

Source of Title:

The property contained in this subdivision "The Preserve on Old Plantation Creek" contains 17.82 Acres as shown on this plat. The property is located at Dalbys, Capeville District, Northampton County, Virginia. The property was obtained by The Bayview Corporation in Deed Book 276 page 664. The remaining area of the Base Parcel is 340 Acres ±.

General Notes:

Property Zoned: A-1

Total Number of Parcels: 8.

Flood Zone: FIRM 510105 0005 D dated July 20, 1998, Zone A7, elev. 8 & Zone C

County Assessor's Map: 0098-0A-00-026 (portion of)

Monumentation: Individual parcel corners will be marked with iron pipe.

This plat is based on a current field survey and aerial photography.

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.

Owner's Consent and Dedication:

The subdivision of land as shown on this plat is with the free consent and in accordance with the desires of the undersigned owners, subdividers, and mortgagees:

Bay View Corporation
by *Robert Storer* date *4/28/06*

Bayview Corporation - Robert Storer
P.O. Box 2
Capeville, VA 23313

State of Virginia
County of Northampton

Subscribed to before me this 28th day of April 2006 in my state and county aforesaid.

Note: All lot lines are subject to a Twenty Foot (20') Drainage Easement centered on the Lot Line

All Lots are subject to a Fifteen Foot (15') Utility Easement along Plantation Creek Lane

My commn expires
4/30/07

Roads: The 50' Private Road, Plantation Creek Lane, as shown on this plat of survey is not subject to maintenance now or in the future by Northampton County, The Commonwealth or Virginia or any municipality. It will be maintained by the current owner - Bayview Corporation.

Chesapeake Bay Preservation Act: 100' Buffer
Buffer delineation will be verified by Northampton County Department of Building and Zoning prior to any construction or disturbing activity. Buffer to remain undisturbed except as may be permitted by Northampton County.

Note: The wetlands as shown on this plat are as designated by the Army Corps. of Engineers.



PLAT OF SURVEY

"The Preserve on Old Plantation Creek"

Located: Dalbys, Capeville District,
Northampton County, Virginia

Sheet 2 of 2

SHORE ENGINEERING CO., INC. DATE: April 28, 2006
ENGINEERS - SURVEYORS
P.O. BOX 354, MELFA, VA. 23410
757-787-2773
SCALE: 1" = 100'
JOB# 04-0105-S



Approvals:

This plat has been approved by the Subdivision Agent of Northampton County, and may be admitted to the land records of the aforesaid County. If this plat is not recorded with the land records of this County by *5/24/06*, the approval of the Subdivision Agent is void and the plat may not be lawfully recorded.

Sananda J. Bena dated *5/24/06*
Subdivision Agent, Northampton County

The proposed subdivision herein is found to be generally satisfactory for 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 application is made.

