

F PARCEL 'A-1', PARCEL 'A-2', LOTS 17 TO 23, AND LOTS 44A - 49A, IN PLAT BOOK 33 REEK MARINA AND RESORT, LLC AS IT APPEARS FREE CONSENT AND IN ACCORDANCE WITH THE IED OWNERS, PROPRIETORS AND TRUSTEES, IF

AND RESORT, LLC A VIRGINIA LIMITED

4/29/05
DATE

TRUST

ASSIGNMENT OF RENTS, SECURITY STATEMENT DATED JULY 19, 2004 AND OFFICE OF THE CIRCUIT COURT OF VIRGINIA IN INSTRUMENT NO. 040002344:

4/29/05
DATE

TRUSTEE

TITLE

TO WIT

A NOTARY PUBLIC, IN AND FOR THE DO HEREBY CERTIFY THAT PAUL GALLOWAY, VIRGINIA AND RESORT, LLC, WHOSE NAME IS WRITING HAS ACKNOWLEDGED THE SAME STATE AFORESAID.

3-31-09
DAY OF April, 2005

Lois R. Jones
PUBLIC

TO WIT

A NOTARY PUBLIC, IN AND FOR THE DO HEREBY CERTIFY THAT STEVEN C. WAY BANK & TRUST, CO. WHOSE NAME IS WRITING HAS ACKNOWLEDGED THE SAME STATE AFORESAID.

3-31-09
DAY OF April, 2005

Lois R. Jones
PUBLIC

I, TOM B. LANGLEY, A LAND SURVEYOR, DO PLAT, TO THE BEST OF MY KNOWLEDGE AND PLIES WITH THE MINIMUM PROCEDURES AND THE VIRGINIA STATE BOARD OF LAND S PERFORMED WITHOUT THE BENEFIT OF A

PLACE OF RECORD:
PAGE 259; INSTRUMENT # 040002343 AND L BEING OF RECORD IN THE CLERK'S OFFICE ORTHAMPTON COUNTY, VIRGINIA.



DATE

1. REFERENCE: RESUBDIVISION OF PARCEL 'A-1' PARCEL 'A-2' LOTS 17 WESTERN 1/2 LOT 23 AND LOTS 44A - 49A: PLAT BOOK 33 PGS. 67 -68; SUBDIVISION OF PARCEL 'A' COLONY AT BAY CREEK PHASE IV FOR BAY CREEK MARINA & RESORT, LLC, PLAT BOOK 30 PGS. 81-90.
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 EASE
6. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE(S) A7[EL 9], B AND C AC 510106-0001 B DATED FEBRUARY 2, 1983. FLOOD ZONE DETERMINATION IS BASED ON THE FLOC THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM FEMA FLOOD MAPS. LANGLEY & MC REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.
7. THE APPROXIMATE LOCATION OF THE FLOOD ZONE LIMITS AS SHOWN HEREON HAVE BEEN DETERI AFOREMENTIONED FEMA-NFIP MAP(S). DUE TO THE IMPERFECTIONS IN BOTH THE FEMA MAPPING CONTAIN SIGNIFICANT INACCURACIES.
8. LAKE MAINTENANCE EASEMENT AREA SHALL BE FOR THE BENEFIT OF BAY CREEK MARINA AND R BAY CREEK AT CAPE CHARLES COMMUNITY ASSOCIATION, INC. NO IMPROVEMENTS WITHIN THE AR SHALL BE ERCTED, CONSTRUCTED, OR PLACED WITHOUT WRITTEN CONSENT AND/OR APPROVAL AT CAPE CHARLES COMMUNITY ASSOCIATION, INC., AND THE TOWN OF CAPE CHARLES, AS THEIR ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LAKE MAINTENANCE EASEMENT IN SPACE(S) E, F AND G).
9. FURTHER DEVELOPMENT OF THESE LOTS INCLUDING ANY FILLING OR PHYSICAL ALTERATIONS OF T TOWN OF CAPE CHARLES OR OTHER GOVERNMENTAL AGENCIES.

