



VICINITY MAP: 1" = 2000'

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

COMMONWEALTH COMMUNITIES, L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Harvey E. Weinstien 1/21/18
HARVEY E. WEINSTIEN, MANAGING MEMBER DATE

I, Stephanie B. Parsons, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY OFFICE AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 21 DAY OF January, 1998.

Stephanie B. Parsons
NOTARY PUBLIC

MY COMMISSION EXPIRES 03/31/98

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 COMMONWEALTH COMMUNITIES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM R.B. ROBERTS ESTATE, BY DEED DATED 27 JUNE, 1995, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 852, PG.414. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 17, 1998.



AREA TABLE

AREA OF LOTS	10.194 AC.
AREA OF R/W	2.215 AC.
AREA OF COMMON AREA	9.036 AC.
TOTAL SUBDIVIDED AREA	21.445 AC.

UTILITIES NOTES

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.

NOTES:

- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.117 IS LOCATED AT THE INTERSECTION OF STATE ROUTES 782 & 171. X=12092230.626 Y=3575699.750
- PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO. 38-74.
- 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 INDICATED.
- AREA OF RIGHT-OF-WAY DEDICATION = 2.215 ACRES
- THIS PROPERTY ZONED R 20.
- REFERENCE: PLAT BOOK 12, PAGE 264
- ALL COMMON AREA TO BE CONVEYED TO YORK COLONY HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24-241 THROUGH 247 OF THE PREVIOUS YORK COUNTY ZONING ORDINANCE THAT WAS IN EFFECT AT THE TIME OF DEVELOPMENT PLAN APPROVAL.
- THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0041B DATED 12/16/88.
- 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: (1) 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 (2) 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.
- MINIMUM BUILDING SETBACKS: FRONT YARD 30', SIDE YARD 10', REAR YARD 25'