MD dated *5-24-06*
Health Officer, Northampton County

WPA dated _____
Resident Engineer,
Virginia Department of Transportation

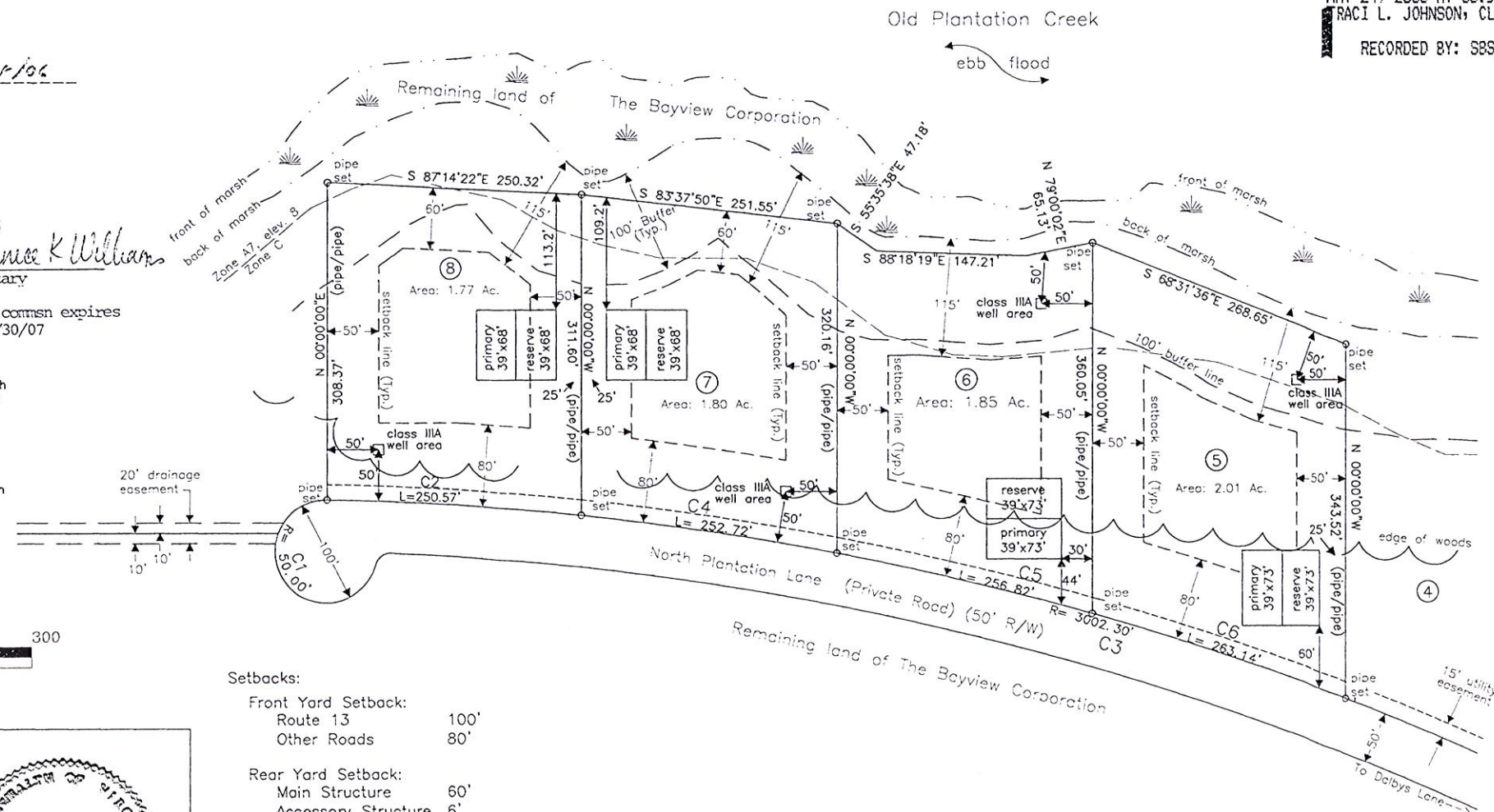
Surveyor's Certificate:

I hereby Certify, that to the best of my belief and knowledge, all of the requirements as set forth in the subdivision Ordinance of the Board of Supervisors of Northampton County, Virginia have been complied with. Given under my hand this *28th* day of *April*, 2006

Virginia:

In the Clerk's office of Northampton County, Virginia on the _____ day of _____, this plat was received and admitted to record in Plat Book _____ page _____

INSTRUMENT #060001532
RECORDED IN THE CLERK'S OFFICE OF
NORTHAMPTON COUNTY ON
MAY 24, 2006 AT 03:52PM
RACI L. JOHNSON, CLERK
RECORDED BY: SBS



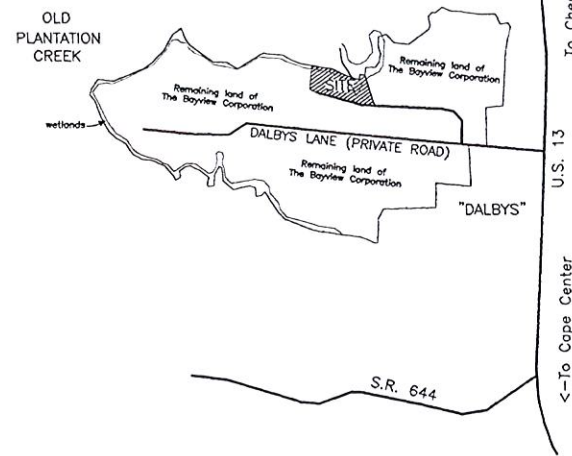
Setbacks:

Front Yard Setback:
Route 13 100'
Other Roads 80'

Rear Yard Setback:
Main Structure 60'
Accessory Structure 6'

Side Yard Setback:
Main Structure 50'
Accessory Structure 10'

Shoreline Setback:
Main Structure 115'
Accessory Structure 115'

