

101386

OWNER'S CONSENT

THE SUBDIVISION OF THE PROPERTIES OWNED BY L & B QUARTERPATH, LLC AS APPEARS ON THIS 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

Signature of J.P. Womersley, Representative of L & B Quarterpath, LLC, dated Sept 23, 2010.

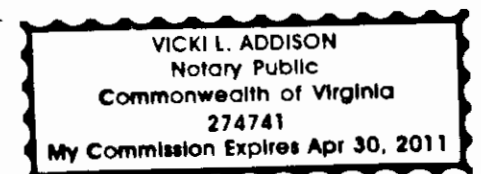
Jeffrey S. Womersley, President of Womersley Development, Inc. (PRINT NAME) TITLE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia } TO WIT
COUNTY/CITY OF Chesapeake

I, Vicki L. Addison, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 27 DAY OF September, 2010
Vicki L. Addison, NOTARY PUBLIC, MY COMMISSION EXPIRES 4-30-2011



TRUSTEE'S CONSENT

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

Signature of Gerald L. Passaro, TRUSTEE, DATE 9/28/10

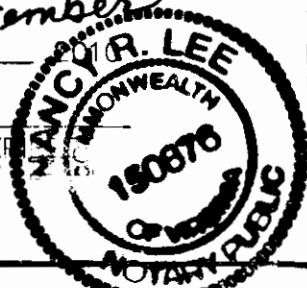
Signature of Gerald L. Passaro, PRESIDENT, TOWNESBANK REAL ESTATE FINANCE GROUP (PRINT NAME) TITLE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia } TO WIT
COUNTY/CITY OF Suffolk

I, Nancy R. Lee, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 28th DAY OF September, 2010
Signature of Nancy R. Lee, NOTARY PUBLIC, MY COMMISSION EXPIRES 12-31-2013



REGISTRATION NUMBER: 150876

NOTES

- 1. OWNERSHIP OF RECORD: L & B QUARTERPATH, LLC BY INSTRUMENT NUMBER 061281 ADDRESS: 415 ST. PAUL'S BLVD. NORFOLK, VIRGINIA 23510
2. TAX PARCEL NO.'S: 499-12-03-101, 499-12-03-102 499-12-03-117 THROUGH 499-12-03-122 529-08-03-103 THROUGH 529-08-03-116 529-08-03-123 THROUGH 529-08-03-177 529-08-02-060
3. ZONING: RM-2 (CONDITIONAL)
4. THIS PROPERTY IS IN FLOOD ZONE 'X' (AREAS OUTSIDE OF 500 YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG, VIRGINIA AND BEING COMMUNITY PANEL NUMBER 510294 0005B AND DATED MARCH 2, 1994.
5. THE PRIVATE INGRESS/EGRESS EASEMENT SHOWN HEREON IS A COMMON AREA EASEMENT FOR THE ALLEYS 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 OWNER'S ASSOCIATION. THE VARIOUS PRIVATE ACCESS EASEMENTS CONVEYED HEREON SHALL BE MAINTAINED BY THE VILLAGE AT QUARTERPATH OWNERS ASSOCIATION, INC.
6. THIS PLAT REPRESENTS A CURRENT TIMMONS GROUP FIELD SURVEY.
7. COMMON AREA IS PRIVATE AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. THE FOLLOWING TAX PARCELS ARE HEREBY VACATED: 499-12-01-001 499-12-35 THROUGH 499-12-037 529-08-01-040 THROUGH 529-08-01-048 529-08-02-049 THROUGH 529-08-02-058 529-08-02-071 THROUGH 529-08-02-072 529-08-02-077
9. O INDICATES IRON ROD FOUND UNLESS OTHERWISE NOTED
10. SEE SHEET 7 PROPERTY LINE VACATIONS.

