

VICINITY MAP

SCALE : 1" = 2,000'
 0 1,000 2,000
 GRAPHIC SCALE

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

[Signature] DATE: 2/20/97
 HARVEY WEINSTEIN - MANAGER
 COMMONWEALTH COMMUNITIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
[Signature] DATE: 2/20/97

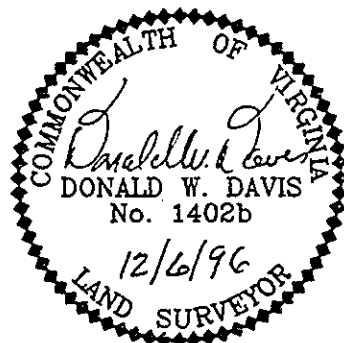
FIRST DEED OF TRUST -
 TRUSTEE : P. CRAIG MOORE AND JERRY B. COPEL
 EITHER OF WHOM MAY ACT - FIRST UNION NATIONAL BANK OF VIRGINIA (D.B. 909, PG. 662 - DATED: AUGUST 2, 1996)

[Signature] DATE: 2/20/97
 SECOND DEED OF TRUST -
 TRUSTEE : USLIE PAGE SMITH
 (D.B. 881, PG. 649 - DATED : FEBRUARY 5, 1996)

NOTARY PUBLIC FOR OWNERS AND TRUSTEES
 STATE OF VIRGINIA TO WIT:
 I, HENRIE M. GRIMM, A NOTARY PUBLIC IN AND FOR THE CITY OF HAMPTON 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 20th DAY OF FEBRUARY, 1997.
[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 05/31/98

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: COMMONWEALTH COMMUNITIES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM GEORGE L. SMITH, JR. AND NAN P. SMITH, HIS WIFE BY DEED DATED JANUARY 15, 1996 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA ON FEBRUARY 7, 1996 IN DEED BOOK 881, PAGE 647.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 4, 1997.
[Signature] 12/6/96
 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.

- (113) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 113". THE DISK IS LOCATED AT THE INTERSECTION OF ROUTES 706 (YORKTOWN ROAD), AND 606 (CALTHROP NECK ROAD), 13.5' EAST OF THE EDGE OF PAVEMENT OF ROUTE 606, 45.0' SOUTH OF UTILITY POLE # W0-06. COORDINATES-U.S.SURVEY FEET--12089215.600(E), 3575481.740(N)
- (117) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE STAMPED "STATION NO. 117". THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTES 171 (VICTORY BOULEVARD), AND 782 (CARY'S CHAPEL ROAD), 26.0' SOUTH OF THE CENTER LINE OF ROUTE 171, 32.0' EAST OF THE CENTER LINE OF ROUTE 782. COORDINATES-U.S.SURVEY FEET--12092230.626(E), 3575699.750(N)

NOTE : THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0041 B, EFFECTIVE DATE : DECEMBER 16, 1988.

NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.

NOTE: 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 IN TO THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

NOTE: THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.

TAX MAP 38 ; PARCEL 1

NOTE: 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.

NOTE: 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.

LOT AREA : 7.5250 ACRES
 R/W AREA : 1.3607 ACRES
 COMMON AREA : 4.6190 ACRES
 TOTAL SUBDIVIDED AREA : 13.5047 ACRES

SUBDIVISION PLAT OF

ROBERTS TRACE

SECTION ONE - A

BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA

SCALE : 1" = 100' DATE : 6 DEC. 1996

DAVIS & ASSOCIATES, P.C.

SURVEYORS - PLANNERS

3630 GEORGE WASHINGTON

MEMORIAL HIGHWAY-SUITE "G"

YORKTOWN, VIRGINIA 23963

0' 50' 100' 200'

GRAPHIC SCALE
 SHEET 1 OF 2

- 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 20' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *[Signature]* PE
 PLAT APPROVING AGENT

DATE: 5-5-97

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 5th DAY OF May 1997 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 474

TESTE: *[Signature]*
 CLERK

BY: *[Signature]*, DC