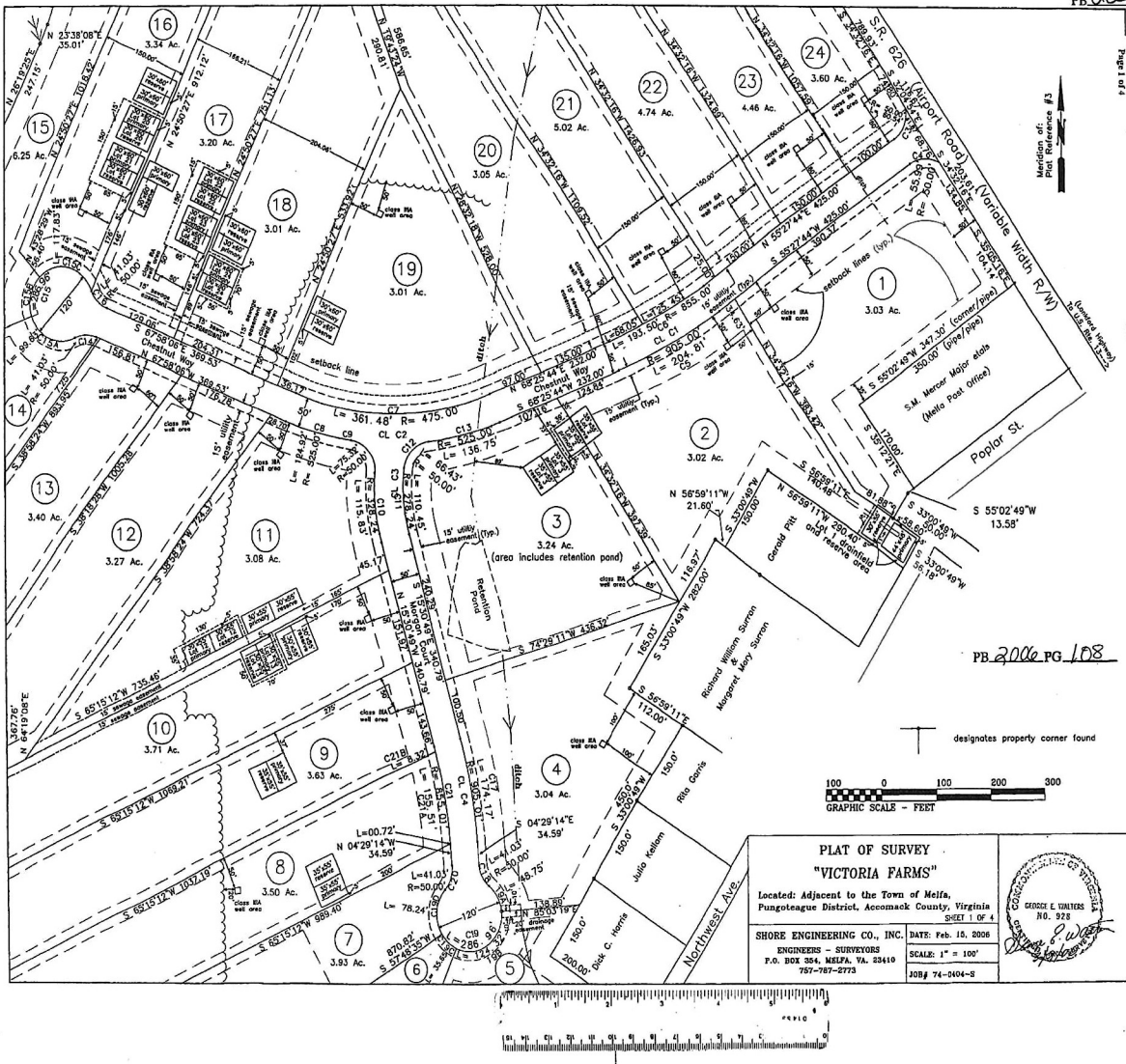


2006 03141

PB 2006 PG 108



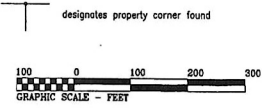
VIRGINIA
Accomack County Circuit Court Clerk's Office, May 19, 2006
This Plat was this day received by me in the Clerk's Office and
admitted to record as hereunto annexed Number 200603141
Treas: Samuel H. Cooper, Jr., Clerk
Page 1 of 4

