

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
 - DENOTES IRON PINS SET
 - DENOTES MONUMENTS SET
- 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:

1. 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.
2. 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.
3. PROPERTY IS ZONED RMF (MULTI-FAMILY RESIDENTIAL)
4. ALL COMMON AREAS ARE TO BE CONVEYED TO THE QUARTERS OF YORK COUNTY HOMEOWNERS ASSOCIATION.
5. 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'
6. WETLAND DELINEATION BY ENVIRONMENTAL SPECIALTIES GROUP, INC.

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: _____ DATE: 8/14/06
JOHN H. PETERSON, JR.,
OPERATING MANAGER

STATE OF VIRGINIA, City of Va. 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 14th DAY OF August, 2006
Donna Y. Watts
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/30/09

OWNER'S CONSENT (CONT'D)

THE QUARTERS OF YORK COUNTY COMMUNITY ASSOCIATION, INC.,
A VIRGINIA CORPORATION

SIGNED: _____ DATE: 8/14/06
JOHN H. PETERSON, JR.,
PRESIDENT

STATE OF VIRGINIA, City of Va. 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 14th DAY OF August, 2006
Donna Y. Watts
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/30/09

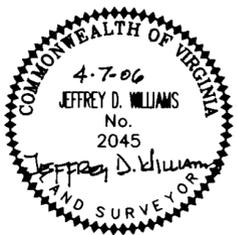
SURVEYOR'S CERTIFICATE

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 IN THIS RESUBDIVISION 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; AND IN THE NAME OF THE QUARTERS OF YORK COUNTY COMMUNITY ASSOCIATION, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM TERRY/PETERSON RESIDENTIAL ELEVEN, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED APRIL 4, 2005 AND RECORDED AS INSTRUMENT NUMBER 050021232 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 SEPTEMBER 31, 2006.

SIGNED: Jeffrey D. Williams DATE: April 7, 2006
JEFFREY D. WILLIAMS, L.S. # 2045



7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN IN THE QUARTERS OF YORK COUNTY COMMUNITY ASSOCIATION, INC. DOCUMENTS.
13. THIS RESUBDIVISION PLAT OF THE QUARTERS OF YORK COUNTY 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.
14. EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
15. PROPERTY IDENTIFICATION:
LOT 49 - TAX PARCEL #24-84-02-049
GPIN: Q08B-3563-2599
LOT 50 - TAX PARCEL #24-84-02-050
GPIN: Q08B-3605-2630
LOT 51 - TAX PARCEL #24-84-02-051
GPIN: Q08B-3636-2583
LOT 52 - TAX PARCEL #24-84-02-052
GPIN: Q08B-3592-2554
COMMON AREA "A" - TAX PARCEL #24-84-02-000A
GPIN: Q08B-3245-2648
COMMON AREA "B" - TAX PARCEL #24-84-01-000B
GPIN: Q08B-4021-2891

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	332.00'	06°53'14"	39.91'	19.98'	39.88'	N 49°33'14" E
2	332.00'	07°57'14"	46.09'	23.08'	46.05'	N 49°01'15" E
3	500.00'	02°02'55"	17.88'	8.94'	17.88'	N 54°01'18" E
4	500.00'	04°00'29"	34.98'	17.50'	34.97'	N 55°00'05" E

AREAS (FORMER)

PHASE I: COMMON AREA "B" = 62,418 SQ. FT./1.433 ACRES
PHASE II: LOT 49 = 3,090 SQ. FT.
LOT 50 = 3,312 SQ. FT.
LOT 51 = 2,363 SQ. FT.
LOT 52 = 2,363 SQ. FT.
PHASE II: COMMON AREA "A" = 124,280± SQ. FT./2.853± ACRES

AREAS (NEW)

PHASE I: COMMON AREA "B" = 61,896 SQ. FT./1.421 ACRES
PHASE II: LOT 49 = 3,005 SQ. FT.
LOT 50 = 2,976 SQ. FT.
LOT 51 = 2,381 SQ. FT.
LOT 52 = 2,363 SQ. FT.
PHASE II: COMMON AREA "A" = 125,205± SQ. FT./2.874± ACRES

TOTAL SUBDIVIDED AREA = 197,826± SQ. FT./4.541± ACRES

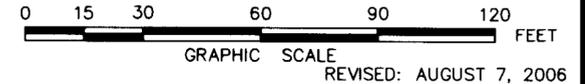
RESUBDIVISION

OF
COMMON AREA "B"
THE QUARTERS OF YORK COUNTY, PHASE I (INSTR. #050012941)
AND
LOTS 49, 50, 51, 52 AND COMMON AREA "A"
THE QUARTERS OF YORK COUNTY, PHASE II (INSTR. #060005092)

NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1" = 30' APRIL 7, 2006

JOHN E. SIRINE AND ASSOCIATES, LTD.
SURVEYORS • ENGINEERS • PLANNERS
4317 BONNEY ROAD
VIRGINIA BEACH, VIRGINIA 23452
TELE: (757)486-4910 FAX: (757)486-4607

SHEET 1 OF 2



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

SIGNED: Richard D. Guy DATE: 8/14/06
RICHARD D. GUY, TRUSTEE

SIGNED: Jeffrey B. Hamaker DATE: 8/14/06
JEFFREY B. HAMAKER, TRUSTEE

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

I, Jennifer L. Lankford, 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 14th DAY OF August, 2006
Jennifer L. Lankford
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/11/2010

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 9/6/06

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY - POQUOSON, VIRGINIA, THE 21st DAY OF SEP, 2006, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT No. 060023662 1:27am

TESTE: Lynn S. Jenkins
CLERK

BY: Al Maddalena
DEPUTY CLERK