APPROVED FOR RE

SIGNED: Timothy
TIMOTHY

TITLE: Town
TOWN NOT ACCEP

RESIDENTIAL LOT AREA TABLE

SUBJECT AREA	SQUARE FEET	ACRES
LOT 18	13,178	0.314
LOT 19	11,894	0.197
LOT 20	12,762	0.197
LOT 21	11,428	0.199
LOT 22	12,350	0.203
LOT 23	12,164	0.208
LOT 24	10,864	0.211
LOT 25	11,184	0.211
LOT 26	12,409	0.234
LOT 27	14,138	0.240
LOT 28	15,461	0.245
LOT 29	15,852	0.346
LOT 30	16,573	0.221
LOT 31	19,827	0.260
LOT 32	14,912	0.260
LOT 33	13,771	0.260
LOT 34	15,042	0.213
LOT 35	13,308	0.213
LOT 36	12,790	0.213
LOT 37	12,271	0.213
LOT 38	11,818	0.213
LOT 39	12,668	0.213
LOT 40	13,655	0.213

SUBJECT AREA	SQUARE FEET	ACRES
LOT 41	20,426	0.219
LOT 42	16,915	0.286
LOT 43	12,794	0.417
LOT 44	13,076	0.268
LOT 45	12,493	0.179
LOT 46	11,464	0.179
LOT 47	10,106	0.179
LOT 48	9,228	0.179
LOT 49	9,326	0.179
LOT 50	10,493	0.179
LOT 51	10,175	0.179
LOT 52	9,548	0.194
LOT 53	10,265	0.194
LOT 54	10,265	0.194
LOT 55	9,548	0.260
LOT 56	9,000	0.266
LOT 57	9,000	0.284
LOT 58	9,000	0.297
LOT 59	9,043	0.305
LOT 60	10,085	0.307
LOT 61	10,073	0.305
LOT 62	11,085	0.284
LOT 63	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 3,139 S.F.

AREA TABLE

SUBJECT AREA	SQUARE FEET	ACRES
OPEN SPACE AREA TOTAL	207,579	4.765
BAHAMA ROAD	57,631	1.323
BRIDGETON DRIVE	77,100	1.770
RESIDENTIAL LOT TOTAL	207,579	4.765

47 (.468)

- 1 INDICATES 10' PRIV TELEPHONE & GAS
- 2A INDICATES 10' PUB DEDICATED TO THE
- 2B INDICATES 5' X 10 DEDICATED TO THE
- 2C INDICATES VAR. WIL DEDICATED TO THE
- 3 INDICATES 20' PRIV HEREBY ESTABLISH
- 4 INDICATES 1' PRIVA HEREBY RESERVED RESORT, LLC.

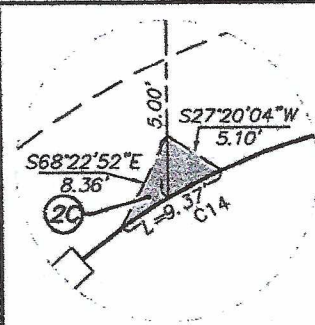
- 1 10' PRIVATE ELECT P.B. 33 PGS. 78-8
- 2 20' PRIVATE DRAIN. P.B. 33 PGS. 78-8

SETBACK NOTES (UNLESS AS FOLLOWS:

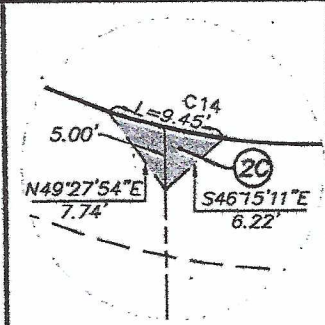
FRONT STREET BUILDING S
REAR AND SIDE STREET B
SIDE YARD BUILDING SETB.

RECORDED BY: 383

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

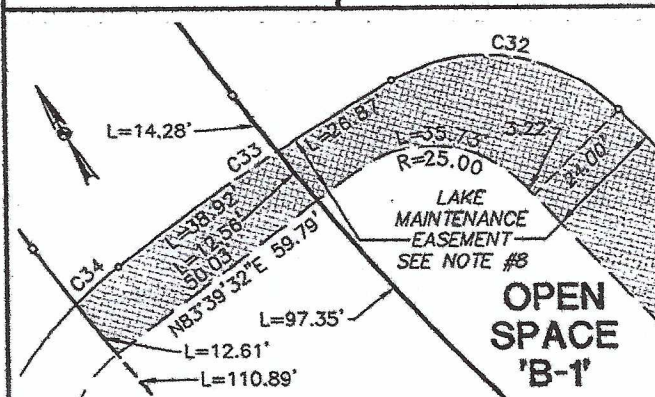


DETAIL 'A'
SCALE 1" = 25'



DETAIL 'B'

SCALE 1" = 25'



DETAIL 'C'
SCALE 1" = 25'

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

2) SUBDIVISION OF
"MARINA VILLAGE EAST"
PHASE III

RESUBDIVISION OF PARCEL 'A-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, CAPEVILLE DISTRICT
NORTHAMPTON COUNTY, VIRGINIA



Langley & McDonald, Inc
Engineering • Planning • Surveying

309 Lynnhaven Parkway
Virginia Beach, VA 23452

PH: (757) 463-4306 FAX: (757) 463-3563

50' 25" 0

50' 100' 150'