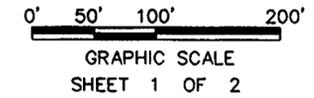


SUBDIVISION PLAT OF
THE LAKES AT DARE
 SECTION FIVE-B
 GRAFTON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 100' DATE : 8 JULY 1999
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY, STE. G
 YORKTOWN, VIRGINIA 23693
 PHONE : (757) 867-8583



- S Y M B O L S -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES IRON ROD FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

A P P R O V E D
 YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Dennis, PE
 PLAT APPROVING AGENT

DATE: 12-2-99

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT
 COURT FOR THE COUNTY OF YORK THE 60th
 DAY OF Dec, 1999 THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS IN PLAT BOOK 13,
 PAGE 67.

TESTE: Nancy B. Kane
 CLERK

BY: Catharine Bender, DC
#990020114

NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0019 B & 0037 B, EFFECTIVE DATE : DECEMBER 16, 1988.

NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

NOTE: THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.

NOTE: TAX MAP PARCEL #25-496

NOTE: 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 OWNERS 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.

NOTE : 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 ON THIS PLAT.

NOTE : ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

LOT AREA = 5.0267 ACRES
 R/W AREA = 1.3065 ACRES
 COMMON AREA = 0.1160 ACRE

TOTAL SUBDIVIDED AREA = 6.4492 ACRES

CURVE DATA TABLE						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	07°33'50"	510.00	67.33	33.71	67.28	S 28°38'47" E
C2	07°33'50"	485.00	64.03	32.06	63.98	S 28°38'47" E
C3	07°33'50"	460.00	60.73	30.41	60.68	S 28°38'47" E
C4	90°00'00"	25.00	39.27	25.00	35.36	N 69°51'52" W
C5	90°00'00"	25.00	39.27	25.00	35.36	N 20°08'08" E
C6	90°00'00"	25.00	39.27	25.00	35.36	S 69°51'52" E
C7	90°00'00"	25.00	39.27	25.00	35.36	S 20°08'08" W
C8	27°31'47"	260.00	124.93	63.69	123.73	S 51°22'15" W
C9	27°31'47"	285.00	136.94	69.82	135.62	S 51°22'15" W
C10	27°31'47"	310.00	148.95	75.94	147.52	S 51°22'15" W
C11	09°51'59"	260.00	44.77	22.44	44.72	S 32°40'22" W
C12	25°07'47"	285.00	125.00	63.52	124.00	S 25°02'27" W
C13	12°21'26"	310.00	66.86	33.56	66.73	S 31°25'38" W
C14	61°58'05"	25.00	27.04	15.01	25.74	S 03°14'40" E
C15	47°50'24"	25.00	20.87	11.09	20.27	N 49°10'07" E
C16	287°19'02"	60.00	300.88	44.14	71.11	S 70°34'12" E
C17	64°20'38"	60.00	67.38	37.74	63.90	N 02°03'24" W
C18	111°17'59"	60.00	116.55	87.79	99.07	N 85°45'54" E
C19	67°39'31"	60.00	70.85	40.21	66.81	S 04°45'21" E
C20	44°00'55"	60.00	46.09	24.25	44.97	S 51°04'52" W
C21	10°30'32"	310.00	56.86	28.51	56.78	S 30°30'11" W
C22	01°50'54"	310.00	10.00	5.00	10.00	S 36°40'54" W
C23	09°58'17"	310.00	53.95	27.04	53.88	S 42°35'30" W
C24	17°33'30"	310.00	95.00	47.88	94.63	S 56°21'23" W

PRIMARY GEODETIC CONTROL MONUMENTS

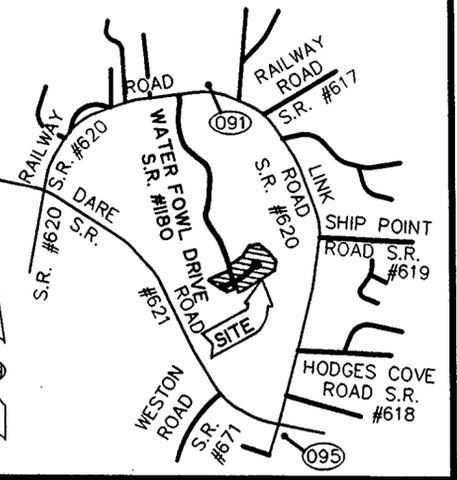
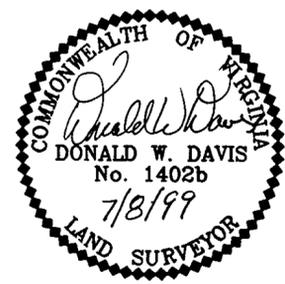
- 091 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 091". THE DISK IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ROUTE 620 (RAILWAY ROAD) AND WALTER'S LANE (PRIVATE), 24.5' NORTH OF THE CENTER LINE OF ROUTE 620, 27.0' SOUTHWEST OF UTILITY POLE #PG-84. COORDINATES-U.S.SURVEY FEET-12085613.187(E),3594019.048(N)
- 095 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 095". THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTE 620 (HOLLY POINT ROAD) AND 621 (DARE ROAD), 8.0' EAST OF THE STOP SIGN, 24.5' SOUTHEAST OF THE CENTER LINE OF ROUTE 620, 37.0' SOUTHWEST OF THE CENTER LINE OF ROUTE 621. COORDINATES-U.S.SURVEY FEET-12088280.999(E),3589242.270(N)

NOTE : THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

NOTE : SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

NOTARY PUBLIC FOR TRUSTEES
 STATE OF VIRGINIA TO WIT:
 I, Bambi L. Sella, A NOTARY PUBLIC IN AND FOR THE City OF Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 2nd DAY OF November, 1999.

Bambi L. Sella
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 9/31/2002



VICINITY MAP
 SCALE : 1" = 2,000'
 0 1,000 2,000
 GRAPHIC SCALE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE: 11/2/99
Kenneth L. Allen
 KENNETH L. ALLEN- DARE ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR OWNERS
 STATE OF VIRGINIA TO WIT:
 I, Francis K. Barber, A NOTARY PUBLIC IN AND FOR THE State OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 2nd DAY OF November, 1999.

Francis K. Barber
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11-30-2002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' / 20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF: PARCELS C, D, E, & F : DARE ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM DARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED MAY 7, 1999 AND WAS DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1072, PAGE 122.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 7, 2000.

Donald W. Davis 7/8/99
 DONALD W. DAVIS, C.L.S. DATE

UTILITY NOTES:
 WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
 SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.