

VICINITY MAP 1" = 1000'

**OWNER'S CONSENT**

THE PLATTING OF THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

**TERRY/PETERSON RESIDENTIAL ELEVEN, L.L.C.**  
A VIRGINIA LIMITED LIABILITY COMPANY

SIGNED: John H. Peterson, Jr. DATE: 11/9/05  
OPERATING MANAGER

STATE OF VIRGINIA, City of Virginia Beach, TO WIT:

I, Donna Y. Watts, A NOTARY PUBLIC IN AND FOR THE City AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 9th DAY OF November, 2005

Donna Y. Watts  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/30/09

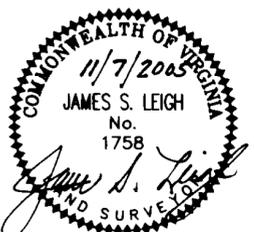
**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS 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 WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF TERRY/PETERSON RESIDENTIAL ELEVEN, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM FOUR WAY ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, AND TRIPLE FEATURE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, BY DEED DATED MAY 10, 2004 AND RECORDED AS INSTRUMENT NUMBER 040014601 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY - POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 31, 2006.

SIGNED: James S. Leigh DATE: 11/7/2005  
JAMES S. LEIGH, L.S. # 1758



**LEGEND:**

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- DENOTES MONUMENTS SET
- [Hatched Box] DENOTES: EXISTING STORM WATER MANAGEMENT BASIN EASEMENT TO BENEFIT PARCELS 1 & 2 AND PARCEL IIA & IIB & VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT BENEFITTING THE GENERALS WAY PROPERTY ASSOCIATION (INSTR.# 040014597)

**NOTES:**

- PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AND ZONE A, (NO BASE FLOOD ELEVATION DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182-0036B, DECEMBER 16, 1988.
- NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED, OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.
- PROPERTY IS ZONED RMF (MULTI-FAMILY RESIDENTIAL)
- ALL COMMON AREAS ARE TO BE CONVEYED TO THE QUARTERS OF YORK COUNTY HOMEOWNERS ASSOCIATION.
- MINIMUM LOT SETBACK REQUIREMENTS IN RMF (MULTI-FAMILY RESIDENTIAL) FOR SINGLE FAMILY ATTACHED DWELLINGS:  
MINIMUM FRONT YARD SETBACK = 20'  
MINIMUM SIDE YARD SETBACK = 10'  
MINIMUM REAR YARD SETBACK = 15'
- WETLAND DELINEATION BY ENVIRONMENTAL SPECIALTIES GROUP, INC.

**DEDICATION OF COMMON AREAS**

TERRY/PETERSON RESIDENTIAL ELEVEN, L.L.C., IN RECORDING THIS PLAT OF THE QUARTERS OF YORK COUNTY, PHASE II, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA, PARKING, ETC., INTENDED FOR USE BY THE HOMEOWNERS IN THE QUARTERS OF YORK COUNTY FOR RECREATION AND OTHER RELATED ACTIVITIES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN THE QUARTERS OF YORK COUNTY.

**UTILITY NOTES:**

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE AND ANY CHANGES IN CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
- 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 COUNTY'S 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.
- YORK COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE STREETS SHOWN HEREON ARE PRIVATE, MAY NOT MEET STATE STANDARDS, AND WILL NOT BE MAINTAINED BY EITHER THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK. MAINTENANCE OF THE ROADS AND RIGHTS-OF-WAY SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION FOR THE LOTS CREATED BY THIS PLAT.

**NOTE:**

THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN IN THE QUARTERS OF YORK COUNTY COMMUNITY ASSOCIATION, INC. DOCUMENTS.