ZONING AND SUP CONDITIONS SUMMARY CHART

ZONING DISTRICT: RM-2 CONDITIONAL
NO MINIMUM LOT AREA; 14 UNITS/NET ACRE
BASED UPON CITY OF WILLIAMSBURG APPROVED PCR#08-026

FRONT YARD SETBACK: 10 FEET; 20 FEET FOR DUPLEX AND TOWNHOUSE UNITS WITH A FRONT LOADED GARAGE. NO ENCROACHMENTS INTO THE 10 FOOT FRONT YARD ARE PERMITTED EXCEPT FOR STEPS AND COVERED PORCHES FOR TOWNHOUSE UNITS (8 FOOT MAXIMUM WIDTH, 5 FOOT ENCROACHMENT INTO THE FRONT YARD PERMITTED); NO ENCROACHMENTS INTO THE 20 FOOT FRONT YARD ARE PERMITTED.
SIDE YARD SETBACK: 5 FEET; 7 1/2 FEET FOR DUPLEX AND TOWNHOUSE UNITS. NO ENCROACHMENTS INTO THE SIDE YARD ARE PERMITTED.
CORNER SIDE YARD SETBACK: 8 FEET; NO ENCROACHMENTS INTO 8 FOOT CORNER SIDE YARD ARE PERMITTED.
FRONT YARD SETBACK: 10 FEET ; 20 FEET FOR DUPLEX AND TOWNHOUSE UNITS WITH A FRONT LOADED GARAGE. NO ENCROACHMENTS INTO THE 10 FOOT FRONT YARD ARE PERMITTED EXCEPT FOR STEPS AND COVERED PORCHES FOR TOWNHOUSE UNITS (8 FOOT MAXIMUM WIDTH, 5 FOOT ENCROACHMENT INTO THE FRONT YARD PERMITTED); NO ENCROACHMENTS INTO THE 20 FOOT FRONT YARD ARE PERMITTED.
REAR YARD SETBACK: 25 FEET. UNENCLOSED PORCHES, TERRACES, BALCONIES AND DECKS MAY EXTEND 12 FEET INTO THE REQUIRED YARD. "UNENCLOSED" SHALL MEAN NO SIDE ENCLOSURE, OTHER THAN RAILINGS, THAT IS MORE MORE THAN 18 INCHES IN HEIGHT, EXCLUSIVE OF SCREENS.
ACCESSORY BUILDINGS (INCLUDES DETACHED GARAGE) SIDE YARD: 3 FEET; 0 FEET FOR INTERIOR SIDE YARDS FOR DUPLEX OR TOWNHOUSE UNITS.
ACCESSORY BUILDINGS (INCLUDES DETACHED GARAGE) REAR YARD: 5 FEET; 0 FEET FOR INTERIOR SIDE YARDS FOR DUPLEX OR TOWNHOUSE UNITS.

