

# THE GABLES OF YORK COUNTY

SECTION TWELVE (P.B.12, P.371)

BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA

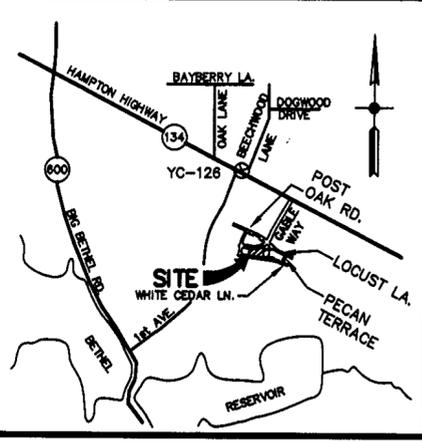
## THE SIRINE GROUP, LTD.

SURVEYORS • ENGINEERS • PLANNERS  
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY  
U.S. ROUTE 17  
P.O. BOX 450  
WHITE MARSH, VIRGINIA 23183

SCALE: 1" = 40' JUNE 30, 1999



- LEGEND:**  
 ● DENOTES IRON PINS SET  
 ○ DENOTES IRON PINS OR PIPES FOUND
- NOTES:**
1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
  2. YC-126  
E12,089,688.687  
N3,567,512.061
  3. ALL STORM DRAINAGE PIPES NOT IN A V.D.O.T. RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE GABLES OF YORK COUNTY COMMUNITY ASSOCIATION, INC.
  4. PROPERTY IS ZONED RMF (MULTI-FAMILY RESIDENTIAL).



VICINITY MAP SCALE: 1" = 2000'

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

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

BY: John H. Peterson, Jr. DATE: 12/15/99  
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 CITY AND STATE AFORESAID.

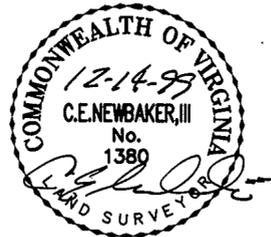
GIVEN UNDER MY HAND THIS 15th DAY OF December, 1999.  
Donna Y. Watts  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/30/01

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

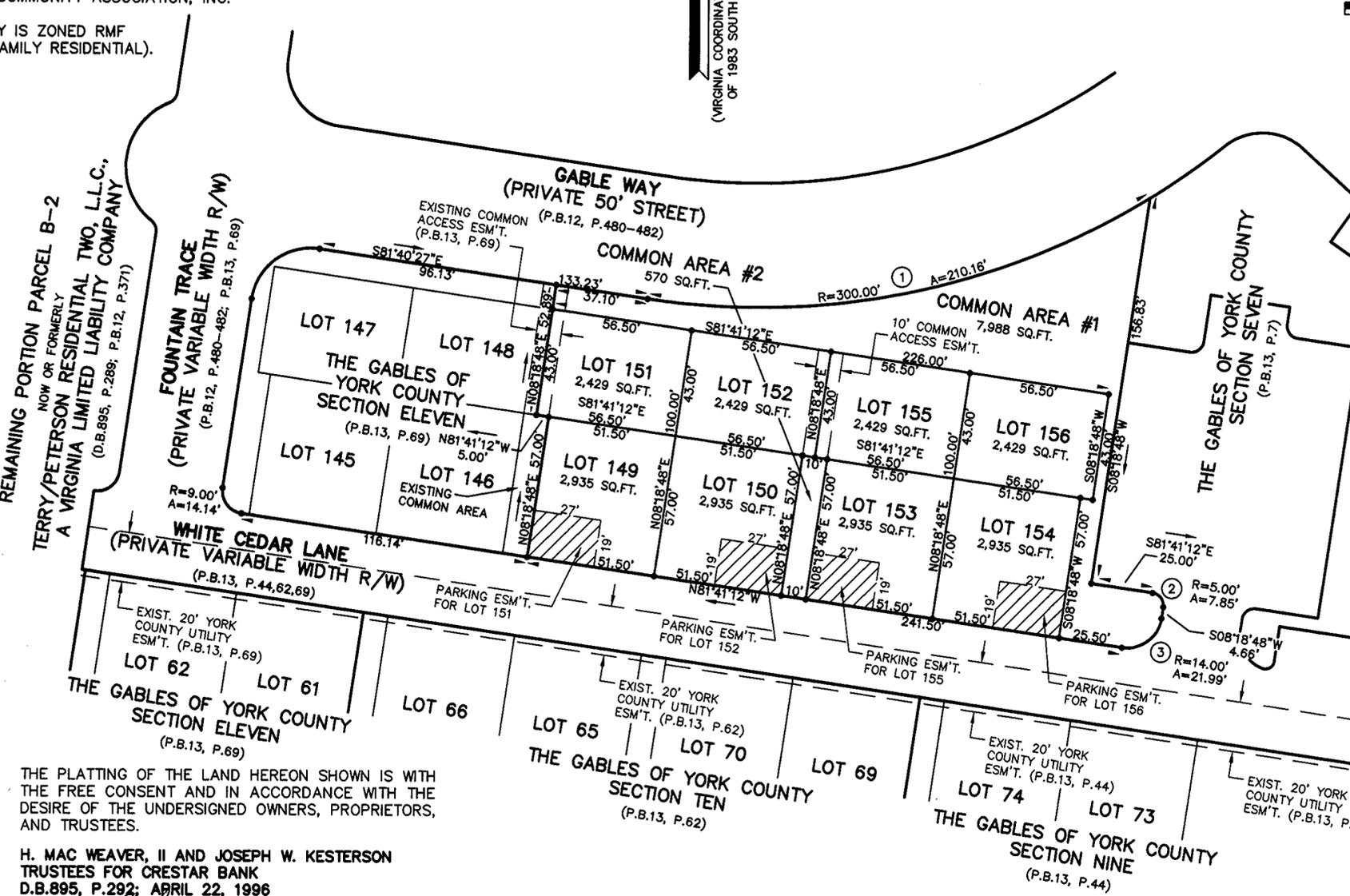
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF TERRY/PETERSON RESIDENTIAL TWO, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM SECOND YORK LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP BY DEED DATED APRIL 25, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK IN DEED BOOK 895, PAGE 289, AND FROM YORK ASSOCIATES LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP BY DEED DATED APRIL 25, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 895, PAGE 289. I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1999.