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	332.00'	06°53'14"	39.91'	19.98'	39.88'	N49°33'14"E
2	300.00'	01°40'28"	8.77'	4.38'	8.77'	S52°09'37"W
3	468.00'	04°00'29"	32.74'	16.38'	32.73'	S55°00'05"W
4	500.00'	04°00'29"	34.98'	17.50'	34.97'	S55°00'05"W
5	19.00'	85°59'31"	28.52'	17.72'	25.91'	N79°59'57"W
6	9.00'	94°00'29"	14.77'	9.65'	13.17'	S10°00'05"W
7	3.00'	90°00'00"	4.71'	3.00'	4.24'	S77°59'41"E
8	3.00'	90°00'00"	4.71'	3.00'	4.24'	N12°00'19"E
9	9.00'	91°35'53"	14.39'	9.25'	12.90'	N08°47'47"E
10	19.00'	88°24'07"	29.32'	18.48'	26.49'	N81°12'13"W
11	3.00'	90°00'00"	4.71'	3.00'	4.24'	N80°24'16"W
12	3.00'	90°00'00"	4.71'	3.00'	4.24'	S09°35'44"W
13	3.00'	90°00'00"	4.71'	3.00'	4.24'	S09°35'44"W
14	3.00'	85°32'58"	4.48'	2.78'	4.07'	N78°10'41"W
15	131.00'	64°39'17"	147.83'	82.90'	140.11'	N88°37'36"W
16	99.00'	38°59'31"	67.37'	35.05'	66.08'	N74°05'29"E
17	14.00'	112°50'04"	27.57'	21.09'	23.33'	S29°59'43"E
18	14.00'	90°16'09"	22.06'	14.07'	19.85'	N78°33'55"E
19	9.00'	90°00'00"	14.14'	9.00'	12.73'	S69°40'44"W
20	9.00'	90°00'00"	14.14'	9.00'	12.73'	S18°34'41"E
21	9.00'	90°00'00"	14.14'	9.00'	12.73'	N71°25'19"E
22	3.00'	97°16'41"	5.09'	3.41'	4.50'	N14°56'20"W
23	9.00'	90°00'00"	14.14'	9.00'	12.73'	S11°18'00"E
24	9.00'	90°00'00"	14.14'	9.00'	12.73'	N78°42'00"E
25	3.00'	90°00'00"	4.71'	3.00'	4.24'	S82°00'09"E
26	3.00'	90°00'00"	4.71'	3.00'	4.24'	S07°59'51"W

AREA OF LOTS = 97,122 SQ. FT. OR 2.230 ACRES  
COMMON AREA "A" = 124,280± SQ. FT. OR 2.853± ACRES  
COMMON AREA "B" = 3,893 SQ. FT. OR 0.089 ACRE  
AREA OF PRIVATE-OF-WAY = 39,209 SQ. FT. OR 0.900 ACRE  
TOTAL SUBDIVIDED AREA = 264,504± SQ. FT. OR 6.072± ACRES

**PLAT OF THE QUARTERS OF YORK COUNTY PHASE II**

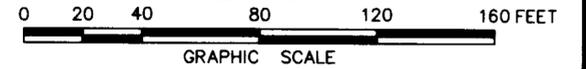
NELSON DISTRICT - COUNTY OF YORK, VIRGINIA

SCALE: 1" = 40' JULY 8, 2005

**THE SIRINE GROUP, LTD.**

SURVEYORS • ENGINEERS • PLANNERS  
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY  
U.S. ROUTE 17, P.O. BOX 450  
WHITE MARSH, VIRGINIA 23183  
(804) 693-9548

SHEET 1 OF 3



**TRUSTEE'S CONSENT**

THE PLATTING OF THIS SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES.

**PETERSON, OLIVERI, NAPOLITANO INTERESTS, L.L.C.,**  
A VIRGINIA LIMITED LIABILITY COMPANY  
(INSTR.# 040017422; AUGUST 5, 2004)

SIGNED: Richard D. Guy DATE: 11/10/05  
RICHARD D. GUY, TRUSTEE

SIGNED: Jeffrey B. Hamaker DATE: 11/10/05  
JEFFREY B. HAMAKER, TRUSTEE

STATE OF VIRGINIA, City of Virginia Beach, TO WIT:

I, R. Rene Voseck, A NOTARY PUBLIC IN AND FOR THE City 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 JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 10th DAY OF November, 2005

R. Rene Voseck  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 11-30-07

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al. Maddalena

DATE: 3/1/06

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY - POQUOSON, VIRGINIA, THE 10th DAY OF MARCH, 2006, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT No. 060005092

Lynn S. Jenkins, CLERK

TESTE: Rachel Riesbeck  
CLERK  
DEPUTY CLERK

PROPERTY IS ASSESSOR'S PARCEL: 24-00-00-086  
GPIN: Q08B-3335-2700