

# 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

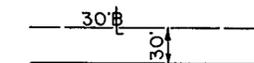
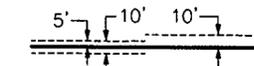
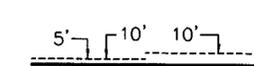
3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY, STE. G  
YORKTOWN, VIRGINIA 23693

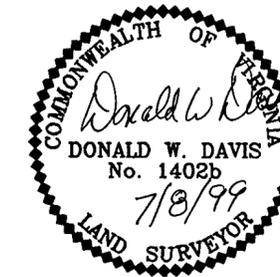
PHONE: (757) 867-8583

0' 50' 100' 200'

GRAPHIC SCALE  
SHEET 2 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 ROD FOUND
-  DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
-  DENOTES CONCRETE MONUMENT FOUND
-  DENOTES CONCRETE MONUMENT TO BE SET



NOTE: THE AREA LABELED AS CONSERVATION EASEMENT ON THIS PLAT IS HEREBY DEDICATED TO THE LAKES AT DARE HOMEOWNERS ASSOCIATION AND IS SUBJECT TO ARTICLE VI, SECTION 16 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE LAKES AT DARE.

EDGE OF UPLAND AREA AS MARKED BY MR. MEL THOMAS, SOIL SCIENTIST, AND VERIFIED BY U.S. ARMY CORPS OF ENGINEERS.

LAKES AT DARE - SECTION THREE COMMON AREA (RECREATION SITE) (P.B. 12, PGS. 426-427) TAX MAP PARCEL #25-(43)-3-A

LAKES AT DARE - SECTION FOUR COMMON AREA (P.B. 12, PG. 634 & 635) TAX MAP PARCEL #25-(43)-4-A

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY (CENTERED ON STORM SEWER)

CONSERVATION EASEMENT (NONTIDAL WETLANDS) HEREBY CONVEYED TO THE LAKES AT DARE HOMEOWNERS ASSOCIATION

THE LAKES AT DARE HOMEOWNERS ASSOCIATION COMMON AREA THE LAKES AT DARE - SECTION ONE (P.B. 12, PGS. 141-144) TAX MAP PARCEL #25-(43)-1-A

EDGE OF UPLAND AREA AS MARKED BY MR. MEL THOMAS, SOIL SCIENTIST, AND VERIFIED BY U.S. ARMY CORPS OF ENGINEERS.

FUTURE DEVELOPMENT NOW OR FORMERLY DARE ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY (D.B. 1072, PG. 122) TAX MAP PARCEL #25-496

FUTURE DEVELOPMENT NOW OR FORMERLY DARE ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY (D.B. 1072, PG. 122) TAX MAP PARCEL #30-96

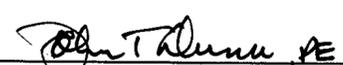
NOTE: THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM ADJOINING PROPERTIES.

TANGENT TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 24°51'52" W	126.28'
L2	N 57°34'18" E	50.00'
L3	S 24°51'52" E	78.58'
L4	N 65°08'08" E	61.60'
L5	S 55°39'31" E	59.41'
L6	S 55°39'31" E	28.17'
L7	S 55°39'31" E	31.24'
L8	S 24°51'52" E	265.00'
L9	S 24°51'52" E	315.00'
L10	S 24°51'52" E	265.00'
L11	S 24°51'52" E	29.72'
L12	S 24°51'52" E	79.72'
L13	S 24°51'52" E	29.72'
L14	S 65°08'08" W	169.87'
L15	S 65°08'08" W	187.54'
L16	S 65°08'08" W	105.21'
L17	N 37°36'21" E	50.00'
L18	N 37°36'21" E	50.00'
L19	N 37°36'21" E	50.00'
L20	N 65°08'08" E	50.00'
L21	S 65°08'08" W	50.00'
L22	S 65°08'08" W	59.44'

NOTE: PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL)

NOTE: PRINCIPAL BUILDING SETBACK LINES ARE - FRONT - 30' SIDE - 5' MINIMUM (20' MINIMUM BETWEEN PRINCIPAL STRUCTURES). REAR - 25'

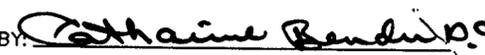
**APPROVED**  
YORK COUNTY BOARD OF SUPERVISORS

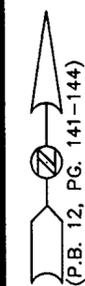
BY:  PLAT APPROVING AGENT

DATE: 12-2-19

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE DAY OF Dec 1999 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 68.

TESTE:  CLERK

BY:  # 99 00 20 114



CONSERVATION EASEMENT (NONTIDAL WETLANDS) HEREBY CONVEYED TO THE LAKES AT DARE HOMEOWNERS ASSOCIATION

EXISTING 4' NEWPORT NEWS WATERWORKS WATERLINE EASEMENT. (D.B. 916, PG. 81)

LAKES AT DARE - SECTION THREE (P.B. 12, PGS. 426-427)

EXIST. VAR. WIDTH V.D.O.T. SIGHT EASEMENT (P.B. 12, PGS. 426-427)

LOT 39  
LOT 40  
IBIS PLACE  
LOT 46  
LOT 45  
LOT 44

50'R/W AND FUTURE PUBLIC STREET EXTENSION

FUTURE DEVELOPMENT NOW OR FORMERLY DARE ASSOCIATES A VIRGINIA GENERAL PARTNERSHIP (D.B. 524, PG. 576) (D.B. 534, PG. 31) TAX MAP PARCEL #25-494

EDGE OF UPLAND AREA AS MARKED BY MR. MEL THOMAS, SOIL SCIENTIST, AND VERIFIED BY U.S. ARMY CORPS OF ENGINEERS.

10' UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK

NOW OR FORMERLY R. F. PRESSON (P.B. 9, PG. 177) TAX MAP PARCEL #30-94 20' x 20' SIGHT EASEMENTS HEREBY CONVEYED TO COUNTY OF YORK

COMMON AREA 0.1160 ACRE

TURNAROUND EASEMENT TO BE VACATED UPON FUTURE EXTENSION OF WATER FOWL DRIVE

10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO COUNTY OF YORK

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