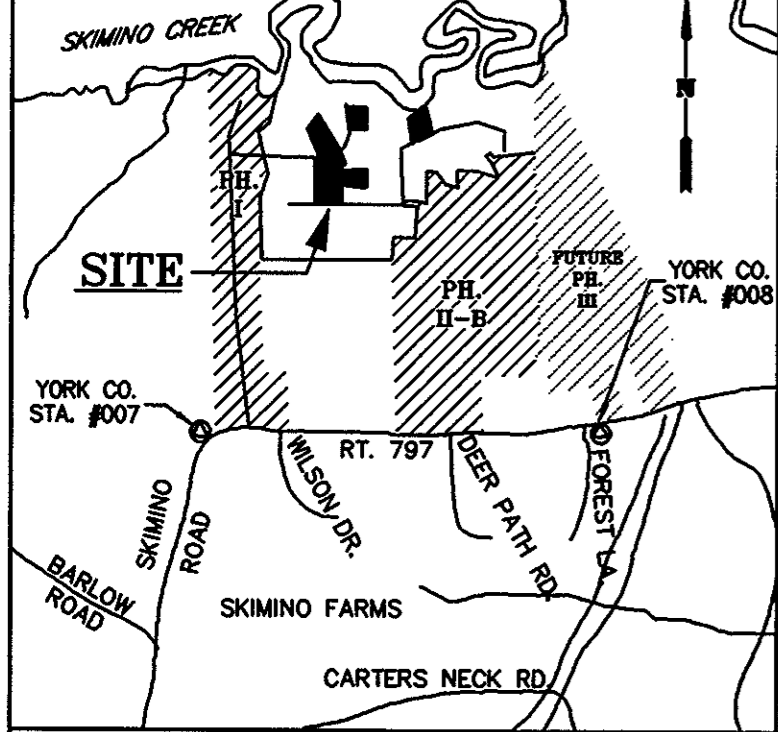


SUBDIVISION PLAT OF SKIMINO LANDING ESTATES, PHASE II-A, LOTS 48, 50, 52, 54, AND 58 AND RESUBDIVISION OF LOT 51

BRUTON DISTRICT COUNTY OF YORK, VIRGINIA DATE: MARCH 17, 1999

Table with 3 columns: STATION, EASTING (X), NORTHING (Y). Rows 007, 008.



VICINITY MAP 1"=2000'

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, LOTS 48, 50, 52, 54, 58, AND RESUBDIVISION OF LOT 51, SKIMINO LANDING ESTATES, PHASE II-A, 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 DATE 5/10/99 JAY L. LEVINSON, MANAGER DATE 5/12/99 TABB DEVELOPMENT CO., L.L.C. MANAGED BY COWLES M. SPENCER DATE 5-12-99

LENDER: CENIT BANK F.S.B. D.B. 868, PG. 463, 10/26/95 D.B. 875, PG. 811, 12/21/95 TRUSTEE: INDEPENDENT INVESTORS, INC. BY: [Signature] 5/12/99

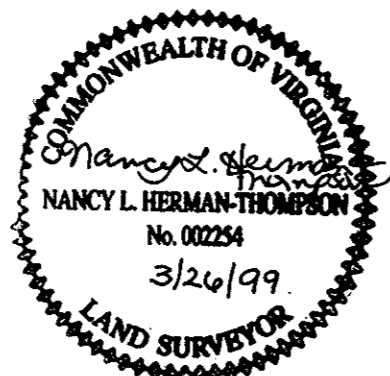
STATE OF VIRGINIA, TO WIT: I, H. TABB SMITH A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 12th DAY OF MAY, 1999 H. Tabb Smith NOTARY PUBLIC MY COMMISSION EXPIRES 6-30-2000

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 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 MARCH 15, 2000.

Nancy L. Herman-Thompson 3/26/99 NANCY L. HERMAN-THOMPSON LS#002254 DATE



CURVE DATA TABLE

Table with 7 columns: NUMBER, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Rows C1 through C77.

