

This Subdivision of Property of Busch Properties, Inc. James City County, Virginia, as the same appears on this plat is with free consent and in accordance with the desires of the undersigned Owner.

BUSCH PROPERTIES, INC.

By Richard G. Wagner

Attest Michael L. Williams
Asst. Secretary

STATE OF VIRGINIA
CITY OF WINDHAM

TO WIT:

I, Michael L. Williams, a Notary Public in and for the City and State aforesaid do hereby certify that Richard G. Wagner whose names are signed to the foregoing writing bearing date on the 1 day of MAY have acknowledged the same before me in my City and State aforesaid.

Given unto my hands this 1st day of April.

Michael L. Williams
Notary Public

CERTIFICATE OF APPROVAL

This subdivision known as Quarterpath Trace Village Phase One is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date May 1, 1977 Agent of Governing Body

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the Clerk's Office of the Circuit Court of the County of James City this 30th day of August, 1977, the map shown hereon was presented and admitted to the record as the law directs.

Teste: Judette C. Collier, Clerk

Plat Book: 3 Page, 61

I certify that this plat of Subdivision was made by me at the direction of the owner, and that the subdivision is entirely within the boundaries of land covered by deed duly of record in the Clerk's Office of the Circuit Court of James City County, Virginia in the following Deed and Plat Books; D.B. 167, Pg. 572, P.B. 33, Pg. 51 & 52.

This Subdivision as it appears on this plat conforms to the applicable regulations relating to the subdivision of land.

LANGLEY, McDONALD AND OVERMAN

By George E. Langley



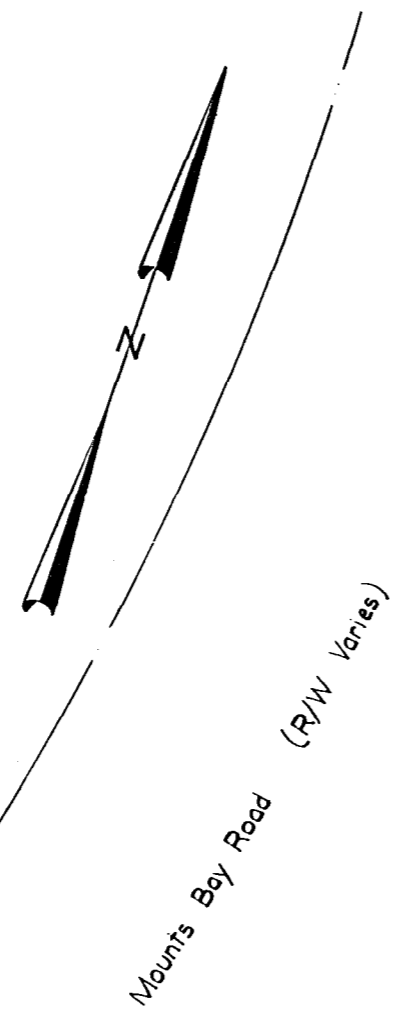
LEGEND

- I.P. Set
- Limited Common Area

Total Area = 1.745 Ac.

