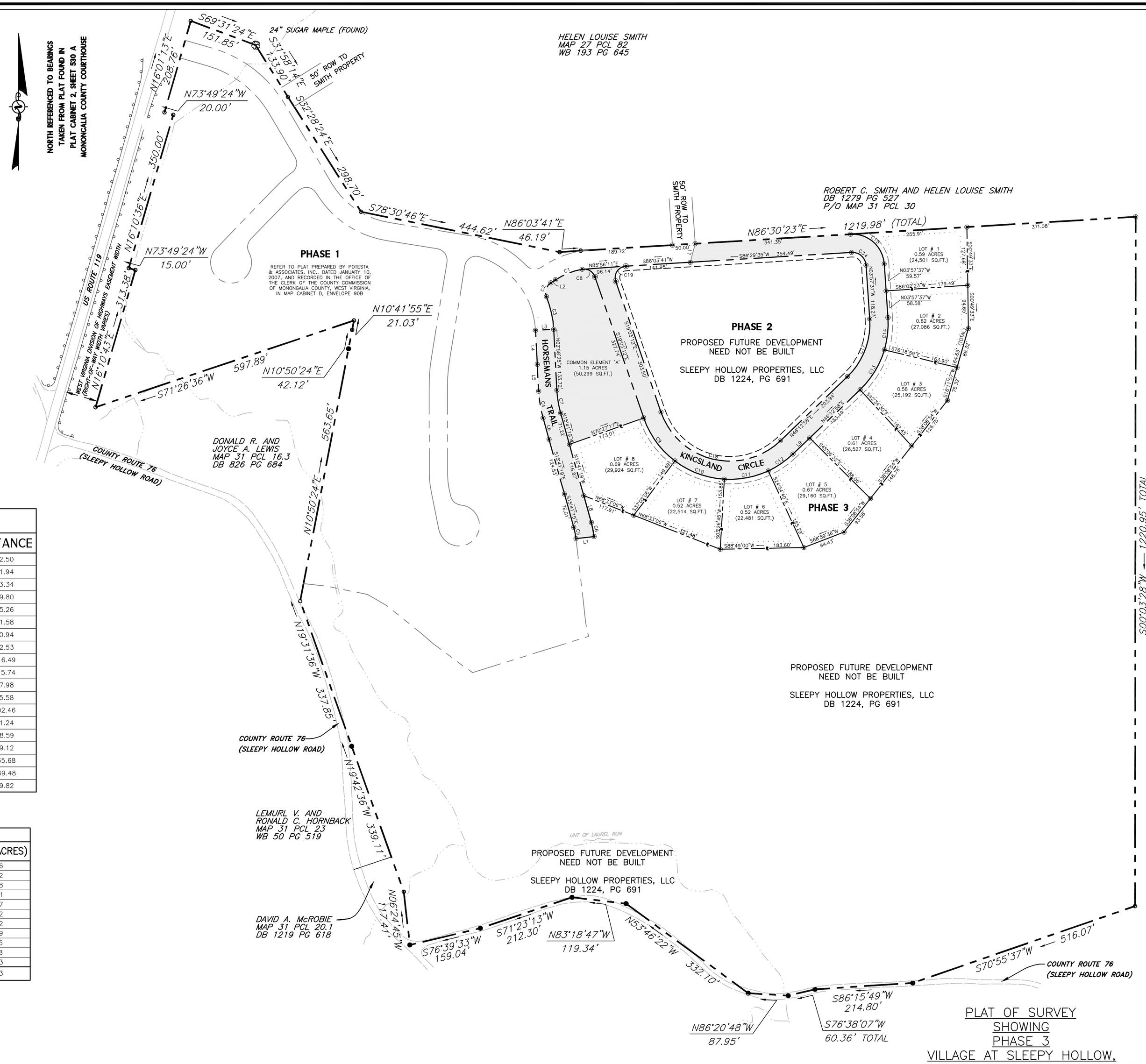

LINE TABLE

LINE	LENGTH	BEARING
L1	42.20	S14°39'20"W
L2	12.61	S57°15'12"W
L3	40.00	S87°01'35"W
L4	75.00	S02°58'25"E
L5	58.72	S02°58'25"E
L6	48.52	S15°41'19"E
L7	40.00	N83°22'00"E
L8	60.99	N15°41'19"W
L9	50.75	N46°12'58"E

