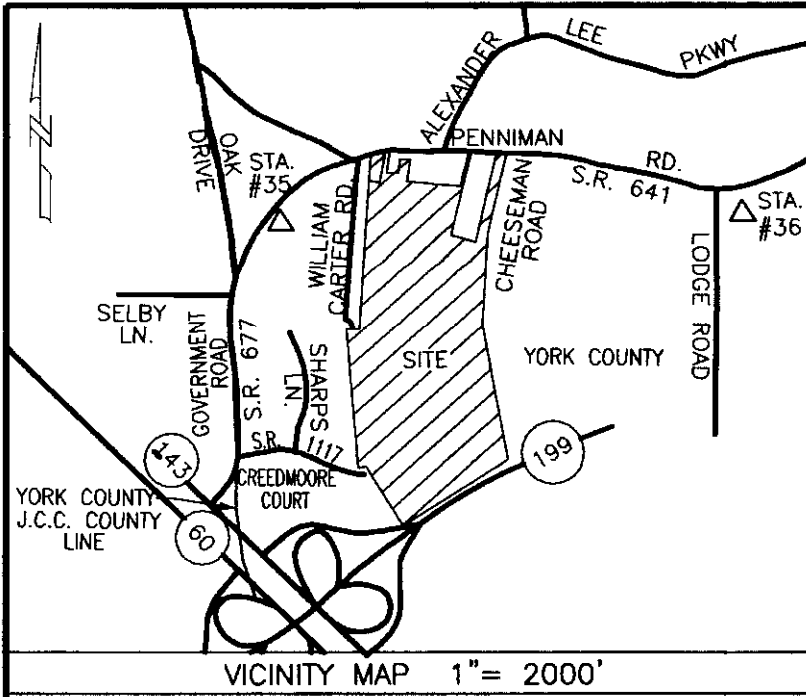


2008 APR 17 AM 10:57



PRIMARY GEODETIC CONTROL MONUMENTS

STATION # 35
 EASTING : 12017812.989 NORTHING : 3622967.181

STATION # 36
 EASTING : 12020310.708 NORTHING : 3622857.854

DEDICATION OF COMMON AREAS

GCRW, LLC, IN RECORDING THIS PLAT OF THE HIGHGROVE SUBDIVISION, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA, INTENDED FOR USE BY THE HOMEOWNERS IN HIGHGROVE SUBDIVISION FOR RECREATION AND OTHER RELATED ACTIVITIES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN HIGHGROVE SUBDIVISION.

NOTES:

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN HEREON. EXTERIOR PROPERTY LINES SHOWN HEREON TAKEN FROM RECORD PLAT RECORDED IN INSTRUMENT #070001029 AND OTHER PLATS AS NOTED.
- PROPERTY LIES IN F.I.R.M. ZONE "X", AREAS DETERMINED OUTSIDE THE 500 YEAR FLOOD PLAIN, ACCORDING TO COMMUNITY PANEL 510182 0030 B DATED DECEMBER 16, 1988.
- ALL COMMON AREAS ARE TO BE CONVEYED TO HIGHGROVE HOMEOWNER'S ASSOCIATION.
- COMMON AREAS SHOWN HEREON TO BE OWNED AND MAINTAINED BY THE HIGHGROVE HOMEOWNERS ASSOCIATION.
- MINIMUM BUILDING SETBACKS FOR AN OPEN SPACE CLUSTER SUBDIVISION:
 FRONT YARD: 30'
 REAR YARD: 20'
 SIDE YARD: 10'
- WETLANDS DELINEATED BY OTHERS AND FIELD LOCATED BY LANDTECH RESOURCES, INC.
- UNDERGROUND UTILITIES WERE NOT LOCATED.
- EXISTING FENCES, UTILITIES AND IMPROVEMENTS NOT SHOWN.
- PROPOSED LOT LAYOUT AND RIGHT OF WAY GEOMETRY FURNISHED BY LAND PLANNING SOLUTION.
- 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.
- YORK COUNTY AND 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.
- 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 EASEMENTS 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.
- ALL YORK COUNTY UTILITY EASEMENTS SHOWN HEREON SHALL BE CENTERED OVER THE SANITARY SEWER LINE OR SERVICE LATERAL.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- ALL STORM DRAINAGE PIPES NOT IN A VDOT RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HIGHGROVE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS AN AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISION OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

LEGEND

- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- CONCRETE MONUMENT TO BE SET
- IRON ROD TO BE SET (UNLESS OTHERWISE NOTED)
- RPA = RESOURCE PROTECTION AREA
- RMA = RESOURCE MANAGEMENT AREA

SUBDIVISION PLAT OF
HIGHGROVE

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
 DATE: SEPT. 4, 2007 SCALE: 1"= 60' JOB # 07-259
 REV: FEB. 6, 2008

LandTech Resources, Inc.
 Surveying • Engineering • GPS

201 Bulifants Boulevard, Suite A, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 4

ZONING:

R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)

UTILITIES:

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 YORK COUNTY.

