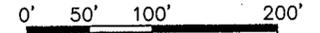


THE LAKES AT DARE

SECTION THREE
 COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 100' DATE: 9 AUGUST 1996
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 4033 GEORGE WASHINGTON
 MEMORIAL HIGHWAY
 YORKTOWN, VIRGINIA 23962

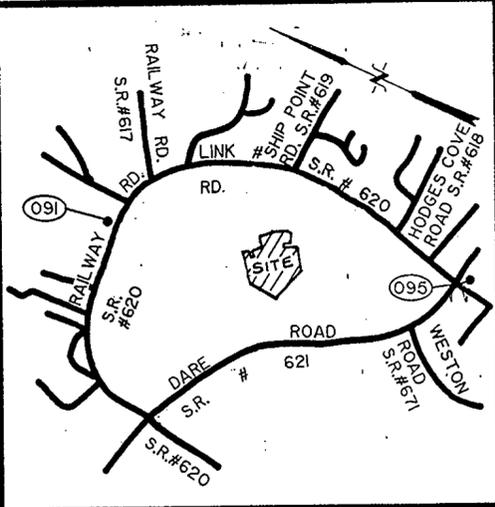


GRAPHIC SCALE
 SHEET 1 OF 2

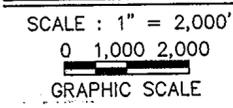
- SYMBOLS -

- 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 PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

NOTES:
 -CONSERVATION EASEMENT:(SEE ARTICAL VI, SECTION 16 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE LAKES AT DARE)
 -MAINTENANCE AND ACCESS EASEMENT:(SEE ARTICAL VI, SECTION 17 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE LAKES AT DARE)



VICINITY MAP



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

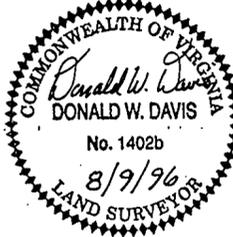
Kenneth V. Allen DATE: 8/20/96
 KENNETH V. ALLEN-GENERAL MANAGING PARTNER
 DARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP

William Bandy DATE: 8/22/96
 TRUSTEES- WILLIAM BANDY -SUBSTITUTE TRUSTEE-

FIRST UNION NATIONAL BANK OF VIRGINIA-
 (D.B. 760, PG. 12;DATED:28 OCT. 1993,
 WHICH DEED OF TRUST AMENDS AND RESTATES DEED OF TRUST AT D.B. 543, PG. 265)

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:
 -PARCEL G:DARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP AND WAS ACQUIRED FROM NEIL PICKETT AND S.J. LASSEN, TRUSTEE OF DARE WOODS LAND TRUST BY DEED DATED SEPTEMBER 2, 1988 AND WAS DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 542, PAGE 597.
 -PARCEL H:DARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP AND WAS ACQUIRED FROM HARRY H. WASON & MARY D. WASON BY DEED DATED SEPTEMBER 13, 1988 AND WAS DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VA. IN DEED BOOK 534, PAGE 91.
 -PARCEL I:DARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP AND WAS ACQUIRED FROM GEORGE P. COLE AND NANCY L. COLE, HIS WIFE, AND PAMELA C. PEASLEE AND STEPHEN C. PEASLEE, HER HUSBAND BY DEED DATED JULY 13, 1988 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 524, PAGE 576.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 25, 1997.
Donald W. Davis 8/9/96
 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.

- (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.

NOTARY PUBLIC FOR OWNERS
 STATE OF VIRGINIA TO WIT:
Francis K. Baker, 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 21st DAY OF August, 1996.
Francis K. Baker
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: Nov 30, 1998

NOTARY PUBLIC FOR TRUSTEES
 STATE OF VIRGINIA TO WIT:
 I, Stephanie Parsons, 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 21st DAY OF August, 1996.
Stephanie B. Parsons
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 03/31/98

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 AND RESOURCE MANAGEMENT AREA.

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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER IN TO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE 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.

TAX MAP 25 - PARCEL 496
 TAX MAP 25 - PARCEL 497
 TAX MAP 25 - PARCEL 498

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: 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.

CURVE DATA TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	19'25"08"	485.00	164.38	82.98	163.59	S 54'43"14" E
C2	06'36"01"	485.00	55.87	27.97	55.84	S 67'43'49" E
C3	32'00"06"	485.00	270.89	139.08	267.38	N 55'01'46" W
C4	06'36"01"	485.00	55.87	27.97	55.84	N 35'43'42" W
C5	12'49'07"	460.00	102.91	51.67	102.70	S 51'25'14" E
C6	96'36"01"	25.00	42.15	28.06	37.33	N 73'52'13" E
C7	21'47'02"	310.00	117.86	59.65	117.15	S 36'27'43" W
C8	08'46'14"	260.00	39.80	19.94	39.76	S 29'57'19" W
C9	96'36"01"	25.00	42.15	28.06	37.33	S 22'43'49" E
C10	10'28'44"	510.00	93.27	46.77	93.14	N 65'47'27" W
C11	35'41'14"	510.00	317.66	164.17	312.55	N 42'42'29" W
C12	07'33'50"	460.00	60.73	30.41	60.68	N 28'38'47" W
C13	96'36"01"	25.00	42.15	28.06	37.33	N 80'43'42" W
C14	96'36"01"	25.00	42.15	28.06	37.33	N 02'40'16" E
C15	36'15'06"	25.00	15.82	8.18	15.56	N 69'05'50" E
C16	17'42'59"	25.00	7.73	3.90	7.70	S 83'55'08" E
C17	53'58'05"	25.00	23.55	12.73	22.69	S 23'59'14" W
C18	39'37'07"	60.00	41.49	21.61	40.67	N 16'48'45" E
C19	63'22'23"	60.00	66.36	37.04	63.03	N 68'18'30" E
C20	58'29'25"	60.00	61.25	33.59	58.63	S 50'45'36" E
C21	48'53'16"	60.00	51.20	27.27	49.66	S 02'55'45" W
C22	77'33'59"	60.00	81.23	48.21	75.17	S 66'09'23" W
C23	25'24'05"	460.00	203.94	103.67	202.27	N 58'19'47" W
C24	02'16'02"	510.00	20.18	10.09	20.18	S 69'53'48" E
C25	12'15'59"	510.00	109.18	54.80	108.98	S 62'37'48" E
C26	11'29'08"	510.00	102.24	51.29	102.06	S 50'45'14" E

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: John T. Quinn PE
 PLAT APPROVING AGENT
 DATE: 12-8-96

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 10 DAY OF Dec. 19 96 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 122, PAGE 426.

TESTE: Nancy B. Kane
 CLERK

BY: Carl Drosselmeier, Deputy Clerk
 D.B. 927 Page 119