CURVE TABLE

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	881.06	01'42'27"	26.26	13.13	26.25	N06°58'44"W
C2	881.06	16°31'10"	254.03	127.90	253.15	N02°08'05"E
C3	871.06	12°49'49"	195.06	97.94	194.65	S04°01'02"W
C4	25.00	93°43'38"	40.90	26.68	36.49	S49°15'41"E
C5	343.00	09°44'05"	58.28	29.21	58.21	N79°00'27"E
C6	343.00	16°23'03"	98.08	49.38	97.75	N65°56'53"E
C7	343.00	14°24'45"	86.28	43.37	86.05	N50°32'59"E
C8	343.00	04°01'36"	24.11	12.06	24.10	N41°19'48"E
C9	300.00	10°40'52"	55.93	28.04	55.84	N44°39'26"E
C10	300.00	13°54'27"	72.82	36.59	72.64	N56°57'06"E
C11	300.00	08°59'58"	47.12	23.61	47.07	N68°24'18"E
C12	25.00	49°30'26"	21.60	11.53	20.94	N48°09'04"E
C13	52.00	73°51'36"	67.03	39.09	62.49	N60°19'39"E
C14	52.00	65°38'50"	59.58	33.54	56.37	S49°55'08"E
C15	52.00	139°30'26"	126.61	140.98	97.57	S52°39'31"W
C16	25.00	49°30'26"	21.60	11.53	20.94	N82°20'29"W
C17	250.00	20°05'34"	87.87	44.29	87.22	S62°51'30"W
C18	250.00	13°56'33"	60.84	30.57	60.69	S45°50'27"W
C19	398.00	03°16'18"	22.73	11.37	22.72	S40°30'19"W
C20	25.00	83°12'42"	36.31	22.20	33.20	S00°32'07"W
C21	335.00	01°16'16"	7.43	3.72	7.43	S40°26'05"E
C22	335.00	12°36'59"	73.77	37.03	73.62	S33°28'28"E
C23	335.00	11°55'08"	69.69	34.97	69.56	S21°13'25"E
C24	25.00	86°46'20"	37.86	23.63	34.35	S58°39'00"E
C25	348.00	18°31'27"	112.51	56.75	112.02	N68°42'06"E
C26	348.00	09°14'15"	56.11	28.11	56.04	N54°49'15"E
C27	398.00	04°52'11"	33.83	16.92	33.82	N52°38'14"E
C28	398.00	11°54'46"	82.75	41.53	82.60	N61°01'42"E
C29	348.00	14°13'35"	86.41	43.43	86.18	S57°18'55"W
C30	398.00	02°56'03"	20.38	10.19	20.38	S51°40'09"W
C31	398.00	13°16'44"	92.24	46.33	92.03	S59°46'33"W
C32	398.00	12°05'58"	84.05	42.18	83.89	S72°27'53"W
C33	25.00	86°36'42"	37.79	23.56	34.29	S35°12'31"W
C34	25.00	49°30'26"	21.60	11.53	20.94	S32°51'04"E
C35	52.00	55°53'14"	50.72	27.58	48.73	S29°39'40"E
C36	52.00	52°00'24"	47.20	25.37	45.60	S24°17'10"W
C37	52.00	22°36'36"	20.52	10.40	20.39	S81°35'40"W
C38	52.00	52°00'24"	47.20	25.37	45.60	N81°05'50"W
C39	52.00	52°00'24"	47.20	25.37	45.60	N29°05'26"W
C40	52.00	44°29'50"	40.38	21.27	39.38	N19°09'41"E
C41	25.00	49°30'26"	21.60	11.53	20.94	N16°39'23"E
C42	285.00	09°55'40"	49.38	24.75	49.32	N13°03'41"W
C43	285.00	23°02'43"	114.63	58.10	113.86	N29°32'52"W
C44	25.00	83°17'28"	36.34	22.23	33.23	N82°42'58"W
C45	403.00	10°56'14"	76.93	38.58	76.81	S61°06'25"W
C46	403.00	17°47'56"	125.19	63.10	124.69	S75°28'30"W
C47	25.00	92°12'26"	40.23	25.98	36.03	S38°16'15"W
C48	373.00	34°56'43"	227.50	117.41	223.99	N66°24'08"E
C49	373.00	10°03'36"	65.49	32.83	65.41	N43°53'58"E
C50	275.00	34°02'07"	163.36	84.17	160.97	N55°53'14"E
C51	310.00	32°58'23"	178.40	91.75	175.95	S24°35'02"E
C52	373.00	31°42'02"	206.37	105.90	203.75	N66°03'09"E
C53	373.00	15°35'41"	101.52	51.08	101.21	N57°59'59"E
C54	5704.59	00°46'19"	76.86	38.43	76.86	N10°34'08"W
C55	5699.59	00°46'08"	76.49	38.25	76.49	N10°34'13"W

LEGEND

- INDICATES IRON PIPE TO BE SET
- INDICATES VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
- INDICATES IRON PIPE FOUND
- INDICATES MONUMENTS TO BE SET

PLAT OF SUBDIVISION
YORK COLONY
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

DATE: 11/17/97 SHEET 1 OF 4 SCALE: N/A
PROJECT NO: 95-006 DRAWN BY: PAUL MICHAEL

SA SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3386

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEE. TRSTE, INC., A VIRGINIA CORPORATION (D.B. 961, PG. 724, 8/1/97) CONSENTED TO:

William Bandy
WILLIAM BANDY, TRUSTEE

I, Stephanie Parsons, A NOTARY PUBLIC IN AND FOR THE CITY OF Norfolk, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 16th DAY OF December 1997.

Stephanie B. Parsons
NOTARY PUBLIC

MY COMMISSION EXPIRES 03/31/98

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Linn PE
PLAT APPROVING AGENT

DATE: 1-20-98

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 21st DAY OF January, 1998. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 570, PAGE 550.

TESTE: NANCY B. KANE, CLERK
CLERK

BY: Kristen N. Bitten