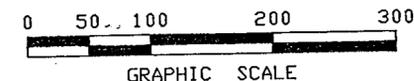


SUBDIVISION PLAT OF

# THE HOMESTEAD

COUNTY OF YORK, VIRGINIA

SCALE: 1" = 100' DATE: 12 JAN. 1995



SHEET 1 OF 2

## DAVIS & ASSOCIATES

SURVEYORS - PLANNERS

4033 GEORGE WASHINGTON

MEMORIAL HIGHWAY

YORKTOWN, VIRGINIA 23692

—SYMBOLS—

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE & UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES 10' EASEMENT HEREBY DEDICATED TO NEWPORT NEWS WATERWORKS
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENTS FOUND
- DENOTES CONCRETE MONUMENTS TO BE SET

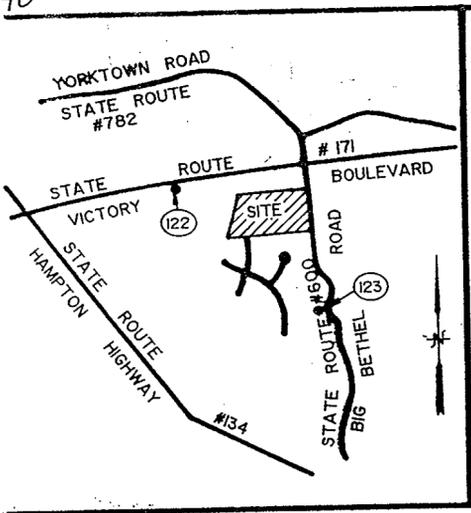
TAX MAP 37; PARCELS 41-B & 41-C

NOTE: 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.

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

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: SIGHT EASEMENT 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 ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.



### 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. Drew O'Neal 1/20/95  
DATE

Kim Y. O'Neal 1-20-95  
DATE

J. Drew O'Neal 1/20/95  
DATE

J. DREW O'NEAL - PRESIDENT OF HOMESTEAD LAND COMPANY, A VIRGINIA CORPORATION  
NOTARY PUBLIC CERTIFICATION FOR J. DREW O'NEAL & KIM Y. O'NEAL  
STATE OF VIRGINIA TO WIT: Carol Brandt, 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 20th DAY OF January, 1995.

Carol Brandt  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/24/97

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 B: HOMESTEAD LAND COMPANY, A VIRGINIA CORPORATION AND WAS ACQUIRED FROM J. DREW O'NEAL AND KIM Y. O'NEAL, HUSBAND AND WIFE BY DEED DATED DECEMBER 27, 1994 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 828, PAGE 837. PARCEL C: J. DREW O'NEAL AND KIM Y. O'NEAL, HUSBAND AND WIFE, AND WAS ACQUIRED FROM NATIONS BANK OF VIRGINIA, N.A., TRUSTEE FOR THE KENNETH McDONALD TRUST, BY DEED DATED NOVEMBER 24, 1994 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 825, PAGE 304.

- PRIMARY GEODETIC CONTROL MONUMENTS
- (122) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2' BELOW THE GROUND SURFACE, STAMPED "STATION NO. 122". THE DISK IS LOCATED 73.5' SOUTH OF THE CENTER LINE OF ROUTE 171 (VICTORY BOULEVARD), 27.5' WEST OF THE CENTER LINE OF SOUTH BOWMAN TERRACE. COORDINATES-U.S.SURVEY FEET-12083462.597(E), 3574260.078(N)
  - (123) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2' BELOW THE GROUND SURFACE, STAMPED "STATION NO. 123". THE DISK IS LOCATED IN FRONT OF TABB ELEMENTARY SCHOOL, 36.5' WEST OF THE CENTER LINE OF ROUTE 600 (BIG BETHEL ROAD), 47.0' NORTH OF THE CENTER LINE OF THE ENTRANCE ROAD TO THE SCHOOL. COORDINATES-U.S.SURVEY FEET-12086397.756(E), 3571744.401(N)

V.E. Lockwood II DATE: 3/29/95  
V.E. LOCKWOOD II - VICE PRESIDENT  
TRUSTEE-INDEPENDENT INVESTORS, INC., A  
VIRGINIA CORPORATION, DECEMBER 27, 1994  
(D.B. 828, PG. 839)

V.E. Lockwood II DATE: 3/29/95  
V.E. LOCKWOOD II - VICE PRESIDENT  
TRUSTEE-INDEPENDENT INVESTORS, INC., A  
VIRGINIA CORPORATION, MARCH 20, 1995  
(D.B. 837, PG. 719)

NOTARY PUBLIC CERTIFICATION FOR TRUSTEES:  
STATE OF VIRGINIA TO WIT:  
STEVE CANNIZZO CLERK IN AND FOR THE COUNTY OF YORK 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 29th DAY OF MARCH, 1995.

Steve Cannizzo  
NOTARY  
MY COMMISSION EXPIRES: 6/30/97

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

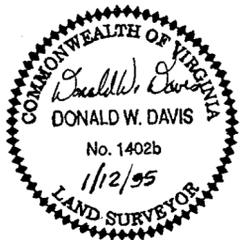
BY: John T. Clum, PE  
PLAT APPROVING AGENT

DATE: 5-15-95

CURVE DATA TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	03°50'34"	750.00'	50.30'	25.16'	50.29'	N 02°53'51" E
2	03°50'34"	800.00'	53.65'	26.84'	53.64'	N 02°53'51" E
3	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 45°58'34" E
4	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 44°01'26" W
5	49°30'26"	25.00'	21.60'	11.53'	20.94'	N 66°13'21" E
6	49°30'26"	25.00'	21.60'	11.53'	20.94'	S 64°16'13" E
7	279°00'52"	52.00'	253.22'			
8	90°00'00"	10.00'	15.71'	10.00'	14.14'	S 45°58'34" W
9	90°00'00"	10.00'	15.71'	10.00'	14.14'	S 44°01'26" E
C-1	03°50'34"	775.00'	51.98'	25.99'	51.97'	N 02°53'51" E

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1995.

Donald W. Davis 1/12/95  
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, VIRGINIA.
  - SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 15 DAY OF May 1995, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 241.

TESTE: NANCY B. KANE, CLERK  
BY: Rachael R. Darius  
Dep CLERK