

THE GABLES OF YORK COUNTY

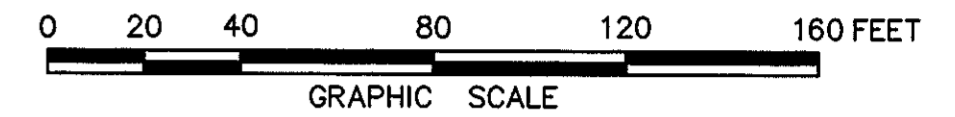
SECTION FOURTEEN (P.B.12, P.371)

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' MARCH 16, 2000

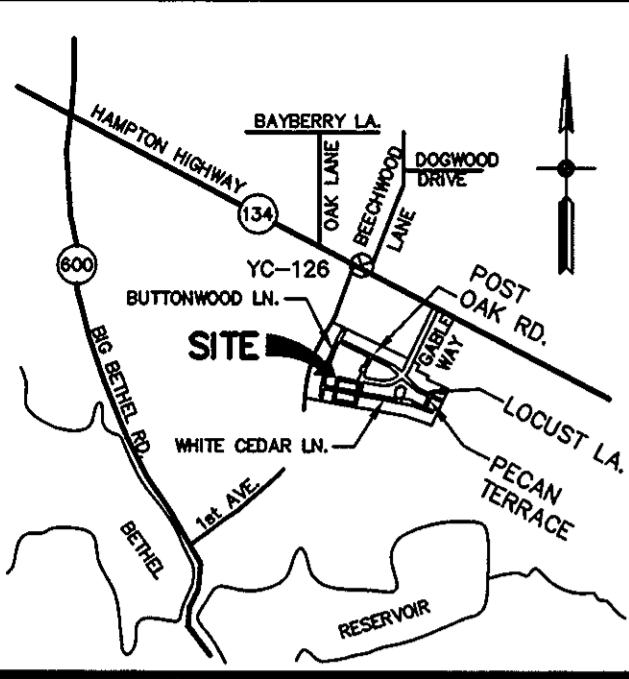


LEGEND:

- 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. OPERATING MANAGER DATE: 8/07/00

STATE OF VIRGINIA, CITY OF VIRGINIA BEACH, TO WIT:

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.

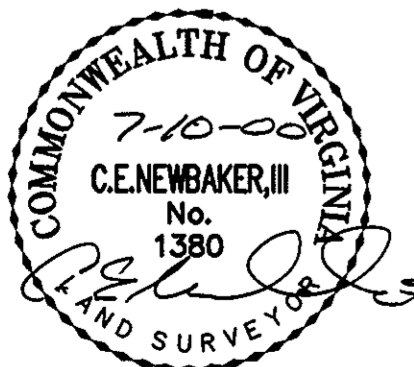
GIVEN UNDER MY HAND THIS 7th DAY OF August 2000. Donna Y. Watts NOTARY PUBLIC

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, 2000.

C.E. NEWBAKER III, L.S.# 1380 DATE 7-10-00



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 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 OR JOSEPH W. KESTERSON EITHER OF WHOM MAY ACT DATE: 8/4/00

STATE OF VIRGINIA, CITY OF CHESAPEAKE, TO WIT:

