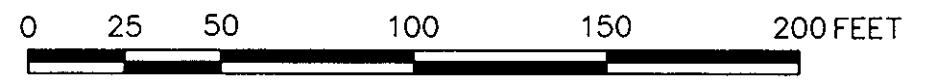


BRUTON GLEN SECTION ONE

BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA

SCALE: 1" = 50' AUGUST 12, 1997

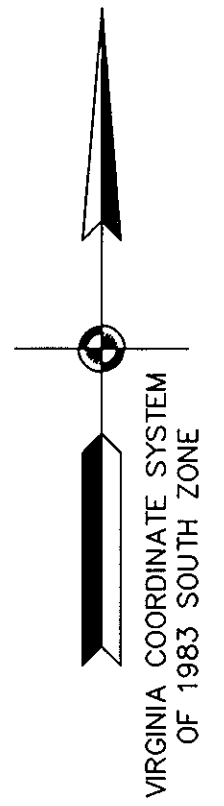
SHEET 1 OF 3



GRAPHIC SCALE

THE SIRINE GROUP, LTD.

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



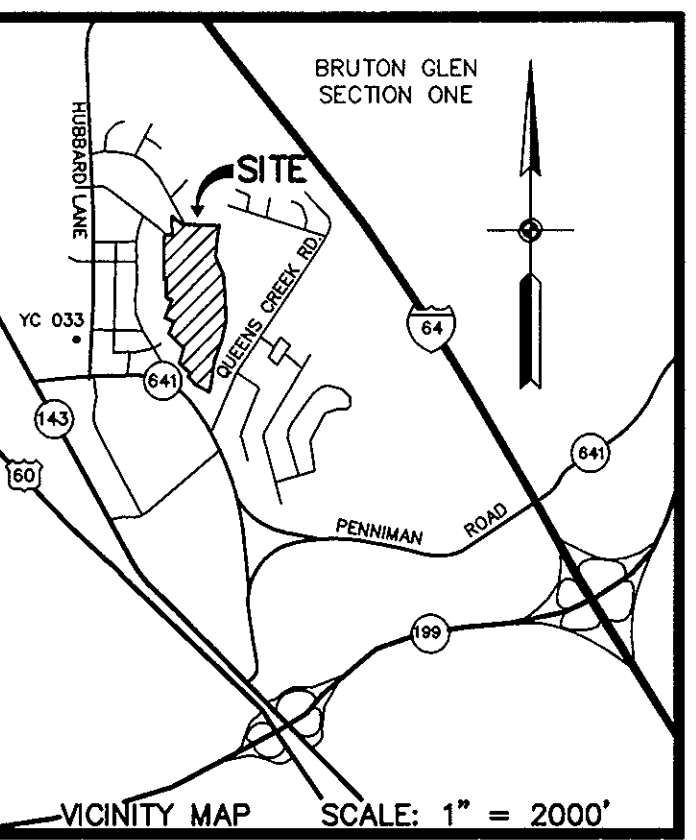
LEGEND: PAGE 2 PAGE 3

- DENOTES PIN, PIPE, OR MONUMENT 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-033 RESET
E12,014,606.789
N3,626,091.569
3. 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, 12/16/88.

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	336.48'	03°20'00"	19.58'	9.79'	19.57'	N67°54'14"W
2	394.00'	22°50'11"	157.04'	79.57'	156.00'	S52°24'06"E
3	30.00'	82°57'20"	43.44'	26.52'	39.74'	S82°27'40"E
4	344.00'	24°07'37"	144.86'	73.52'	143.79'	N68°07'29"E
5	30.00'	82°41'41"	43.30'	26.40'	39.64'	N38°50'28"E
6	25.00'	53°07'49"	23.18'	12.50'	22.36'	N29°04'17"W
7	50.00'	286°15'38"	249.81'	-	-	-
8	25.00'	53°07'49"	23.18'	12.50'	22.36'	S24°03'31"W
9	30.00'	86°04'51"	45.07'	28.02'	40.95'	S45°32'49"E
10	2070.09'	02°36'48"	94.41'	47.22'	94.41'	N85°11'06"W
11	300.00'	37°26'50"	196.07'	101.68'	192.60'	S74°47'05"W
12	30.00'	82°55'19"	43.42'	26.51'	39.73'	S14°36'01"W
13	392.00'	18°12'08"	124.53'	62.80'	124.01'	S17°45'35"E
14	25.00'	53°07'48"	23.18'	12.50'	22.36'	S35°13'26"E
15	50.00'	286°15'36"	249.81'	-	-	-
16	25.00'	53°07'48"	23.18'	12.50'	22.36'	N17°54'24"E
17	352.00'	13°22'06"	82.13'	41.25'	81.94'	N15°20'34"W
18	310.00'	17°45'07"	96.05'	48.41'	95.66'	N30°54'10"W
19	350.00'	26°27'31"	161.63'	82.28'	160.19'	N53°00'29"W
20	372.00'	57°34'43"	373.84'	204.42'	358.30'	S37°26'52"E
21	322.00'	37°26'50"	210.45'	109.14'	206.73'	N74°47'05"E
22	2092.09'	02°36'48"	95.42'	47.72'	95.41'	S85°11'06"E



