

THE ABOVE AND FOREGOING SUBDIVISION OF MARINA VILLAGE EAST PHASE III, RESUBDIVISION OF PARCEL 'A-1', PARCEL 'A-2', LOTS 17 TO THE WESTERN 1/2 OF LOT 23 AND LOTS 44A - 49A, IN PLAT BOOK 33 PAGES 87-88, FOR BAY CREEK MARINA AND RESORT, LLC AS IT APPEARS ON THIS PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

OWNER: BAY CREEK MARINA AND RESORT, LLC A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: Paul A. Galloway MANAGER  
 DATE: 4/29/05

TRUSTEE: GATEWAY BANK & TRUST  
 UNDER THE DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT DATED JULY 19, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORTHAMPTON COUNTY, VIRGINIA IN INSTRUMENT NO. 040002344.

BY: Steven C. Layden TRUSTEE  
 DATE: 4/29/05

STATE OF VIRGINIA ;  
 CITY OF VIRGINIA BEACH ; TO WIT  
 I, Steven C. Layden A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PAUL GALLOWAY SIGNED THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF April, 2005.  
 MY COMMISSION EXPIRES: 3-31-09

STATE OF VIRGINIA ;  
 CITY OF VIRGINIA BEACH ; TO WIT  
 I, Tom B. Langley A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT STEVEN C. LAYDEN TRUSTEE OF GATEWAY BANK & TRUST, CO. WHOSE NAME IS SIGNED ON THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF April, 2005.  
 MY COMMISSION EXPIRES: 3-31-09

SURVEYORS CERTIFICATION: I, TOM B. LANGLEY, A LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN IS MADE TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLETES ALL THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA SURVEYING BOARD AND LAND SURVEYORS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

SOURCE OF TITLE AND LAST PLACE OF RECORD:  
 PHASE I, DEED BOOK 345 AT PAGE 259. INSTRUMENT # 040002343 AND INSTRUMENT # 050002454 ALL BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORTHAMPTON COUNTY, VIRGINIA.



BY: Tom B. Langley VIRGINIA LAND SURVEYOR  
 DATE: 4/29/05

1. REFERENCE: RESUBDIVISION OF PARCEL 'A-1' PARCEL 'A-2' LOTS 17 - 88; SUBDIVISION OF PARCEL 'A' COLONY AT BAY CREEK PHASE IV FOR BAY CREEK MARINA & RESORT, LLC, PLAT BOOK 30 PAGES 81-89.

2. THIS SURVEY IS NOT INTENDED TO SHOW ANY UPLAND OR TIDAL WETLANDS WHICH MAY AFFECT THIS PROPERTY.

3. NO TITLE BINDER WAS SUPPLIED TO THE SURVEYOR, THEREFORE, ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE NOT SHOWN.

4. MEMBERSHIP IN THE HOME OWNERS ASSOCIATION IS MANDATORY.

5. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PHASE III LOTS, OPEN SPACE AND COMMON EASEMENTS.

6. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE(S) ATTEL 91, B AND C, ACCORDING TO THE FEMA - NFP COMMUNITY PANEL 510706-0001 B DATED FEBRUARY 2, 1983. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY DEVELOPMENT OFFICIALS TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM FEMA FLOOD MAPS. LANGLEY & McDONALD, INC. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

7. THE APPROXIMATE LOCATION OF THE FLOOD ZONE LIMITS AS SHOWN HEREON HAVE BEEN DETERMINED BY SCALING THE LOCATION DEPICTED ON THE AFORESAID FEMA-NFP MAP(S), DUE TO THE IMPERFECTIONS IN BOTH THE FEMA MAPPING AND LOCATION METHODOLOGY, THESE LIMITS MAY CONTAIN SIGNIFICANT INACCURACIES.

8. LAKE MAINTENANCE EASEMENT AREA SHALL BE FOR THE BENEFIT OF BAY CREEK MARINA AND RESORT LLC, ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE ERECTED, CONSTRUCTED, OR PLACED WITHOUT THE CONSENT AND/OR APPROVAL OF BAY CREEK MARINA AND RESORT LLC, BAY CREEK AT CAPE CHARLES COMMUNITY ASSOCIATION, INC., AND THE TOWN OF CAPE CHARLES, AS THEIR INTERESTS MAY APPEAR. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LAKE MAINTENANCE EASEMENT IN THE OPEN SPACE AREAS ONLY (APPLIES TO OPEN SPACE(S) E, F AND G).

