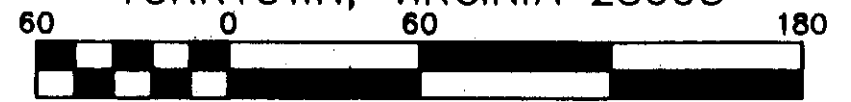
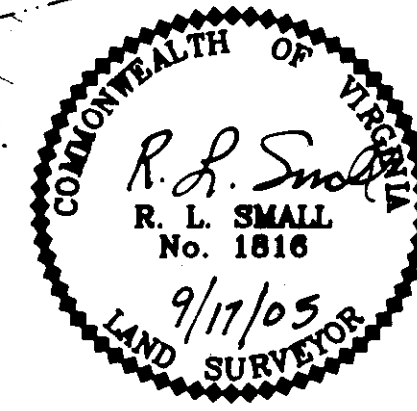


2005 APR 17 11:12 AM

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 3 OF 5

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- 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: 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 21<sup>ST</sup> DAY OF APRIL 2006, THIS MAP WAS  
 PRESENTED AND ADMITTED TO RECORD AS  
 THE LAW DIRECTS AS INSTRUMENT # 060002850  
DAVIS & ASSOCIATES, P.C. 12:10 PM

TESTE: \_\_\_\_\_  
 CLERK

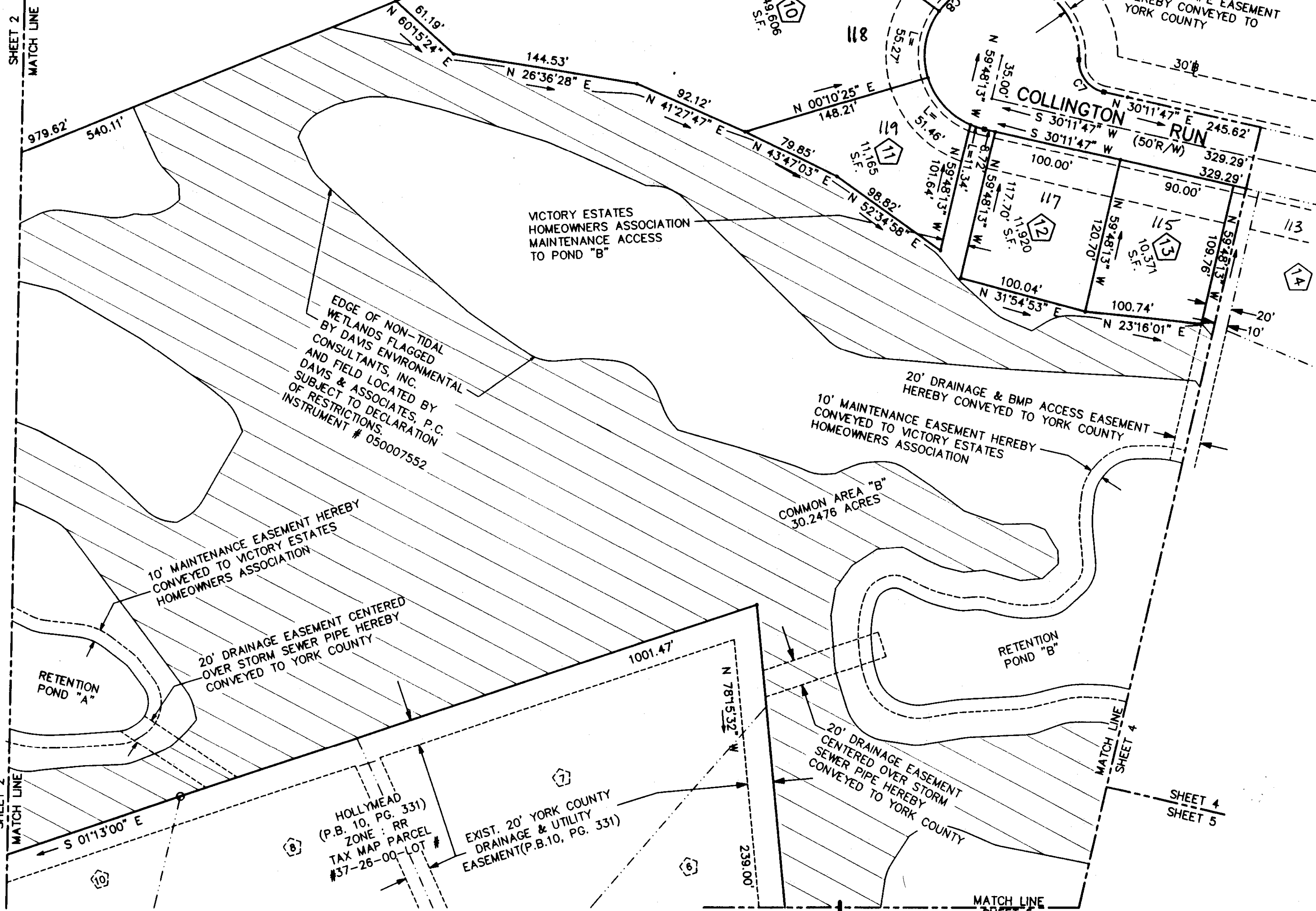
BY: Rachel Rieckel



NOW OR FORMERLY  
 FORREST  
 (INSTRUMENT #000002148)  
 ZONE: RR  
 TAX MAP PARCEL #30-00-00-181

DENOTES VARIABLE WIDTH WETLANDS  
 CONSERVATION EASEMENT HEREBY  
 CONVEYED TO YORK COUNTY

SHEET 2  
 MATCH LINE



VICTORY ESTATES  
 HOMEOWNERS ASSOCIATION  
 MAINTENANCE ACCESS  
 TO POND "B"

EDGE OF NON-TIDAL  
 WETLANDS FLAGGED  
 BY DAVIS ENVIRONMENTAL  
 CONSULTANTS, INC.  
 AND FIELD LOCATED BY  
 DAVIS & ASSOCIATES, P.C.  
 SUBJECT TO DECLARATION  
 OF RESTRICTIONS.  
 INSTRUMENT # 050007552

20' DRAINAGE & BMP ACCESS EASEMENT  
 HEREBY CONVEYED TO YORK COUNTY

10' MAINTENANCE EASEMENT HEREBY  
 CONVEYED TO VICTORY ESTATES  
 HOMEOWNERS ASSOCIATION

10' MAINTENANCE EASEMENT HEREBY  
 CONVEYED TO VICTORY ESTATES  
 HOMEOWNERS ASSOCIATION

20' DRAINAGE EASEMENT CENTERED  
 OVER STORM SEWER PIPE HEREBY  
 CONVEYED TO YORK COUNTY

COMMON AREA "B"  
 30.2476 ACRES

RETENTION POND "B"

20' DRAINAGE EASEMENT  
 CENTERED OVER STORM  
 SEWER PIPE HEREBY  
 CONVEYED TO YORK COUNTY

HOLLYMEAD  
 (P.B. 10, PG. 331)  
 ZONE: RR  
 TAX MAP PARCEL  
 #37-26-00-LOT #

EXIST. 20' YORK COUNTY  
 DRAINAGE & UTILITY  
 EASEMENT (P.B. 10, PG. 331)

SHEET 4  
 SHEET 5

MATCH LINE  
 SHEET 5