMENTS SERVING THE SUBJECT PROPERTY.
7. THE FOLLOWING EXISTING OR PORTIONS OF EXISTING VEPCO EASEMENTS WHICH AFFECT THE SUBJECT PROPERTY ARE UNPLOTTABLE. THESE EASEMENTS OR PORTIONS OF THESE EASEMENTS WHICH AFFECT THE SUBJECT PROPERTY ARE TO BE VACATED UPON THE DEDICATION OF NEW VEPCO EASEMENTS SERVING THE SUBJECT PROPERTY.
D.B. 42, PG. 498 D.B. 42, PG. 161
D.B. 43, PG. 80 D.B. 64, PG. 179
D.B. 29, PG. 140 D.B. 41, PG. 452
8. THE PRIVATE INGRESS/EGRESS EASEMENT IDENTIFIED ON THE PLAT SHALL BE A COMMON AREA EASEMENT AS DESCRIBED IN THE VILLAGE AT QUARTERPATH DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR THE USE OF ALL LOTS LOCATED IN THE VILLAGE AT QUARTERPATH AND IS TO BE MAINTAINED BY THE VILLAGE AT QUARTERPATH OWNERS' ASSOCIATION, INC.

Surveyor's Certification

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE CITY OF WILLIAMSBURG VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' /20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS AS SHOWN IN THE CERTIFICATE OF SOURCE OF TITLE SHOWN ON THIS PLAT. I CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 30, 2007.

David W. Andrea 9/18/07
DAVID W. ANDREA DATE



Legend

- D.B. DEED BOOK
- INST. INSTRUMENT
- N/F NOW OR FORMERLY
- PG. PAGE
- P.B. PLAT BOOK
- S.F. SQUARE FEET

Certificate of Approval

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

Road T. Nester 9/28/07
CITY OF WILLIAMSBURG SUBDIVISION AGENT DATE

2 Large/Small Plats Recorded herewith as # 072483

**State Of Virginia
City Of Williamsburg**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA THIS 28 DAY OF September, 2007. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 072483 @ 3:07 P.M.

TESTE: Betsy B. Woodruff CLERK
BY: Claudia H. Beckley, Dep. Clerk

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20409135
VICINITY MAP: 1" = 2000'

Owner's Consent

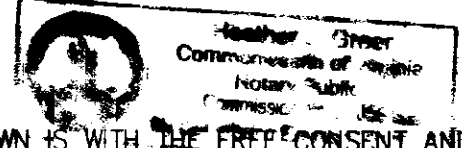
THE SUBDIVISION OF THE PROPERTIES OWNED BY L & B QUARTERPATH, LLC AS APPEARS ON THE PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND.

L & B QUARTERPATH, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
Lyle S. Wermers Sept. 26, 2007
DATE

Certificate Of Notarization

STATE OF Virginia
COUNTY/CITY OF Newport News, TO WIT:
I, Heather D. Green A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSONS WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 26 DAY OF September, 2007.
Heather D. Green October 31, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES



Trustee's Consent

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES, EITHER OF WHOM MAY ACT.

TOWNEBANK
DEED OF TRUST DATED MARCH 29, 2006
INSTRUMENT NUMBER 061286
CONSENTED TO:
BY: William T. Hoddsen 9/24/07
WILLIAM T. HODSDEN DATE
BY: Gerald L. Passaro 9/24/07
GERALD L. PASSARO DATE

Certificate Of Notarization

STATE OF VIRGINIA
COUNTY/CITY OF Newport News, TO WIT:
I, Nancy R. Lee A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSONS WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 25th DAY OF September, 2007.
Nancy R. Lee 12-31-2009
NOTARY PUBLIC #150876 MY COMMISSION EXPIRES

Area Table

AREA OF LOTS	274,419 S.F.	6.300 ACRES
AREA OF VILLAGE GREEN	50,489 S.F.	1.159 ACRES
AREA OF PARCEL A	211,705 S.F.	4.860 ACRES
AREA OF R/W DEDICATION	57,063 S.F.	1.310 ACRES
TOTAL SUBDIVIDED AREA	593,676 S.F.	13.629 ACRES

ZONING AND SUP CONDITIONS SUMMARY CHART

ZONING DISTRICT(S): RM-1, CONDITIONAL
NO MINIMUM LOT AREA; 8 UNITS/NET ACRE
BASED UPON CITY OF WILLIAMSBURG APPROVED PCR #05-034, #05-035, #05-036

BUILDING SETBACKS	SINGLE FAMILY	TOWNHOUSE	ACCESSORY BUILDING
FRONT YARD SETBACK, *	10 FT	10 FT	
SIDE YARD SETBACK	5 FT	5 FT	3 FT
CORNER SIDE YARD	8 FT	8 FT	
REAR YARD, **	25 FT	25 FT	5 FT

* NO ENCROACHMENT INTO THE FRONT YARD ARE PERMITTED EXCEPT FOR STEPS AND COVERED PORCHES FOR TOWNHOUSE UNITS. (8 FOOT MAX. WIDTH, 5 FOOT ENCROACHMENT INTO THE FRONT YARD PERMITTED.)

** UNENCLOSED PORCHES, TERRACES, BALCONIES, AND DECKS MAY EXTEND 12 FEET INTO THE REQUIRED REAR YARD.

072483