

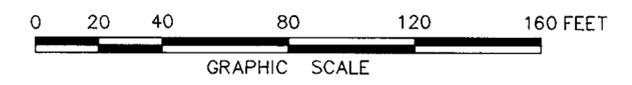
GRAFTON WOODS SECTION SEVEN

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA

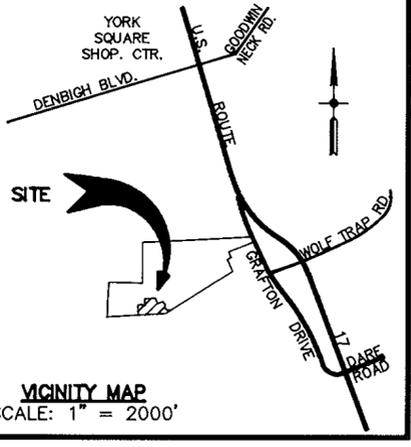
THE SIRINE GROUP, LTD.

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

SCALE: 1" = 40' SEPTEMBER 24, 1992



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	51°19'03"	22.39'	12.01'	21.65'	S06°59'41"E
2	55.00'	141°19'02"	135.65'	156.69'	103.79'	S51°59'41"E
3	3.00'	90°00'00"	4.71'	3.00'	4.24'	N41°43'42"E
4	3.00'	90°00'00"	4.71'	3.00'	4.24'	S48°16'18"E
5	19.00'	89°32'12"	29.69'	18.85'	26.76'	N48°30'12"W
6	131.00'	20°43'42"	47.39'	23.96'	47.13'	S76°21'51"W
7	99.00'	20°43'42"	35.82'	18.11'	35.62'	N76°21'51"E



LEGEND:

- DENOTES IRON PINS SET
- DENOTES MONUMENTS 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.

VICINITY MAP

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: James L. Clayton DATE: 3/9/93
JAMES L. CLAYTON, PRESIDENT

BY: Robert F. Ripley, Jr. DATE: 3/9/93
ROBERT F. RIPLEY, JR., SECRETARY/TREASURER

BY: Thomas C. Leffew OR E. Joseph Ryan, Jr. DATE: 3/9/93
THOMAS C. LEFFEW OR E. JOSEPH RYAN, JR., TRUSTEE
(D.B. 596, P. 752)

BY: Denny P. Cobb OR James R. Ferber DATE: 3/9/93
DENNY P. COBB OR JAMES R. FERBER, TRUSTEE
(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 9th DAY OF March, 1993.

Debby J. Herrin
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/96

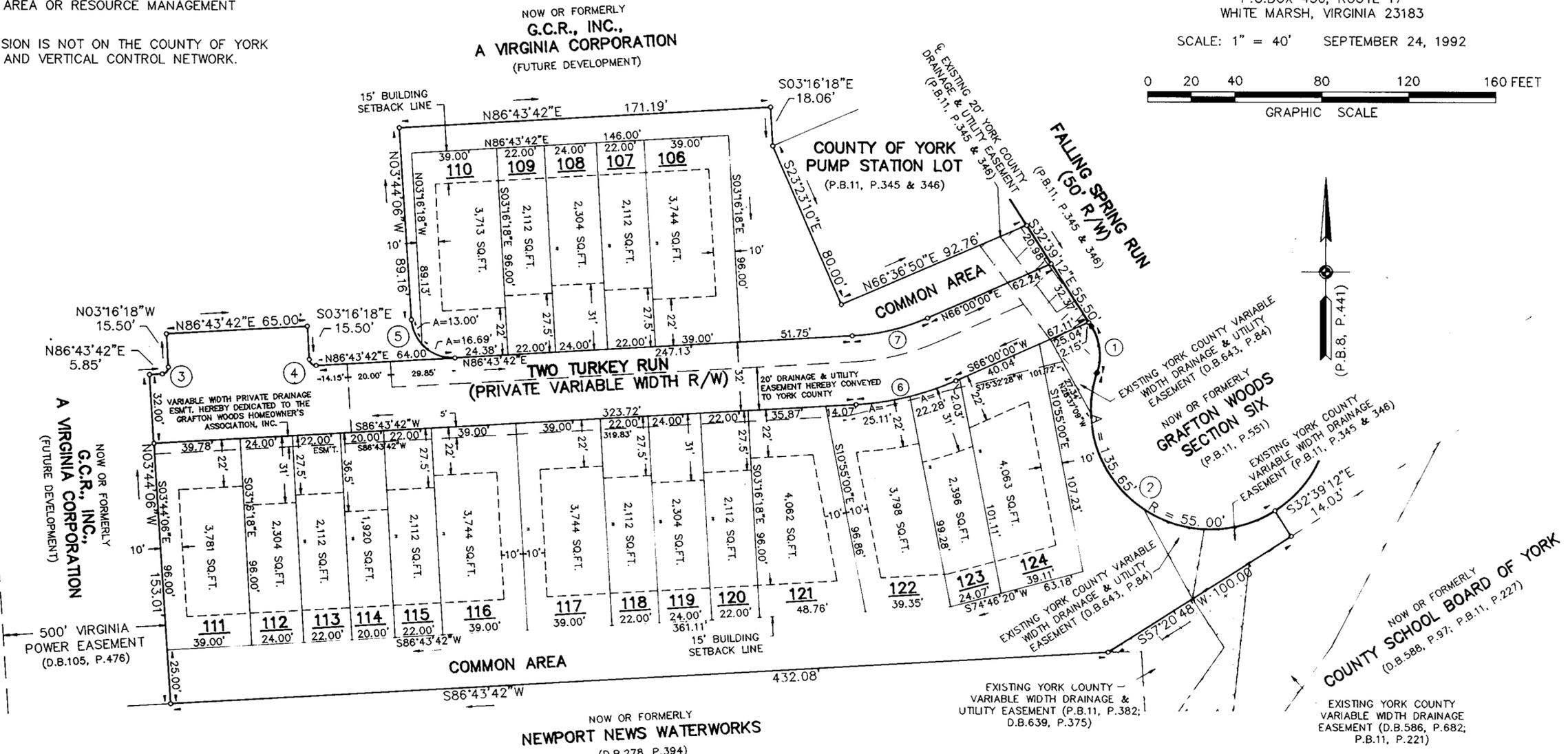
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

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 DECEMBER 31, 1993.

C.E. Newbaker III
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.

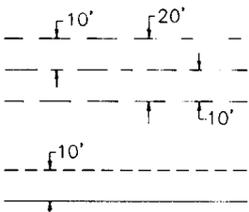
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.



AREA WITHIN LOTS = 1.252 ACRES
AREA WITHIN COMMON AREA = 0.901 ACRE
RIGHT-OF-WAY AREA = 0 ACRE
TOTAL SUBDIVIDED AREA = 2.153 ACRES

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

MINIMUM BUILDING SETBACK LINE SHOWN THUS:



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

DEDICATION OF COMMON AREAS

G.C.R., INC. (DECLARANT) IN RECORDING THIS PLAT OF GRAFTON WOODS, SECTION SEVEN, 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, UNLESS OTHERWISE NOTED.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: James Carter
PLAT APPROVING AGENT
DATE: March 25, 1993

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 25th DAY OF March, 1993, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 583.
TESTE: Nancy B. Kane, CLERK
BY: Catherine Bentley D.C.
Deed Book 713, Page 463
PROPERTY IS A PORTION OF ASSESSOR'S PARCEL NUMBERS 29-6, 6A AND 7.