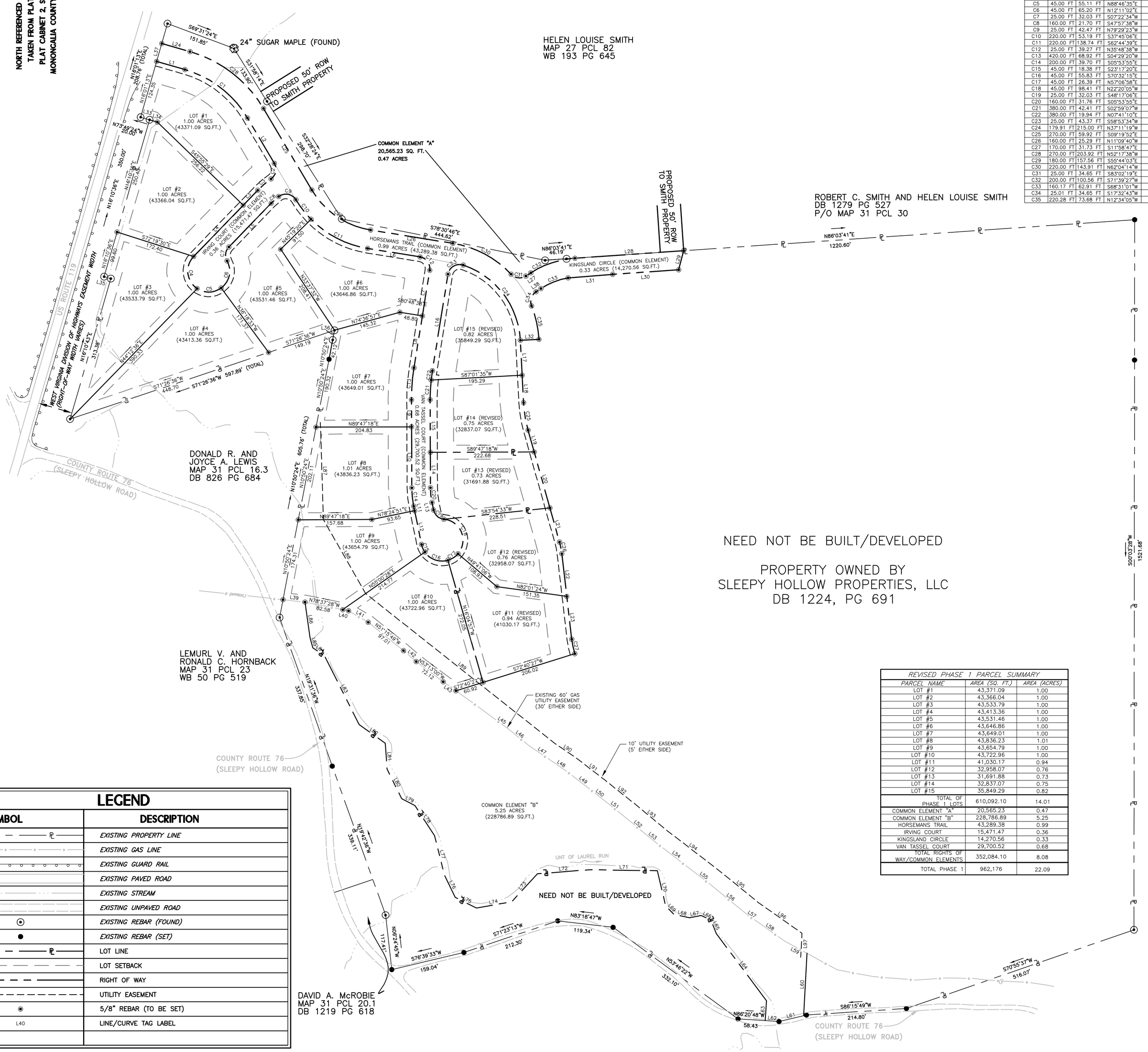
No.	Date	Revision

NORTH REFERENCED TO BEARINGS TAKEN FROM PLAT FOUND IN PLAT CABINET 2, SHEET 530 A MONONGALIA COUNTY COURTHOUSE



CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	DISTANCE
C1	230.00 FT	173.71 FT	N52°17'38"W	169.61
C2	25.00 FT	37.31 FT	N12°05'50"E	33.94
C3	200.00 FT	37.62 FT	S49°27'50"W	37.56
C4	45.00 FT	78.71 FT	S08°01'53"E	69.05
C5	45.00 FT	55.11 FT	N88°46'35"E	51.73
C6	45.00 FT	65.20 FT	N12°11'02"E	59.64
C7	25.00 FT	32.03 FT	S07°22'34"W	29.88
C8	160.00 FT	21.70 FT	S47°57'38"W	21.68
C9	25.00 FT	42.47 FT	N79°29'23"W	37.54
C10	220.00 FT	53.19 FT	S37°45'06"E	53.06
C11	220.00 FT	138.74 FT	S62°44'39"E	136.45
C12	25.00 FT	39.27 FT	N35°48'38"W	35.36
C13	420.00 FT	68.92 FT	S04°29'20"W	68.84
C14	200.00 FT	39.70 FT	S05°53'55"E	39.64
C15	45.00 FT	18.38 FT	S23°17'20"E	18.26
C16	45.00 FT	55.83 FT	S70°32'15"E	52.32
C17	45.00 FT	26.39 FT	N57°06'58"E	26.01
C18	45.00 FT	98.41 FT	N22°20'05"W	79.94
C19	25.00 FT	32.03 FT	S48°17'06"E	29.88
C20	160.00 FT	31.76 FT	S05°53'55"E	31.71
C21	380.00 FT	42.41 FT	S02°59'07"W	42.39
C22	380.00 FT	19.94 FT	N07°41'10"E	19.94
C23	25.00 FT	43.37 FT	S58°53'34"W	38.14
C24	179.91 FT	215.00 FT	N37°11'19"W	202.43
C25	270.00 FT	59.92 FT	S09°19'52"E	59.80
C26	160.00 FT	25.29 FT	N11°09'40"W	25.26
C27	170.00 FT	31.73 FT	S11°58'47"E	31.68
C28	270.00 FT	203.92 FT	N52°17'38"W	199.10
C29	180.00 FT	157.56 FT	S55°44'03"E	152.58
C30	220.00 FT	143.91 FT	N62°04'14"W	141.36
C31	25.00 FT	34.65 FT	S83°03'19"E	31.94
C32	200.00 FT	100.56 FT	S71°39'27"W	99.50
C33	160.17 FT	62.91 FT	S68°31'01"W	62.50
C34	25.01 FT	34.65 FT	S17°33'43"W	31.94
C35	220.28 FT	73.68 FT	N12°34'05"W	73.34

LINE TABLE		
LINE	LENGTH	BEARING
L1	62.89	N73°55'49"W
L2	113.21	N30°39'28"W
L3	44.59	S44°04'31"W
L4	152.78	S44°04'31"W
L5	130.29	N44°04'31"E
L6	113.93	N80°48'38"W
L7	99.03	S09°11'22"W
L8	112.57	S09°11'22"W
L9	57.84	S00°12'42"E
L10	130.71	S00°12'42"E
