

- LEGEND:**
- DENOTES IRON PINS FOUND
  - 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. YC-068  
E12,072,854.407  
N3,592,923.597
  - YC-089  
E12,076,516.632  
N3,587,845.178
  3. ALL STORM DRAINAGE PIPES NOT IN A V.D.O.T. RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE GLEN LAUREL HOMEOWNERS ASSOCIATION, INC.
  4. THE 50' BUILDING SETBACK LINE AS RECORDED IN P.B.11, P.381 IS HEREBY VACATED.

**CURVE TABLE**

| NO. | RADIUS   | DELTA     | ARC     | TANGENT | CHORD   | CHORD BRG.  |
|-----|----------|-----------|---------|---------|---------|-------------|
| 1   | 1174.08' | 17°54'21" | 366.92' | 184.97' | 365.43' | S37°56'08"E |
| 2   | 25.00'   | 87°54'15" | 38.36'  | 24.10'  | 34.70'  | N72°56'06"W |
| 3   | 400.00'  | 33°33'51" | 234.32' | 120.63' | 230.99' | S46°19'51"W |
| 4   | 400.00'  | 42°43'30" | 298.28' | 156.46' | 291.41' | S50°54'41"W |
| 5   | 350.00'  | 45°43'00" | 279.27' | 147.55' | 271.92' | S49°24'56"E |
| 6   | 450.00'  | 04°07'00" | 32.33'  | 16.17'  | 32.32'  | N28°36'56"E |
| 7   | 20.00'   | 83°13'40" | 29.05'  | 17.77'  | 26.56'  | N10°56'24"W |

TABLE CONTINUED ON SHEET 2 OF 3

**GLEN LAUREL**  
SECTION ONE  
(P.B.11, P.677)

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 2, 1994  
**SHEET 1 OF 3**

0    20    40    80    120    160 FEET  
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: James L. Clayton DATE: 2-4-94  
JAMES L. CLAYTON, PRESIDENT

BY: Robert F. Ripley, Jr. DATE: 2-4-94  
ROBERT F. RIPLEY, JR., SECRETARY/TREASURER

BY: E. Joseph Ryan, Jr. DATE: 2-4-94  
E. JOSEPH RYAN, JR., TRUSTEE  
NationsBank of Virginia, N.A. Beneficiary  
(D.B. 771, P. 561; JANUARY 10, 1994)  
(D.B. 771, P. 571; JANUARY 10, 1994)

BY: James R. Ferber DATE: 2-4-94  
JAMES R. FERBER, TRUSTEE  
NationsBank of Virginia, N.A. Beneficiary  
(D.B. 726, P. 705-713; APRIL 19, 1993)

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Deby 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 4<sup>TH</sup> DAY OF FEBRUARY, 1994.

