

**NOTES:**

1. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
2. YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.124 IS LOCATED AT THE INTERSECTION OF STATE ROUTE 134 & OWEN DAVIS BOULEVARD.  
X=12084146.022  
Y=3569662.543
3. PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO. 37-(11)-1
4. THIS PROPERTY ZONED R13 (SINGLE FAMILY RESIDENTIAL DISTRICT)
5. THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0039B DATED 12/16/88.
6. TOTAL AREA OF LOTS SHOWN = 1.916 ACRES
7. ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE GREENLANDS HOMEOWNERS ASSOCIATION.
8. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
9. MINIMUM FRONT YARD SETBACK = 30'
10. THE MINIMUM DISTANCE BETWEEN ANY TWO DWELLINGS ON SEPARATE LOTS SHALL BE 15 FEET.
11. THE STREETS, ALLEYS AND EASEMENTS SHOWN ON THIS PLAT WERE PREVIOUSLY DEDICATED BY SUBDIVISION PLAT OF "THE GREENLANDS, PHASE ONE" RECORDED IN P.B. 12, PG. 690-696.
12. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, WERE CONVEYED BY P.B.12, PG.690 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 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.
13. DRAINAGE AND UTILITY EASEMENTS WERE CONVEYED TO THE COUNTY BY PLAT RECORDED IN P.B.12, PG.690 AND 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.
14. ALL STREETS WERE PREVIOUSLY DEDICATED FOR PUBLIC USE BY P.B. 12, PG. 690-696.
15. VDOT 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.

REFERENCES: D.B. 989, PAGE 634 (DEED)  
P.B. 12, PG. 550-551 (PLAT)  
P.B. 12, PG. 473 (PLAT)  
P.B. 12, PG. 690-696

**SURVEYOR'S CERTIFICATION**

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 IN THIS SUBDIVISION IS IN THE NAMES OF THE FOLLOWING:

LOT 41 IS IN THE NAME OF McDANIEL HOME BUILDERS, INC., A VIRGINIA CORPORATION ACQUIRED FROM COMMONWEALTH COMMUNITIES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 23, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1104, PAGE 930.

LOT 43 IS IN THE NAME OF McDANIEL HOME BUILDERS, INC., A VIRGINIA CORPORATION ACQUIRED FROM COMMONWEALTH COMMUNITIES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JULY 19, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1111, PAGE 275.

LOT 42 AND 44 IS IN THE NAME OF PICKETT CORPORATION, A VIRGINIA CORPORATION ACQUIRED FROM COMMONWEALTH COMMUNITIES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 20, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1118, PAGE 380.

LOT 287 IS IN THE NAME OF PICKETT CORPORATION, A VIRGINIA CORPORATION ACQUIRED FROM COMMONWEALTH COMMUNITIES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 23, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1104, PAGE 928.

LOT 45 IS IN THE NAME OF TABB HOMES, INC., A VIRGINIA CORPORATION ACQUIRED FROM COMMONWEALTH COMMUNITIES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 22, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1103, PAGE 113.

AREA OF FUTURE DEVELOPMENT AS SHOWN IS IN THE NAME OF COMMONWEALTH COMMUNITIES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM THE COMMONWEALTH COMPANY BY DEED DATED JANUARY 22, 1998 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 1044, PAGE 696.

FURTHERMORE, I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1999.

*W. Page Cockrell*  
W. PAGE COCKRELL  
LAND SURVEYOR  
11-4-99  
DATE



**CURVE DATA**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 49°15'01" E
C2	02°40'57"	475.00'	22.24'	11.12'	22.24'	S 02°54'32" E
C3	13°33'58"	475.00'	112.47'	56.50'	112.21'	S 05°12'56" W
C4	10°51'19"	475.00'	89.99'	45.13'	89.86'	S 17°25'34" W
C5	04°20'57"	325.00'	24.67'	12.34'	24.66'	S 20°40'46" W
C6	45°30'30"	325.00'	258.14'	136.31'	251.41'	S 04°14'58" E
C7	01°08'45"	1975.00'	39.50'	19.75'	39.50'	S 04°49'24" E
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 40°44'59" W
C10	81°47'12"	25.00'	35.69'	21.65'	32.73'	S 13°53'23" W
C11	85°33'20"	25.00'	37.33'	23.13'	33.96'	S 82°26'20" E

**UTILITIES NOTES**

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

PLAT OF CORRECTION  
**THE GREENLANDS**  
PHASE ONE  
LOTS 41, 42, 43, 44, 45 & 287  
BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA

DATE: 11/04/99 SHEET 2 OF 3 SCALE: N/A  
PROJECT NO: 30838.00 DRAWN BY: SJB

**VHB** Vanasse Hangen Brustlin, Inc.  
Transportation Land Development Environmental Services  
11832 Rock Landing Drive, Suite 203  
Newport News, Virginia 23608  
(757) 873-3386 • FAX (757) 873-0757

**LEGEND**

- INDICATES POINT FOUND AS DENOTED
- INDICATES IRON ROD TO BE SET
- INDICATES V.D.H. CONC. MON. FOUND
- INDICATES CONC. MON. TO BE SET

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*  
PLAT APPROVING AGENT

DATE: 12/17/99

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 17th DAY OF Dec, 1999. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 75.

TESTE: *Nancy B. Kane*  
CLERK

BY: *Shirley S. Hughes A.C.*