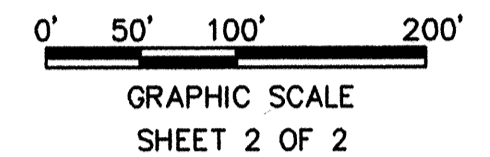
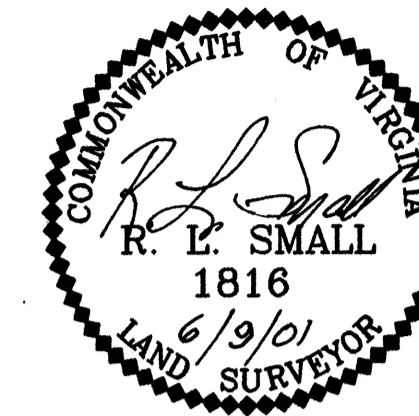


# THE LAKES AT DARE

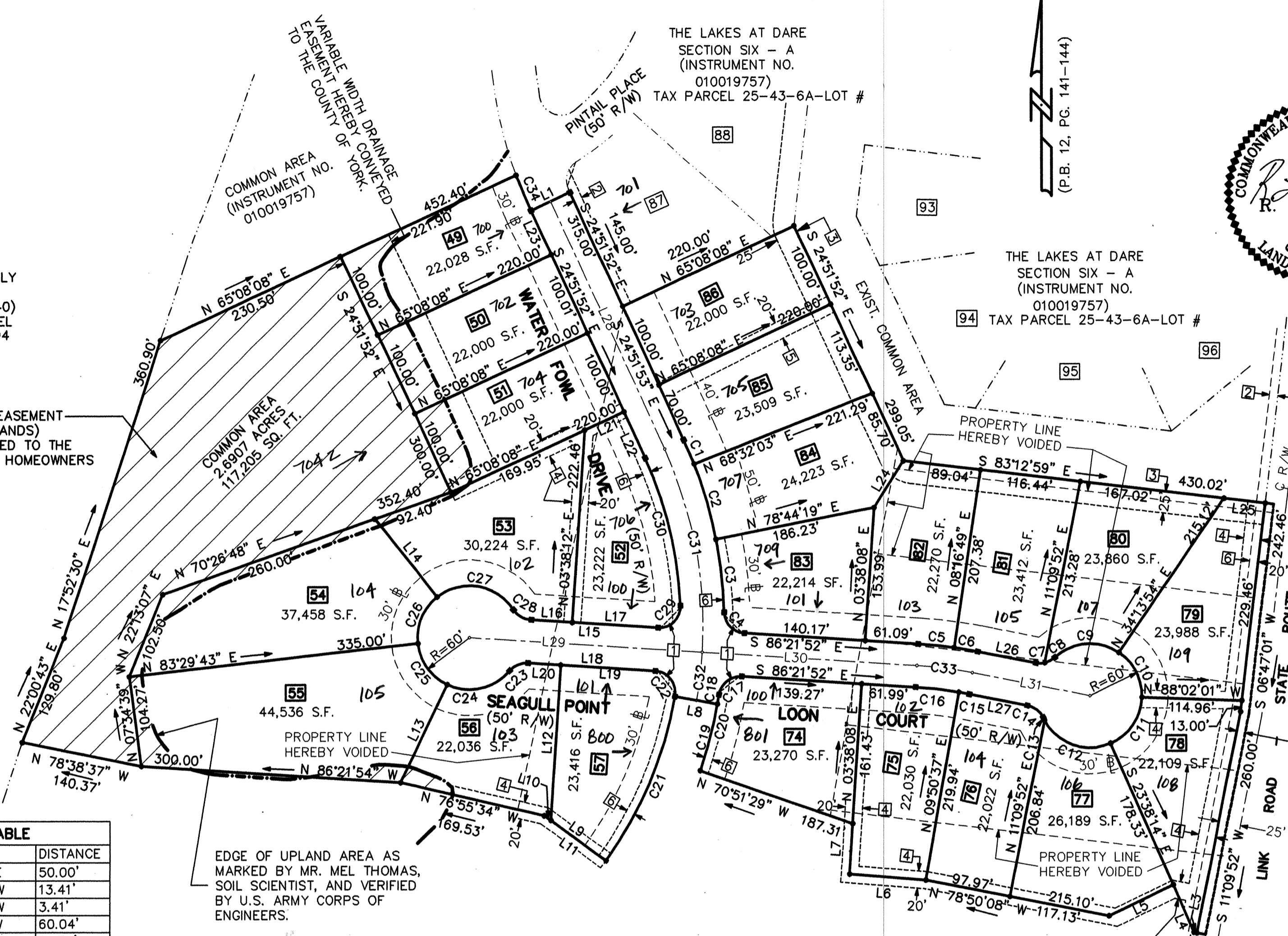
## SECTION SIX-B

SUBDIVISION PLAT OF  
 GRAFTON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: 1" = 100' DATE: 9 JUNE, 2001  
 DAVIS & ASSOCIATES, P.C.  
 SURVEYORS - PLANNERS  
 3630 GEORGE WASHINGTON  
 MEMORIAL HIGHWAY, STE. G  
 YORKTOWN, VIRGINIA 23693  
 PHONE: (757) 867-8583



