

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: T02A-2490-4381
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 = 12.982 ACRES  
 AREA OF RIGHT OF WAY = 3.120 ACRES  
 COMMON AREAS = 15.312 ACRES  
 TOTAL SUBDIVIDED AREA = 31.414 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. 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.
13. 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.
14. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
15. 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 THREE  
 BETHEL MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA

DATE: 4/16/02 SHEET 1 OF 6 SCALE: N/A  
 PROJECT NO: 30858.00 DRAWN BY: DWP

**VHB** 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

**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

BY: Harvey E. Weinstein 6/6/02  
 HARVEY E. WEINSTEIN MANAGER DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA

I, Kathleen M. Chomas, A NOTARY PUBLIC IN AND FOR THE City 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 6th DAY OF June, 2002.

Kathleen M. Chomas  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/28/2005

**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; AND  
 DEED OF TRUST DATED OCTOBER 9, 1998 DEED BOOK 1046, PAGE 466.

CONSENTED TO: BANK OF AMERICA

BY: \_\_\_\_\_  
 RUSSELL A. CARTER, TRUSTEE DATE

BY: Carol L. Dyer 6-6-02  
 CAROL L. DYER, TRUSTEE DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA

I, Suzanne S. Bryson, A NOTARY PUBLIC IN AND FOR THE CITY OF NORFOLK, 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 6 DAY OF JUNE, 2002.

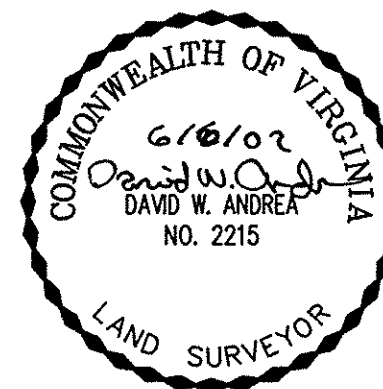
Suzanne S. Bryson  
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 2005

**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 SEPTEMBER 30, 2002.

David W. Andrea 6/6/02  
 DAVID W. ANDREA 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
- --- INDICATES APPROXIMATE TOP OF BANK
- - - - - INDICATES APPROXIMATE EDGE OF WATER

**APPROVED:**  
**YORK COUNTY BOARD OF SUPERVISORS**

BY: Al Maddalena  
 PLAT APPROVING AGENT  
 DATE: 7/2/02

STATE OF VIRGINIA  
 COUNTY OF YORK



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR 3:45pm  
 THE COUNTY OF YORK, THE 3 DAY OF JULY, 2002.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS  
 THE LAW DIRECTS AS INSTRUMENT NO. 020013165.

TESTE: Lynn S. Jenkins  
 CLERK

BY: Natalie C. Owens, D.C.