EASEMENT LINE TABLE

Table with 3 columns: NUMBER, BEARING, DISTANCE. Rows *T1 through *T19.

NOTES:

- 1. PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT).
2. WATER EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY A WELL HEREBY APPROVED BY THE HEALTH DEPT.
3. 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.
4. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
5. AREA TABULATION: LOT AREAS (LOTS 48, 50, 51, 52, 54, & 58) 651,046 S.F. = 14.946 AC. AREA OF FUTURE DEVELOPMENT 90,005 S.F. = 2.066 AC.
6. PROPERTY LIES IN F.I.R.M. ZONES AS SHOWN ON PLAT ACCORDING TO COMMUNITY PANEL NO. 510182-0005 B, EFFECTIVE DATE 12/16/1988.
7. TAX MAP AND PARCEL NO. 3 - (2) 2A.
8. MINIMUM FRONT YARD (50'), SIDE YARD (20') AND REAR YARD (50') BUILDING SETBACK LINE REQUIREMENTS.
9. AREAS WITH SLOPES GREATER THAN 20% AND CBPA AREAS, RMA AND RPA, ARE SUBJECT TO THE REGULATIONS, REQUIREMENTS AND PERFORMANCE STANDARDS AS SPECIFIED IN SECTION 24.1-372 IN THE COUNTY OF YORK ZONING ORDINANCE.
10. CONSERVATION EASEMENTS INCLUDE WETLANDS OUTSIDE THE RPA AND SLOPES OF 20% AND GREATER, AND ARE PROVIDED FOR IN THE HOMEOWNER'S ASSOCIATION RESTRICTIVE CONVENANTS.
11. THE AREA SHOWN HEREON AS "AREA OF FUTURE DEVELOPMENT" IS NOT APPROVED FOR SALE OR DEVELOPMENT AT THIS TIME DUE TO UNAVAILABILITY OF ACCEPTABLE ON-SITE SEWAGE DISPOSAL SYSTEM. IN ORDER TO BE CONSIDERED BUILDABLE, THIS AREA MUST BE DEPICTED ON A PLAT OF SUBDIVISION WHICH MUST BE APPROVED BY THE STATE HEALTH DEPARTMENT AND THE COUNTY OF YORK AND SUBSEQUENTLY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY.

David D. [Signature] 5/12/99 SANITARIAN DATE

DJG INC. ENGINEERS • ARCHITECTS • SURVEYORS 1006 RICHMOND ROAD, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187 (757)253-0673 FAX: (757)253-2319 E-MAIL: djginc@visi.net NORFOLK - VIRGINIA BEACH AREA (757)874-5015 DRAWN: DNW SHEET 1 OF 2 CHECKED: NLHT JOB NO. 1941120

LEGEND

- FLOOD ZONE LIMITS
RPA (RESOURCE PROTECTION AREA)
100' RPA BUFFER
EXISTING HOMEOWNER'S ASSOCIATION LANDSCAPE PROTECTION AREA (PB 12, PG. 646-649)
SLOPES (20% OR GREATER)
EXISTING HOMEOWNER'S ASSOCIATION DRAINAGE EASEMENT (PB 12, PG. 646-649)
SBL
MINIMUM BLDG. SETBACK LINE
SEWAGE DISPOSAL DRAINFIELD PRIMARY SYSTEM
SEWAGE DISPOSAL DRAINFIELD RESERVE AREA
EASEMENT CURVE/LINE DATA
PROPOSED WELL LOCATIONS
CONCRETE MONUMENT TO BE SET
CONCRETE MONUMENT FOUND
IRON PIPE/ROD TO BE SET
IRON PIPE/ROD FOUND
EXISTING YORK COUNTY 20'X30' SIGHT EASEMENT (PB 12, PG. 646-649)
PLAT BOOK
PAGE

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: Al Maddalena PLAT APPROVING AGENT DATE: 5/18/99

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 13th DAY OF MAY, 1999 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 699. TESTE: NANGY B. KANE, CLERK BY: [Signature]