NOW OR FORMERLY  
 PRESSION  
 (D.B. 96, PG. 140)  
 TAX MAP PARCEL  
 #30-00-00-094  
 ZONE: RR

CONSERVATION EASEMENT  
 (NONTIDAL WETLANDS)  
 HEREBY CONVEYED TO THE  
 LAKES OF DARE HOMEOWNERS  
 ASSOCIATION



- SYMBOLS -**
- DENOTES MINIMUM BUILDING SETBACK LINE
  - DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
  - DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
  - DENOTES IRON ROD FOUND
  - DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
  - DENOTES CONCRETE MONUMENT FOUND
  - DENOTES CONCRETE MONUMENT TO BE SET
  - DENOTES CONSERVATION EASEMENT (NONTIDAL WETLANDS) HEREBY CONVEYED TO THE LAKES AT DARE HOMEOWNERS ASSOCIATION

NUMBER	DIRECTION	DISTANCE
L1	N 65°08'08" E	50.00'
L2	N 78°50'08" W	13.41'
L3	N 78°50'08" W	3.41'
L4	N 23°38'14" W	60.04'
L5	S 64°04'16" W	81.74'
L6	N 85°29'18" W	87.97'
L7	N 03°38'08" E	58.58'
L8	N 79°45'48" W	50.00'
L9	N 53°53'21" W	78.70'
L10	N 53°53'21" W	9.48'
L11	N 53°53'21" W	88.18'
L12	S 03°38'08" W	179.72'
L13	S 25°23'11" W	125.00'
L14	N 38°23'51" W	115.00'
L15	S 86°21'51" E	148.38'
L16	S 86°21'51" E	48.38'
L17	S 86°21'51" E	100.00'
L18	N 86°21'51" W	148.38'
L19	N 86°21'51" W	110.44'
L20	N 86°21'51" W	37.94'
L21	N 65°08'08" E	50.05'
L22	S 24°52'00" E	59.00'
L23	S 24°51'44" E	55.99'
L24	N 32°04'12" E	63.60'
L25	S 83°13'07" E	47.52'
L26	S 78°50'15" E	70.00'
L27	N 78°50'05" W	70.00'
L28	S 24°51'53" E	315.00'
L29	S 86°21'51" E	270.00'
L30	S 86°21'51" E	248.93'
L31	S 78°50'01" E	138.74'

EDGE OF UPLAND AREA AS MARKED BY MR. MEL THOMAS, SOIL SCIENTIST, AND VERIFIED BY U.S. ARMY CORPS OF ENGINEERS.

FUTURE DEVELOPMENT  
 DARE ASSOCIATES, L.L.C.,  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 (D.B. 1072, PG. 122)

NOTE: SIGHT EASEMENTS AT EACH STREET 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 (6) SIX 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.

NOTE: THE AREA LABELED AS CONSERVATION EASEMENT ON THIS PLAT IS HEREBY DEDICATED TO THE LAKES AT DARE HOMEOWNERS ASSOCIATION AND IS SUBJECT TO ARTICLE VI, SECTION 16 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE LAKES AT DARE.

- [1] - DENOTES 20'x20' SIGHT EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK, VIRGINIA.
- [2] - DENOTES EXISTING YORK COUNTY 10' RESTRICTED ACCESS EASEMENT. (INSTRUMENT NO. 010019757)
- [3] - DENOTES EXISTING HOMEOWNERS ASSOCIATION 25' MAINTENANCE AND ACCESS EASEMENT. (INSTRUMENT NO. 010019757)
- [4] - DENOTES 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK, VIRGINIA.
- [5] - DENOTES 20' DRAINAGE EASEMENT CENTERED OVER STORM SEWER LINE HEREBY CONVEYED TO THE COUNTY OF YORK, VIRGINIA.
- [6] - DENOTES 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK.

NOTE: PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL)

NOTE: PRINCIPAL BUILDING SETBACK LINES ARE -  
 FRONT - 30'  
 SIDE - 10'  
 REAR - 25'

**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
 PLAT APPROVING AGENT

DATE: 2/1/02

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 7th DAY OF Feb 2002 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 02002033 4:34 PM.

TESTE: Lynn S. Jenkins  
 CLERK

BY: Susan D. Randall