9. FURTHER DEVELOPMENT OF THESE LOTS INCLUDING ANY FILLING OR PHYSICAL ALTERATIONS OF THE LOTS MAY REQUIRE ADDITIONAL PERMITS FROM THE TOWN OF CAPE CHARLES OR OTHER GOVERNMENTAL AGENCIES.

APPROVED FOR RECORDATION:  
 SIGNED: Timothy Kraviczek DATE: May 3, 2005  
 TIMOTHY KRAVICZEK

TITLE: Layden, Steven C., TOWN OF CAPE CHARLES  
 TOWN NOT ACCEPTING PRIVATE STREETS OR ROADWAY. PUD 8 6-9-2

RESUBDIVISION OF PARCEL 'A-1' PARCEL 'A-2' LOTS 17 - 88; SUBDIVISION OF PARCEL 'A' COLONY AT BAY CREEK PHASE IV FOR BAY CREEK MARINA & RESORT, LLC, PLAT BOOK 30 PAGES 81-89.

INDICATES 10' PRIVATE UTILITY EASEMENT (ELECTRIC, TELEPHONE & GAS) HEREBY ESTABLISHED

INDICATES 10' PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO THE TOWN OF CAPE CHARLES, VIRGINIA

INDICATES 5' x 10' PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO THE TOWN OF CAPE CHARLES, VIRGINIA

INDICATES 20' PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED

INDICATES 1' PRIVATE NO INGRESS/EGRESS EASEMENT HEREBY RESERVED BY BAY CREEK MARINA AND RESORT, LLC.

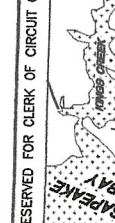
10' PRIVATE ELECTRIC, TELEPHONE AND GAS EASEMENT P.B. 33 PGS. 78-82

20' PRIVATE DRAINAGE EASEMENT P.B. 33 PGS. 78-82

PLAT BOOK 34 PAGE 22

RECORDED IN INSTRUMENT # 050002454  
 NORTHAMPTON COUNTY CLERK'S OFFICE OF REC'D  
 MAY 13 2005 11:14 AM  
 TRACY L. JOHNSON, CLERK  
 RECORDED BY: 398

RESERVED FOR CLERK OF CIRCUIT COURT USE



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RESIDENTIAL LOT AREA TABLE

SUBJECT AREA	SQUARE FEET	ACRES	SUBJECT AREA	SQUARE FEET	ACRES
LOT 18	13,178	0.314	LOT 41	20,426	0.219
LOT 19	11,894	0.197	LOT 42	16,915	0.286
LOT 20	12,762	0.197	LOT 43	12,794	0.417
LOT 21	11,428	0.199	LOT 44	13,076	0.268
LOT 22	12,350	0.203	LOT 45	12,493	0.179
LOT 23	12,164	0.208	LOT 46	11,464	0.179
LOT 24	10,864	0.211	LOT 47	10,106	0.179
LOT 25	11,184	0.211	LOT 48	9,228	0.179
LOT 26	12,409	0.234	LOT 49	9,326	0.179
LOT 27	14,138	0.240	LOT 50	10,493	0.179
LOT 28	15,461	0.245	LOT 51	10,175	0.179
LOT 29	18,862	0.346	LOT 52	9,548	0.194
LOT 30	16,573	0.221	LOT 53	10,265	0.194
LOT 31	19,827	0.260	LOT 54	10,265	0.194
LOT 32	14,912	0.260	LOT 55	9,548	0.260
LOT 33	15,771	0.260	LOT 56	9,000	0.266
LOT 34	15,042	0.213	LOT 57	9,000	0.266
LOT 35	13,308	0.213	LOT 58	9,000	0.266
LOT 36	12,790	0.213	LOT 59	9,043	0.305
LOT 37	12,271	0.213	LOT 60	10,085	0.307
LOT 38	11,818	0.213	LOT 81	10,073	0.305
LOT 39	12,668	0.213	LOT 82	11,085	0.284
LOT 40	13,655	0.213	LOT 83	18,739	0.284

TOTAL: 46 LOTS 572,466 13.142

OPEN SPACE AREA TABLE

SUBJECT AREA	SQUARE FEET	ACRES
OPEN SPACE 'A-1'	151,025	3.465
OPEN SPACE 'B-1'	16,458	0.376
OPEN SPACE 'G-1'	40,096	0.919
TOTAL OPEN SPACE AREA	207,579	4.765

TOTAL AREA OF OPEN SPACE 'A-1' IS 159,164, TWO OVERLAPPING SECTIONS OF BAHAMA ROAD ARE INCLUDED IN THE BAHAMA ROAD TOTAL. OVERLAP AREAS ARE 5,000 S.F. AND 3,136 S.F.