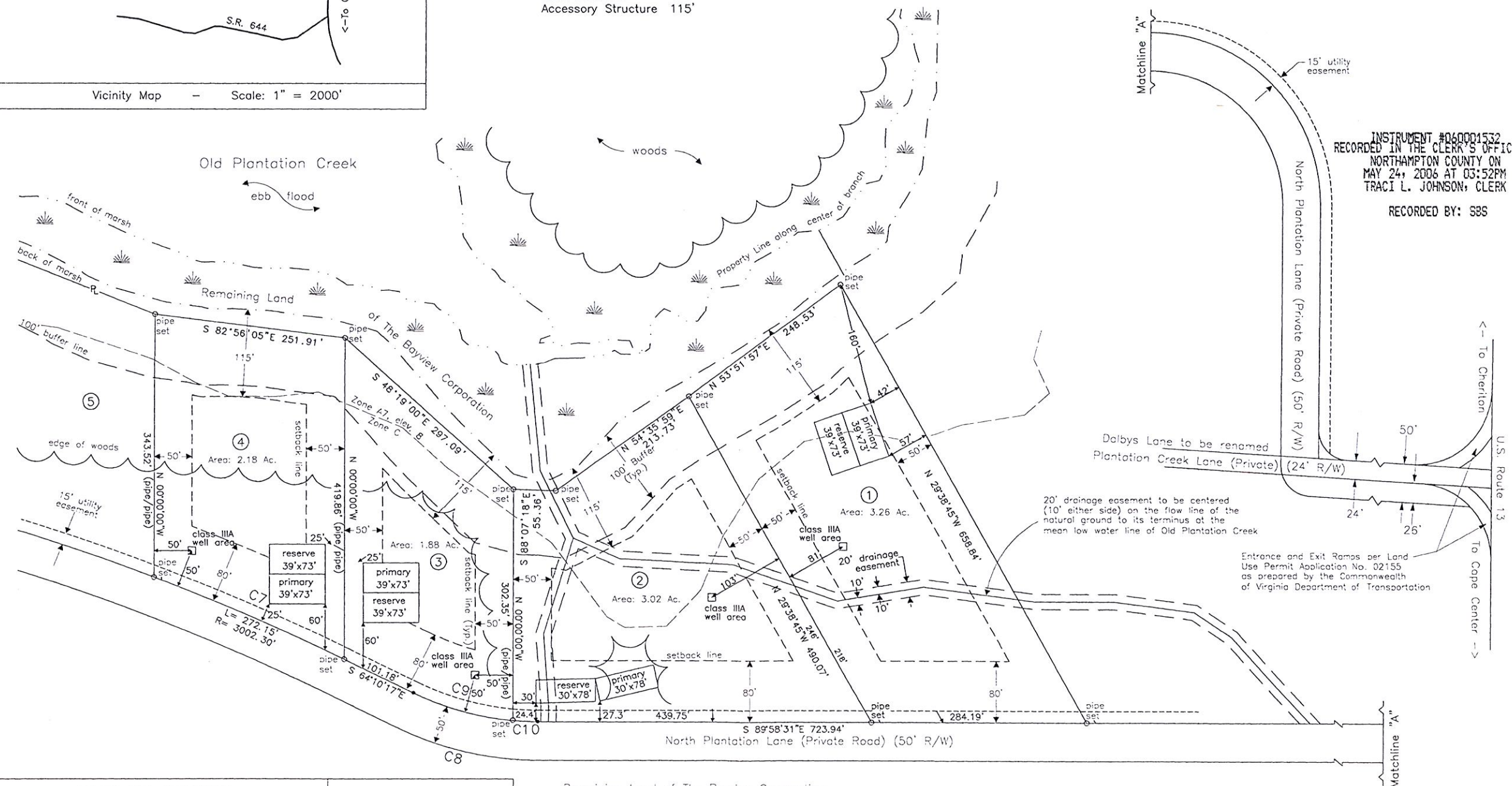


Vicinity Map - Scale: 1" = 2000'

Setbacks:

- Front Yard Setback:
Route 13 100'
Other Roads 80'
- Rear Yard Setback:
Main Structure 60'
Accessory Structure 6'
- Side Yard Setback:
Main Structure 50'
Accessory Structure 10'
- Shoreline Setback:
Main Structure 115'
Accessory Structure 115'

Curve Table							
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	50.00'	63.95'	223.44'	256°02'35"	114°35'30"	78.78'	S 35°54'52" E
C2	3002.30'	125.36'	250.57'	04°46'55"	1°54'30"	250.50'	S 86°30'11" E
C3	3002.30'	657.94'	1295.40'	24°43'17"	1°54'30"	1285.38'	S 76°31'56" E
C4	3002.30'	126.44'	252.72'	4°49'23"	1°54'30"	252.65'	S 81°41'58" E
C5	3002.30'	128.49'	256.82'	4°54'04"	1°54'30"	256.75'	S 76°50'15" E
C6	3002.30'	131.65'	263.14'	5°01'18"	1°54'30"	263.05'	S 71°52'34" E
C7	3002.30'	136.17'	272.15'	5°11'38"	1°54'30"	272.06'	S 66°46'06" E
C8	424.00'	97.57'	191.18'	25°55'06"	13°30'47"	190.17'	S 77°05'19" E
C9	374.00'	68.97'	136.41'	20°53'52"	15°19'11"	135.67'	S 74°37'14" E
C10	374.00'	16.14'	32.25'	04°56'26"	15°19'11"	32.24'	S 87°32'23" E