L11	9.94	S11°35'09"E
L12	73.55	S11°35'09"E
L13	16.41	N11°35'09"W
L14	75.82	N00°12'42"W
L15	112.73	N00°12'42"W
L16	209.51	N09°11'22"E
L17	75.00	S02°58'25"E
L18	58.72	S02°58'25"E
L19	48.52	S15°41'19"E
L20	124.53	S15°41'19"E
L21	76.01	S15°41'19"E
L22	92.32	S06°38'00"E
L23	92.32	S06°38'00"E
L24	62.92	S73°55'49"E
L25	202.96	S30°39'28"E
L26	178.59	S80°48'38"E
L27	12.61	N57°15'12"E
L28	233.64	N86°03'41"E
L29	42.20	S14°39'20"W
L30	141.95	S86°03'41"W
L31	95.75	S82°29'12"W
L32	40.00	S87°01'35"W
L33	20.00	N73°49'24"W
L34	17.39	S73°49'24"E
L35	15.00	N73°49'24"W
L36	21.03	N10°41'55"E
L37	40.00	N16°01'13"E
L38	12.61	S57°15'12"W
L39	47.53	N83°49'56"W
L40	12.62	N78°37'28"W
L41	48.76	N59°45'22"W
L42	35.99	N49°17'48"W
L43	33.47	N54°33'57"W
L44	98.94	S54°04'34"E
L45	36.60	S53°43'31"E
L46	60.23	S51°10'14"E
L47	59.22	S50°46'05"E
L48	40.16	S55°46'05"E
L49	76.47	S52°16'47"E
L50	13.49	S51°29'13"E
L51	67.09	S51°29'13"E
L52	62.93	S50°13'57"E
L53	17.86	S50°13'57"E
L54	112.16	S52°27'00"E
L55	36.28	S52°27'00"E
L56	110.60	S50°51'38"E
L57	7.24	S54°50'29"E
L58	87.65	S54°50'29"E
L59	53.47	S61°19'00"E
L60	133.97	S03°03'10"W
L61	54.24	S76°38'07"W
L62	29.52	N86°20'48"W
L63	42.73	N03°39'12"E
L64	179.65	N38°45'23"W
L65	31.45	N22°37'28"W
L66	22.48	N64°37'59"W
L67	25.93	S79°17'48"W
L68	33.95	N77°36'01"W
L69	26.05	N43°25'15"W
L70	76.74	N13°16'58"W
L71	145.23	N89°09'54"W
L72	111.66	S85°31'43"W
L73	81.65	S42°51'36"W
L74	76.74	S79°42'17"W
L75	51.06	N63°08'37"W
L76	53.27	N25°41'10"W
L77	86.80	N14°08'56"W
L78	76.92	N33°00'00"W
L79	32.37	N62°28'09"W
L80	70.47	N26°20'01"W
L81	55.61	N03°51'13"W
L82	68.89	N54°36'30"W
L83	165.55	N26°40'52"W
L84	29.92	N56°17'51"W
L85	22.33	N15°08'15"W
L86	77.25	N08°04'24"W
L87	208.12	S01°45'49"E
L88	182.81	S29°45'47"E
L89	517.47	S51°37'18"E
L90	56.80	S55°46'05"E
L91	77.78	S52°16'47"E
L92	81.20	S51°29'13"E
L93	80.49	S50°13'57"E
L94	148.25	S52°27'00"E
L95	109.84	S50°51'38"E
L96	113.30	S54°50'29"E
L97	51.59	S02°59'20"W