AREA TABLE

SUBJECT AREA	SQUARE FEET	ACRES
OPEN SPACE AREA TOTAL	207,579	4.765
BAHAMA ROAD	57,631	1.323
BRIDGESTON DRIVE	771,100	1.770
RESIDENTIAL LOT TOTAL	572,466	13.142
TOTAL AREA IN SUBDIVISION	914,776	21,000

SETBACK NOTES (UNLESS OTHERWISE NOTED ON PLAT) ARE AS FOLLOWS:

FRONT STREET BUILDING SETBACK LINE(S) ARE 25'.

REAR AND SIDE STREET BUILDING SETBACK LINE(S) ARE 20'.

SIDE YARD BUILDING SETBACK LINE(S) ARE 5'.

IF LOT IS SUBJECT TO THE "24" LAKE MAINTENANCE EASEMENT, THEN THE SETBACK LINE(S) ARE APPLIED FROM THE EASEMENT LINE INSTEAD OF THE PROPERTY LINE.

DATE: 4/28/05

**Langley & McDonald, Inc**  
 Engineering & Planning & Surveying  
 309 Lynnhaven Parkway  
 Virginia Beach, VA 23452  
 PH: (757) 463-4396 FAX: (757) 463-3563  
 www.langley-mcdonald.com

INSTRUMENT #80800556  
 RECORDED IN THE CLERK'S OFFICE OF  
 NORTHAMPTON COUNTY, VA  
 MAY 3, 2005 AT 12:31PM  
 TRACI L. JOHNSON, CLERK

RECORDED BY: SBS

RESERVED FOR CLERK OF CIRCUIT COURT USE

- LEGEND**
- DENOTES PIN SET
  - DENOTES PIN FOUND
  - DENOTES CONC. MONUMENT FOUND
  - DENOTES CONC. MONUMENT SET

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S72°49'19"W	85.04'
L2	N2°52'39"W	101.24'
L3	S66°08'17"W	50.00'
L4	N78°45'35"E	50.00'
L5	N32°03'54"E	50.00'
L6	S13°31'52"W	171.40'
L7	S21°16'38"E	181.62'
L8	S26°02'28"E	108.47'
L9	S15°00'30"E	123.88'
L10	S42°08'25"W	10.84'
L11	S00°22'49"E	65.00'
L12	S45°39'58"W	36.42'
L13	S70°31'04"W	36.42'
L14	N67°11'22"W	62.85'
L15	N83°39'32"E	53.17'
L16	N10°14'25"W	31.67'
L17	S79°45'35"W	59.00'
L18	N79°45'35"E	57.15'
L19	S23°37'22"E	58.59'
L20	S05°06'51"E	11.42'

