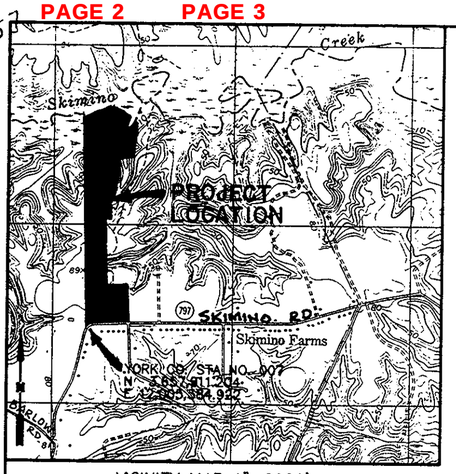

VICINITY MAP 1"=2000'

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, SKIMINO LANDING ESTATES PHASE I, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

SKIMINO DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: _____
DANIEL J. DEYOUNG, MANAGER

BY: _____
JAY L. LEVINSON, MANAGER

TABB DEVELOPMENT CO., L.L.C.

BY: _____
TABB DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, MANAGED BY COWLES M. SPENCER, ITS MANAGER.

LENDER:
CENIT BANK F.S.B. – DEED BOOK 868 ; PG. 452, 8/27/95
DEED BOOK 875 ; PG. 811, 12/21/95

TRUSTEE: INDEPENDENT INVESTORS, INC.
By: Thomas R. Leffler, Pres.

I, Georganne Schira, 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

Georganne Schira
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/96

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 IN THIS SUBDIVISION IS IN THE NAME OF SKIMINO DEVELOPMENT COMPANY, L.L.C. AND WAS ACQUIRED FROM:

1. JAMES-YORK LAND TRUST, TRUSTEE; RUTHERFORD C. LAKE JR. BY DEED DATED: 8/27/95 IN DEED BOOK 868 ; PG. 450
2. ANDREW & DONNA VANDENBERG BY DEED DATED: 12/21/95 IN DEED BOOK 875 ; PG. 809

AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PIPES SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1997.

Thomas C. Sublett L.S. 8-12-96
THOMAS C. SUBLETT L.S. 1886 DATE

COMMONWEALTH OF VIRGINIA
THOMAS C. SUBLETT
No. 1886
8-12-96
LAND SURVEYOR

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BEARING
C1	28°26'49"	400.00	198.60	101.39	196.56	N 18°05'17" W
C2	27°33'46"	700.00	336.74	171.70	333.50	N 18°31'48" W
C3	64°30'09"	350.00	394.02	220.84	373.54	N 27°30'10" E
C4	19°56'41"	425.00	147.94	74.73	147.20	N 13°50'13" W
C5	08°30'08"	425.00	63.07	31.59	63.01	N 28°03'37" W
C6	13°30'27"	675.00	159.13	79.93	158.76	N 25°33'28" W
C7	14°03'19"	675.00	165.58	83.21	165.17	N 11°46'35" W
C9	96°24'37"	35.00	58.89	39.15	52.19	N 45°08'15" W
C10	56°41'10"	325.00	321.54	175.31	308.59	N 31°10'43" W
C12	42°09'53"	60.00	44.15	23.13	44.43	N 89°37'28" E
C13	194°09'07"	60.00	203.32	483.36	119.09	S 28°32'01" E
C14	46°57'59"	60.00	49.18	26.07	47.82	N 30°54'26" E
C15	52°19'48"	30.00	27.40	14.74	26.46	N 33°35'20" E
C16	30°24'42"	375.00	199.04	101.93	196.72	N 44°32'53" E
C17	25°51'24"	375.00	169.23	86.08	167.80	N 16°24'44" E
C18	08°14'03"	375.00	53.89	26.99	53.85	S 00°37'54" E
C19	27°33'46"	725.00	348.77	177.83	345.42	N 18°31'48" W
C20	28°26'49"	375.00	186.18	95.05	184.28	N 18°05'16" W
C21	32°14'53"	220.00	123.82	63.60	122.20	S 70°00'42" W
C22	27°37'39"	210.00	101.26	51.63	101.28	S 72°19'13" W

NOTES

1. WATER:
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY A WELL TO BE APPROVED BY THE HEALTH DEPT.

2. SEWER
THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF PLAT FILED AT THE LOCAL HEALTH DEPARTMENT.

James H. Bowles 8/12/96
DATE

3. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

4. ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE SKIMINO LANDING ESTATES HOMEOWNERS ASSOCIATION.

5. 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 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, TELEPHONES, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

6. 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.

AREA TABULATION:
TOTAL AREA OF PHASE I =2,428,663 SF./ 55.75 AC.
COMMON AREA = 346,483 SF./ 7.95 AC.
LOT AREAS = 1,873,864 SF./ 43.02 AC.
R/W = 208,316 SF./ 4.78 AC.

7. PROPERTY LIES IN F.I.R.M. ZONES AS SHOWN ON PLAT ACCORDING TO COMMUNITY PANEL NO. 510182 0005 B DATED: 12-16-1988

8. TAX MAP AND PARCEL NO. 003-2-A (A PORTION OF) AND NO. 003-2.

9. V.D.O.T. WILL NOT ACCEPT ANY RESPONSIBILITY FOR THE MAINTENANCE OF THE DETENTION FACILITY AND SAVED HARMLESS FROM ANY DAMAGES CAUSED BY FAILURE OF BASIN AND/OR ITS OUTFLOW STRUCTURES.

SUBDIVISION PLAT OF

SKIMINO LANDING ESTATES, PHASE I

COUNTY OF YORK, BRUTON DISTRICT VIRGINIA

DATE: JUNE 1996

DJG
ENGINEERS · ARCHITECTS · SURVEYORS
INTERIOR DESIGNERS · PLANNERS
P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187
(804)253-0673 (804)874-5015

100 0 100 300
SCALE: 1"=100'

SHEET 1 OF 3

JOB NO. 1941120

LEGEND

	IRON PIPE FOUND SHOWN THUS
	IRON PIPE SET SHOWN THUS
	CONCRETE MONUMENT FOUND SHOWN THUS
	CONCRETE MONUMENT SET SHOWN THUS
RMA	RESOURCE MANAGEMENT AREA
RPA	RESOURCE PROTECTION AREA
LPZ	LANDSCAPE PROTECTION ZONE
	EASEMENTS SHOWN THUS
	LPZ
20'	MINIMUM BUILDING SETBACK LINE SHOWN THUS
S	SEWAGE DISPOSAL DRAINFIELD – PRIMARY SYSTEM
R	SEWAGE DISPOSAL DRAINFIELD – RESERVE AREA

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 9/12/96

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 12 DAY OF Sept. 19 96 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 400

TESTE: Nancy B. Kane
CLERK

BY: Carol Drosselmier, Deputy Clerk

Deed Book 914 Page 151