

REFERENCES:  
INSTRUMENT NO. 00001891, PG. 0054-0065

**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 ROUTE 171 & STATE ROUTE 782.  
X=12092230.626  
Y=3575699.750
- PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO. 38-78 (GPIN V03B-3307-4900)
- THIS PROPERTY ZONED R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT)  
BUILDING SETBACKS:  
FRONT YARD = 30'  
SIDE YARD = 10'  
REAR YARD = 25'  
MAX BLDG. HEIGHT = 35'
- THIS PROPERTY IS IN FLOOD ZONE X (LIGHT) OUTSIDE 500 YEAR FLOOD PLAIN, ZONE X (DARK) AREAS OF 500 YEAR FLOOD PLAIN AND AE (ELEV 8) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0041B DATED 12/16/88.
- AREA OF LOTS = 5.448 ACRES  
AREA OF RIGHT OF WAY = 1.169 ACRES  
TOTAL AREA = 6.617 ACRES
- ALL "COMMON AREAS" WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- VDOT 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.
- 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 EASEMENTS 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.
- 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 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: (i) THE COUNTY'S 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.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT VESTED TO THE "RESIDENTIAL CLUSTER DEVELOPMENT STANDARDS" AND R17 ZONING SET FORTH IN THE 1985 YORK COUNTY ZONING ORDINANCE.

**OWNER'S CONSENT**

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

VICTORY MEADOWS, L.L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY

BY: A.B. Southall, III 1/24/01  
A. B. SOUTHALL, III MANAGER DATE

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA

I, Connie A. Sobieski, A NOTARY PUBLIC IN AND FOR THE City of Hampton, 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 JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 24<sup>th</sup> DAY OF January, 2001.

Connie A. Sobieski  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/2003



**TRUSTEE'S CONSENT**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES, EITHER OF WHOM MAY ACT.

DEED OF TRUST DATED FEB. 23, 2000  
INSTRUMENT NO. 000001892, PGS. 57-65

CONSENTED TO: VICTORY MEADOWS, LLC

BY: Lawrence G. Cumming 1/24/01  
LAWRENCE G. CUMMING, TRUSTEE DATE

BY: \_\_\_\_\_  
PHILIP L. HATCHETT, TRUSTEE DATE

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA

I, Connie A. Sobieski, A NOTARY PUBLIC IN AND FOR THE City of Hampton, VIRGINIA HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 24<sup>th</sup> DAY OF January, 2001.

Connie A. Sobieski  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/2003



**SURVEYOR'S CERTIFICATION**

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 ACKNOWLEDGE THAT THE LAND EMBRACED IN THIS SUBDIVISION WAS CONVEYED TO VICTORY MEADOWS, L.L.C. BY DEED DATED FEBRUARY 23, 2000 FROM A. B. SOUTHALL, JR. AND HAZEL P. SOUTHALL AND RECORDED AS INSTRUMENT NUMBER 000001891, PAGE 0054.

I CERTIFY THAT THE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 31, 2001.

W. Page Cockrell 1-23-01  
W. PAGE COCKRELL DATE  
LAND SURVEYOR



**UTILITIES NOTES**

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

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

PLAT OF SUBDIVISION  
**VICTORY MEADOWS**  
PHASE ONE  
BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA

DATE: 01/23/01 SHEET 1 OF 4 SCALE: N/A  
PROJECT NO: 30800.00 DRAWN BY: DWP



**TRUSTEE'S CONSENT**

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

A.B. SOUTHALL, JR. REVOCABLE TRUST - SUPPLEMENTAL CREDIT LINE, DEED OF TRUST DATED JULY 1, 2000, INSTRUMENT NO. 000009720, PG. 0096-0105

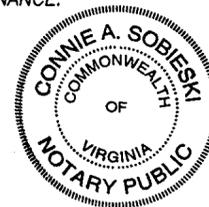
CONSENTED TO: A.B. SOUTHALL, JR. REVOCABLE TRUST  
BY: Lawrence G. Cumming 1/24/01  
LAWRENCE G. CUMMING, TRUSTEE DATE

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA

I, Connie A. Sobieski, A NOTARY PUBLIC IN AND FOR THE City of Hampton, VIRGINIA HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 24<sup>th</sup> DAY OF January, 2001.

Connie A. Sobieski  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/2003



**LEGEND**

- INDICATES POINT FOUND AS DENOTED
- INDICATES IRON ROD TO BE SET
- INDICATES V.D.H. CONC. MON. FOUND
- INDICATES CONC. MON. TO BE SET

**APPROVED:**  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al. Maddalena  
PLAT APPROVING AGENT  
DATE: 3/6/01

**STATE OF VIRGINIA**  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 6<sup>th</sup> DAY OF March, 2001. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 258.

TESTE: Lynn S. Jenkins 3:50  
CLERK  
BY: [Signature]