



- 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.033-RESET IS LOCATED ON THE GROUNDS OF THE BRUTON DISTRICT FIRE STATION. X=12014606.789 Y=3626091.569
 3. PROPERTY IS ASSESSOR'S PARCEL NO. 10-9.
 4. 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.
 5. AREA OF RIGHT-OF-WAY DEDICATION = 0.923 ACRES
 6. THIS PROPERTY ZONED R-13.

7. THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0030B DATED 12/16/88.
8. 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.
9. 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: (1) THE 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 (2) 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.

PLAT OF SUBDIVISION
SEAN'S GLEN
COUNTY OF YORK, VIRGINIA

DATE: 8/10/95 SHEET 1 OF 4 SCALE: N/A
PROJECT NO: 95-825 DRAWN BY: PAUL MICHAEL

SA SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(804) 873-3386

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

ASSOCIATED DEVELOPERS INCORPORATED, A VIRGINIA CORPORATION

BY: Henry H. Stephens, president DATE 10-20-95

I, Edelanna S. Hooge, 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 AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 20th DAY OF October, 1995.

Edelanna S. Hooge
NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 1996.

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 ASSOCIATED DEVELOPERS INCORPORATED, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM ATLANTIC HOMES DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION, BY DEED DATED 22 MAY, 1995, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 846, PG.723. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 5, 1996.



AREA TABLE

AREA OF LOTS	13.982 AC.
AREA OF R/W	0.923 AC.
TOTAL SUBDIVIDED AREA	14.915 AC.

UTILITIES NOTES

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 THE COUNTY OF YORK.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	84°32'28"	25.00'	36.89'	22.72'	33.83'	N38°28'51"W
2	13°15'44"	300.00'	69.44'	34.88'	69.29'	N74°07'13"W
3	15°08'10"	300.00'	79.25'	39.86'	79.02'	N59°55'16"W
4	17°58'57"	300.00'	94.16'	47.47'	93.77'	N43°21'42"W
5	14°40'54"	300.00'	78.87'	38.85'	78.66'	N27°01'46"W
6	13°49'21"	300.00'	72.37'	36.36'	72.20'	N12°46'39"W
7	07°52'17"	300.00'	41.22'	20.84'	41.18'	N01°55'50"W
8	72°37'13"	25.00'	31.68'	18.37'	29.61'	N34°18'18"W
9	93°24'20"	52.00'	84.77'	55.19'	75.69'	N23°54'44"W
10	52°00'24"	52.00'	47.20'	25.37'	45.60'	N48°47'37"E
11	52°00'24"	52.00'	47.20'	25.37'	45.60'	S79°11'59"E
12	50°09'34"	52.00'	45.52'	24.34'	44.08'	S28°08'59"E
13	05°02'31"	52.00'	4.58'	2.29'	4.57'	S00°30'57"E
14	14°07'20"	250.00'	61.62'	30.97'	61.46'	S05°03'21"E
15	49°10'21"	250.00'	214.56'	114.39'	208.03'	S36°42'12"E
16	17°09'00"	250.00'	74.83'	37.70'	74.55'	S69°51'52"E
17	99°33'19"	25.00'	43.44'	29.56'	38.18'	N51°46'59"E
18	01°29'24"	5056.71'	131.50'	65.75'	131.50'	S89°16'57"E
19	04°39'10"	5056.71'	410.64'	205.43'	410.52'	N87°38'46"E
20	00°25'55"	2835.00'	21.37'	10.88'	21.37'	N85°06'14"E
21	87°31'04"	275.00'	420.06'	263.34'	380.39'	N43°49'47"E

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES, CRESTAR BANK (D.B.854, PG.663, 7/18/95) CONSENTED TO:

ROBERT W. HEHL, TRUSTEE

Alvin J. Owens
ALVIN J. OWENS, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Reva S. Parker, 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 26th DAY OF September, 1995.

Reva S. Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/31/95.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: John J. Blum, PE
PLAT APPROVING AGENT

DATE: 12-11-95

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 11th DAY OF Dec, 1995. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 316. 3:SD

TESTE: Nancy B. Kane
CLERK

BY: Paul Michael