THE PLATTING OF THE LAND HEREON SHOWN FOR BRUTON GLEN L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BRUTON GLEN L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
Jay E. Epstein DATE: 11/19/97
JAY E. EPSTEIN, MANAGING PARTNER

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:
BY: *Cathy L. Burke*
CATHY L. BURKE, 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 20th DAY OF November, 1997.
Cathy L. Burke
CATHY L. BURKE, NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/31/00

L. EDWARD PUTNEY, JR. AND ERIC A. HAUSER FOR CENTRAL FIDELITY NATIONAL BANK
BY: *[Signature]* DATE: 11/20/97
L. EDWARD PUTNEY, JR. OR ERIC A. HAUSER, TRUSTEE
D.B.972, P.819, OCTOBER 1997

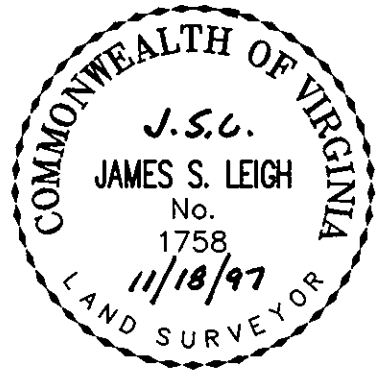
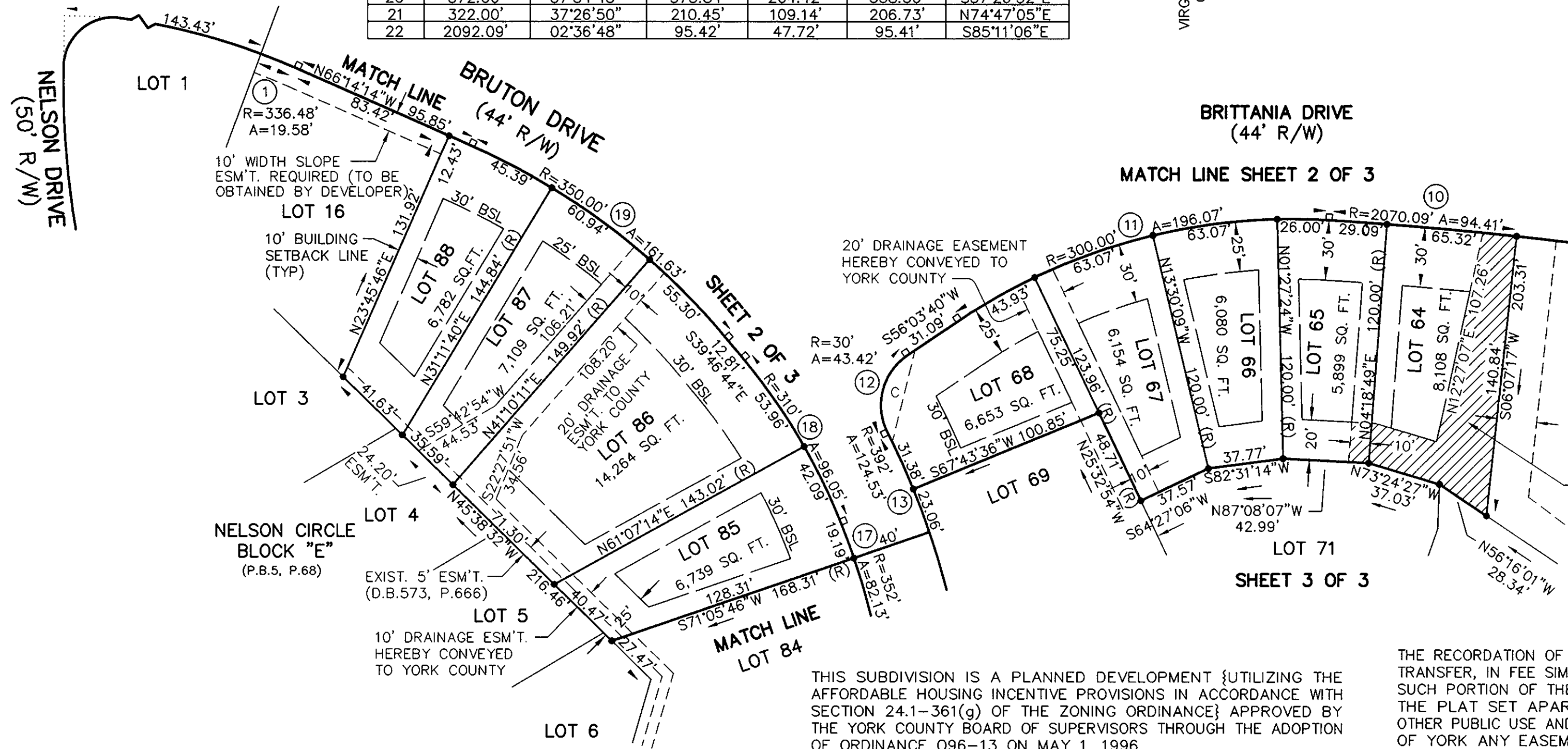
STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:
I, *Esther M. Blum*, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF November, 1997.
Esther M. Blum
ESTHER M. BLUM, NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-30-2000