PB 2006 PG 108

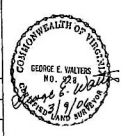
200603141
 2006 PG. 1 of 4



Lot	Drainfield on Lot
1	2
2	2 & 3
3	3
4	5
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	11
13	10
14	15
15	15
16	16
17	17
18	18
19	19
20	16
21	16
22	17
23	17
24	18

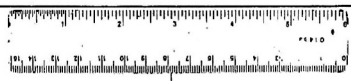
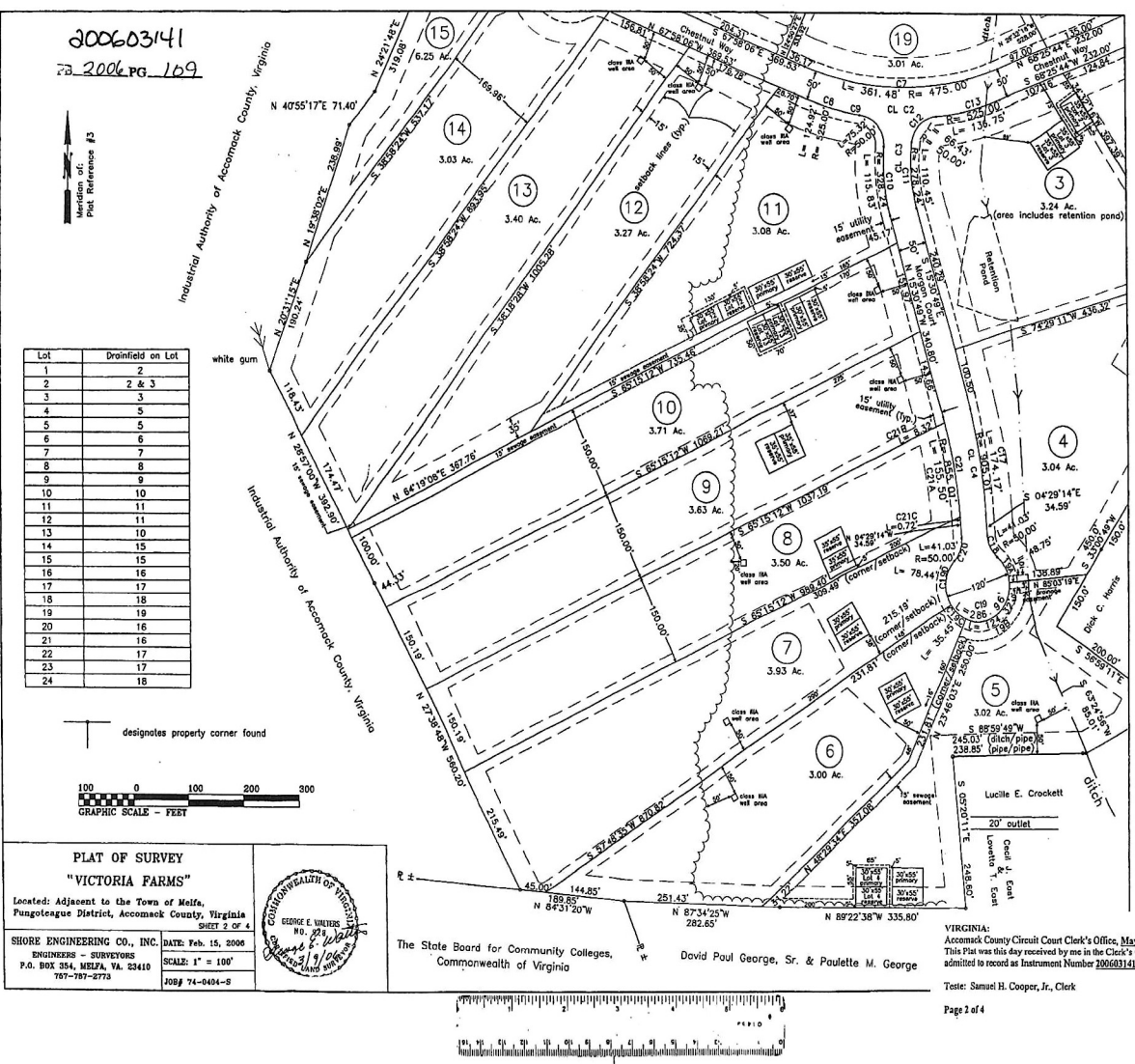