C.E. Newbaker III 12-14-99  
C.E. NEWBAKER III, L.S.# 1380 DATE



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.



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 EASEMENTS 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.

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

H. MAC WEAVER, II AND JOSEPH W. KESTERSON  
TRUSTEES FOR CRESTAR BANK  
D.B.895, P.292; APRIL 22, 1996

BY: H. Mac Weaver, II DATE: 12/17/99  
H. MAC WEAVER, II OR JOSEPH W. KESTERSON  
EITHER OF WHOM MAY ACT

STATE OF VIRGINIA, CITY OF CHESAPEAKE, TO WIT:

I, Madonna W. Monell, 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 CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF December, 1999.  
Madonna W. Monell  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-31-2002

NOTE: ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE GABLES OF YORK COUNTY COMMUNITY ASSOCIATION, INC. (D.B.954, P.76-142)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	300.00'	40°08'14"	210.16'	109.60'	205.89'	N78°15'26"E
2	5.00'	90°00'00"	7.85'	5.00'	7.07'	S36°41'12"E
3	14.00'	90°00'00"	21.99'	14.00'	19.80'	S53°18'48"W

### DEDICATION OF COMMON AREAS

TERRY/PETERSON RESIDENTIAL TWO, L.L.C., IN RECORDING THIS PLAT OF THE GABLES OF YORK COUNTY, SECTION TWELVE, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA, PARKING, ETC., INTENDED FOR USE BY THE HOMEOWNERS IN THE GABLES 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 GABLES OF YORK COUNTY.

AREA WITHIN LOTS = 21,456 SQ.FT. OR 0.493 ACRE  
AREA WITHIN COMMON AREA = 8,558 SQ.FT. OR 0.196 ACRE  
RIGHT-OF-WAY AREA = 0 SQ.FT. OR 0 ACRE  
TOTAL SUBDIVIDED AREA = 30,014 SQ.FT. OR 0.689 ACRES

PRIVATE EASEMENTS FOR SEWER AND WATER LATERALS ARE FOR THE USE AND BENEFIT OF THE OWNERS OF THE LOTS WHICH THEY BENEFIT. MAINTENANCE AND REPLACEMENT OF THESE LATERALS TO BE THE RESPONSIBILITY OF THE GABLES OF YORK COUNTY COMMUNITY ASSOCIATION, INC.

NOTE: "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 LIES IN ZONE X, (WHITE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0043B, 12/16/88.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: John T. Talmon, PE  
PLAT APPROVING AGENT  
DATE: 12/29/99

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 29 DAY OF Dec., 1999, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 78.

TESTE: Nancy B. Kane  
CLERK

BY: Kristen N. Nelson, DC.

PROPERTY IS A PORTION OF ASSESSOR'S PARCEL NUMBER 38A1-(7)-B2.