Deby J. Herrin  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/96

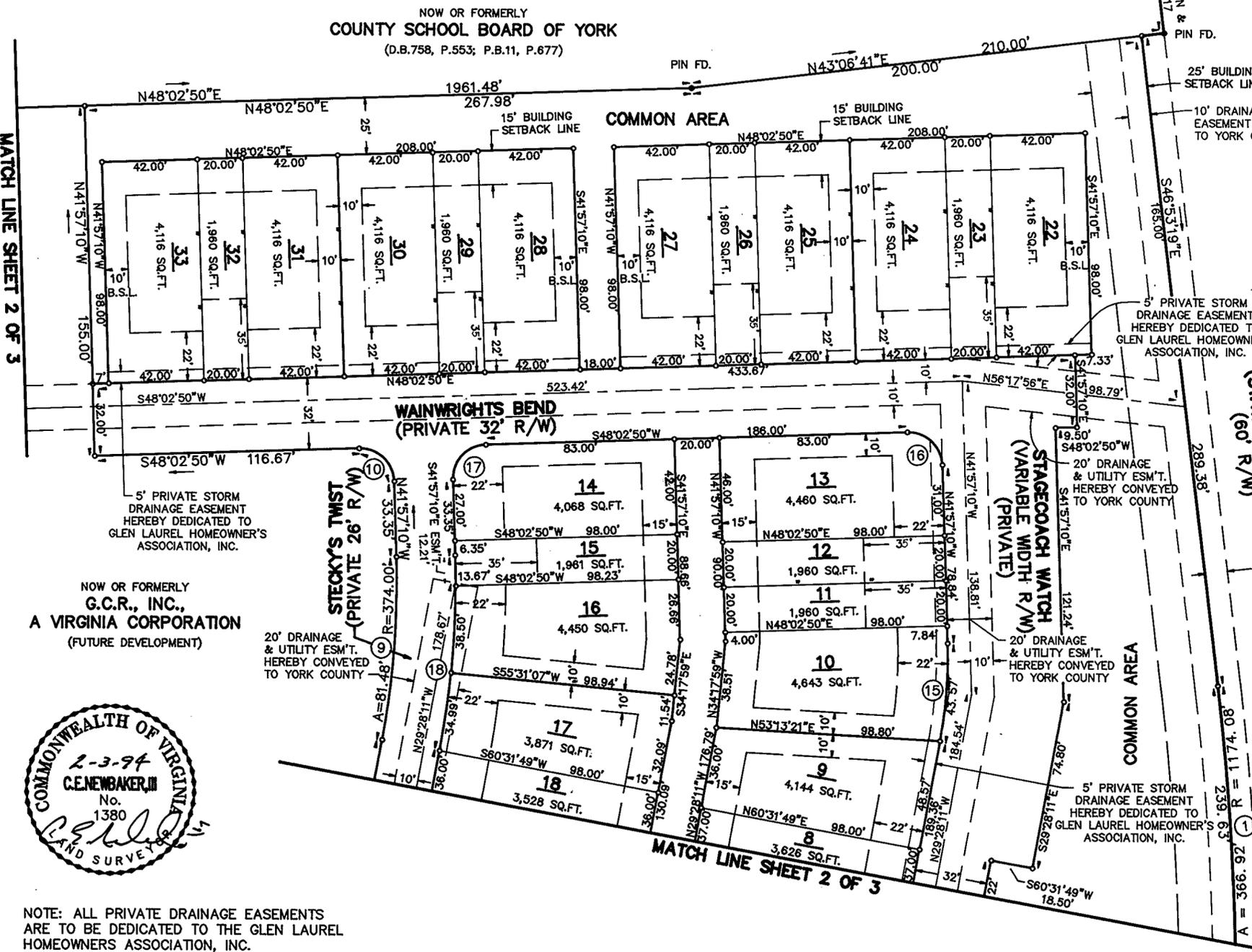
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS SUBDIVISION IS IN THE NAME OF G.C.R., INC., A VIRGINIA CORPORATION BY DEED OF BOUNDARY LINE ADJUSTMENT DATED OCTOBER 20, 1993 BETWEEN G.C.R., INC., COUNTY SCHOOL BOARD OF YORK, NORMAN E. DAVIS, AND IRENE B. DAVIS AND RECORDED IN DEED BOOK 758, PAGE 553 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1994.

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.



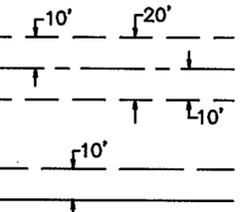
NOW OR FORMERLY  
**G.C.R., INC.,**  
A VIRGINIA CORPORATION  
(FUTURE DEVELOPMENT)



NOTE: ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE GLEN LAUREL HOMEOWNERS ASSOCIATION, INC.

AREA WITHIN LOTS = 2.604 ACRES  
AREA WITHIN COMMON AREA = 2.129 ACRE  
RIGHT-OF-WAY AREA = 0.996 ACRE  
V.D.O.T. DEDICATION = 0.151 ACRE  
TOTAL SUBDIVIDED AREA = 5.880 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 GLEN LAUREL, SECTION ONE, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA, PARKING, ETC., INTENDED FOR USE BY THE HOMEOWNERS IN GLEN LAUREL 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 GLEN LAUREL AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO GLEN LAUREL DATED FEBRUARY 2, 1994. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

NOTE: PROPERTY IS 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 00368, 12/16/88.

**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. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

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: Mark Guter  
PLAT APPROVING AGENT

DATE: APRIL 11, 1994

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 11 DAY OF APRIL 1994, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 36.

TESTE: NANCY B. KANE, CLERK

BY: [Signature]

PROPERTY IS A PORTION OF ASSESSOR'S PARCEL NUMBER 29-(11)-3.

Deed Book 789 Page 343