**CURVE TABLE**

CURVE	RADIUS	CHORD BEARING	CHORD	CURVE	RADIUS	DELTA	TANGENT	LENGTH	DELTA	CHORD BEARING	CHORD
C1	525.00'	N21°01'40"W	70.50'	C20	2475.00'	114.36'	5117.77'	504'14.10"E	228.47'	228.47'	
C2	475.00'	S15°52'46"E	148.58'	C21	1025.00'	154.74'	77.52'	8°38'59"	154.59'	154.59'	
C3	525.00'	S14°22'18"E	136.88'	C22	24.96'	25.74'	14.14'	85°04'20"	24.61'	24.61'	
C4	2525.00'	S17°27'51"W	233.09'	C23	25.00'	48.68'	33.77'	108°58'20"	40.19'	40.19'	
C5	975.00'	N05°54'55"W	147.05'	C24	95.00'	48.13'	25.13'	28°32'42"	48.58'	48.58'	
C6	50.00'	S21°25'00"W	52.48'	C25	345.00'	74.05'	39.70'	13°07'43"	78.88'	78.88'	
C7	117.00'	S03°18'50"	34.66'	C26	655.00'	234.94'	118.74'	20°33'03"	233.66'	233.66'	
C8	50.00'	S33°00'14"	57.63'	C27	325.00'	148.86'	75.76'	18°55'02"W	147.56'	147.56'	
C9	245.00'	S69°07'57"W	75.54'	C28	525.00'	28.28'	14.15'	3°08'13"	28.28'	28.28'	
C10	495.00'	N16°03'08"W	113.18'	C29	325.00'	142.58'	72.46'	25°08'13"	141.44'	141.44'	
C11	505.00'	S19°48'48"E	180.17'	C30	244.00'	224.60'	114.05'	24°33'32"	222.89'	222.89'	
C12	475.00'	N17°43'20"W	203.19'	C31	46.00'	137.87'	84.562'	171°50'57"	91.77'	91.77'	
C13	50.00'	N15°21'58"E	35.36'	C32	37.00'	48.66'	26.73'	75°39'40"	45.39'	45.39'	
C14	50.00'	S24°39'59"E	75.00'	C33	550.00'	65.79'	32.93'	6°51'12"	65.79'	65.79'	
C15	50.00'	S24°39'59"E	35.36'	C34	90.00'	11.18'	5.60'	8°00'38"	11.18'	11.18'	
C16	455.00'	N17°41'20"W	224.57'	C35	49.00'	80.07'	52.20'	93°37'15"	71.45'	71.45'	
C17	455.00'	S19°45'48"E	162.33'	C36	476.00'	69.55'	34.64'	8°22'18"	69.49'	69.49'	
C18	545.00'	N16°03'08"W	124.61'	C37	1074.00'	182.14'	81.22'	8°38'59"	181.98'	181.98'	
C19	295.00'	N40°16'33"W	178.98'	C38	40.00'	62.63'	49.00'	90°00'00"	56.57'	56.57'	

NOW OR FORMERLY  
 PARCEL 'KK'  
 (DB 214, PG 248)  
 (PB 13, PG 24)

NOW OR FORMERLY  
 HERITAGE ACRES, LTD.  
 (DB 214, PG 248)  
 (PB 13, PG 24)

