

LEGEND:
 ● DENOTES PIN, PIPE, OR MONUMENT FOUND
 ○ DENOTES IRON PINS SET
 □ DENOTES MONUMENTS SET

NOTES:
 1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
 2. YC-118 E12,093,296.742 N3,570,788.165
 YC-119 E12,097,204.377 N3,569,944.967

THE PLATTING OF THE LAND HEREON SHOWN FOR VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION
 BY: George E. Fiscella DATE: 5/31/95
 GEORGE E. FISCELLA, PRESIDENT

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:
 I, Robin L. Roudelush, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 31st DAY OF May, 1995.
Robin L. Roudelush
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 8-31-97

INDEPENDENT INVESTORS INC., A VIRGINIA CORPORATION, TRUSTEE
 BY: Vernard E. Lockwood, II DATE: 5/31/95
 VERNARD E. LOCKWOOD, II, VICE PRESIDENT
 CENIT BANK, FSB, BENEFICIARY
 (D.B.821, P.1; OCTOBER 27, 1994)

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:
 I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 31st DAY OF May, 1995.
Robin L. Roudelush
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 8-31-97

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

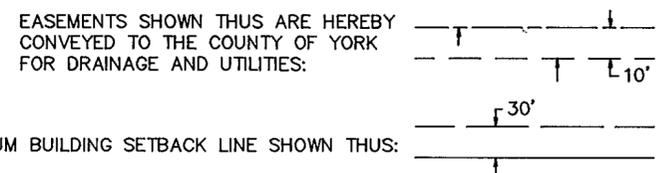
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM FISCELLA AND FISCELLA, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED JANUARY 6, 1994 AND RECORDED IN DEED BOOK 775, PAGE 375 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1995.

James S. Leigh 7/13/95
 JAMES S. LEIGH, L.S. # 1758



NOTE: ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE WYTHE CREEK FARMS HOMEOWNERS ASSOCIATION.

AREA WITHIN LOTS = 30.866 ACRES
 AREA WITHIN COMMON AREA = 17.448 ACRES
 RIGHT-OF-WAY AREA = 6.617 ACRES
 TOTAL SUBDIVIDED AREA = 54.931 ACRES



WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, PURSUANT TO AN EASEMENT TO BE RECORDED.
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

DEED OF TRUST
 BY: Lawrence G. Cumming DATE: 6/9/95
 LAWRENCE G. CUMMING, TRUSTEE
 FISCELLA AND FISCELLA, BENEFICIARY
 (D.B.775, P.377; JANUARY 6, 1994)
 STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:
 I, Cheryl L. M. Steele, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 9th DAY OF June, 1995.
Cheryl L. M. Steele
 NOTARY PUBLIC *I was commissioned Cheryl A. Matthews*