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 BRUTON GLEN L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM ROBERT J. FRANK AND ROMAYNE L. FRANK BY DEED DATED MARCH 6, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 938, PAGE 681. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1998.

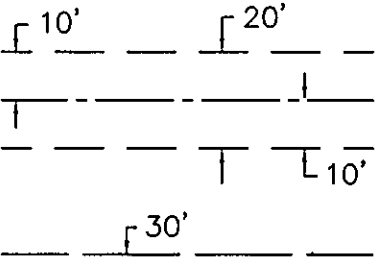
SIGNED: *James S. Leigh* DATE: 11/18/97
JAMES S. LEIGH, L.S. 1758



NOTE: ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE BRUTON GLEN HOMEOWNER'S ASSOCIATION.

AREA WITHIN LOTS = 320,810 SQ.FT. OR 7.365 ACRES
AREA WITHIN COMMON AREA = 87,692 SQ.FT. OR 2.013 ACRES
RIGHT-OF-WAY AREA = 62,845 SQ.FT. OR 1.443 ACRES
TOTAL SUBDIVIDED AREA = 471,347 SQ.FT. OR 10.821 ACRES

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



MINIMUM BUILDING SETBACK LINE SHOWN THUS:

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.

THIS SUBDIVISION IS A PLANNED DEVELOPMENT UTILIZING THE AFFORDABLE HOUSING INCENTIVE PROVISIONS IN ACCORDANCE WITH SECTION 24.1-361(g) OF THE ZONING ORDINANCE APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS THROUGH THE ADOPTION OF ORDINANCE 096-13 ON MAY 1, 1996.

VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY AND/OR LIABILITY ASSOCIATED WITH THE RETENTION BASIN, TO THE EXTENT ALLOWED BY LAW.

DRAINAGE AND UTILITY EASEMENTS TO BE 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 RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT 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.

DEDICATION OF COMMON AREAS

BRUTON GLEN L.L.C., (DECLARANT), IN RECORDING THIS PLAT OF BRUTON GLEN, SECTION ONE, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA INTENDED FOR USE BY THE HOMEOWNERS IN BRUTON GLEN 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 BRUTON GLEN.

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: *John Thuman, PE*
PLAT APPROVING AGENT
DATE: 4-21-98

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 27th DAY OF April, 1998. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 574.

TESTE: *Nancy B. Kane*
CLERK

BY: *Carol D. [Signature]*
DEED BOOK 1508 PAGE 506

PROPERTY IS TAX MAP 10, PARCEL 10-51A, A PORTION