



- NOTES:
1. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
 2. 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
 3. PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO. 38-74.
 4. 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.
 5. AREA OF RIGHT-OF-WAY DEDICATION = 0.673 ACRES
 6. THIS PROPERTY ZONED R-20.
 7. REFERENCE: PLAT BOOK 12, PAGE 264

8. 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.
9. 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.
10. 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.

11. ALL COMMON AREA TO BE CONVEYED TO ROBERTS TRACE HOMEOWNERS ASSOCIATION.

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: [Signature] 10/09/95
 HARVEY E. WEINSTIEN, MANAGING MEMBER DATE

I, Ethelanna S. Hogg, 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 City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 9th DAY OF October, 1995.

Ethelanna S. Hogg
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 1996.

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 AUGUST 22, 1996.



AREA TABLE

AREA OF LOTS	3.916 AC.
AREA OF R/W	0.673 AC.
AREA OF COMMON AREA	1.356 AC.
TOTAL SUBDIVIDED AREA	5.945 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.

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	85°00'00"	25.00	37.09	22.91	33.78	S53°27'17" E
2	04°03'08"	328.00	23.20	11.60	23.19	S86°04'17" W
3	02°04'55"	328.00	11.92	5.96	11.92	S89°08'18" W
4	49°30'26"	25.00	21.60	11.53	20.94	N65°25'32" E
5	61°18'33"	52.00	55.64	30.82	53.03	S71°19'36" W
6	52°00'24"	52.00	47.20	25.37	45.60	N52°00'56" W
7	52°00'24"	52.00	47.20	25.37	45.60	N00°00'32" W
8	52°00'24"	52.00	47.20	25.37	45.60	N51°59'52" E
9	61°41'08"	52.00	55.98	31.05	53.32	S71°09'22" E
10	49°30'26"	25.00	21.60	11.53	20.94	N65°04'01" W
11	06°08'03"	278.00	29.76	14.90	29.75	S87°06'44" W
12	94°56'01"	25.00	41.42	27.25	36.84	S36°34'42" W
13	00°18'31"	22948.81	123.67	61.83	123.67	N10°44'03" W
14	00°22'22"	22943.81	149.28	74.64	149.28	N10°46'06" W

PLAT OF SUBDIVISION
ROBERTS TRACE SECTION ONE
 COUNTY OF YORK, VIRGINIA

DATE: 8/22/95 SHEET 1 OF 2 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
 (804) 873-3386

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES.
 FIRST UNION NATIONAL BANK (D.B.856, PG.560, 8/1/95)

CONSENTED TO:
[Signature] 10/26/95
 P. CRAIG MOORE, TRUSTEE DATE

[Signature] 10/26/95
 JERRY B. COPES, TRUSTEE DATE

(EITHER OF WHOM MAY ACT)

I, Lisa H. Edmonds, A NOTARY PUBLIC IN AND FOR THE City OF Newport News 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 26th DAY OF October, 1995.

Lisa H. Edmonds
 NOTARY PUBLIC

MY COMMISSION EXPIRES 11/30/97.

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS

By: [Signature] PE
 PLAT APPROVING AGENT

DATE: 12-5-95

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 6th DAY OF December 1995. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 308.

TESTE: Nancy B. Kane
 CLERK

By: Rachael B. Danouse