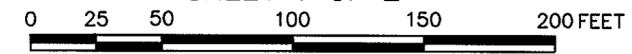


BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA

SCALE: 1" = 50' OCTOBER 1, 1999

SHEET 1 OF 2



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

SIGHT TRIANGLE LEGEND:

SIGHT TRIANGLE EASEMENTS FOR RIGHT-OF-ENTRY PURPOSES AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO YORK COUNTY IN THE FOLLOWING DIMENSIONS.

- A = 30' x 20'
B = 20' x 20'
C = 30' x 30'
D = 40' x 20'
E = 40' x 30'

NOTE: 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.

RESIDENTIAL AREA DESIGN PARAMETERS (ORDINANCE 096-13; MAY 1, 1996)

- 1. THERE SHALL BE A THIRTY FOOT (30') FRONT YARD SETBACK FROM STREETS, INCLUDING BOTH LEGS OF CORNER LOTS, PROVIDED, HOWEVER, THAT FOR LOTS OF LESS THAN 125 FEET IN DEPTH OR HAVING SEVERE TOPOGRAPHICAL CONSTRAINTS, AS DETERMINED BY THE SUBDIVISION AGENT, THE MINIMUM FRONT YARD SETBACK MAY BE REDUCED TO TWENTY-FIVE FEET (25') IN ORDER TO FACILITATE STAGGERED FRONT YARDS. SIDE-BY-SIDE LOTS MAY NOT BOTH HAVE REDUCED FRONT YARDS. WHERE CORNER LOTS DO NOT HAVE 125 FEET OF DEPTH IN EITHER OR BOTH DIRECTIONS, ONE (1) FRONT SETBACK MAY BE REDUCED. THE FOREGOING NOTWITHSTANDING, THE SUBDIVISION AGENT MAY APPROVE MINOR DEVIATIONS IN ORDER TO FACILITATE A PLEASING STREETScape, BUT IN NO CASE MAY THE MINIMUM FRONT YARD BE REDUCED TO LESS THAN TWENTY-FIVE FEET (25').
2. THE MINIMUM DISTANCE BETWEEN TWO PRINCIPAL BUILDINGS/STRUCTURES SHALL BE TWENTY FEET (20').
3. THE MINIMUM DISTANCE BETWEEN ANY PRINCIPAL BUILDING AND AN ACCESSORY BUILDING, OR BETWEEN TWO ACCESSORY BUILDINGS, SHALL BE TEN FEET (10').
4. THE MINIMUM WIDTH OF A SINGLE-FAMILY DETACHED LOT SHALL BE FORTY-FIVE FEET (45').
5. THE MINIMUM SETBACK FROM ANY EXTERNAL PROPERTY LINE SHALL BE TEN FEET (10'); HOWEVER, WHERE THE SETBACK IS LESS THAN TWENTY-FIVE FEET (25'), A WOODEN PRIVACY FENCE SUPPLEMENTED WITH LANDSCAPING SHALL BE ERECTED PARALLEL TO THE EXTERNAL PROPERTY LINE.
6. THE MAXIMUM BUILDING HEIGHT OF ANY RESIDENTIAL STRUCTURE SHALL NOT EXCEED FORTY FEET (40').
7. THE MAXIMUM RATIO OF TOTAL LIVING SPACE FLOOR AREA TO LOT AREA, AS DEFINED IN SECTION 24.1-361 (g) (2) OF THE YORK COUNTY ZONING ORDINANCE, SHALL BE THIRTY-TWO PERCENT (32%) FOR NEW CONSTRUCTION.
8. NO HOUSE SHALL BE CONSTRUCTED WITH MORE THAN 1,650 SQUARE FEET OF LIVING AREA AS DEFINED IN 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.

DRAINAGE AND UTILITY EASEMENTS TO BE 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 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.

DEDICATION OF COMMON AREAS

BRUTON GLEN L.L.C., (DECLARANT), IN RECORDING THIS PLAT OF BRUTON GLEN, SECTION TWO, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA INTENDED FOR USE BY THE HOMEOWNERS IN BRUTON GLEN FOR RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN BRUTON GLEN.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 4/3/00

STATE OF VIRGINIA COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 5th DAY OF April, 2000, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 115.

TESTE: Lynn S. Jenkins
CLERK
BY: Ronda Hughes D.C.

PROPERTY IS TAX MAP 10, PARCELS 10-51A, A PORTION; 10-(9)-A & 10-(9)-B.

