

LEGEND:

O DENOTES MONUMENTS AND IRON PINS SET

NOTES:

1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
2. THIS SUBDIVISION IS NOT ON THE COUNTY OF YORK HORIZONTAL AND VERTICAL CONTROL NETWORK.

**GRAFTON WOODS
SECTION FOUR**

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' FEBRUARY 5, 1992

SHEET 1 OF 2



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, IF ANY.

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

BY: [Signature] DATE: 4-22-92
JAMES L. CLAYTON, PRESIDENT

BY: [Signature] DATE: 4-22-92
ROBERT F. RIPLEY, JR., SECRETARY/TREASURER

[Signature] DATE: 4/22/92
THOMAS C. LEFFEW OR E. JOSEPH RYAN, JR., TRUSTEE
(D.B.596, P.752)

[Signature] DATE: 4/22/92
DENNY P. COBB OR JAMES R. FERBER, TRUSTEE
(D.B.617, P.321)

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, [Signature], 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 22nd DAY OF April, 1992.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/96

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 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 AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 30, 1992.

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

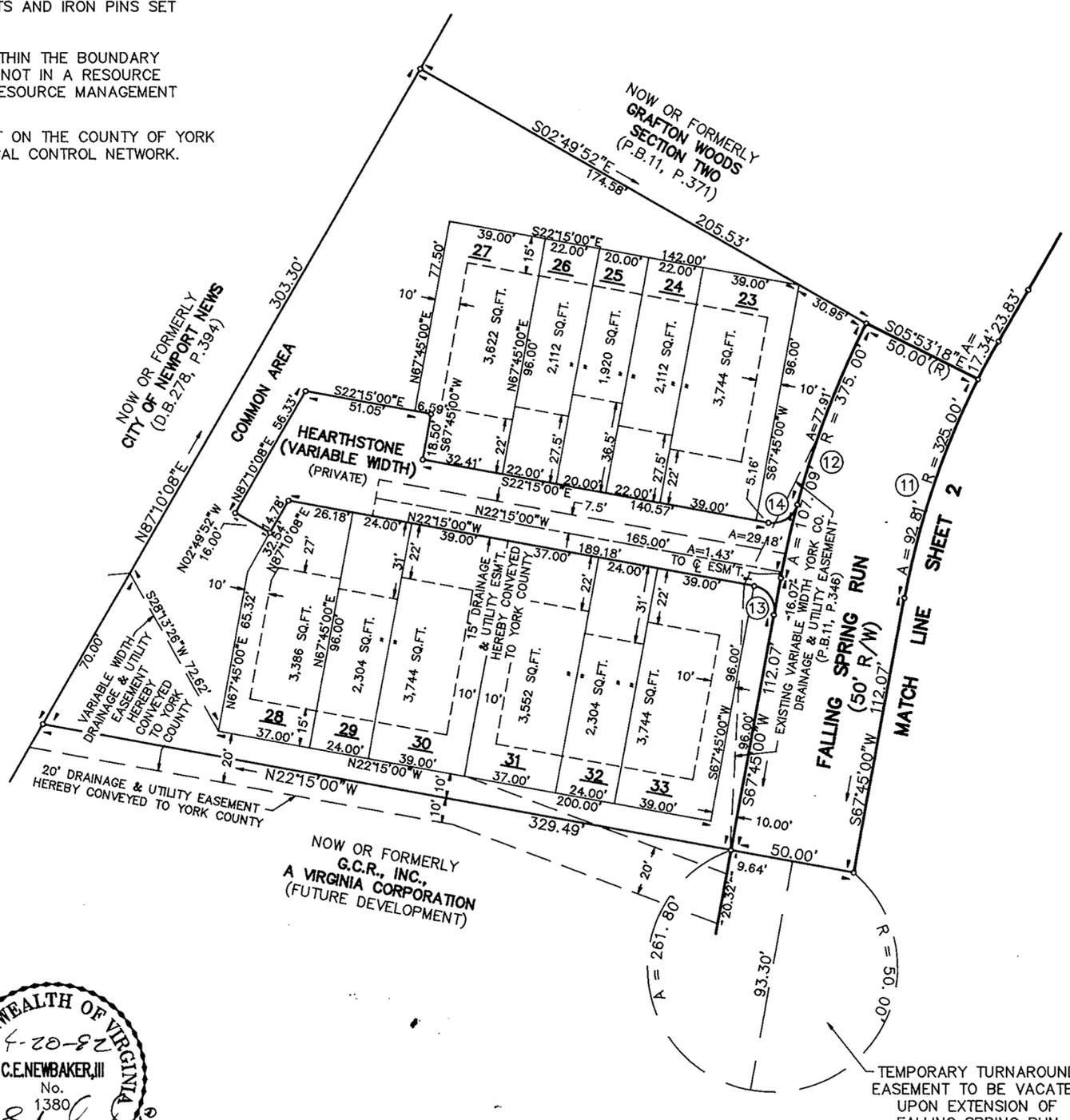
WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

AREA WITHIN LOTS = 3.002 ACRES
AREA WITHIN COMMON AREA = 1.783 ACRES
RIGHT-OF-WAY AREA = 0.243 ACRES
TOTAL SUBDIVIDED AREA = 5.028 ACRES

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

MINIMUM BUILDING SETBACK LINE SHOWN THUS:



DEDICATION OF COMMON AREAS

G.C.R., INC. (DECLARANT) IN RECORDING THIS PLAT OF GRAFTON WOODS, SECTION FOUR, 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 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: [Signature]
PLAT APPROVING AGENT
DATE: May 21, 1992

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 22 DAY OF May, 1992, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 42.

TESTE: NANCY B. KANE, CLERK
CLERK
BY: [Signature]
CATHARINE BENDER, D.C.

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