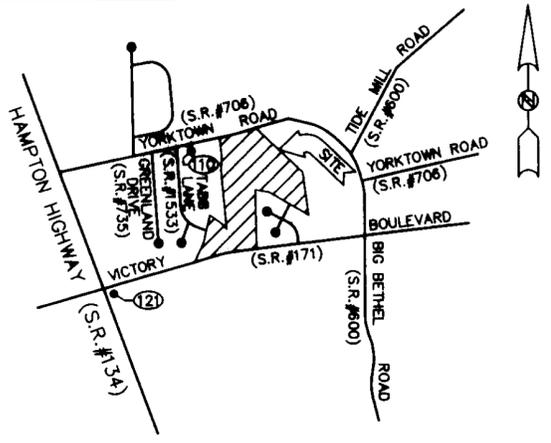


2005 APR 21 12:01



VICINITY MAP  
SCALE: 1" = 2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (110) - COORDINATES-U.S.SURVEY FEET-12081941.799(E), 3576181.365(N).
- (121) - COORDINATES-U.S.SURVEY FEET-12080488.624(E), 3573593.157(N).

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.

DATE: 1/11/06  
MCEDEGWOOD, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY: EDGEWOOD ASSOCIATES, II, LTD., A VIRGINIA CORPORATION, MEMBER BY: UNWOOD KRAMER

DATE: 1/12/06  
TRUSTEE-VERNON H. PAGE, A RESIDENT OF THE COMMONWEALTH OF VIRGINIA, FOR RESOURCE BANK, BY DEED DATED: APRIL 18, 2005 INSTRUMENT #050007555

DATE: 1/12/06  
TRUSTEE-JOSEPH H. LATCHUM, JR., A RESIDENT OF THE COMMONWEALTH OF VIRGINIA, FOR RESOURCE BANK BY DEED DATED: APRIL 18, 2005 INSTRUMENT #050007555

NOTARY PUBLIC FOR OWNERS  
STATE OF VIRGINIA TO WIT:  
I, Francis K Barber, A NOTARY PUBLIC IN AND FOR THE City of Newport News 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 12th DAY OF January, 2006

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 11/30/06

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: MCEDEGWOOD, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM EDGEWOOD ASSOCIATES II, LTD., A VIRGINIA CORPORATION BY DEED DATED MARCH 28, 2005 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA AS INSTRUMENT #050007554

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 30 SEPT. 2006.  
R.L. Small 9/17/05  
R. L. SMALL 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.

NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0039 B EFFECTIVE DATE: DECEMBER 16, 1988.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE MANAGEMENT AREA.
- THE MINIMUM FRONT YARD BUILDING SETBACK LINE REQUIREMENT FOR THE OPEN SPACE CLUSTER DEVELOPMENT IS 30' (FEET).
- PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT)
- TAX MAP PARCEL #: 30-00-00-182A
- GPIN#: T04D-2732-0337
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE VICTORY ESTATES HOMEOWNERS ASSOCIATION.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY THE LAW.
- 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.
- 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.

LOT AREA : 11.0343 ACRES OR 480,653 S.F.  
R/W AREA TO VDOT : 0.1453 ACRES OR 6,328 S.F.  
R/W AREA TO YORK : 1.7518 ACRES OR 76,310 S.F.  
COUNTY  
R/W AREA (TOTAL) : 1.8971 ACRES OR 82,638 S.F.  
COMMON AREA ("A") : 3.1156 ACRES OR 135,717 S.F.  
COMMON AREA ("B") : 30.2476 ACRES OR 1,317,583 S.F.  
COMMON AREA (TOTAL) : 33.3632 ACRES OR 1,453,300 S.F.  
TOTAL SUBDIVIDED AREA : 46.2946 ACRES OR 2,016,591 S.F.

NUMBER	DIRECTION	DISTANCE
L1	S 43°20'01" W	33.90'
L2	S 33°18'17" W	24.95'
L3	N 04°31'37" E	27.34'
L4	S 74°08'07" W	11.49'
L5	S 82°08'01" E	4.46'
L6	S 82°08'01" E	2.23'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	22°02'15"	450.00	173.08	87.62	172.02	N 78°58'53" W
C2	22°02'15"	400.00	153.85	77.89	152.90	N 78°58'53" W
C3	79°50'09"	25.00	34.83	20.92	32.08	S 50°04'56" E
C4	259°50'09"	60.00	272.10	71.71	92.04	N 39°55'04" E
C5	91°04'15"	25.00	39.74	25.47	35.68	S 60°18'54" E
C6	44°58'33"	500.00	392.49	206.98	382.49	S 07°42'30" W
C7	79°50'09"	25.00	34.83	20.92	32.08	S 70°06'51" W
C8	259°50'09"	60.00	272.10	71.71	92.04	S 19°53'09" E
C9	45°09'44"	550.00	433.53	228.73	422.39	N 07°36'55" E
C10	89°06'56"	25.00	38.88	24.82	35.08	N 29°35'31" E
C11	02°16'54"	7746.44	308.47	154.26	308.45	S 79°45'54" W
C12	02°37'55"	7749.44	355.99	178.03	355.96	S 76°39'14" W
C13	00°17'47"	7781.44	40.27	20.13	40.27	S 78°46'33" W
C14	00°16'57"	7784.44	38.37	19.18	38.37	S 75°28'16" W
C15	14°10'16"	250.00	61.83	31.08	61.68	S 75°02'53" E
C16	14°10'16"	300.00	74.20	37.29	74.01	S 75°02'53" E
C17	14°10'16"	275.00	68.02	34.18	67.84	S 75°02'53" E
C18	22°02'15"	425.00	163.47	82.76	162.46	S 78°58'53" E
C19	45°09'44"	525.00	413.82	218.33	403.19	S 07°36'55" W

SUBDIVISION PLAT OF  
**VICTORY ESTATES**  
BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE: 1" = 60' DATE: 17 SEPTEMBER 2005  
**DAVIS & ASSOCIATES, P.C.**  
SURVEYORS - PLANNERS  
3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY - SUITE "G"  
YORKTOWN, VIRGINIA 23693  
Scale 1" = 60 ft  
SHEET 1 OF 5  
- SYMBOLS -

- 30' --- DENOTES MINIMUM BUILDING SETBACK LINE
- O --- DENOTES IRON PIPE FOUND
- O --- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- O --- DENOTES CONCRETE MONUMENT FOUND
- O --- DENOTES CONCRETE MONUMENT TO BE SET

APPROVED  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
BY: Bruce A. White 4/6/06  
PLAT APPROVING AGENT DATE

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Al Maddalena  
PLAT APPROVING AGENT

DATE: 4/4/06

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 21st DAY OF APRIL 2006 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 060000050 6:00 pm  
TESTE: LYNN S. JENKINS, CLERK  
CLERK  
BY: Rachel Reistebach