LEGEND: PAGE 2

- DENOTES PIN, PIPE, OR MONUMENT FOUND
● DENOTES IRON PINS SET
□ DENOTES MONUMENTS SET
(190.00) DENOTES LOT LINE HEREBY VOIDED

- NOTES:
1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
2. YC-033 RESET E12,014,606.789 N3,626,091.569
3. THIS PROPERTY LIES IN ZONE X, (WHITE, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0030B, DECEMBER 16, 1988.

- 4. THIS PROPERTY IS ZONED PD, (PLANNED DEVELOPMENT, UTILIZING THE AFFORDABLE HOUSING INCENTIVE PROVISIONS IN ACCORDANCE WITH SECTION 24.1-361(g) OF THE ZONING ORDINANCE), AS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS THROUGH THE ADOPTION OF ORDINANCE 096-13 ON MAY 1, 1996.
5. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
6. 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.

CURVE TABLE

Table with 7 columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BRG. It lists 11 curve data points.

WACHOVIA BANK, N.A.
BY: Susan H. Harris DATE: 1-19-2000
SUSAN H. HARRIS
D.B.1058, P.826; DECEMBER 2, 1998

STATE OF VIRGINIA, Newport News, TO WIT:
CITY/COUNTY

I, Lori M. Whinn, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18th DAY OF January, 2000.

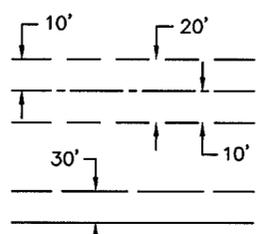
Lori M. Whinn
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/30/02

NOTE: ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE BRUTON GLEN HOMEOWNER'S ASSOCIATION.

AREA WITHIN LOTS = 306,005 SQ.FT. OR 7.025 ACRES
AREA WITHIN COMMON AREA = 9,015 SQ.FT. OR 0.207 ACRES
RIGHT-OF-WAY AREA = 54,820 SQ.FT. OR 1.258 ACRES
TOTAL SUBDIVIDED AREA = 369,840 SQ.FT. OR 8.490 ACRES

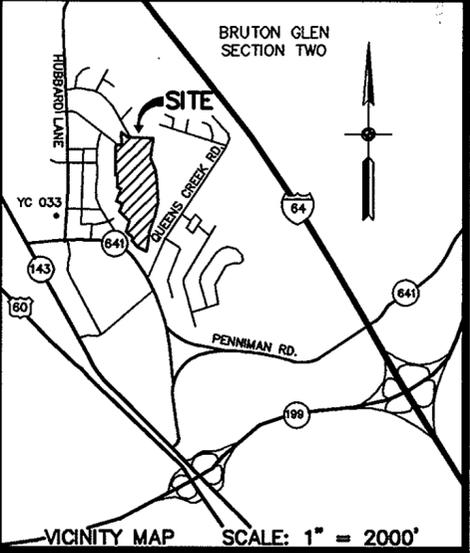
EASEMENTS SHOWN THIS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE AND UTILITIES:



MINIMUM BUILDING SETBACK LINE SHOWN THIS:

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.



THE PLATTING OF THE LAND HEREON SHOWN FOR BRUTON GLEN L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. BRUTON GLEN L.L.C., A LIMITED LIABILITY COMPANY

BY: Jay E. Epstein DATE: 1-15-00
JAY E. EPSTEIN, MANAGING PARTNER

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Carolyn A. Aeish, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18th DAY OF January, 2000.

Carolyn A. Aeish
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-30-2001

FOR NEW SALEM OF VIRGINIA, INC., A CORPORATION, TRUSTEE

BY: William E. Perkins, Jr. DATE: 1-18-00
WILLIAM E. PERKINS, JR.
D.B.1058, P.826; DECEMBER 2, 1998

STATE OF VIRGINIA, Newport News, TO WIT:
CITY/COUNTY

I, Lori M. Whinn, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18th DAY OF January, 2000.

Lori M. Whinn
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/30/02

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 BRUTON GLEN L.L.C. AND WAS ACQUIRED FROM ROBERT J. FRANK AND ROMAYNE L. FRANK BY DEED DATED MARCH 6, 1997 RECORDED IN DEED BOOK 938, PAGE 681; AND FROM RICHARD NEWMAN STRATTON AND SHIRLEY H. STRATTON BY DEED DATED FEBRUARY 25, 1997 RECORDED IN DEED BOOK 938, PAGE 118; AND FROM CAMERON COLEMAN BY DEED DATED FEBRUARY 6, 1997 RECORDED IN DEED BOOK 938, PAGE 121 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2000.

SIGNED: James S. Leigh DATE: 1/12/2000
JAMES S. LEIGH, L.S. # 1758

