

VICINITY MAP 1" = 1000'

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
- RMA DENOTES RESOURCE MANAGEMENT AREA

NOTES:

1. A PORTION OF THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS IN A RESOURCE MANAGEMENT AREA.
2. YC-075
E12,084,317.874
N3,607,364.875
3. FLOOD NOTE: THIS PROPERTY IS LOCATED IN ZONE AE, (EL 8) & ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182-0016B AND 510182-0018B DATED DECEMBER 16, 1988.
4. PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT)
5. SELF IMPOSED MINIMUM SETBACKS
MINIMUM FRONT YARD SETBACK = 30'
MINIMUM SIDE YARD SETBACK = 10'
MINIMUM REAR YARD SETBACK = 25'
6. PROPERTY REFERENCES:
D.B.30, P.490; D.B.305, P.481; D.B.333, P.158;
D.B.506, P.695; D.B.610, P.315; D.B.837, P.380;
D.B.860, P.776; P.B.1, P.6; P.B.6, P.149;
P.B.9, P.447; P.B.11, P.418; P.B.12, P.220;
P.B.12, P.291.
7. ALL COMMON AREAS ARE TO BE CONVEYED TO THE WINTERFIELD 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. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
10. VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

PLAT OF SUBDIVISION
WINTERFIELD
(P.B.12, P.220)
NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1" = 60' MARCH 19, 2001
SHEET 1 OF 4
0 30 60 120 180 240 FEET
GRAPHIC SCALE

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

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

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.

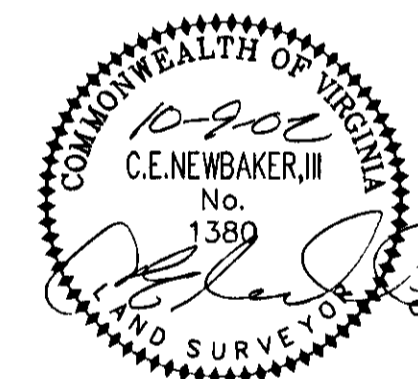
SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN 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.

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 SUBDIVISION IS IN THE NAME OF WINTERFIELD, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM LESTER D. BIERI AND ROSE J. BIERI BY DEED DATED NOVEMBER 14, 2001 AND RECORDED AS INSTRUMENT NUMBER 010018869 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, 2003.

SIGNED: C.E. Newbaker, III DATE: 10-9-02
C.E. NEWBAKER, III L.S.# 1380



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	215.00'	38°21'25"	143.93'	74.78'	141.26'	S68°50'48"E
2	205.00'	17°58'11"	64.29'	32.41'	64.03'	S01°07'19"E
3	245.00'	46°19'32"	198.09'	104.82'	192.74'	S13°03'22"W
4	485.00'	22°07'38"	187.30'	94.83'	186.14'	S25°09'19"W
5	265.00'	29°46'59"	137.75'	70.47'	136.20'	N64°33'35"W
6	435.00'	22°07'38"	167.99'	85.06'	166.95'	N25°09'19"E
7	295.00'	46°19'32"	238.52'	126.21'	232.07'	N13°03'22"E
8	155.00'	86°47'22"	234.79'	146.55'	212.98'	N33°17'17"E
9	35.00'	90°00'00"	54.98'	35.00'	49.50'	S58°19'02"E
10	325.00'	30°16'33"	171.73'	87.92'	169.74'	S28°27'19"E
11	700.00'	25°39'43"	313.52'	159.43'	310.91'	S30°45'44"E
12	750.00'	25°39'43"	335.91'	170.82'	333.11'	N30°45'44"W
13	275.00'	30°16'33"	145.31'	74.40'	143.63'	N28°27'19"W
14	35.00'	90°00'00"	54.98'	35.00'	49.50'	N31°40'58"E
15	340.00'	33°09'53"	196.80'	101.24'	194.07'	N30°40'26"E
16	130.00'	24°22'09"	55.29'	28.07'	54.88'	S02°09'08"W

AREA OF LOTS = 884,477 SQ.FT. OR 20.305 AC.
COMMON AREA = 862,534 SQ.FT. OR 19.801 AC.
AREA OF BRADLEY DRIVE = 43,676 SQ.FT. OR 1.003 AC.
AREAS TO BE CONVEYED TO COMMONWEALTH OF VIRGINIA = 33,390 SQ.FT. OR 0.766 AC.
TOTAL SUBDIVIDED AREA = 1,824,077 SQ.FT. OR 41.875 AC.

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.

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, IF ANY.

WINTERFIELD, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
LESTER D. BIERI

BY: Lester D. Bieri DATE: 10/11/02
LESTER D. BIERI

ROSE J. BIERI

BY: Rose J. Bieri DATE: 10/14/02
ROSE J. BIERI

STATE OF VIRGINIA, COUNTY/CITY York, 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.

GIVEN UNDER MY HAND THIS 11 DAY OF October, 2002

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/04

CB SERVICES CORP., A VIRGINIA CORPORATION
(INSTR.# 010018870; NOVEMBER 14, 2001)

BY: Kevin E. Kelly DATE: 10/15/02
KEVIN E. KELLY, VICE PRESIDENT

STATE OF VIRGINIA, COUNTY/CITY Newport News, 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.

GIVEN UNDER MY HAND THIS 15th DAY OF October, 2002

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/31/04

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 1-22-2003

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 22nd DAY OF January 2003, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK ---, PAGE --- Inst # 030001831 3:15pm

TESTE: Lynn S. Jenkins
CLERK
BY: Lisa Brogden, D.C.

PROPERTY IS TAX MAP PARCEL NUMBER 20-05-00-000A, B, C, AND D.

GPIN #'S: U10a-1630-2668, U10b-2538-2824, U10c-0935-2213, U10d-2317-2245.