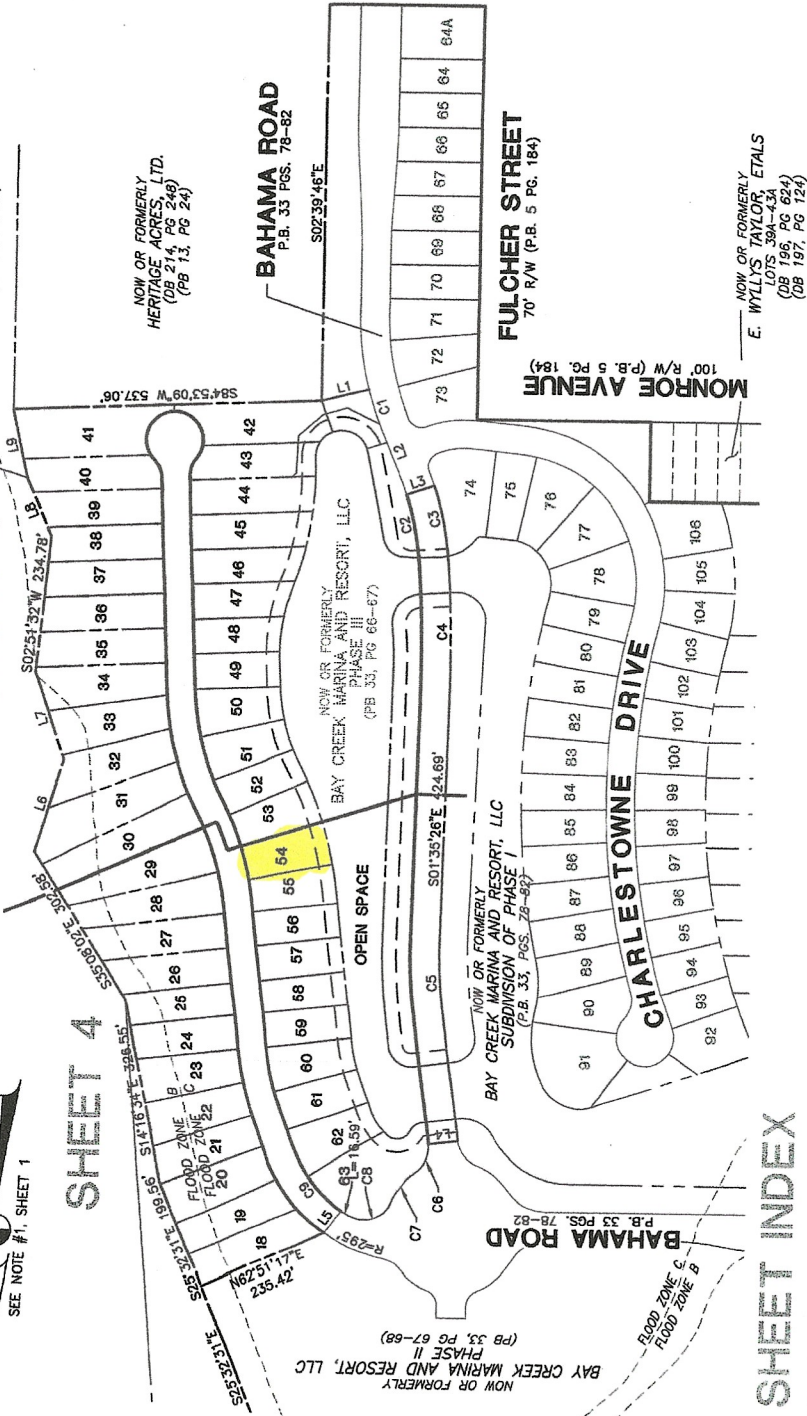
BAHAMA ROAD  
 P.B. 33 PGS. 78-82

FULCHER STREET  
 70' R/W (P.B. 5 PG. 184)

NOW OR FORMERLY  
 E. WILLYS TAYLOR, ETALS  
 (DB 198, PG 824)  
 (DB 197, PG 124)

SHEET 3

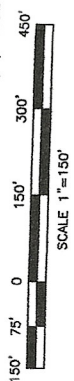
SHEET 4



SUBDIVISION OF  
 "MARINA VILLAGE EAST"  
 PHASE III  
 RESUBDIVISION OF PARCEL 11, 1' PARCEL 'A-2'  
 LOTS 17 - WESTERN 1/2 LOT 23  
 AND LOTS 44A - 49A  
 P.B. 33 PGS. 67-68

FOR  
 BAY CREEK MARINA  
 AND RESORT, LLC  
 TOWN OF CAPE CHARLES, DISTRICT  
 NORTHAMPTON COUNTY, VA

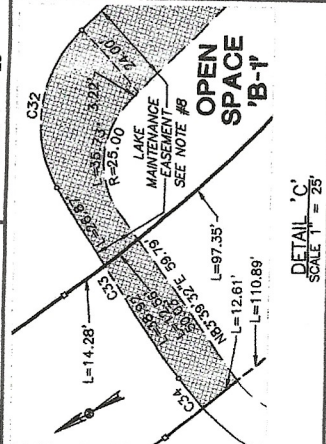
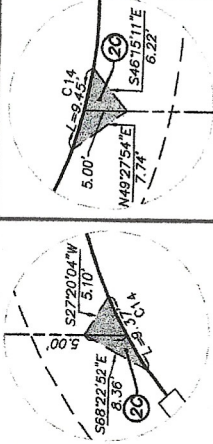
**L&M**  
**Langley & McDonald, Inc**  
 Engineering & Planning & Surveying  
 309 Lynnhaven Parkway  
 Virginia Beach, VA 23452  
 PH: (757) 463-496 FAX: (757) 463-3563



