

VICINITY MAP 1" = 1000'

OWNER'S CONSENT

THE PLATTING OF THIS 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: John H. Peterson, Jr. DATE: 3/11/05
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 JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 16th DAY OF March, 2005

Donna Y. Watts
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/30/05

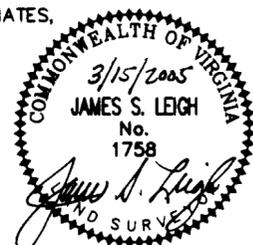
SURVEYOR'S CERTIFICATE

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 WITHIN THIS PLAT OF SUBDIVISION 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 FEATURES 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.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2005.

SIGNED: James S. Leigh DATE: 3/15/2005
JAMES S. LEIGH, S. # 1758



LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
 - DENOTES IRON PINS SET
 - DENOTES MONUMENTS SET
- DENOTES: EXISTING STORM WATER MANAGEMENT BASIN EASEMENT BENEFITING PARCELS 1 & 2 AND PARCELS IIA & IIB & VAR. WIDTH PRIVATE DRAINAGE EASEMENT BENEFITING THE GENERALS WAY PROPERTY ASSOCIATION.

NOTES:

1. PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUT-SIDE 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 FOR PARCEL 1

THE PLATTING OF THE EASEMENTS SHOWN HEREON ON PARCEL 1 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TRIPLE FEATURE ASSOCIATES,
A VIRGINIA LIMITED PARTNERSHIP

SIGNED: Marion B. Mausteller DATE: 4/6/05
MARION B. MAUSTELLER,
GENERAL PARTNER

STATE OF VIRGINIA, City of Newport News, 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 16th DAY OF April, 2005

Donna Y. Watts
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/30/05

NOTE:

THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN IN THE QUARTERS OF YORK COUNTY HOMEOWNERS ASSOCIATION DOCUMENTS.

UTILITY NOTES:

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.

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 SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

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

11. 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.

12. 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.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	78°38'00"	34.31'	20.47'	31.68'	N74°50'35"W
2	250.00'	29°51'42"	130.30'	66.66'	128.83'	S50°54'34"W
3	300.00'	40°12'31"	210.53'	109.81'	206.24'	S56°04'58"W
4	300.00'	13°47'49"	72.24'	36.30'	72.07'	S83°05'08"W
5	29.00'	58°08'23"	29.43'	16.12'	28.18'	S12°01'38"W
6	29.00'	42°54'17"	21.72'	11.40'	21.21'	N38°29'42"W
7	3.50'	90°00'00"	5.50'	3.50'	4.95'	N27°57'26"E
8	3.50'	91°21'36"	5.58'	3.58'	5.01'	N61°21'46"W
9	51.00'	60°43'47"	54.05'	29.88'	51.56'	N14°40'50"E
10	83.00'	62°05'13"	89.94'	49.96'	85.60'	S14°00'03"W
11	332.00'	06°16'46"	36.39'	18.21'	36.37'	S48°11'01"W
12	300.00'	07°05'41"	37.15'	18.60'	37.12'	N47°46'36"E

DEDICATION OF COMMON AREAS

TERRY/PETERSON RESIDENTIAL ELEVEN, L.L.C., IN RECORDING THIS PLAT OF THE QUARTERS OF YORK COUNTY, PHASE I, 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.

AREA OF LOTS = 85,667 SQ. FT. OR 1.967 ACRES
COMMON AREA "A" = 30,119 SQ. FT. OR 0.691 ACRE
COMMON AREA "B" = 62,418 SQ. FT. OR 1.433 ACRES
AREA OF PRIVATE RIGHT-OF-WAY = 23,315 SQ. FT. OR 0.535 ACRE
TOTAL AREA PHASE I = 201,519 SQ. FT. OR 4.626 ACRES
REMAINING AREA = 264,488± SQ. FT. OR 6.072± ACRES
TOTAL SUBDIVIDED AREA = 466,007± SQ. FT. OR 10.698± ACRES

**PLAT OF
THE QUARTERS OF YORK COUNTY
PHASE I**

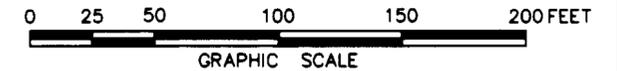
NELSON DISTRICT - COUNTY OF YORK, VIRGINIA

SCALE: 1" = 50' SEPTEMBER 10, 2004

THE SIRINE GROUP, LTD.

SURVEYORS • ENGINEERS • PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17, P.O. BOX 450
WHITE MARSH, VIRGINIA 23183
(804)693-9548

SHEET 1 OF 3



OWNER'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: 3/17/05
RICHARD D. GUY, TRUSTEE

SIGNED: Jeffrey B. Hamaker DATE: 3/17/05
JEFFREY B. HAMAKER, TRUSTEE

STATE OF VIRGINIA, Virginia Beach, TO WIT:

I, R. René Vasile, 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 17th DAY OF March, 2005

R. René Vasile
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-30-07

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena

DATE: 5/25/05

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY - POQUOSON, VIRGINIA, THE 3rd DAY OF June, 2005, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT No. 050012941.

TESTE: Lynn S. Jenkins
CLERK

BY: Christina Norman
DEPUTY CLERK

PROPERTY IS ASSESSOR'S PARCEL: 24-00-00-086
GPIN: Q08B-3335-2700