PLAT OF SURVEY
"VICTORIA FARMS"
 Located: Adjacent to the Town of Melis,
 Pungoteague District, Accomack County, Virginia
 SHEET 2 OF 4
SHORE ENGINEERING CO., INC. DATE: Feb. 15, 2006
 ENGINEERS - SURVEYORS SCALE: 1" = 100'
 P.O. BOX 354, MELBA, VA. 22410
 757-797-2773 JOB# 74-0404-S



The State Board for Community Colleges,
 Commonwealth of Virginia
 David Paul George, Sr. & Paulette M. George

VIRGINIA:
 Accomack County Circuit Court Clerk's Office, May 19, 2006.
 This Plat was this day received by me in the Clerk's Office and
 admitted to record as Instrument Number 200603141.
 Teste: Samuel H. Cooper, Jr., Clerk
 Page 2 of 4



VIRGINIA:
Accomack County Circuit Court Clerk's Office, Mar 19, 2006.
This Plat was this day received by me in the Clerk's Office and
admitted to record as Instrument Number 200603141.

Tenr: Samuel H. Cooper, Jr., Clerk

Page 3 of 4

└┘ designates property corner found

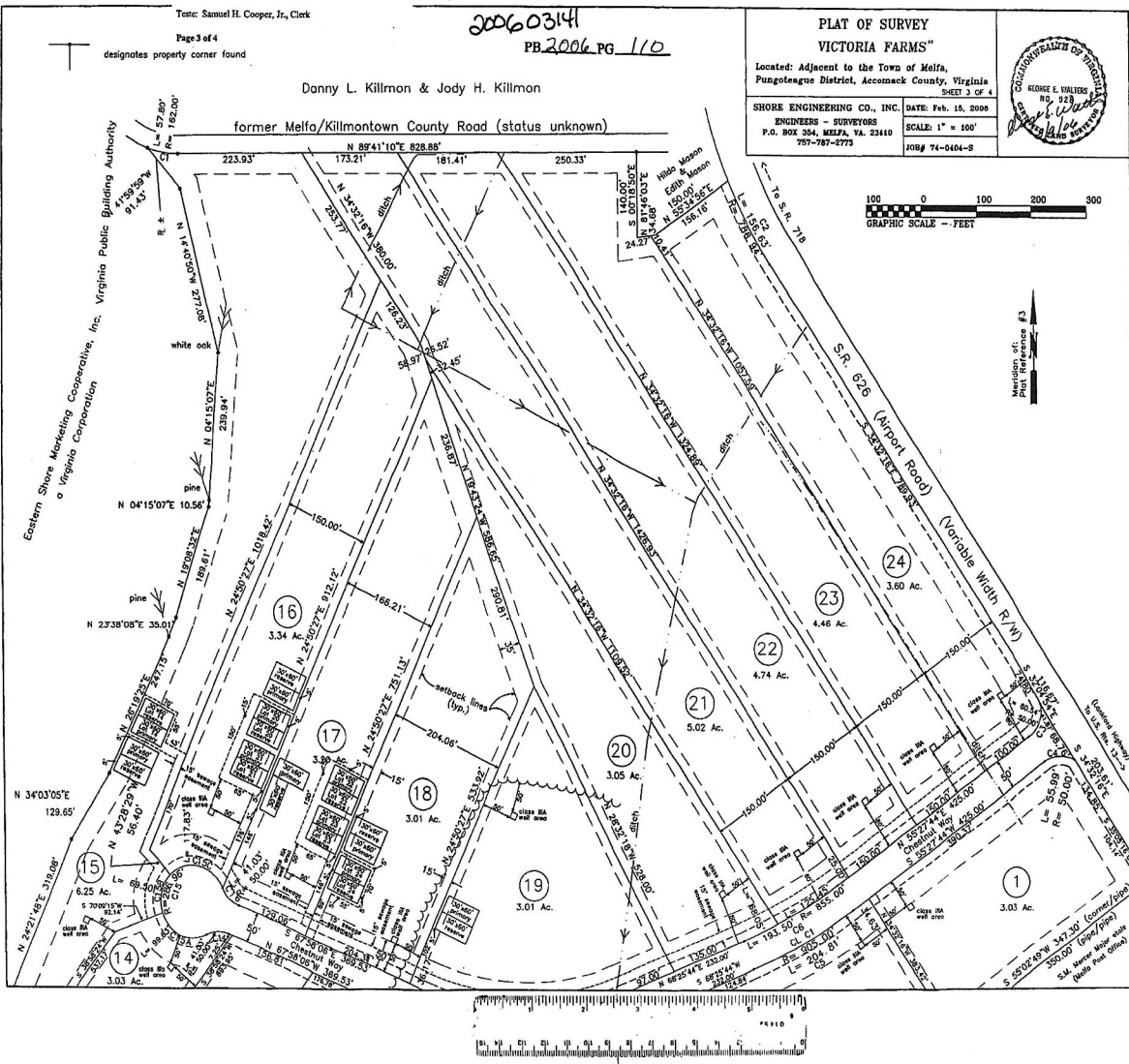
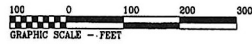
20060314
PB.2006.PG.110

