



VICINITY MAP

SCALE : 1" = 2,000'

0 1,000 2,000

GRAPHIC SCALE

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

J. Van Rose Jr. DATE: 6/19/02
 J. VAN ROSE JR., MANAGING MEMBER-ROSE & WOMBLE ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR OWNERS

STATE OF VIRGINIA TO WIT:
 I, *Marsha C. Walsh*, A NOTARY PUBLIC IN AND FOR THE State of Virginia, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 19 DAY OF June, 2002.

Marsha C. Walsh
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: February 28, 2003

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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: PARCEL "A": ROSE & WOMBLE ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM AMERICAN EASTERN, INC., A VIRGINIA CORPORATION BY DEED DATED JANUARY 9, 2002 AND WAS DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA BY INSTRUMENT NO.020000632. PARCEL "B": ROSE & WOMBLE ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM LEONA FRANSKE ADAMS, EXECUTRIX OF THE ESTATE OF JOHN F. A. FRANSKE, DECEASED, AND TRUSTEE OF THE JOHN F. A. FRANSKE INTER-VIVOS LIVING TRUST AGREEMENT BY DEED DATED MAY 30, 2002 AND WAS DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA BY INSTRUMENT NO.020009877.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2002.

Donald W. Davis 12/31/01
 DONALD W. DAVIS, C.L.S. DATE

UTILITY NOTES:

WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.

SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 042 - COORDINATES--U.S.SURVEY FEET--12051247.375(E), 3613951.988(N)
- 044 - COORDINATES--U.S.SURVEY FEET--12049008.377(E), 3613559.739(N)

NOTE:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 035 B, EFFECTIVE DATE : DECEMBER 16, 1988.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN THE RESOURCE PROTECTION AREA OR THE RESOURCE MANAGEMENT AREA.
- 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE YORKTOWN TRACE HOMEOWNERS ASSOCIATION.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- 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 ON THIS PLAT.
- 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 RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.
- THE PROPERTY SHOWN HEREON IS ZONED R13 (SINGLE FAMILY RESIDENTIAL). MINIMUM BUILDING SETBACK REQUIREMENTS ARE:
 FRONT :30' (FEET)
 15' (FEET) MIN. SEPARATION BETWEEN PRINCIPAL BUILDINGS
- THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP PARCEL #17-00-00-044, #17A-02-00-005 & #17-00-00-062 AND BY GPIN #M11D-3499-1400, GPIN #M11D-3297-1646 & GPIN #M11D-3858-1788.
- THE PROPERTY LOCATED WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE WATERSHED MANAGEMENT AND PROTECTION OVERLAY DISTRICT.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

LOT AREA : 6.7162 ACRES
 COMMON AREA : 7.2319 ACRES
 R/W AREA : 1.4424 ACRES
 TOTAL SUBDIVIDED AREA : 15.3905 ACRES

SUBDIVISION PLAT OF
YORKTOWN TRACE

NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 60' DATE : 31 DEC. 2001

DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY-SUITE "G"
 YORKTOWN, VIRGINIA 23693

0 30 60 120

GRAPHIC SCALE

SHEET 1 OF 3

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES IRON PIPE FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

CURVE		DATA			TABLE	
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	51'41'02"	25.00	22.55	12.11	21.79	S 72°05'33" W
C2	89°57'09"	25.00	39.25	24.98	35.34	N 37°05'21" W
C3	40°47'52"	180.00	128.17	66.94	125.48	S 77°32'08" W
C4	40°47'52"	205.00	145.97	76.23	142.91	S 77°32'08" W
C5	40°47'52"	230.00	163.77	85.53	160.34	S 77°32'08" W
C6	40°53'09"	180.00	128.45	67.10	125.74	N 77°34'46" E
C7	40°53'09"	205.00	146.29	76.41	143.20	N 77°34'46" E
C8	40°53'09"	230.00	164.13	85.73	160.67	N 77°34'46" E
C9	49°30'26"	25.00	21.60	11.53	20.94	S 73°16'08" W
C10	279°00'53"	52.00	253.23			
C11	49°30'26"	25.00	21.60	11.53	20.94	S 57°13'26" E
C12	12°18'04"	983.95	211.25	106.03	210.84	N 78°46'31" E
C13	05°25'10"	993.95	94.01	47.04	93.98	N 82°12'58" E
C14	01°15'06"	993.95	21.72	10.86	21.71	N 73°15'02" E
C15	85°22'28"	25.00	37.25	23.06	33.90	S 31°11'21" W
C16	90°09'53"	25.00	39.34	25.07	35.41	N 55°24'41" W
C17	14°45'48"	180.00	46.38	23.32	46.25	N 02°56'50" W
C18	17°45'09"	205.00	63.52	32.02	63.26	N 04°26'31" W
C19	15°55'57"	230.00	63.96	32.19	63.75	N 03°31'54" W
C20	36°22'15"	25.00	15.87	8.21	15.60	S 13°45'04" E
C21	276°47'59"	52.00	251.22			
C22	60°25'43"	25.00	26.37	14.56	25.16	N 34°38'56" E

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: 8/13/02



STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE DAY OF August 20, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT NO. 11:29am 020016592

TESTE: *Lynn S. Jenkins*
 CLERK

BY: *Natalie C. Owens, D.C.*