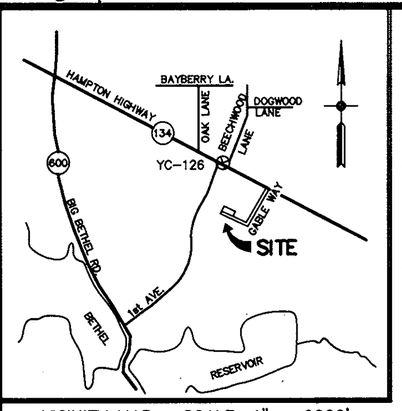


VICINITY MAP SCALE: 1" = 2000'

LEGEND:

- ● DENOTES IRON PINS SET
- ○ DENOTES IRON PINS OR PIPES FOUND
- □ DENOTES MONUMENTS SET
- *(51.50')* DENOTES LOT LINE HEREBY VOIDED

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.

"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."

RESUBDIVISION OF LOT 15 AND LOTS 17 THROUGH 20
THE GABLES OF YORK COUNTY
SECTION ONE (P.B.12, P.480-482)

BETHEL DISTRICT – COUNTY OF YORK, VIRGINIA

THE SIRINE GROUP, LTD.
SURVEYORS ● ENGINEERS ● PLANNERS
P.O.BOX 450, ROUTE 17
WHITE MARSH, VIRGINIA 23183

SCALE: 1" = 20' JULY 18, 1997

0 10 20 40 60 80 FEET
GRAPHIC SCALE

THE RESUBDIVISION 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: _____ DATE: 7/22/97
JOHN H. PETERSON, JR.
OPERATING MANAGER

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Suzanne M. Vernon, A NOTARY PUBLIC IN AND FOR THE COUNTY 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 COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 22nd DAY OF July, 1997.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-31-98

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 LOTS 15, 17, 18, 19 AND 20 ARE 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, VIRGINIA IN DEED BOOK 895, P.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, 1997.

7-21-97
C.E.NEWBAKER III, L.S.# 1380 DATE

COMMONWEALTH OF VIRGINIA
7-21-97
C.E. NEWBAKER, III
No. 1380
LAND SURVEYOR

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 RESUBDIVISION 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)

BY: H. Mac Weaver II DATE: 7/22/97
H. MAC WEAVER, II OR JOSEPH W. KESTERSON
APRIL 22, 1996 EITHER OF WHOM MAY ACT

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Suzanne M. Vernon, A NOTARY PUBLIC IN AND FOR THE COUNTY 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 COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 22nd DAY OF July, 1997.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-31-98

DEDICATION OF COMMON AREAS

TERRY/PETERSON RESIDENTIAL TWO, L.L.C., IN RECORDING THIS PLAT OF THE GABLES OF YORK COUNTY, SECTION ONE, 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.

NOTE: ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE GABLES OF YORK COUNTY COMMUNITY ASSOCIATION, INC.

REVISED AREAS
AREA WITHIN LOTS = 53,583 SQ.FT. OR 1.230 ACRES
AREA WITHIN COMMON AREA = 71,095 SQ.FT. OR 1.632 ACRES
RIGHT-OF-WAY AREA = 115,065 SQ.FT. OR 2.641 ACRES
TOTAL SUBDIVIDED AREA = 239,743 SQ.FT. OR 5.503 ACRES

EASEMENTS SHOWN THUS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE AND/OR UTILITIES: 10' 20' 10'

(VIRGINIA COORDINATE SYSTEM OF 1983, SOUTH ZONE)

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 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.