Danny L. Killmon & Jody H. Killmon

former Melfo/Killmontown County Road (status unknown)

PLAT OF SURVEY
VICTORIA FARMS™

Located: Adjacent to the Town of Melfo,
Pungoteague District, Accomack County, Virginia
SHEET 3 OF 4
SHORE ENGINEERING CO., INC. DATE: Feb. 15, 2006
ENGINEERS - SURVEYORS SCALE: 1" = 100'
P.O. BOX 304, MELFA, VA. 23110
757-787-2773 JOB# 74-0404-S



VIRGINIA:
Accomack County Circuit Court Clerk's Office, May 19, 2006.
This Plat was this day received by me in the Clerk's Office and
admitted to record as Instrument Number 200603141.

Teste: Samuel H. Cooper, Jr., Clerk

NOTES:
Page 4 of 4

Source of Title:

The subdivision of land shown on this plat titled "Victoria Farms" and containing 88.81 acres, is the parcel of land conveyed from Daniel G. Williams and Bonnie M. Williams to Frederick Morgan by deed dated December 6, 2002 and recorded in the land records of Accomack County, Virginia as Instrument # 200207553 on December 12, 2002.

For plats of previous or adjacent surveys:

- 1) Parcel of land to be conveyed from the Industrial Authority of Accomack County, Virginia to Eastern Shore Marketing Cooperative, Inc. Located near Melfa, Pungoteague District, Accomack County, Virginia by Shore Engineering Co., Inc. dated Dec. 4, 1998.
- 2) Two parcels of land surveyed at the request of Melfa Realty Company, Located near the Town of Melfa, Pungoteague District, Accomack County, Virginia by Shore Engineering Co., Inc. dated June 1, 1982.
- 3) Parcel of land to be conveyed from Melfa Realty Company to General Farms & Land Co. Located adjacent to the Town of Melfa, Pungoteague District, Accomack County, Virginia by Shore Engineering Co., Inc. dated November 5, 1981 and revised April 28, 1983.
- 4) Survey of Part of Property of D. C. Harris, D.B. 479 p. 3, P.B. 27, p. 95, being Parcels "A" & "B", Melfa, Pungoteague District, Accomack County, Va. by Bruce B. Gahp dated Feb. 25, 1981.
- 5) Survey of Part of Property of Dick C. Harris & Kathleen J. Harris, D.B. 604, p. 123, P.B. 27 p. 95, Melfa, Pungoteague District, Accomack County, Va. made for Bruce B. Gahp by Bruce B. Gahp dated April 27, 1982.
- 6) Parcel of land surveyed at the request of Daniel G. & Bonnie M. Williams. Located adjacent to the Town of Melfa, Pungoteague District, Accomack County, Virginia by Shore Engineering Co., Inc. dated Sept. 27, 1995.
- 7) Physical Survey, Property of Philip W. Kilmon et ux, D.B. 516, p. 79 - near Melfa, Pungoteague District, Accomack County, Va. made for Richard W. Surran & Margaret H. Surran by Bruce B. Gahp dated April 20, 1985.
- 8) Survey of Property of Mabel W. Kilmon, W.B. 328 p. 5, being Parcels "A", "B" & "C", near Melfa, Pungoteague District, Accomack County, Va. made for Mabel W. Kilmon by Bruce B. Gahp dated June 11, 1981.
- 9) Property of Harold M. Phillips & wife, Located at Melfa, Accomack Co., Virginia by J.B. Gibb dated July 25, 1947.
- 10) Right of Way Plans of the Proposed Widening and Relocation of S.R. 625, Project 0526-001-02, M-501 as prepared by the Virginia Department of Transportation.
- 11) "Accomack County Farmers Market" Parcel of land to be conveyed from the Industrial Development Authority of Accomack County, Virginia, a Political Subdivision of the Commonwealth of Virginia to the Commonwealth of Virginia. Located in Accomack Airport industrial park, Pungoteague District, Accomack County, Va. by Shore Engineering Co., Inc. dated March 21, 1991.

