This Subdivision of Property of Busch Properties, Inc.	LANDSCAPE PROTECTION ZONE (L.P.Z.)	1		NOTES:	
ames City County, Virginia, as the same appears on this plat is		1		I. All road rights-of-way are reserved as easements f	or Busch
with free consent and in accordance with the desires of the un- lersigned Owner.	In areas designated "Landscape Protection Zone (L.P.Z.)" no trees may be cut without prior approval of the			Properties, Inc., James City Service Authority & (City of
•	Environmental Preservation Board (E.P.B.), or a committee	1		Newport News, and are part of Common Areas ow	rned and
BUSCH PROPERTIES, INC.	designated thereby and no permanent structures may be erected whether on private property and Common Areas, with-	CURVE DATE		reserved by Busch Properties, Inc.	a suitéh
Attest Michael Colemany	out prior approval of the E.P.B. provided that in the case of	CURVE DATA Releasão		 Use of Common Areas is reserved in accordance declaration of Covenants and Restrictions applying 	
	private property and Common Areas the following shall not be deemed to be structures: (a) bicycle, equestrian and pedes-	A 1/A 5 à . · ·		Quarterpath Trace.	
ASST SEEFMEN	trian paths or trails, or related facilities such as retaining	Cal47.79' Cal47.79' Calan 76*541.45"E	Road (50' R/W)	3. Laterals for utility service may be installed acr	oss and
STATE OF VIRGINIA TO WIT:	walls, rain shelters, benches, signs, light fixtures, bridges and stairs, and (b) boat ramps and docks, and provided			maintained within Limited Common Areas and Comm	
CITY OF WILLIAMS BUCK	further that in the case of private property only, the following	0.127 NE. L.P.Z		 All land areas within Quarterpath Trace excluding reand lots are Limited Common Areas. 	0005, L.P.E.
Public in and for the City and State aforesaid do hereby cer-	shall not be deemed to be structures: (a) cantilevered por- tions of buildings, (b) columns or post supports of decks,	0/21 NE. L.P.Z.		5. See easement plats of Vepco and C & P Telephone	Co. for
ify that	and (c) terraces and patlos. It should be noted that the	Ni 0:35.60'	088' 5 5 6 A132.35' 0	location of easements for their utilities. Easements	
whose names are signed to the foregoing writing bearing date	Conditions, Covenants & Restrictions contain additional re- strictions on property improvements.	1 0052 Ac.	18 / V.	into Limited Common Areas, Common Areas or lot	dreds.
on theday ofhave acknowledged the same perfore me in my City and State aforesaid.	I			\	
Given unto my hands this day of fiction.	/	j ² 3 3	0073 Ac.	Ť	Ł
Nótary Public	,	4 3	 	Reserved Parcel	F
Notary Public		2064	500' N 751 29: 53'E 58.6'	6-3	
CERTIFICATE OF APPROVAL		20' N70434-00'EJ	58.16	/ *a,	
This subdivision because as Overhouseth Tuess Village		0.063 Ac. 0 0.055 Ac. 0	E 100 m	Lir	
This subdivision known as Quarterpath Trace Village Phase One is approved by the undersigned in accordance	CURVE DATA:	2 2			
with existing subdivision regulations and may be committed to record.		R: 243 64364			ď
	A: 257.23' C: 256.74'	A: 192 08: 15" EASEMENT FOR INGRESS, EGRESS R: 293.64: A: 99.51' STOP 34: 00'W - R: 103.00' A: 43.64' A:	1 3 3 5 5 5 A	\	
Date Huny H. Stephen 8/2/17 gent of Governing Body	C.B.: NOO ^Q 37'-54'E	EASEMENT	Right Control	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ولم في
•		THEN I FOR INGRESS, EGRESS	44.	Lot 146	30
STATE OF VIRGINIA, COUNTY OF JAMES CITY	A Zo	27.73' 37.73' 37.73' 47.99 E1' 534 84'66'W 5	7/VO		9 8 9
In the Clerk's Office of the Circuit Court of the County of	// / / / / / / / / / / / / / / / / / /	370-31-00 W KE105.00'	1/1/2 60.	, , , , , , , , , , , , , , , , , , ,	- 5
James City this 35th day of <u>Fregust</u> , 1977, the map shown hereon was presented and admitted to the record as the law dir			130 20 ES. T	£\	
ects.				is S	
Teste: Juliette C. Cothier Clerk	22.05	6 4 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
Plat Book: Page, 6/		N 70°-34'-00'E 165.76'		2 \ 0	
	Q1,1396.2	15.A03 D			
I certify that this plat of Subdivision was made by me at the direction of the owner, and that the subdivision is entirely	N 336, 2. E 2,529,	(34.763)		<u> </u>	•
within the boundaries of land covered by deed duly of record in		+8.58'	74.69' : 123.27'	12	
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,	/ 4 /	N 70*- 34'-00'I	1 1 2 3 . 27'		Lot
P.B. 33, Pg. 51¢52.	got /		3606	0.075 Ac.	145
This Subdivision as it appears on this plat conforms to the appli	Notes.		N Z W	0.075 Ac.	•
cable regulations relating to the subdivision of land.	7 ₀₀		20	N70 - 34 - 00 E	(6.
LANGLEY, McDONALD AND OVERMAN			ું ફુ	62.12'	
Ser Ser Ser Saughy		Quarterpath Trace Village		<u>,</u>	
A CANADO		Additional Area	9	13	(4)
Constitutioned Resident			Š Š	0.116 Ac.	/2/
GEORGE E LANGLEY			1 .		*
Land Surveyor			50.00 570*34	93.86' N 336,235.581 E 2,530,275.335	\
70 HE				E 2,530,275.335	\
Land Surveyor 27				\	\
LEGEND				\	
I.P. 5e	†				
	Common Area				
•					
		\bigcirc	ADTEDDATU T		
Total Area =	1.745 Ac.		<u> </u>	TRACE VILLAGE	
	·		PHASE	ONE	
			SUBDIVISION OF		
			BUSCH PROP		
			JAMES CITY COU		
	•		LANGLEY, MCDONA		
		GRAPHIC SCALE	CONSULTING		
	40	19. 0. 40' 60'	VA. BEACH,	VIRGINIA	
	THINKS		MAY I, I	17((6292
	INCHES 1 2 2	diditahihihihihihihihihihih			<u> </u>
	DIETZGEN	MADE IN U.S.A.			

MELBICH CM S 3 4 2 6 14 6 3 10 11 15 13 114 112, Indicate the control of the cont