OWNER'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

COMMONWEALTH COMMUNITIES, L.C. A VIRGINIA LIMITED LIABILITY COMPANY

HARVEY E. WEINSTEIN

MANAGER

DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

I, Karen S. Manley, A NOTARY PUBLIC IN AND FOR THE C: ty OF Hampton, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18 DAY OF August, 2003.

Kasen S. Manley

MY COMMISSION EXPIRES 10-31-06

TRUSTEE'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES, EITHER OF WHOM MAY ACT.

BANK OF AMERICA (FORMERLY NATIONS BANK, N.A.)
DEED OF TRUST DATED OCTOBER 9, 1998 DEED BOOK 1045, PAGE 485;
DEED OF TRUST DATED OCTOBER 9, 1998 DEED BOOK 1046, PAGE 466 AND
DEED OF TRUST DATED FEBRUARY 28, 2002 AND RECORDED AS INSTRUMENT
NUMBER 020003385 AND RE-RECORDED AS INSTRUMENT NUMBER 020003524.

CONSENTED TO: BANK OF AMERICA

BY: OZO A CA

8/28/03

BY:

CAROL L. DYER, TRUSTEE

DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

I, Karen S. Manley, A NOTARY PUBLIC

IN AND FOR THE C; ty OF Hampton,

DO HEREBY CERTIFY THAT THE ABOVE

NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING

WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN

MY C; ty AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 39 TO DAY OF August, 2003.

Kosen S. Manley NOTARY PUBLIC

MY COMMISSION EXPIRES 10-31-06

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

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. 37-11-00-000C. GPIN: T03D-2653-0524
- 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 NUMBERS 510182 0039B AND 510182 0043B DATED 12/16/88.
- 6. AREA OF LOTS = 2.589 ACRES AREA OF RIGHT OF WAY = 0.675 ACRES COMMON AREA = 1.629 ACRES
 - TOTAL SUBDIVIDED AREA = 4.893 ACRES

- 7. ALL "COMMON AREAS" WILL 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 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 EASEMENTS 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.
- 12. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- 13. 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.

PLAT OF SUBDIVISION

THE GREENLANDS

PHASE FIVE

BETHEL MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA

DATE: 3/18/03

SHEET 1 OF 3

SCALE: N/A

PROJECT NO: 30858.00

DRAWN BY: DWP



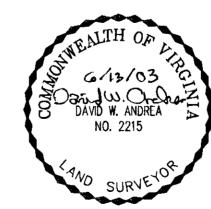
Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
11832 Rock Landing Drive, Suite 203
Newport News, Virginia 23606-4231
(757) 873-3386 • FAX (757) 873-0757

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 NAME OF COMMONWEALTH COMMUNITIES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM THE COMMONWEALTH COMPANY BY DEED DATED JULY 22, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 1113, PAGE 467. I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 31, 2003.

David W. Ondrea 6/13/03 DAVID W. ANDREA LAND SURVEYOR

DATE



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.

INDICATES IRON ROD FOUND

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: Maddalene PLAT APPROVING AGENT

DATE: ///17/0

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 3 DAY OF DCC., 2003. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 300378.7.

TESTE: Lym S Jakin

BY: Denuis Coron D.C.

FILE # 30858-5-PLAT