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	DISTANCE
C1	160.17	62.91	N68°31'01"E	62.50
C2	25.00	34.65	N17°32'43"E	31.94
C3	220.00	73.68	N12°34'05"W	73.34
C4	270.00	59.92	N09°19'52"W	59.80
C5	160.00	25.29	N11°09'40"W	25.26
C6	200.00	31.61	N11°09'40"W	31.58
C7	230.00	51.04	N09°19'52"W	50.94
C8	25.00	35.42	S59°38'36"E	32.53
C9	200.00	118.20	S35°59'03"E	116.49
C10	200.00	117.42	S69°44'04"E	115.74
C11	200.00	98.98	N79°16'03"E	97.98
C12	200.00	65.88	N55°39'09"E	65.58
C13	200.00	103.61	N31°22'30"E	102.46
C14	200.00	71.62	N06°16'31"E	71.24
C15	70.00	109.39	N48°43'37"W	98.59
C16	30.83	42.38	N53°28'42"W	39.12
C17	160.00	140.12	N21°07'41"E	135.68
C18	160.00	320.39	S76°25'07"E	269.48
C19	25.00	46.06	S33°43'35"W	39.82

PHASE 3 PARCEL SUMMARY

PARCEL NAME	AREA (SQ. FT.)	AREA (ACRES)
LOT # 1	24,501	0.56
LOT # 2	27,086	0.62
LOT # 3	25,192	0.58
LOT # 4	26,527	0.61
LOT # 5	29,160	0.67
LOT # 6	22,481	0.52
LOT # 7	22,514	0.52
LOT # 8	29,924	0.69
COMMON ELEMENT "A"	50,299	1.15
KINGSMAN CIRCLE	64,638	1.48
HORESMANS TRAIL	18,669	0.43
TOTAL OF PHASE 3 LOTS	340,991	7.83

No.	Date	Revision

LEGEND

SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	EXISTING GAS LINE
	EXISTING GUARD RAIL
	EXISTING PAVED ROAD
	EXISTING UNPAVED ROAD
	EXISTING STREAM
	EXISTING REBAR (FOUND)
	5/8" REBAR W/PLASTIC CAP SET
	CALCULATED POINT
	LOT LINE
	LOT SETBACK LINE
	RIGHT-OF-WAY
	UTILITY EASEMENT
L2	LINE/CURVE TAG LABEL
	COMMON ELEMENTS

NOTES:

1. SECTION 36B-4-118 DISCLOSURE: ALL IMPROVEMENTS, ROADWAYS AND UNITS IN PHASE 3 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 DIOLOSURE: AT THE EXECUTION HEREOF, UNITS 1 THROUGH 15 OF PHASE 1 [AND UNITS 1 THROUGH 8 OF PHASE 3,] INCLUSIVE ARE SUBSTANIALLY COMPLETE. ALL ROADWAYS AND UTILITY SERVICES IN PHASE 3 ARE UNDER CONSTRUCTION.
3. ALL REAL ESTATE IN PHASE 3 IS SUBJECT TO ALL DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS WHETHER SET FORTH AND RESERVED IN THE DECLARATION OF COMMON 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 3 WHICH ARE NOT SHOWN OR PROJECTED ON THIS MAP.
7. ALL COMMON ELEMENTS IN PHASE 3 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 3 ARE, PHASE 3 COMMON ELEMENT [A, KINGSLAND CIRCLE,] AND PHASE 3 COMMON ELEMENT, HORSEMANS TRAIL.
8. THERE ARE NO NONCONTIGUOUS PARCELS OF REAL ESTATE COMPRISING PHASE 3 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 PHASES 3 AND ALL FUTURE POTENTIAL DEVELOPMENT.
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.
11. THE DECLARATIONS OF COMMON INTEREST COMMUNITY DATED JUNE 30, 2005, WHICH IS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF MONONGALIA COUNTY, WEST VIRGINIA, IN DEED BOOK NO. 1297 AT PAGE NO. 698, AND ALSO THE FIRST AND SECOND AMENDMENTS THERETO DATED AUGUST 25, 2005, AND JANUARY 25, 2007, WHICH ARE RECORDED IN DEED BOOK NO. 1306 AT PAGE NO. 534, AND IN DEED BOOK NO. 1334 AT PAGE NO. 10. ADDITIONAL AMENDMENTS MAY BE RECORDED AFTER THIS PLAT FOR THE PURPOSES OF DEDICATING THE UNITS IN ALL FUTURE POTENTIAL DEVELOPMENT (COLLECTIVELY INCLUDING THIS INSTRUMENT "DECLARATION").
12. PHASE I OF THE SUBDIVISION IS LAID DOWN, DESIGNATED, DESCRIBED AND DEPICTED ON THAT CERTAIN MAP OR PLAT PREPARED BY POTESTA & ASSOCIATES, INC., DATED APRIL, 2005, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF MONONGALIA COUNTY, WEST VIRGINIA, IN MAP CABINET D, ENVELOP 32A, WHICH WAS AMENDED WITH REGARD TO UNITS 11 THROUGH 15, INCLUSIVE, BY THAT CERTAIN MAP OR PLAT PREPARED BY POTESTA & ASSOCIATES, INC., DATED JANUARY 10, 2007, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF MONONGALIA COUNTY, WEST VIRGINIA, IN MAP CABINET D, ENVELOPE 90B
13. DECLARANT RESERVES THE RIGHT TO CREATE NOT MORE THAN 200 UNITS IN ALL PHASES OF THE SUBDIVISION. BEGINNING AT THE TIME AN AMENDMENT TO THE DECLARATION IS RECORDED WHEREBY PHASE 4 IS DEDICATED, ALL COMMON EXPENSE LIABILITIES AND ALL VOTES IN THE ASSOCIATION WILL BE RE-ALLOCATED TO ALL UNITS IN ALL PHASES IN ACCORDANCE WITH THE FORMULAS SET FORTH IN THE DECLARATION.
14. ALL UNITS IN ALL PHASES MUST BE MEMBERS OF VILLAGE AT SLEEPY HOLLOW PROPERTY OWNERS ASSOCIATION, INC., AND WILL BE SUBJECT TO COVENANTS, LIMITATIONS, CONDITIONS, RESTRICTIONS, SERVITUDES AND SIMILAR PROVISIONS OF THE DECLARATION AFFECTING THE USE, OCCUPANCY AND IMPROVEMENT OF UNITS IN THE SUBDIVISION.

VICTOR M. DAWSON
PS #956

PLAT OF SURVEY
SHOWING
PHASE 3
VILLAGE AT SLEEPY HOLLOW,
A RESIDENTIAL PLANNED COMMUNITY
LOCATED IN THE CLINTON DISTRICT OF
MONONGALIA COUNTY, WEST VIRGINIA

DATE: AUGUST 6, 2009
SCALE: 1"=120'

GRAPHIC SCALE
120 60 0 120 240

-PHASE 3 PLAT
CAD File No.
NCG
Drawn
BLB
Checked
VMD
Approved
1" = 120'
Scale:
AUGUST 2009
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
LEGAL PLAT OF SURVEY
PHASE 3
VILLAGE AT SLEEPY HOLLOW SUBDIVISION

1
Drawing No.

VMSE File: - VMSE File:
File: J:\04-0402-SLEEPY HOLLOW\dwg\200\04-0402- PHASE 3 PLAT.dwg
Plot Date/Time: Jul 20, 2010 - 1:15pm
Plot By: Brian Brown