SHEET INDEX

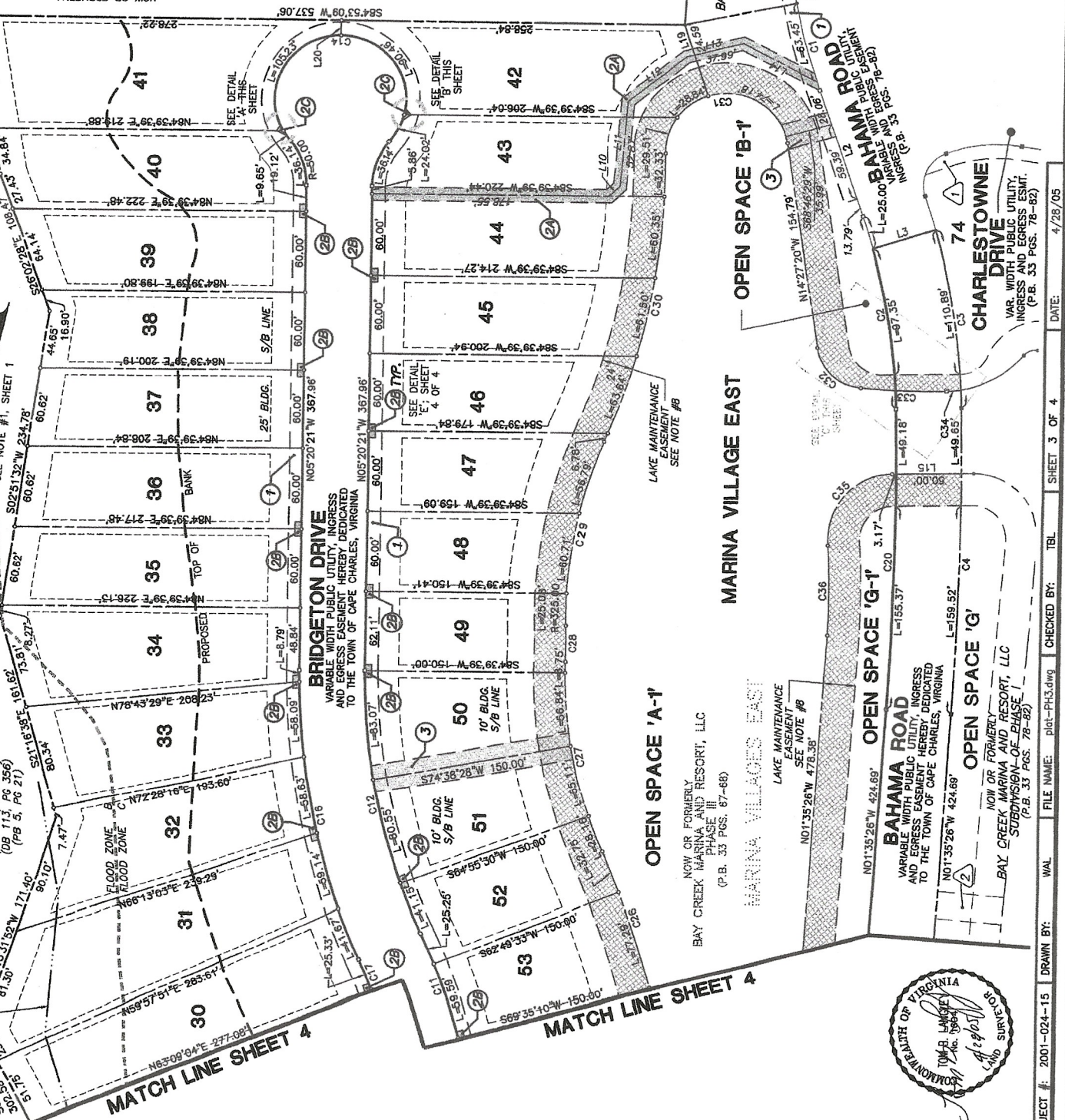
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RESERVED FOR CLERK OF CIRCUIT COURT USE



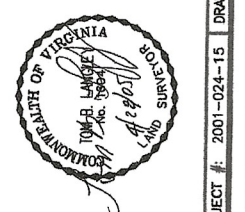
N/F PARCEL 'K-K' (PB 27, PG 26)  
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 34.84'  
 21.43'  
 S96°02'32"E 108.51'  
 6.44'  
 6.44'  
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 N64°39'39"E 218.68'  
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NOW OR FORMERLY  
 HERITAGE ACRES, LTD.  
 (PB 13, PG 24)  
 (PB 214, PG 248)



MATCH LINE SHEET 4

MATCH LINE SHEET 4



NOW OR FORMERLY  
 BAY CREEK MARINA AND RESORT, LLC  
 SUBDIVISION OF PHASE I  
 (P.B. 33 PGS. 78-82)

NOW OR FORMERLY  
 BAY CREEK MARINA AND RESORT, LLC  
 (P.B. 33 PGS. 67-68)

