

VICINITY MAP 1" = 2000'

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- DENOTES MONUMENTS SET
- (S56°06'48"E 100.02') DENOTES LOT LINE HEREBY VOIDED
- (2,497 S.F.) DENOTES FORMER LOT AREA

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.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	46°56'59"	20.48'	10.86'	19.92'	S79°35'19"E

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 RESUBDIVISION 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.

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

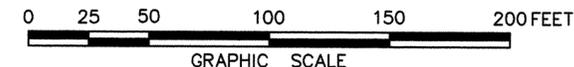
SIGNED: C.E. Newbaker, III DATE: 7-17-02
C.E. NEWBAKER, III L.S.# 1380



**RESUBDIVISION OF
LOTS 12 & 13
BEING A PORTION OF VINEYARD HEIGHTS**
(INSTR.#010021798)

BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA

SCALE: 1" = 50' MAY 7, 2002



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 PLATTING OF THE PROPERTY LINES AS SHOWN ON THIS PLAT IS 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: 18 July 2002
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 18th DAY OF July, 2002

Linda Ellis
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 31, 2006

THE PLATTING OF THE PROPERTY LINES AS SHOWN ON THIS PLAT IS 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: 7/12/02
KEVIN E. KELLY, VICE PRESIDENT OF
CB SERVICES CORP., A VIRGINIA CORPORATION

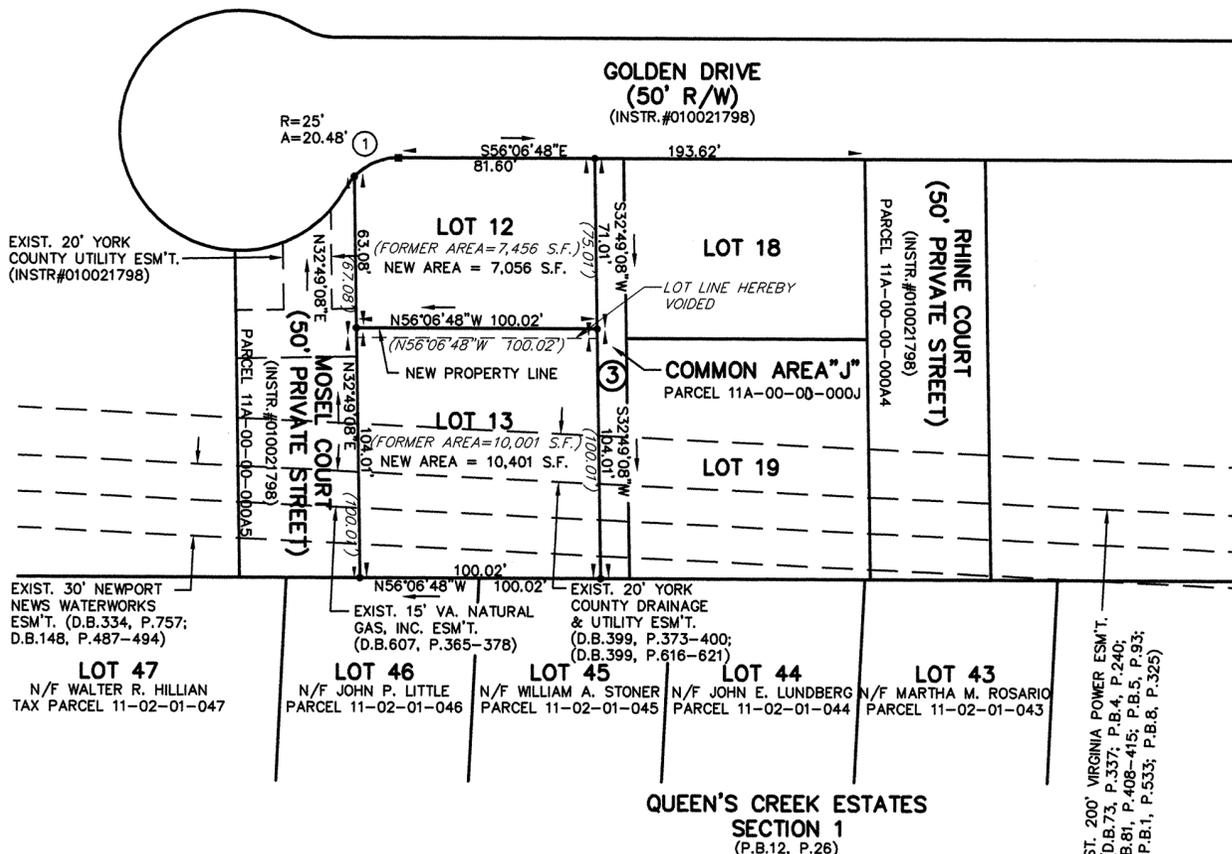
STATE OF VIRGINIA, COUNTY/CITY OF Hampton, TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE ABOVE NAMED 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 18th DAY OF July, 2002

Linda Ellis
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 31, 2006



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 HARRISON AND LEAR LAND CORPORATION AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

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.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena DATE: 8/12/02
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 18th DAY OF August, 2002, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 220016538 11:20am

TESTE: Lynn S. Jenkins
CLERK

BY: Josie Brogden, D.C.

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
11A-00-00-012; GPIN: G14A-1800-2682
11A-00-00-013; GPIN: G14A-1752-2609