- 12) Property Lines between the lands of the County of Accomack and other lands of various Property Owners as shown. Located near the Town of Melfa, Pungoteague District, Accomack County, Virginia by Shore Engineering Co., Inc. dated Sept. 20, 1974 and revised Feb. 4, 1977, Aug. 28, 1978 and Jan. 4, 1980.
- 13) The Guy Farm near Melfa by Fred E. Ruediger dated June 13, 1922.

Flood Zone: FIRM 50001 O 00 B dated June 1, 1984, Zone C
County Tax Map Section D2000 D040000

Zoning: Agricultural

"These residential building lots are located adjacent to an Agricultural Zoning District specifically designated for agricultural activities, including horticulture and the raising of animals. Residents may expect the use of herbicides, pesticides, and fertilizers on adjacent agricultural fields, as well as other general agricultural activities, including plowing, spraying, pruning and harvesting, which may occasionally, generate dust, smoke, noise and odor, and may also include changes from one specific agricultural activity to another."

Building Setback Lines:

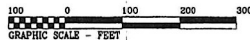
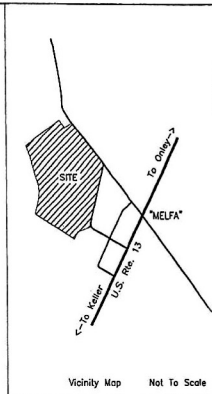
To conform to the requirements of the Accomack County Zoning Ordinance:
Front setback: 50' minimum and/or at a point where the lot has a minimum width of 50'.
Side setback: 15'
Rear setback: 35'

Total number of lots: 24
Minimum area of building lots: 3.0 Ac.
Lots to be used for residential purposes.

Roads:
Overland Way and Morgan Court are private and are not to be maintained by the Virginia Department of Highways and Transportation, Accomack County, Commonwealth of Virginia, or any other municipality.

This plat is based on a current field survey.
No Title Report furnished.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.



Owners Consent and Subdividers:

The Subdivision of land as shown on this plat is with the free consent and in accordance with the desires of the undersigned owners and subdividers.
[Signature] date 3/16/06
_____ date _____

Surveyor's Certificate:

I hereby certify, that to the best of my knowledge and belief, all of the requirements as set forth in the Subdivision Ordinance of the County of Accomack, Virginia have been complied with.
Given under my hand this 9th day of March, 2006
[Signature]

Approvals:

The subdivision of land as shown on this plat is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

Water & Septic Systems:

Lots to be served by individual water and septic systems. Where sanitary sewers are not provided, plat approval for the parcels is generally satisfactory for the installation of septic tanks, and they will not, so far as can be determined, create hazards to public health. Such approval is only with the understanding that where septic tanks are to be installed, these must be approved by the Health Department at the time application is made for a septic tank permit.
The proposed subdivision herein is found to be generally satisfactory for individual wells and the installation of sewage disposal systems, and that the installation of sewage disposal systems, so far as can be determined, will not create hazards to public health. This approval is only with the understanding that where sewage disposal systems are to be installed, each application must be approved on an individual lot basis by the Health Department at the time that the application is made.
[Signature] date 3-22-06

Accomack County Health Department

[Signature] date 3/23/06
Resident Engineer, Virginia Department of Transportation
[Signature] date 4/10/2006
Zoning Administrator, Accomack County

PLAT OF SURVEY
VICTORIA FARMS
Located: Adjacent to the Town of Melfa, Pungoteague District, Accomack County, Virginia
SHEET 4 OF 4
SHORE ENGINEERING CO., INC. DATE: Feb. 15, 2006
ENGINEERS - SURVEYORS SCALE: 1" = 100'
P.O. BOX 364, MELFA, VA. 23410 707-787-2773 JOB# 74-0404-S

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
CL	880.00	100.00	159.18	12°58'00"	159.13	S 81°58'44" W
CL	500.00	200.00	350.51	43°38'10"	371.39	N 89°46'11" W
CL	303.24	94.89	183.91	34°44'57"	181.11	S 01°51'59" W
CL	880.01	84.34	159.35	11°01'52"	159.28	S 10°02'00" E
C1	182.00	29.21	57.80	20°28'29"	57.49	S 80°05'38" E
C2	788.94	78.57	158.63	11°22'30"	158.37	S 28°51'01" E
C3	50.00	34.50	60.54	69°22'20"	58.91	S 20°44'54" W
C4	50.00	31.34	58.99	64°09'29"	53.11	N 87°32'28" E
C5	805.00	102.85	204.81	12°58'00"	204.37	W 81°58'44" E
C6	355.00	97.18	193.50	12°58'00"	193.08	S 81°58'44" E
C7	475.00	150.00	361.48	43°38'10"	352.82	N 89°46'11" W
C8	525.00	82.78	124.92	12°31'59"	124.52	S 74°49'08" E
C9	50.00	0.00	0.00	0°00'00"	0.00	N 90°00'00" E
C10	326.24	38.52	115.83	20°13'08"	115.33	S 05°24'16" E
C11	278.24	55.88	110.45	22°44'53"	109.73	N 04°58'03" W
C12	50.00	30.15	68.43	76°07'24"	61.85	N 45°17'39" E
C13	525.00	68.77	138.75	14°55'28"	138.37	N 75°53'27" E
C14	50.00	21.75	41.03	47°00'51"	39.89	S 88°31'08" W
G15	60.00		286.96	274°01'42"	81.82	N 22°01'24" E
C16A	60.00	65.84	59.83	95°08'13"	88.77	N 87°24'51" W
C16B	60.00	39.24	59.50	68°22'18"	65.88	N 13°20'23" E
C16C	60.00	89.83	117.83	112°31'13"	99.79	S 77°12'52" E
C16	50.00	21.75	41.03	47°00'51"	39.89	S 44°22'01" E
C17	855.01	87.35	174.17	11°01'35"	173.90	S 10°00'02" E
C18	50.00	21.75	41.03	47°00'51"	39.89	S 27°59'40" E
C19	60.00	208.98	218.01	42°	81.92	S 85°30'48" W
T6A	60.00	25.81	48.25	95°29'35"	47.42	S 28°13'23" E
T6B	60.00	101.28	124.02	89°29'35"	103.74	S 84°54'41" W
C19C	60.00	18.37	35.65	35°05'35"	35.13	N 49°12'41" W
C19D	60.00	45.88	78.24	74°42'49"	72.81	N 05°10'28" E
C20	50.00	21.75	41.03	47°00'51"	39.89	N 19°01'11" E
C21	855.01	82.53	164.54	11°01'35"	164.20	N 10°00'02" W
E21A	855.01	77.97	155.50	10°25'13"	155.29	N 09°44'45" W
C21B	855.01	4.18	8.35	0°33'23"	8.32	N 15°14'08" W
C21C	855.01	0.58	0.72	0°02'54"	0.72	N 04°30'41" W

