

VICINITY MAP - SCALE: 1"=2000'

△ STA #024-PRIMARY GEODETIC CONTROL NETWORK-YORK COUNTY, VIRGINIA-MARCH 1989
 N=3632332.737(US SURVEY FT)
 E=12001643.079(US SURVEY FT)
 (SEE VICINITY MAP FOR LOCATION)

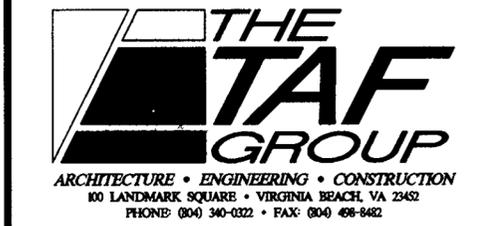


THE STREETS SHOWN HEREON ARE PRIVATE, AND WILL NOT BE MAINTAINED BY EITHER THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK. MAINTENANCE OF THE ROADS AND RIGHT-OF-WAYS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION FOR THE LOTS CREATED BY THIS PLAT.

NOTE:
 EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
 EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF WILLIAMSBURG.

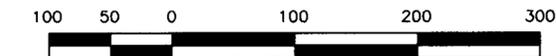
SUBDIVISION OF **418**
WILLIAMSBURG COMMONS
 PHASE 1

BRUTON DISTRICT - COUNTY OF YORK



MAY 31, 1996

SHEET 1 OF 5



SCALE 1"=100'

PROPERTY IS TAX MAP 9, PARCEL 21
 TOTAL LOT AREA= 9.893 ACRES
 TOTAL STREET AREA= 3.815 ACRES
 TOTAL COMMON AREA= 4.727 ACRES
 TOTAL RECREATION AREA=0.341 ACRES
 TOTAL SUBDIVIDED AREA=18.776 ACRES

NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE THE ZONE AND ON THE MAP PAGE SHOWN BELOW:
 REFERENCE: NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA (COMMUNITY #510182) DATED: DECEMBER 16, 1988 ZONE: X MAP PANEL 0025B



APPROVED:
 YORK COUNTY BOARD
 OF SUPERVISORS

BY: Terry W. Branch, PE
 PLAT APPROVING AGENT

DATE: 10/31/96

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 30 DAY OF NOV 1996 IN PLAT BOOK 12 PAGE 418 11:15
 TESTE: Nancy B. Kane, Clerk CLERK.
 BY: [Signature]



THE AREA WITHIN THE PRIVATE STREETS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG AS A "NON-EXCLUSIVE" UTILITY EASEMENT FOR WATER FACILITIES AND MAINTENANCE.

THE AREA WITHIN THE PRIVATE STREETS SHOWN HEREON IS HEREBY DEDICATED TO THE COUNTY OF YORK AS A "NON-EXCLUSIVE" UTILITY EASEMENT FOR SANITARY SEWER FACILITIES AND MAINTENANCE.

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, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

- BIKE PATH EASEMENT IS DEDICATED TO THE COUNTY OF YORK FOR THE PURPOSE OF PUBLIC RIGHT OF ACCESS AND SHALL NOT BE MAINTAINED BY THE COUNTY, BUT BY THE HOMEOWNERS ASSOCIATION.
- COMMON AREA SHOWN HEREON IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- BIKE PATH, DRAINAGE, UTILITY, SIGHT AND ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE COUNTY OF YORK, UNLESS OTHERWISE SPECIFIED.
- RECREATION AREA SHOWN HEREON IS HEREBY DEDICATED TO THE COUNTY OF YORK.
- PRIVATE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION. OPERATIONS AND MAINTENANCE OF ROADWAYS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH AND THIS SURVEY AND PLAT ARE CORRECT, 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 WCT, L.L.C. AND WAS ACQUIRED FROM C.C. CASEY SONS BY DEED DATED JAN. 29, 1996 AND RECORDED IN D.B. 894, P. 356 AND DEED DATED MARCH 25, 1996 AND RECORDED IN D.B. 894, P. 360. BOTH DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT MONUMENTS OR IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 1997.

SIGNED: Terry W. Branch DATE: 9/26/96
 TERRY W. BRANCH, LAND SURVEYOR NO. 1527

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, WCT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY.

BY: [Signature] DATE: 9-27-96
 RAMON W. BREEDEN, JR., PRESIDENT

STATE OF VIRGINIA
 COUNTY OF YORK, TO WIT:

I, Kathie H. Wright A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON, WHOSE NAME AS SUCH IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 27th DAY OF September, 1996

Kathie H. Wright DATE: Sept 27, 1996
 NOTARY PUBLIC

MY COMMISSION EXPIRES: July 31, 2000

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED TRUSTEE(S).

NationsBank, N.A. (DB. 894 P. 364) DATE: MAY 2, 1996

DATE: _____

CHRISTOPHER W. BROWN, TRUSTEE

James R. Ferber DATE: 9-27-96
 JAMES R. FERBER, TRUSTEE
 (EITHER OF WHOM MAY ACT)

STATE OF VIRGINIA
 COUNTY OF YORK, TO WIT:

I, Kathie H. Wright A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAME(S) AS SUCH ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 27th DAY OF September, 1996

Kathie H. Wright DATE: 9-27-96
 NOTARY PUBLIC

MY COMMISSION EXPIRES: July 31, 2000

- NOTES:
- THE RECORDATION OF THIS PLAT SHALL OPERATE 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 ON THIS PLAT.
 - 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 THE 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