



LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- DENOTES MONUMENTS SET
- (556'06"48"E 100.02') - DENOTES LOT LINE HEREBY VOIDED (2,497 S.F.) DENOTES FORMER LOT AREA
- ▨ DENOTES RIGHT OF WAY HEREBY DEDICATED FOR PUBLIC USE.
- ▤ DENOTES AREAS TO BECOME COMMON AREA OF VINEYARD HEIGHTS HOMEOWNER'S ASSOCIATION

NOTES:

1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
2. YC-034
E12,017,174.526
N3,628,249.540
3. 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 0030B, 12/16/88.
4. PROPERTY IS ZONED R13 (SINGLE FAMILY RESIDENTIAL DISTRICT)

5. R13 ZONED PROPERTY MINIMUM REQUIREMENTS:
MINIMUM FRONT YARD SETBACK = 30'
MINIMUM SIDE YARD SETBACK = 12.5'
MINIMUM REAR YARD SETBACK = 25'
6. ALL PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE VINEYARD HEIGHTS HOMEOWNER'S ASSOCIATION.

SURVEYOR'S CERTIFICATE

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 WITHIN THIS PLAT OF PROPERTY LINE VACATION AND ADJUSTMENT IS IN THE NAME OF HARRISON AND LEAR LAND CORPORATION AND WAS ACQUIRED FROM COWLES M. SPENCER, SR. BY DEED DATED OCTOBER 24, 2000, AND RECORDED AS INSTRUMENT NUMBER 010001478, PAGE 434 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA, AND FROM GLADYS P. ALLEN BY DEED DATED AUGUST 20, 2001 AND RECORDED AS INSTRUMENT NUMBER 010013628, PAGE 359 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA. AND FROM HAMPTON ROADS DEVELOPMENT, L.L.C. BY DEED DATED MARCH 5, 2001, AND RECORDED AS INSTRUMENT NUMBER 010003667, PAGE 362 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2002.

PLAT OF PROPERTY LINE VACATION AND ADJUSTMENT BEING A PORTION OF VINEYARD HEIGHTS
(P.B.2, P.58)
BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1" = 50' AUGUST 12, 2001



SHEET 1 OF 6

THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
P.O. BOX 450
WHITE MARSH, VIRGINIA 23183

OWNER'S CONSENT

THE VACATION AND ADJUSTMENT OF THE PROPERTY LINES AS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

HARRISON AND LEAR LAND CORPORATION, A VIRGINIA CORPORATION

BY: Thomas T. Thompson DATE: 6 Nov 2001
THOMAS T. THOMPSON, PRESIDENT

STATE OF VIRGINIA, COUNTY/CITY OF Hampton, TO WIT:

I, 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 JURISDICTION AFORESAID ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND THIS 6th DAY OF November, 2001

John D. Edwards
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/03

THE VACATION AND ADJUSTMENT OF THE PROPERTY LINES AS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

CENTURA BANK, A NORTH CAROLINA BANKING CORPORATION
INSTR.# 010001479, P.441; JANUARY 31, 2001

BY: Kevin E. Kelly DATE: 11/06/01
KEVIN E. KELLY, VICE PRESIDENT OF CB SERVICES CORP., A VIRGINIA CORPORATION

STATE OF VIRGINIA, COUNTY/CITY OF Newport News, TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE COUNTY 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 JURISDICTION AFORESAID ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND THIS 6th DAY OF November, 2001

Ramona C. Huber
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/31/04

GLADYS P. ALLEN, NOTE HOLDER
INSTR.# 010013629, P.362; AUGUST 20, 2001
INSTR.# 010013630, P.372; AUGUST 20, 2001

SIGNED: C.E. Newbaker, III DATE: 11-5-2001
C.E. NEWBAKER, III L.S.# 1380

BY: Wesley E. Rice, Trustee DATE: 11/6/01
WESLEY E. RICE, TRUSTEE



STATE OF VIRGINIA, COUNTY/CITY OF Newport News, TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE COUNTY 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 JURISDICTION AFORESAID ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND THIS 6th DAY OF November, 2001

Wesley E. Rice, Trustee
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/28/2003

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	88°55'56"	38.80'	24.54'	35.02'	S11°38'50"E
2	25.00'	91°04'04"	39.73'	25.47'	35.68'	S78°21'10"W
3	25.00'	88°55'56"	38.80'	24.54'	35.02'	S11°38'50"E
4	25.00'	90°49'41"	39.63'	25.36'	35.61'	S78°28'21"W
5	25.00'	88°55'56"	38.80'	24.54'	35.02'	S11°38'50"E
6	25.00'	91°04'04"	39.73'	25.47'	35.68'	S78°21'10"W
7	25.00'	88°55'56"	38.80'	24.54'	35.02'	S11°38'50"E
8	25.00'	91°04'04"	39.73'	25.47'	35.68'	S78°21'10"W
9	25.00'	31°25'26"	13.71'	7.03'	13.54'	N40°24'05"W
10	50.00'	272°44'18"	238.01'	-	-	-
11	25.00'	61°18'52"	26.75'	14.82'	25.50'	S86°46'15"E

AREA OF LOTS = 797,659 SQ.FT. OR 18.312 AC.
COMMON AREA = 216,815 SQ.FT. OR 4.977 AC.
"A" = 148,364 SQ.FT. "F" = 2,100 SQ.FT. "K" = 1,355 SQ.FT.
"B" = 17,352 SQ.FT. "G" = 2,100 SQ.FT. "L" = 8,756 SQ.FT.
"C" = 18,483 SQ.FT. "H" = 2,100 SQ.FT. "M" = 4,203 SQ.FT.
"D" = 3,601 SQ.FT. "I" = 2,100 SQ.FT.
"E" = 4,201 SQ.FT. "J" = 2,100 SQ.FT.

TOTAL AREA OF PRIVATE STREETS = 81,914 SQ.FT. OR 1.881 ACRES
NAPA CT. = 8,753 SQ.FT. ZINFANDEL RD. = 4,720 SQ.FT.
SONOMA CT. = 8,753 SQ.FT. RIESLING RD. = 8,752 SQ.FT.
BORDEAUX CT. = 10,501 SQ.FT. MERLOT DR. = 24,418 SQ.FT.
RHINE CT. = 8,753 SQ.FT.
MOSEL CT. = 7,264 SQ.FT.

AREA OF LOTS NOT WITHIN THIS DEV. = 95,266 SQ.FT. OR 2.187 AC.
AREA OF PUBLIC RIGHT-OF-WAY = 192,182 SQ.FT. OR 4.412 AC.
TOTAL AREA OF VINEYARD HEIGHTS = 1,383,836 SQ.FT. OR 31.769 AC.

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.

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 SIX (6) 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.

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 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 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 VIRGINIA DEPARTMENT OF TRANSPORTATION 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.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 12/18/01

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 19 DAY OF Dec., 2001, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE INSTR. # 010001479 11:14am

TESTE: Lynn S. Jenkins
CLERK

BY: Natalie C. Owens, D.C.