

LEGEND:
 ● DENOTES PIN, PIPE, OR MONUMENT FOUND
 ○ DENOTES IRON PINS SET
 ■ DENOTES MONUMENTS SET
 RMA- DENOTES RESOURCE MANAGEMENT AREA

- NOTES:
1. A PORTION OF THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS IN A RESOURCE MANAGEMENT AREA.
 2. YC-036
E12,020,310.708
N3,622,857.854
 3. THIS PROPERTY LIES 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 0030B, DECEMBER 16, 1998.
 4. PROPERTY IS TAX MAP NO. 11-37
 5. THIS PROPERTY IS ZONED R13, (HIGH DENSITY SINGLE FAMILY RESIDENTIAL).
 6. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
 7. MINIMUM FRONT YARD SETBACK = 30 FEET
MINIMUM BUILDING SEPARATION = 15 FEET

SUBDIVISION PLAT OF PENNIMAN EAST, SECTION ONE
 (P.B.12, P.545)
 BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 60' SEPTEMBER 10, 1998
SHEET 1 OF 3

THE SIRINE GROUP, LTD.
 SURVEYORS • ENGINEERS • PLANNERS
 4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
 U.S. ROUTE 17
 P.O. BOX 450
 WHITE MARSH, VIRGINIA 23183

OWNER'S CONSENT
 THE PLATTING OF THE LAND HEREON DESIGNATED AS SUBDIVISION OF PENNIMAN EAST IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY.

JOHN GRIER CONSTRUCTION COMPANY, A VIRGINIA CORPORATION
 BY: Joseph S. Terrell DATE: 10-16-98
 JOSEPH S. TERRELL, SR.
 VICE PRESIDENT

ELIZABETH CORR SMEDLEY AND M. JAY YUROW INDYMAC MORTGAGE HOLDINGS, INC. A DELAWARE CORPORATION d/b/a CONSTRUCTION LENDING CORPORATION OF AMERICA
 BY: Elizabeth Corr Smedley DATE: 11/3/98
 ELIZABETH CORR SMEDLEY
 TRUSTEE D.B.1033, P.148, AUGUST 6, 1998

OWNER'S NOTARY: JAMES CITY
 STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:
 I, Joseph A. Abdelnour, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 16th DAY OF October, 1998.
Joseph A. Abdelnour
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: MARCH 31, 2002

BY: M. Jay Yurow DATE: Nov 4, 1998
 M. JAY YUROW
 TRUSTEE D.B.1033, P.148, AUGUST 6, 1998
 TRUSTEE'S NOTARY:
 STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:
 I, the undersigned, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 4th DAY OF November, 1998.
Mary K. Swathro
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3/31/99

CURVE TABLE

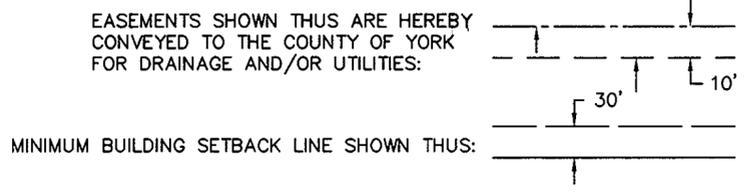
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	90°45'13"	39.60'	25.33'	35.59'	S10°25'06"W
2	150.00'	25°15'45"	66.14'	33.61'	65.60'	S47°35'23"E
3	225.00'	19°06'52"	75.06'	37.88'	74.71'	S50°39'49"E
4	175.00'	48°43'01"	148.80'	79.23'	144.36'	S18°19'30"W
5	50.00'	60°00'00"	52.36'	28.87'	50.00'	S36°02'01"E
6	50.00'	240°00'00"	209.44'	-	-	-
7	225.00'	48°43'01"	191.31'	101.87'	185.60'	N18°19'30"E
8	25.00'	98°14'05"	42.86'	28.88'	37.80'	N06°26'02"W
9	206.00'	20°35'34"	74.04'	37.42'	73.64'	N45°15'18"W
10	25.00'	89°14'47"	38.94'	24.67'	35.12'	N79°34'54"W

NOTES:
 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.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE; (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENTS AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND; (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

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.

PUMP STATION LOT = 9,060 SQ.FT. OR 0.208 ACRE
 AREA WITHIN LOTS = 218,686 SQ.FT. OR 5.020 ACRES
 AREA WITHIN COMMON AREA = 108,464 SQ.FT. OR 2.490 ACRES
 RIGHT-OF-WAY AREA = 69,597 SQ.FT. OR 1.598 ACRE
 REMAINING DEVELOPABLE LAND = 688,359 SQ.FT. OR 15.803 ACRES
 VAR. WIDTH STRIP TO BE CONVEYED TO V.D.O.T. = 763 SQ.FT. OR 0.017 ACRE
 TOTAL SUBDIVIDED AREA = 1,094,929 SQ.FT. OR 25.136 ACRES



NOTE:
 ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

DEDICATION OF COMMON AREAS

JOHN GRIER CONSTRUCTION COMPANY, A VIRGINIA CORPORATION, (DECLARENT), IN RECORDING THIS PLAT OF PENNIMAN EAST, SECTION ONE, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA INTENDED FOR USE BY THE HOMEOWNERS IN PENNIMAN EAST FOR RECREATION AND OTHER RELATED ACTIVITIES.
 THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN PENNIMAN EAST.

SOURCE OF TITLE & SURVEYOR'S CERTIFICATE
 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 SHOWN EMBRACED IN THIS SUBDIVISION THE NAME OF JOHN GRIER CONSTRUCTION COMPANY, A VIRGINIA CORPORATION, AND WAS ACQUIRED BY THE FOLLOWING DEEDS;
 1. HEIRS OF WILFRED RANDALL, HEIRS OF ANNIE B. DRUITT, HEIRS OF JOHN C. RANDALL, HEIRS OF THOMAS RANDALL, AND HEIRS OF JOHN H. RANDALL BY DEED DATED JUNE 5, 1997 AND RECORDED IN DEED BOOK 954, PAGE 869.
 2. EDWINA M. SMITH, TRUSTEE BY DEED DATED JUNE 4, 1997 AND RECORDED IN DEED BOOK 954, PAGE 874.
 3. DENISE MOORE BY DEED DATED JUNE 3, 1997 AND RECORDED IN DEED BOOK 954, PAGE 877.
 4. RUFUS W. PIGGOTT AND JANICE M. PIGGOTT BY DEED DATED JUNE 3, 1997 AND RECORDED IN DEED BOOK 954, PAGE 880.
 THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.
 I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 1998.



James S. Leigh 10/16/98
 JAMES S. LEIGH, L.S. # 1758

APPROVED: Phyllis A. Deane, PE
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Phyllis A. Deane, PE
 PLAT APPROVING AGENT
 DATE: 1-29-99

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 10th DAY OF FEB, 1998, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 666.
 TESTE: Nancy B. Kane
 CLERK
 BY: Jean Anne Deane