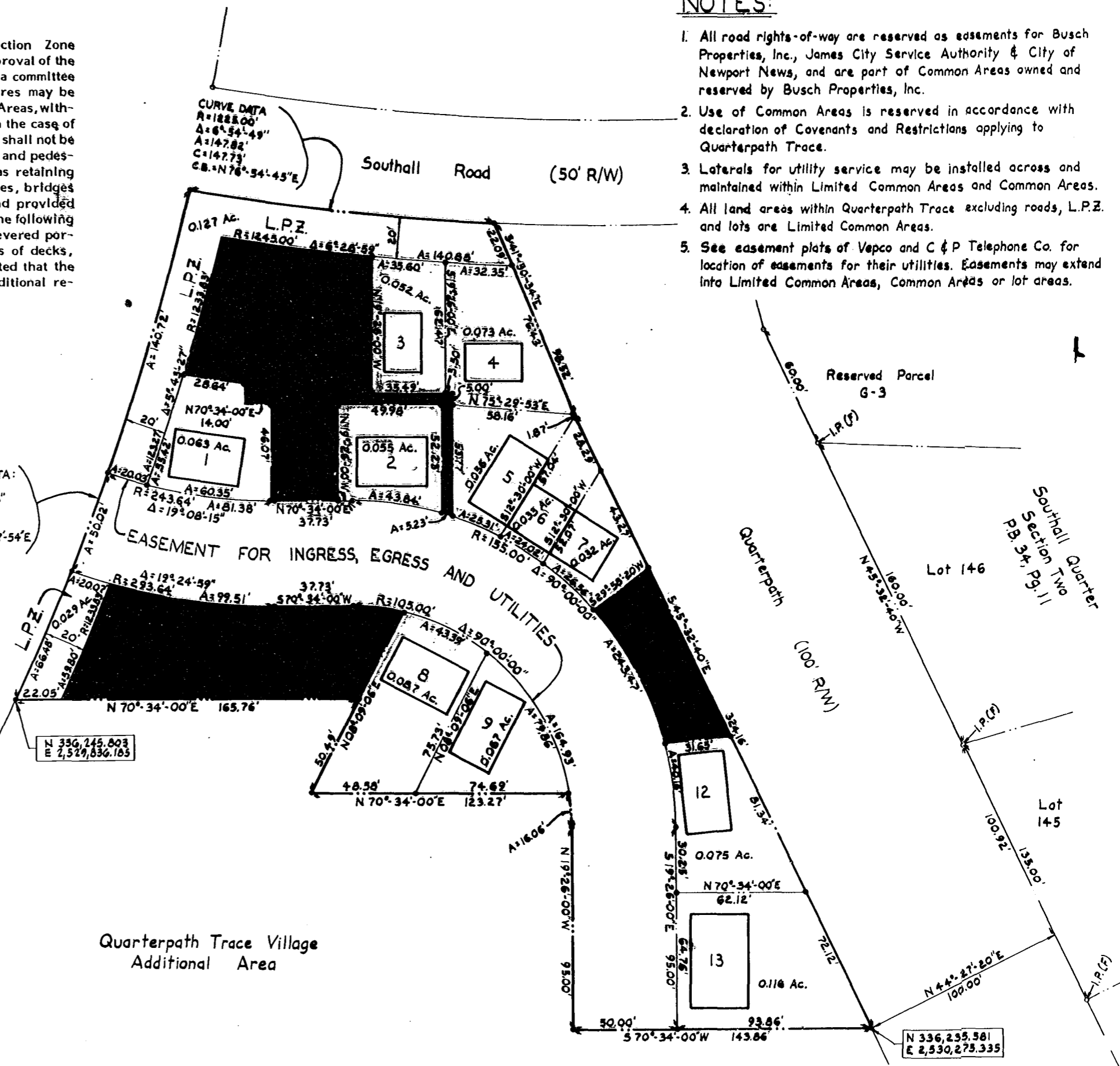
LANDSCAPE PROTECTION ZONE (L.P.Z.)

In areas designated "Landscape Protection Zone (L.P.Z.)" no trees may be cut without prior approval of the Environmental Preservation Board (E.P.B.), or a committee designated thereby and no permanent structures may be erected whether on private property and Common Areas, without prior approval of the E.P.B. provided that in the case of private property and Common Areas the following shall not be deemed to be structures: (a) bicycle, equestrian and pedestrian paths or trails, or related facilities such as retaining walls, rain shelters, benches, signs, light fixtures, bridges and stairs, and (b) boat ramps and docks, and provided further that in the case of private property only, the following shall not be deemed to be structures: (a) cantilevered portions of buildings, (b) columns or post supports of decks, and (c) terraces and patios. It should be noted that the Conditions, Covenants & Restrictions contain additional restrictions on property improvements.



CURVE DATA:
R=1213.83'
Δ=12°-08'-36"
A=257.23'
C=256.74'
C.B.=N00°37'-54"E

CURVE DATA:
R=1245.00'
Δ=6°-54'-49"
A=147.82'
C=147.73'
C.B.=N76°-54'-45"E



NOTES:

- All road rights-of-way are reserved as easements for Busch Properties, Inc., James City Service Authority & City of Newport News, and are part of Common Areas owned and reserved by Busch Properties, Inc.
- Use of Common Areas is reserved in accordance with declaration of Covenants and Restrictions applying to Quarterpath Trace.
- Laterals for utility service may be installed across and maintained within Limited Common Areas and Common Areas.
- All land areas within Quarterpath Trace excluding roads, L.P.Z. and lots are Limited Common Areas.
- See easement plats of Vepco and C & P Telephone Co. for location of easements for their utilities. Easements may extend into Limited Common Areas, Common Areas or lot areas.

QUARTERPATH TRACE VILLAGE

PHASE ONE
SUBDIVISION OF PROPERTY OF
BUSCH PROPERTIES, INC.
JAMES CITY COUNTY, VIRGINIA
LANGLEY, McDONALD & OVERMAN
CONSULTING ENGINEERS
VA. BEACH, VIRGINIA
MAY 1, 1977

