

DEDICATION OF COMMON AREAS

G.C.R., INC. (DECLARANT) IN RECORDING THIS PLAT OF GRAFTON WOODS, SECTION ONE, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA, PARKING, ETC., INTENDED FOR USE BY THE HOMEOWNERS IN GRAFTON WOODS FOR RECREATION AND OTHER RELATED ACTIVITIES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN GRAFTON WOODS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO GRAFTON WOODS DATED JUNE 28, 1991. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

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

G.C.R., INC., A VIRGINIA CORPORATION

BY: Robert F. Ripley, Jr. DATE: 8/26/91
ROBERT F. RIPLEY, JR., PRESIDENT

Thomas C. Leffew or E. Joseph Ryan, Jr. DATE: 8/26/91
THOMAS C. LEFFEWE OR E. JOSEPH RYAN, JR., TRUSTEES
(D.B. 596, P. 752)

Denny P. Cobb or James R. Ferber DATE: 8/26/91
DENNY P. COBB OR JAMES R. FERBER, TRUSTEES
(D.B. 617, P. 321)

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Debby J. Herrin, 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 COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF August, 1991.

Debby J. Herrin
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/27/92

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'/10,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF G.C.R., INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM GRAFTON DEVELOPMENT GROUP, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED AUG. 23, 1991, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 627, PAGE 320. I CERTIFY THAT THE MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1991.

C.E. Newbaker III
C.E. NEWBAKER III, L.S.# 1380



NOTE: ALL COMMON AREAS ARE TO BE CONVEYED TO THE GRAFTON WOODS HOMEOWNER'S ASSOCIATION, INC.

AREA WITHIN LOTS = 0.799 ACRE
AREA WITHIN COMMON AREA = 1.251 ACRES
RIGHT-OF-WAY AREA = 1.514 ACRES
TOTAL SUBDIVIDED AREA = 3.564 ACRES

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.

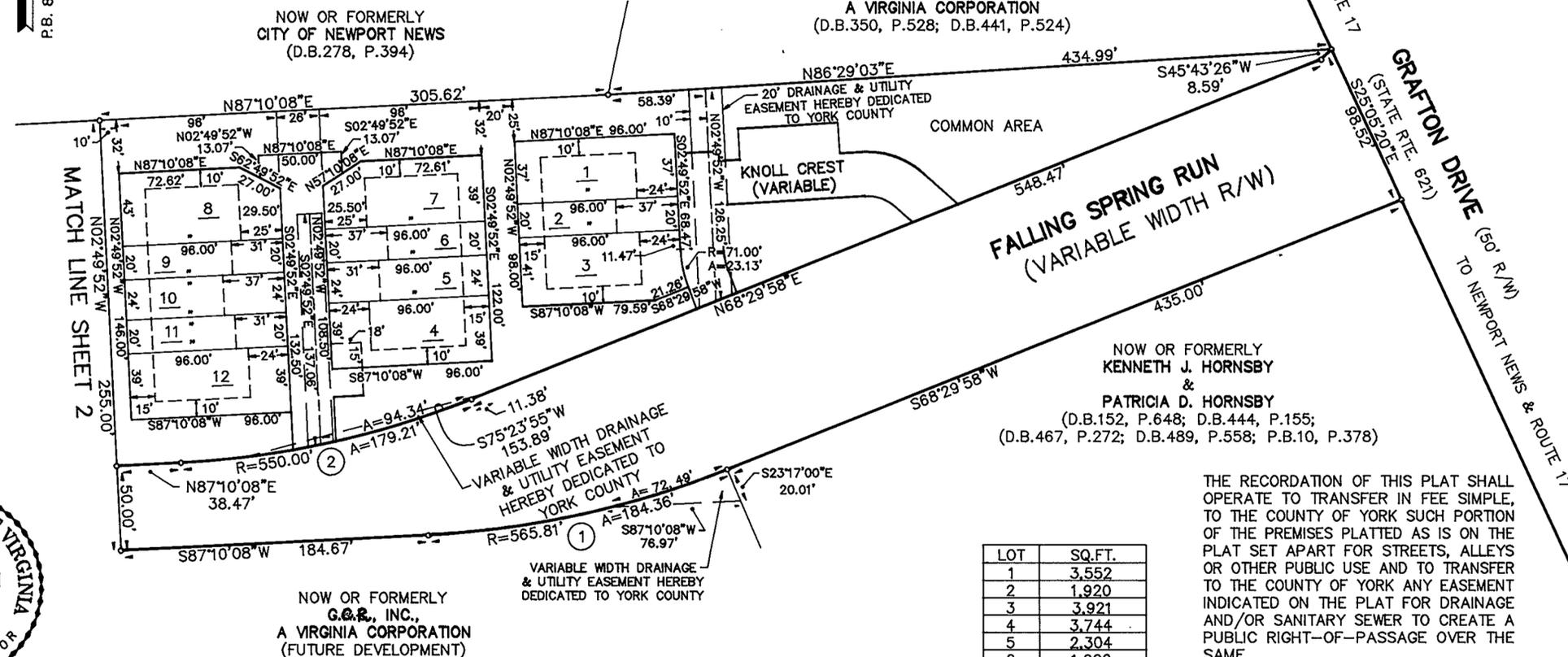
EASEMENTS SHOWN THUS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE AND UTILITIES:

MINIMUM BUILDING SETBACK LINE SHOWN THUS:



NOW OR FORMERLY CITY OF NEWPORT NEWS (D.B.278, P.394)

NOW OR FORMERLY LA VON INTERIORS, LTD., A VIRGINIA CORPORATION (D.B.350, P.528; D.B.441, P.524)



NOW OR FORMERLY G.C.R., INC., A VIRGINIA CORPORATION (FUTURE DEVELOPMENT)

NOW OR FORMERLY KENNETH J. HORNSBY & PATRICIA D. HORNSBY (D.B.152, P.648; D.B.444, P.155; D.B.467, P.272; D.B.489, P.558; P.B.10, P.378)

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.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: J. Male Carter
PLAT APPROVING AGENT

DATE: SEPTEMBER 20, 1991

STATE OF VIRGINIA COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 20th DAY OF September, 1991, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 345. 11:40

TESTE: Nancy B. Kane
CLERK

BY: C. Newbaker III

PROPERTY IS A PORTION OF ASSESSOR'S PARCEL NUMBERS 29-6, 6A & 7.

GRAFTON WOODS SECTION ONE

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA

THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
P.O. BOX 450, ROUTE 17
WHITE MARSH, VIRGINIA 23183

SCALE: 1" = 60' MAY 20, 1991

SHEET 1 OF 2



LOT	SQ.FT.
1	3,552
2	1,920
3	3,921
4	3,744
5	2,304
6	1,920
7	3,586
8	3,970
9	1,920
10	2,304
11	1,920
12	3,744
TOTAL	34,805

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	565.81'	18°40'10"	184.36'	93.01'	183.55'	S77°50'03"W
2	550.00'	18°40'10"	179.21'	90.41'	178.42'	N77°50'03"E
3	375.00'	19°25'08"	127.10'	64.16'	126.49'	S77°27'34"W
4	200.00'	67°55'48"	237.12'	134.72'	223.48'	S33°47'06"W
5	368.03'	32°28'24"	208.59'	107.18'	205.81'	S16°24'59"E
6	25.00'	51°19'03"	22.39'	12.01'	21.65'	S06°59'41"E
7	55.00'	282°38'09"	271.31'	-	-	-
8	25.00'	51°19'03"	22.39'	12.01'	21.65'	N58°18'45"W
9	318.03'	32°28'24"	180.25'	92.62'	177.85'	N16°24'59"W
10	150.00'	67°55'48"	177.84'	101.04'	167.61'	N33°47'06"E
11	325.00'	19°25'08"	110.15'	55.61'	109.62'	N77°27'34"E
12	45.00'	18°40'10"	14.66'	7.40'	14.60'	N12°09'57"W
13	51.00'	45°00'00"	40.06'	21.12'	39.03'	S71°00'57"E
14	25.00'	45°00'00"	19.64'	10.36'	19.13'	N71°00'57"W