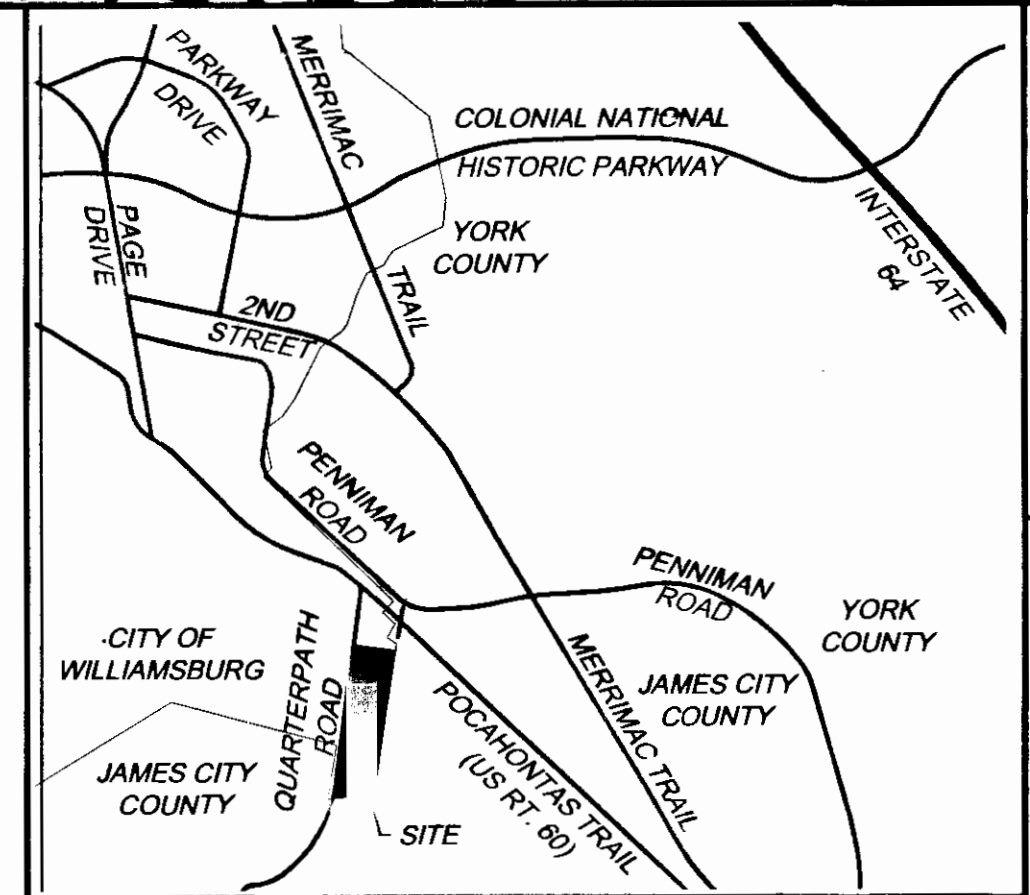
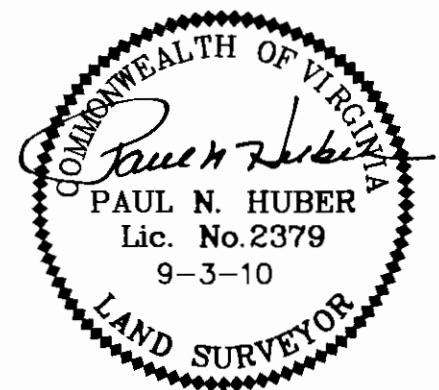
SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED AS FOLLOWS: TO L & B QUARTERPATH, LLC BY INSTRUMENT DATED MARCH 6, 2006 AND RECORDED IN INSTRUMENT NO. 061281, TO L & B QUARTERPATH, LLC BY INSTRUMENT DATED FEBRUARY 17, 2006 AND RECORDED IN INSTRUMENT NO. 061284, TO L & B QUARTERPATH, LLC BY INSTRUMENT DATED MARCH 6, 2006 AND RECORDED IN INSTRUMENT NO. 061285 AND TO L & B QUARTERPATH, LLC BY INSTRUMENT DATED AUGUST 2, 2005 AND RECORDED IN INSTRUMENT NO. 051363 ALL IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF WILLIAMSBURG.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN THE CITY OF WILLIAMSBURG, VIRGINIA, HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY JANUARY 28, 2012.

Signature of Paul N. Huber, TIMMONS GROUP



VICINITY SKETCH 1"=2,000'

CERTIFICATE OF APPROVAL

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

Signature of Reed T. Nester, CITY OF WILLIAMSBURG AGENT, DATE 10/18/10

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 19 DAY OF Oct., 2010. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 101386 at 10:10 AM

BETSY B. WOOLRIDGE, CLERK TESTE

Signature of Betsy B. Woolridge

AREA TABLE with 2 columns: Area in Lots, Area in Common Area, Total Area. Values: 6.089 ACRES, 0.081 ACRE, 6.170 ACRES.

THE VILLAGE AT QUARTERPATH PHASE III A RESUBDIVISION OF PHASES I AND II

Table with 2 columns: Date, Sheet, Drawn By, Scale, J.N., Check By. Values: DATE: JUNE 28, 2010, SCALE: NONE, SHEET: 1 OF 7, J.N.: 27977, DRAWN BY: M.S.F., CHECK BY: M.C.S.

REV.: 9-3-10 (CO. COMMENTS) REV.: 8-13-10 (CO. COMMENTS)

TIMMONS GROUP logo and vertical text: Site Development, Residential, Infrastructure, Technology

THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulders Parkway, Suite 300 | Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

Y:\90127977 Quarterpath civil 3d-1.dwg\ACAD-27977V-xpsurv1.dwg | Plotted on 9/22/2010 3:54 PM | by Marilyn Farmer