INSTRUMENT #040001532
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TRACI L. JOHNSON, CLERK
RECORDED BY: SBS

PLAT OF SURVEY

"The Preserve on Old Plantation Creek"

Located: Dalbys, Capeville District,
Northampton County, Virginia

Sheet 1 of 2

SHORE ENGINEERING CO., INC.
ENGINEERS - SURVEYORS
P.O. BOX 354, MELFA, VA. 23410
757-787-2773

DATE: April 28, 2006

SCALE: 1" = 100'

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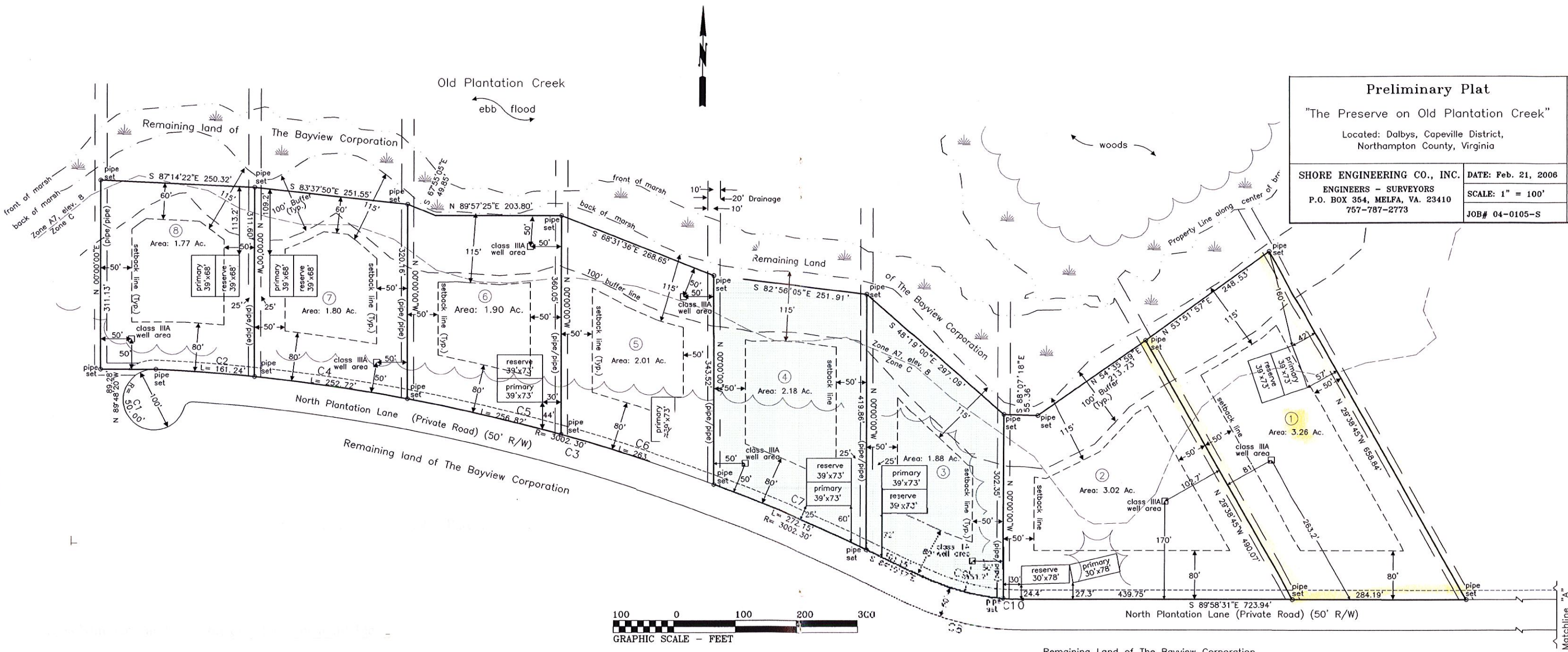


Remaining Land of The Bayview Corporation



Note: All lot lines are subject to a Twenty Foot (20')
Drainage Easement centered on the Lot Line
All Lots are subject to a Fifteen Foot (15')
Utility Easement along Plantation Creek Lane

See: "U.S. 13 ENTRANCE PLAN" For Bob Storer,
Capeville, Northampton County, Virginia by
Shore Engineering Co., Inc. dated 12/21/05
for Virginia Department of Transportation
approved entrance.



All building sites in the Preserve on Old Plantation Creek are subject to and will benefit from protective covenants designed to protect our environment and ensure quality building standards

All building sites in the Preserve on Old Plantation Creek will be sold from a recorded plat of survey

All building sites in the Preserve on Old Plantation Creek already have and will be sold with health department approvals for conventional well and septic systems