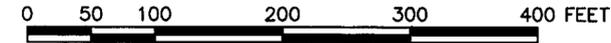


EASEMENT DEDICATION PLAT

PARCEL 1
PROPERTY OF
GEM GOODWIN NECK PARTNERS, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY

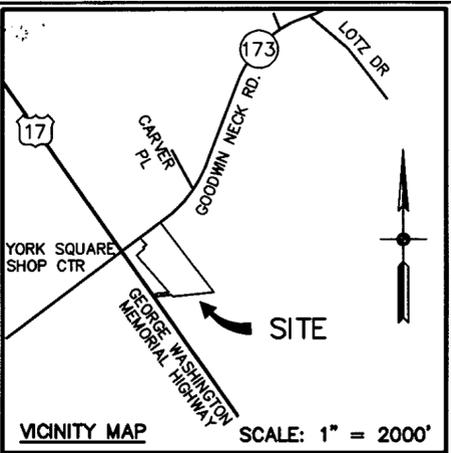
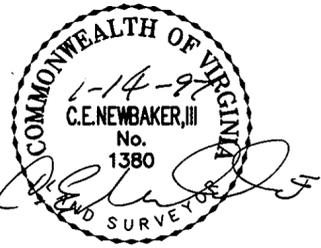
GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1"=100' SEPTEMBER 18, 1996



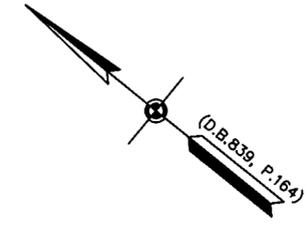
THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
P.O. BOX 450, ROUTE 17
WHITE MARSH, VIRGINIA 23183

I HEREBY CERTIFY THAT THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

C.E. Newbaker, III
C.E. NEWBAKER, III L.S.1380



NOW OR FORMERLY
WILLIAM COMBS & THELMA W. COMBS
(D.B.481, P.804)



- LEGEND:
○ DENOTES PIN, PIPE, OR MONUMENT FOUND
● DENOTES PIN SET

SOURCE OF TITLE:
THIS IS TO CERTIFY THAT PARCEL 1 IS IN THE NAME OF GEM GOODWIN NECK PARTNERS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM TABB DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 29, 1996 AND OF RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF YORK IN D.B.885, P.411.

OWNER'S CONSENT
THE PLATTING OF THE EASEMENTS HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY:

GEM GOODWIN NECK PARTNERS, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY

SIGNED: *John L. Gibson, III* DATE: 1-16-97
JOHN L. GIBSON, III

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, EVETTE N. JANA, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 16th DAY OF January, 1997

Evette N. Jana
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 31, 1998

SIGNED: *Michael K. Imperial* DATE: 1-23-97
MICHAEL K. IMPERIAL, TRUSTEE
CENTRAL FIDELITY NATIONAL BANK
D.B.892, P.132; APRIL 17, 1996

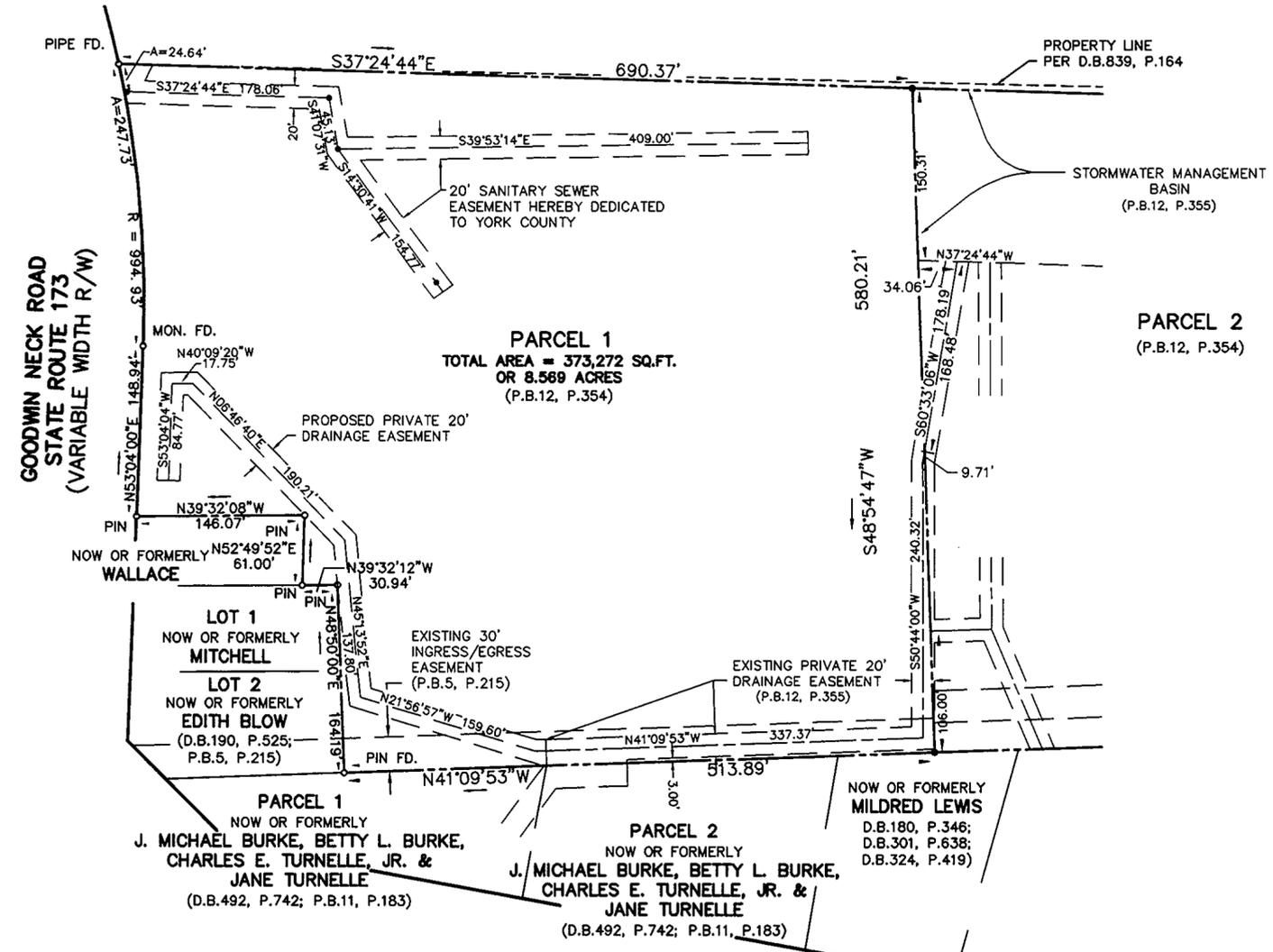
STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, MARIAN H. ADKINS, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 23rd DAY OF JANUARY, 1997

Marian H. Adkins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-31-99



THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN, AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
(110' R/W)

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *John C. Klemm, PE* DATE: 2-11-97
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 21st DAY OF Feb., 1997, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 445.

NANCY B. KANE, CLERK
TESTE: _____
CLERK
BY: *James S. Perry*