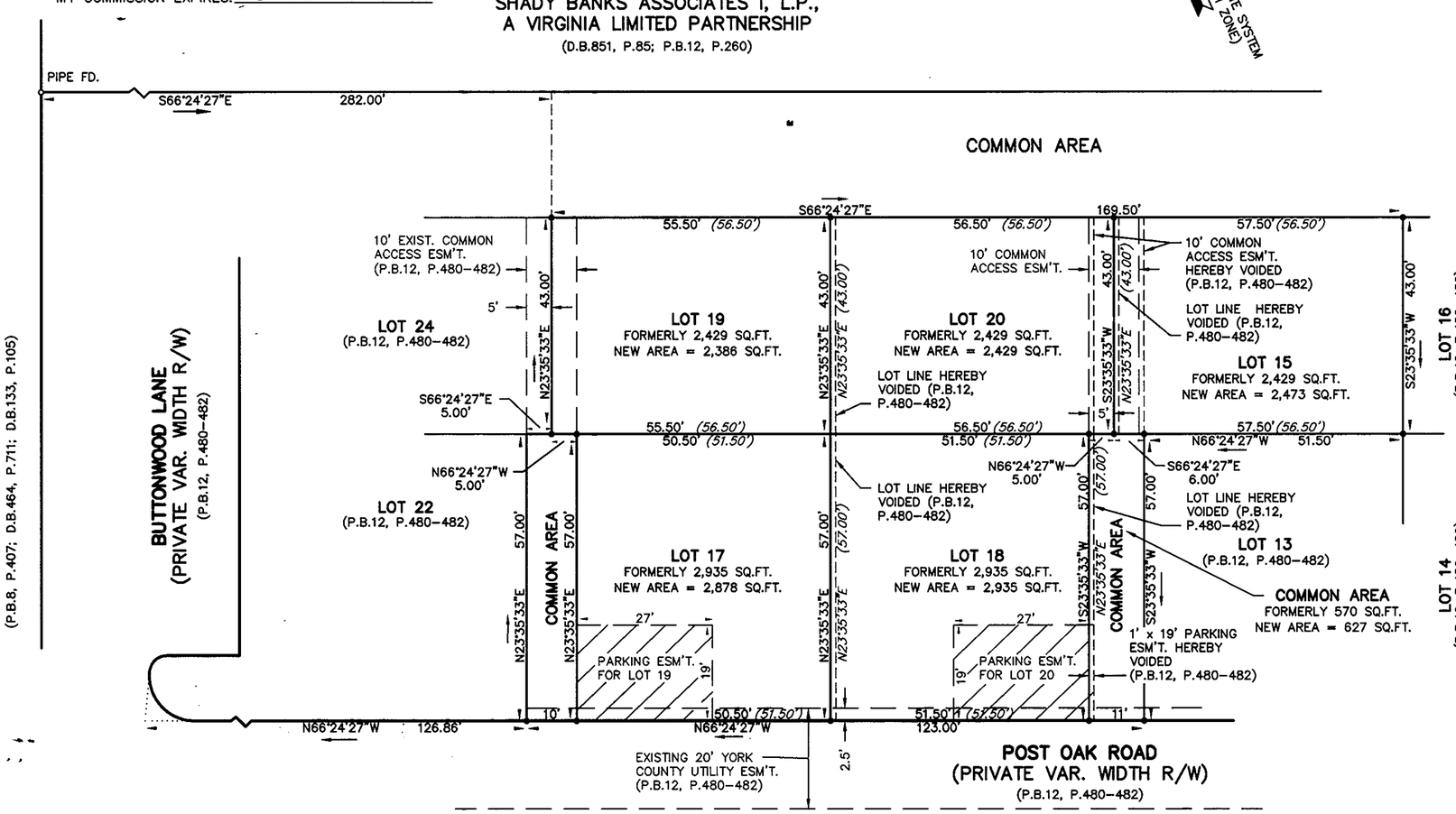
DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, 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, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT, OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT, OR PARCEL, ALREADY OWNED BY TERRY/PETERSON RESIDENTIAL TWO, L.L.C.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: _____
PLAT APPROVING AGENT
DATE: 7-28-97

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 28th DAY OF July, 1997, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 492.

TESTE: NANCY B. KANE
CLERK
BY: Linda S. Hughes



PARCEL D
NOW OR FORMERLY
SHADY BANKS ASSOCIATES I, L.P.,
A VIRGINIA LIMITED PARTNERSHIP
(D.B.851, P.85; P.B.12, P.260)