

PLAT OF SUBDIVISION  
**THE GREENLANDS**  
PHASE TWO-A  
BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA

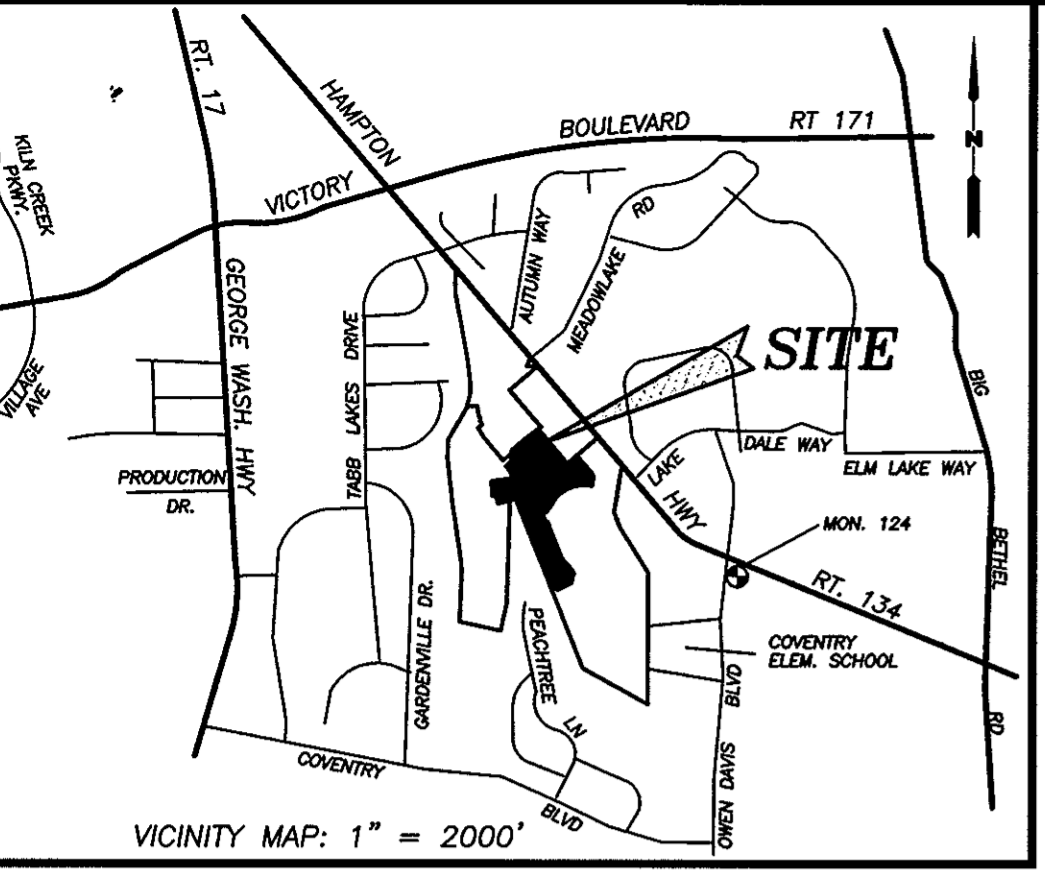
DATE: 11/8/99 SHEET 1 OF 4 SCALE: N/A  
PROJECT NO: 30838.00 DRAWN BY: DWP

**VHB** Vonasse Hangen Brustlin, Inc.  
Transportation Land Development Environmental Services  
11832 Rock Landing Drive, Suite 203  
Newport News, Virginia 23608  
(757) 873-3386 & FAX (757) 873-0757

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

**NOTES:**

- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- 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
- PROPERTY IS PORTION OF ASSESSOR'S PARCEL NOS. 37-(III)-B AND 37-(III)-C
- THIS PROPERTY ZONED R13 (SINGLE FAMILY RESIDENTIAL DISTRICT)
- THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0039B DATED 12/16/88.
- AREA OF LOTS = 9.686 ACRES  
AREA OF RIGHT OF WAY = 2.656 ACRES  
COMMON AREA = 10.007 ACRES  
TOTAL AREA = 22.349 ACRES
- ALL "COMMON AREAS" WILL BE CONVEYED TO THE GREENLANDS HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- MINIMUM FRONT YARD SETBACK = 30'
- THE MINIMUM DISTANCE BETWEEN ANY TWO DWELLINGS ON SEPARATE LOTS SHALL BE 15 FEET.
- 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.
- 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 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.
- 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.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- 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.



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  
BY: Harvey E. Weinstein 11/29/99  
HARVEY E. WEINSTEIN MANAGER DATE

I, Ethelene S. Hogge, A NOTARY PUBLIC IN AND FOR THE State OF 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 29th DAY OF November, 1999.  
Ethelene S. Hogge  
NOTARY PUBLIC  
MY COMMISSION EXPIRES June 30, 2000.

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; AND  
DEED OF TRUST DATED OCTOBER 9, 1998 DEED BOOK 1046, PAGE 466.  
CONSENTED TO: BANK OF AMERICA

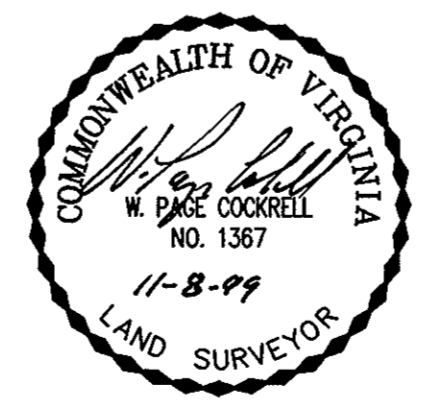
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
RUSSELL A. CARTER, TRUSTEE DATE  
BY: Carol L. Dyer 12/1/99  
CAROL L. DYER, TRUSTEE DATE

I, Mary Kay Matthews, A NOTARY PUBLIC IN AND FOR THE City OF Newport News, 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 10th DAY OF December, 1999.  
Mary Kay Matthews  
NOTARY PUBLIC  
MY COMMISSION EXPIRES July 31, 2001.

**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 MAY 31, 2000.

W. Page Cockrell 11-8-99  
W. PAGE COCKRELL DATE  
LAND SURVEYOR



**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.

**LEGEND**

- INDICATES POINT FOUND AS DENOTED
- 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: John T. Duvall, PE  
PLAT APPROVING AGENT  
DATE: 1-7-00

STATE OF VIRGINIA  
COUNTY OF YORK

Plat Book No. 13 Page 80  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 14th DAY OF January, 2000  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 80.

TESTE: Lynne S. Jenkins  
CLERK

BY: Katharine Brenden  
Trustee # 00000352  
FILE # 96-022