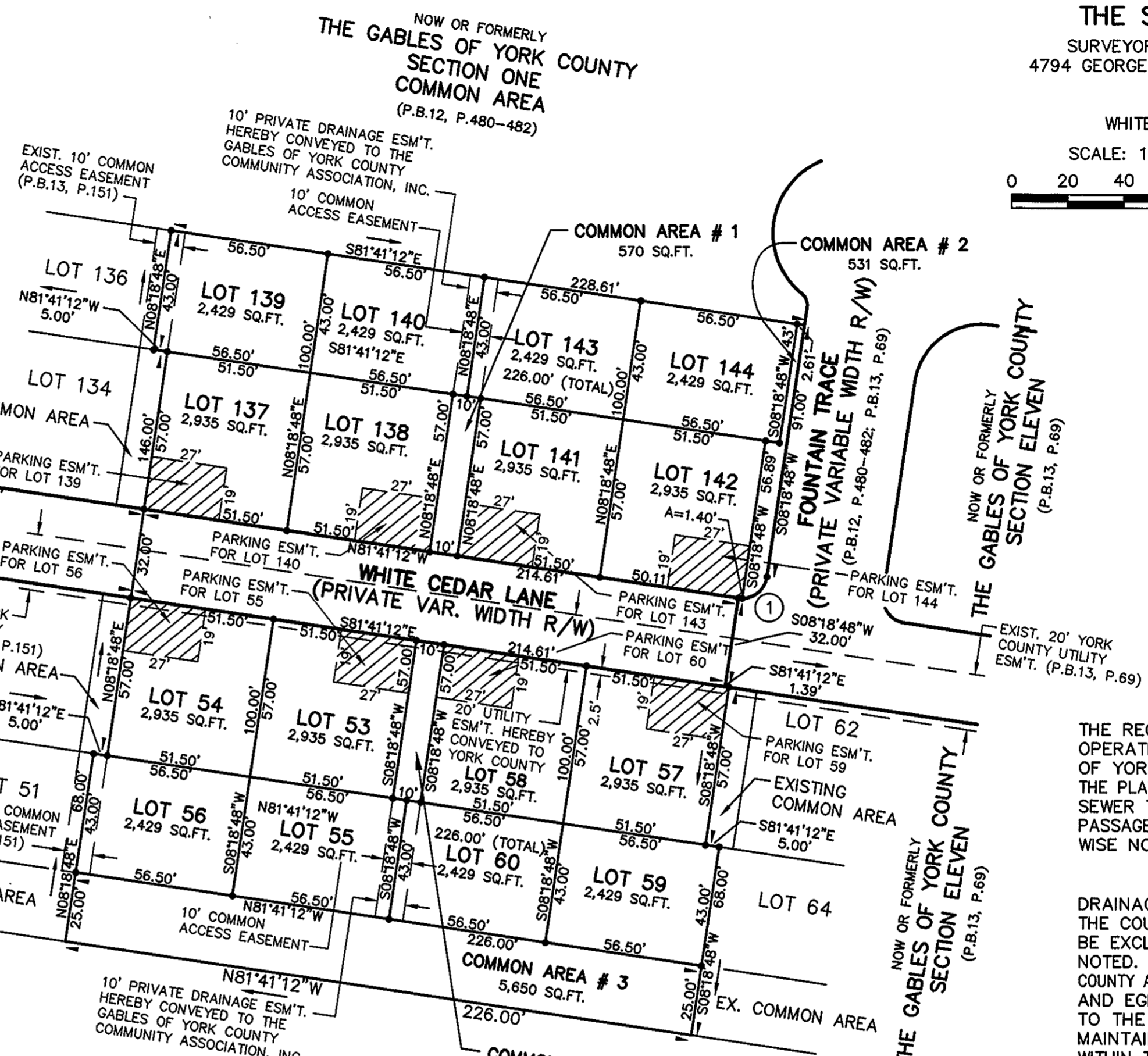
Belle J. Ship, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 4th DAY OF August, 2000.

Belle J. Ship NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/03

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 with columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BRG.

DEDICATION OF COMMON AREAS

TERRY/PETERSON RESIDENTIAL TWO, L.L.C., IN RECORDING THIS PLAT OF THE GABLES OF YORK COUNTY, SECTION FOURTEEN, 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 = 42,912 SQ.FT. OR 0.985 ACRE
AREA WITHIN COMMON AREA = 7,321 SQ.FT. OR 0.168 ACRE
RIGHT-OF-WAY AREA = 6,872 SQ.FT. OR 0.158 ACRE
TOTAL SUBDIVIDED AREA = 57,105 SQ.FT. OR 1.311 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.

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.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena PLAT APPROVING AGENT DATE: 8/21/00

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 1 DAY OF Sept. 2000, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 174.

TESTE: Lynn S. Jenkins CLERK

BY: Stacy White P.C.

PROPERTY IS A PORTION OF ASSESSOR'S PARCEL NUMBER 38A1-(7)-B2. GPIN: U02d-4631-1180