REVISED PHASE 1 PARCEL SUMMARY		
PARCEL NAME	AREA (SQ. FT.)	AREA (ACRES)
LOT #1	43,371.09	1.00
LOT #2	43,366.04	1.00
LOT #3	43,533.79	1.00
LOT #4	43,413.36	1.00
LOT #5	43,531.46	1.00
LOT #6	43,646.86	1.00
LOT #7	43,649.01	1.00
LOT #8	43,836.23	1.01
LOT #9	43,654.79	1.00
LOT #10	43,722.96	1.00
LOT #11	41,030.17	0.94
LOT #12	32,958.07	0.76
LOT #13	31,691.88	0.73
LOT #14	32,837.07	0.75
LOT #15	35,849.29	0.82
TOTAL OF PHASE 1 LOTS	610,092.10	14.01
COMMON ELEMENT "A"	20,565.23	0.47
COMMON ELEMENT "B"	228,786.89	5.25
HORSEMANS TRAIL	43,289.38	0.99
IRVING COURT	15,471.47	0.36
KINGSLAND CIRCLE	14,270.56	0.33
VAN TASSEL COURT	29,700.52	0.68
TOTAL RIGHTS OF WAY/COMMON ELEMENTS	352,084.10	8.08
TOTAL PHASE 1	962,176	22.09

PLAT OF SURVEY
SHOWING
REVISED PHASE 1 OF VILLAGE AT SLEEPY HOLLOW, A RESIDENTIAL PLANNED COMMUNITY LOCATED IN THE CLINTON DISTRICT OF MONONGALIA COUNTY, WEST VIRGINIA.

DATE: JANUARY 10, 2007
SCALE: 1"=120'

NOTES:

1. SECTION 36B-4-118 DISCLOSURE: ALL IMPROVEMENTS, ROADWAYS AND UNITS IN PHASE 1 AS DEPICTED ON THIS MAP "MUST BE BUILT". THERE IS NO ASSURANCE THAT ANY FUTURE PHASE OF VILLAGE AT SLEEPY HOLLOW SUBDIVISION WILL BE DEDICATED AND ALL OF SAME "NEED NOT BE BUILT."
2. SECTION 36B-4-120 DICLOSURE: AT THE EXECUTION HEREOF, UNITS 1 THROUGH 15, INCLUSIVE ARE SUBSTANIALLY COMPLETE. ALL ROADWAYS AND UTILITY SERVICES IN PHASE 1 ARE UNDER CONSTRUCTION.
3. ALL REAL ESTATE IN PHASE 1 IS SUBJECT TO ALL DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS WHETHER SET FORTH AND RESERVED IN THE DECLARATION OF COMMONI INTEREST COMMUNITY FOR VILLAGE AT SLEEPY HOLLOW OR OTHERWISE SET FORTH IN WEST VIRGINIA CODE CHAPTER 36B, ET SEQ.
4. VILLAGE AT SLEEPY HOLLOW IS A PLANNED COMMUNITY FORM OF COMMON INTEREST COMMUNITY.
5. THERE ARE NO ENCROACHMENTS BY OR UPON ANY PORTION OF THE COMMON INTEREST COMMUNITY EXCEPT TO THE EXTENT THAT SLEEPY HOLLOW ROAD (WV COUNTY ROUTE 76) ENCROACHES ONTO LAND NOT DEDICATED AS PHASE 1.
6. THERE ARE NO VERTICAL OR HORIZONTAL UNIT BOUNDARIES IN PHASE 1 WHICH ARE NOT SHOWN OR PROJECTED ON THIS MAP.
7. ALL COMMON ELEMENTS IN PHASE 1 ARE DEDICATED TO SLEEPY HOLLOW COMMUNITY ASSOCIATION, INC., AND ALLOCATED TO THE OWNERS OF THE UNITS IN THE SUBDIVISION, SUBJECT TO THE EASEMENTS, RIGHTS-OF-WAY, RIGHTS, RESTRICTIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE DECLARATION. THE COMMON ELEMENTS IN PHASE 1 ARE, COMMON ELEMENT A, HORSEMANS TRAIL, IRVING COURT, VAN TASSEL COURT, AND KINGSLAND CIRCLE.
8. THERE ARE NO NONCONTIGUOUS PARCELS OF REAL ESTATE COMPRISING PHASE 1 OF THE SUBDIVISION. DECLARANT HAS RESERVED THE RIGHT TO DEDICATE ADDITIONAL NONCONTIGUOUS REAL ESTATE AS FUTURE PHASES OF THE SUBDIVISION AS MORE PARTICULARLY SET FORTH IN THE DECLARATION.
9. DECLARANT RESERVES THE RIGHT TO CREATE ADDITIONAL UNITS OR COMMON ELEMENTS WITHIN OR FROM ALL UNITS IN PHASE 1.
10. ALL UNITS ARE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, BUILDING RESTRICTIONS, IMPROVEMENT SET BACK LINES, CONVENANTS, RESTRICTIONS, LIMITATIONS, AND CONDITIONS OF USE AS SET FORTH IN THE DECLARTION OF COMMON INTEREST COMMUNITY OF VILLAGE AT SLEEPY HOLLOW. PORTIONS OF HORSEMAN'S TRIAL, KINGSLAND CIRCLE, AND SOME UNITS ARE AFFECTED BY THAT CERTAIN RIGHT-OF-WAY AND RESTRICTIVE CONVENANT AGREEMENT DB 1279 AT PAGE NO. 531.

VICTOR M. DAWSON
PS #956

GRAPHIC SCALE
120 60 0 120 240

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	EXISTING GAS LINE
	EXISTING GUARD RAIL
	EXISTING PAVED ROAD
	EXISTING STREAM
	EXISTING UNPAVED ROAD
	EXISTING REBAR (FOUND)
	EXISTING REBAR (SET)
	LOT LINE
	LOT SETBACK
	RIGHT OF WAY
	UTILITY EASEMENT
	5/8" REBAR (TO BE SET)
L40	LINE/CURVE TAG LABEL

04-0402-200-1
CAD File No.
SAB
Drawn
BLB
Checked
VMD
Approved
NOTED
Scale:
JANUARY 2007
Date:
04-0402-200
Project No.

Potesta & Associates, Inc.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
125 Lakeview Drive, Morgantown, WV 26508
TEL: (304) 225-2245 FAX: (304) 225-2246
E-Mail Address: potesta@potesta.com.

POTESTA

Client
SLEEPY HOLLOW PROPERTIES, LLC
1063 MAPLE DRIVE, SUITE 3A
MORGANTOWN, WV 26505

Title
REVISED PHASE 1 PLAT
VILLAGE AT SLEEPY HOLLOW SUBDIVISION
MONONGALIA COUNTY, WV

1
Drawing No.

VAST Files: HAGAT Files
File: Y:\04-0402-SLEEPY HOLLOW\dwg\2006\04-0402-200-1.dwg
Plot Date/Time: Jan 24, 2007 - 3:53pm
Plot Scale: 1=1
Plotted By: Bowman