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	88°36'45"	38.66'	24.40'	34.92'	N56°44'58"W
2	200.00'	17°28'31"	61.00'	30.74'	60.76'	S87°40'55"W
3	1000.00'	03°47'05"	66.06'	33.04'	66.04'	N85°28'22"W
4	25.00'	90°00'00"	39.27'	25.00'	35.36'	S47°38'05"W
5	325.00'	35°26'33"	201.04'	103.85'	197.85'	S20°21'22"W
6	250.00'	45°07'02"	196.86'	103.85'	191.81'	S15°31'07"W
7	285.00'	57°10'26"	284.39'	155.30'	272.74'	S21°32'49"W
8	25.00'	86°15'41"	37.64'	23.42'	34.18'	S07°00'12"W
9	300.00'	26°18'41"	137.77'	70.12'	136.56'	S49°16'59"E
10	300.00'	29°29'32"	154.42'	78.96'	152.72'	S77°11'06"E
11	450.00'	32°30'34"	255.33'	131.20'	251.92'	S75°40'35"E
12	400.00'	31°12'57"	217.92'	111.74'	215.24'	N76°19'24"W
13	350.00'	29°29'32"	180.16'	92.12'	178.18'	N77°11'06"W
14	350.00'	26°18'41"	160.73'	81.81'	159.32'	N49°16'59"W
15	300.00'	33°00'22"	172.82'	88.88'	170.44'	N52°37'50"W
16	25.00'	90°00'00"	39.27'	25.00'	35.36'	S65°51'59"W
17	305.00'	66°45'24"	355.36'	200.95'	335.60'	S12°30'43"E
18	355.00'	66°45'24"	413.62'	233.89'	390.62'	N43°30'43"W
19	25.00'	90°00'00"	39.27'	25.00'	35.36'	N24°08'01"W
20	25.00'	90°00'00"	39.27'	25.00'	35.36'	N65°51'59"E
21	310.00'	71°46'06"	388.30'	224.27'	363.41'	N56°45'02"E
22	25.00'	90°00'00"	39.27'	25.00'	35.36'	N47°38'05"E
23	25.00'	90°00'00"	39.27'	25.00'	35.36'	S42°21'55"E
24	100.00'	13°41'26"	23.89'	12.00'	23.84'	N85°47'22"E
25	25.00'	90°00'00"	39.27'	25.00'	35.36'	N33°56'40"E
26	1170.92'	01°47'57"	36.77'	18.39'	36.77'	S11°57'19"E
27	25.00'	90°00'00"	39.27'	25.00'	35.36'	S42°21'55"E
28	275.00'	35°26'33"	170.11'	87.88'	167.41'	S20°21'22"W
29	300.00'	45°07'02"	236.23'	124.62'	230.18'	S15°31'07"W
30	235.00'	55°41'30"	228.42'	124.14'	219.53'	S20°48'21"W
31	25.00'	90°49'21"	39.63'	25.36'	35.61'	N85°56'13"W
32	350.00'	28°36'28"	174.75'	89.24'	172.95'	N54°49'47"W
33	25.00'	90°00'00"	39.27'	25.00'	35.36'	N24°08'01"W
34	260.00'	71°46'06"	325.67'	188.10'	304.80'	N56°45'02"E

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 OWNER'S 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.

DEDICATION OF COMMON AREAS

VIRGINIA ENTERPRISES, INC., (DECLARANT), IN RECORDING THIS PLAT OF WYTHE CREEK FARMS, SECTION ONE, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA INTENDED FOR USE BY THE HOMEOWNERS IN WYTHE CREEK FARMS FOR RECREATION AND OTHER RELATED ACTIVITIES.
 THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN WYTHE CREEK FARMS.

NOTE:
 WYTHE CREEK FARMS, SECTION ONE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMMUNITY PANEL NO. 510182 0041B, DECEMBER 16, 1988.

WYTHE CREEK FARMS
 SECTION ONE
 BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA

THE SIRINE GROUP, LTD.
 SURVEYORS • ENGINEERS • PLANNERS
 P.O. BOX 450, ROUTE 17
 WHITE MARSH, VIRGINIA 23183
 SCALE: 1" = 60' AUGUST 30, 1994
SHEET 1 OF 8
 0 30 60 120 180 240 FEET
 GRAPHIC SCALE

SIGHT TRIANGLE LEGEND:
 SIGHT TRIANGLE EASEMENTS FOR RIGHT-OF-ENTRY PURPOSES AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO YORK COUNTY IN THE FOLLOWING DIMENSIONS.
 A = 30' x 20'
 B = 20' x 20'
 C = 30' x 30'
 D = 40' x 20'
 E = 40' x 30'

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 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.

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.

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: John T. Quinn, Jr.
 PLAT APPROVING AGENT
 DATE: 8-14-95

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 14th DAY OF August, 1995, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 121 PAGE 275.

TESTE: Nancy B. Kane
 CLERK
 BY: Carol Drosselmeier, D.C.
 PROPERTY IS TAX MAP 38-1, PARCEL 15
Deed Book 858 Page 150