

**GRAFTON WOODS**  
SECTION THREE  
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" = 40' NOVEMBER 26, 1991  
**SHEET 1 OF 2**

GRAPHIC SCALE

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: [Signature] DATE: 11/27/91  
JAMES L. CLAYTON, PRESIDENT

BY: [Signature] DATE: 11-27-91  
ROBERT F. RIPLEY, JR., SECRETARY/TREASURER

[Signature] DATE: 11/27/91  
THOMAS C. LEFFEW OR E. JOSEPH RYAN, JR., TRUSTEES  
(D.B.596, P.752)

[Signature] DATE: 11/27/91  
DENNY P. COBB OR JAMES R. FERBER, TRUSTEES  
(D.B.617, P.321)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	565.81'	18°40'10"	184.36'	93.01'	183.55'	N77°50'03"E
2	10.00'	87°42'39"	15.31'	9.61'	13.86'	N38°45'29"E
3	101.00'	27°33'21"	48.57'	24.77'	48.11'	S18°52'31"E
4	3.00'	90°00'00"	4.71'	3.00'	4.24'	S77°39'12"E
5	3.00'	90°00'00"	4.71'	3.00'	4.24'	S12°20'48"W
6	18.00'	88°37'32"	27.84'	17.57'	25.15'	S76°57'58"E
7	3.00'	88°37'32"	4.64'	2.93'	4.19'	N13°02'02"E
8	3.00'	90°00'00"	4.71'	3.00'	4.24'	S76°16'44"E
9	19.00'	91°22'28"	30.30'	19.46'	27.19'	N13°02'02"E
10	225.00'	13°18'04"	52.23'	26.23'	52.12'	N26°00'10"W
11	125.00'	14°59'21"	32.70'	16.44'	32.61'	N11°51'27"W
12	10.00'	88°28'05"	15.44'	9.74'	13.95'	N48°35'49"W
13	10.00'	91°27'10"	15.96'	10.26'	14.32'	S41°26'33"W
14	3.00'	93°11'45"	4.88'	3.17'	4.36'	S50°52'54"E
15	80.50'	12°35'04"	17.68'	8.88'	17.65'	S13°03'36"E
16	3.00'	90°00'00"	4.71'	3.00'	4.24'	S25°38'52"W
17	199.00'	13°18'04"	46.20'	23.20'	46.09'	S26°00'10"E
18	19.00'	88°37'32"	29.39'	18.55'	26.55'	S76°57'58"E
19	19.00'	91°22'28"	30.30'	19.46'	27.19'	N13°02'02"E
20	127.00'	27°33'21"	61.08'	31.14'	60.49'	N18°52'31"W
21	9.76'	87°44'01"	14.94'	9.38'	13.53'	N48°57'51"W

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Jean M Griner, 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 21<sup>st</sup> DAY OF November, 1991.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 25, 1993

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.

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'.



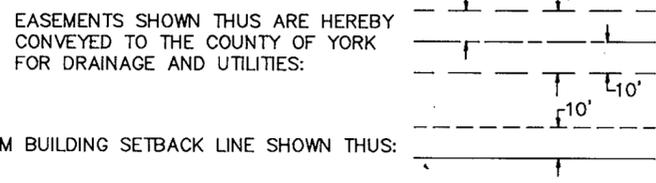
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF G.C.R., INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM GRAFTON DEVELOPMENT GROUP, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED AUGUST 23, 1991, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 627, PAGE 321. I CERTIFY THAT THE MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 1992.

[Signature]  
C.E. NEWBAKER III, L.S.# 1380

AREA WITHIN LOTS = 2.518 ACRES  
AREA WITHIN COMMON AREA = 2.068 ACRES  
RIGHT-OF-WAY AREA = 0 ACRE  
TOTAL SUBDIVIDED AREA = 4.586 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.



MINIMUM BUILDING SETBACK LINE SHOWN THUS:

**DEDICATION OF COMMON AREAS**

G.C.R., INC. (DECLARANT) IN RECORDING THIS PLAT OF GRAFTON WOODS, SECTION THREE, 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.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]  
PLAT APPROVING AGENT

DATE: January 17, 1992

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 17<sup>th</sup> DAY OF Jan, 1992, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 391.

TESTE: [Signature] CLERK

BY: [Signature] Deputy Clerk

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