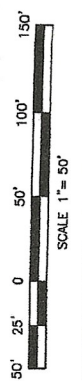
MARINA VILLAGES EAST

MARINA VILLAGE EAST

SUBDIVISION OF  
 "MARINA VILLAGE EAST"  
 RESUBDIVISION OF PHASE III  
 OF PARCEL A-1, PARCEL A-2  
 AND LOTS 44A, 49A  
 AND LOTS 33 PGS. 67-68  
 FOR

BAY CREEK MARINA  
 AND RESORT, LLC  
 TOWN OF CAPE CHARLES,  
 NORTHAMPTON COUNTY, VIRGINIA

**L&M**  
 Langley & McDonald, Inc  
 Engineering & Planning & Surveying  
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 PH: (757) 463-4906 FAX: (757) 466-3563



DATE: 4/28/05

SHEET 3 OF 4

PROJECT #: 2001-024-15 DRAWN BY: WAL FILE NAME: plot-Ph3.dwg CHECKED BY: TBL

PLAT BOOK PAGE 25

INSTRUMENT #050001925  
RECORDED IN THE CLERK'S OFFICE OF  
NORTHAMPTON COUNTY, ON  
MAY 31, 2005 AT 12:31 PM  
FRANK L. JOHNSON, CLERK  
RECORDED BY: 585

RESERVED FOR CLERK OF CIRCUIT COURT USE

- LEGEND
- DENOTES PIN SET
  - DENOTES PIN FOUND
  - DENOTES CONC. MONUMENT FOUND
  - DENOTES CONC. MONUMENT SET

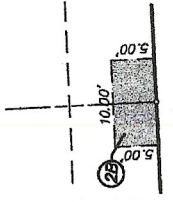
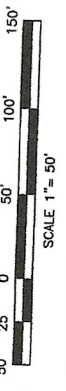


"MARINA VILLAGE EAST"  
SUBDIVISION OF  
PHASE III  
RESUBDIVISION OF PARCEL 1, PARCEL 'A'-2  
AND LOTS 44A - 49A  
P.B. 33 PGS. 67-68  
FOR

BAY CREEK MARINA  
AND RESORT, LLC  
TOWN OF CAPE CHARLES, DISTRICT  
NORTHAMPTON COUNTY, VIRGINIA



**Langley & McDonald, Inc**  
Engineering & Planning & Surveying  
309 Lynnhaven Parkway  
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PH: (757) 463-4306 FAX: (757) 463-3563

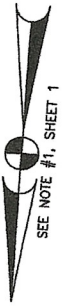


DETAIL 'D'  
SCALE 1" = 10'

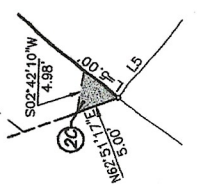
MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 3 OF 4

NOW OR FORMERLY  
GEORGE J. SAVAGE JR.  
&  
J. THOMAS SAVAGE  
(P.B. 173 PGS. 65)  
(P.B. 5, PGS. 21)



SEE NOTE #1, SHEET 1



DETAIL 'E'  
SCALE 1" = 10'

NORTHAMPTON COUNTY  
TOWN OF CAPE CHARLES

BRIDGETON DRIVE  
VARIABLE WIDTH PUBLIC UTILITY, INGRESS AND EGRESS EASEMENT  
HEREBY DEDICATED TO THE TOWN OF CAPE CHARLES, VIRGINIA

OPEN SPACE 'A-1'  
LAKE MAINTENANCE EASEMENT  
SEE NOTE #8  
BAY CREEK MARINA AND RESORT, LLC  
(P.B. 33 PGS. 67-68)

OPEN SPACE 'G-1'  
LAKE MAINTENANCE EASEMENT  
SEE NOTE #6  
BAY CREEK MARINA AND RESORT, LLC  
(P.B. 33 PGS. 67-68)

OPEN SPACE 'G'  
LAKE MAINTENANCE EASEMENT  
SEE NOTE #5  
BAY CREEK MARINA AND RESORT, LLC  
(P.B. 33 PGS. 67-68)

BAHAMA ROAD  
VARIABLE WIDTH PUBLIC UTILITY, INGRESS  
AND EGRESS EASEMENT HEREBY DEDICATED  
TO THE TOWN OF CAPE CHARLES, VIRGINIA

LAKE MAINTENANCE EASEMENT  
SEE NOTE #4  
BAY CREEK MARINA AND RESORT, LLC  
(P.B. 33 PGS. 67-68)