PARCEL INFORMATION

TAX MAP #11-00-00-072
 GPIN: G13B-3195-2599
 PROPERTY IS IN A RMA & RPA (CHEESEMAN ROAD)
 TAX MAP #11-00-00-072A
 GPIN: G13B-3867-2910

AREA CALCULATIONS

TOTAL AREA OF R/W: 204,719 S.F./4.70 AC.
 TOTAL AREA OF COMMON AREA: 507,669 S.F./11.65 AC.
 TOTAL AREA OF LOTS: 552,158 S.F./12.68 AC.
 TOTAL SUBDIVIDED AREA : 1,264,546 S.F./29.03 AC.

PLAT INSTRUMENT # 080007611

APPROVED:

J.W. Bennett 4-1-08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: 4/7/08
 STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 17th DAY OF April 2008 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 080007611

TESTE: *Lynn S. Mendibur* 10:51am
 CLERK

BY: *Salma M. Blyden*

OWNERS CONSENT

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

GCRW, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

Gordon E. Saffold 02/11/08
 GORDON E. SAFFOLD, ~~MANAGING MEMBER~~ DATE
 MANAGER

NOTARY FOR OWNERS

I, Sharon Wood, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, VIRGINIA 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.
 GIVEN UNDER MY HAND THIS 11th DAY OF February, 2008.

Sharon Wood
 NOTARY PUBLIC

MY COMMISSION EXPIRES February 28, 2011
 REGISTRATION NO. 7083456

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 IN THIS SUBDIVISION IS IN THE NAME OF GCRW, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED AS FOLLOWS:

GRANTOR	DATE OF DEED	INSTR. #	GPIN #	TAX MAP #
JOHN GRIER CONST. CO	7/11/2005	050017020	G13D-3686-2321/T.M.	11-12-00-001
			G13D-3563-1916/T.M.	11-12-00-002
			G13D-3584-1642/T.M.	11-12-00-003
			G13B-3635-2584/T.M.	11-00-00-067C
			G13B-3558-2550/T.M.	11-00-00-067B
JOHN GRIER CONST. CO	3/23/2007	070019289	G13B-3460-2558/T.M.	11-00-00-067G
			G13B-3867-2910/T.M.	11-00-00-072A
EARL H. & ANNIE M. KENT (HUSBAND & WIFE)	7/21/2005	050017776	G13B-3195-2599/T.M.	11-00-00-072
			G13B-3232-2521/T.M.	11-00-00-071A
			G13B-3182-2525/T.M.	11-00-00-073
DOUGLAS & ELVIA D. JACKSON (HUSBAND & WIFE)	5/11/2005	050017778	G13D-3030-1632/T.M.	11-00-00-079A
CURTIS L. & CYNTHIA C. LASSITER (HUSBAND & WIFE)	5/11/2005	050017779	G13D-3252-2264/T.M.	11-00-00-071
LONGHOUSE VILLAGE ASSOCIATES, L.C.	5/18/2005	050017780	G13D-3174-2137/T.M.	11-00-00-071B
MARY L. WHITE	5/11/2005	050017781	G13B-3220-2891/T.M.	11-00-00-071F
CARL L, JR. & COLEEN H. LASSITER (HUSBAND & WIFE)	5/09/2005	050017782	G13D-3297-1727/T.M.	11-00-00-071C
GRACE A. CHEESEMAN	5/10/2005	050017777	G13D-3577-1377/T.M.	11-12-00-004
DORA BURRELL(HEIRS)	7/18/2005	050018263	G13D-3035-1904/T.M.	11-00-00-079
GRACE ALTHEA CHEESEMAN, ET UX	1/17/2008	080001457	G13B-3867-2910/T.M.	11-00-00-072A

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 1, 2008

SIGNED: *Matthew H. Connolly* DATE: 2/06/2008
 MATTHEW CONNOLLY

