

STATISTICAL DATA:

AREA OF SITE = 704,348± S.F. OR 16.170 AC.
AREA OF "RIGHT-OF-WAY" DEDICATION = 4,093 S.F. OR 0.094 AC.
AREA OF LOTS = 223,555 S.F. OR 5.132 AC.
COMMON AREA = 456,309± S.F. OR 10.478± AC.
CONSERVATION EASEMENT TO YORK COUNTY = 7.75± AC.
AREA OF CLEARWATER COURT = 20,389 S.F. OR 0.468 AC.
AREA BELOW ELEV. 4 = 1.9± AC.
AREA OF WETLANDS ABOVE ELEV. 4 = 0.6± AC.
TOTAL AREA OF WETLANDS = 104,838± S.F. OR 2.402 AC.
AREA WITHIN THE RESOURCE PROTECTION AREA = 7.76± AC.
AREA WITHIN THE RESOURCE MANAGEMENT AREA = 8.36± AC.

LEGEND:

- DENOTES CONC. MONUMENT SET
● DENOTES PIN SET
○ DENOTES PIN, PIPE, OR MONUMENT FOUND
--- RPA DENOTES RESOURCE PROTECTION AREA
--- RMA DENOTES RESOURCE MANAGEMENT AREA
□ DENOTES CONSERVATION EASEMENT

THE PLATTING OF THE SUBDIVISION OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

H. GUY SAGER, JR. GREENFIELD HOMES CORPORATION

SIGNED: H. GUY SAGER, JR., PRESIDENT DATE: 03-15-06

STATE OF VIRGINIA, COUNTY OR CITY OF York, TO WIT:
I, Georgann Schina, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF March, 2006
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/30/2008

BANK OF AMERICA, N.A. INSTR. #050015746; JUNE 23, 2005 (ORIGINAL DEED OF TRUST: D.B.1066, P.646; JANUARY 13, 1999)

SIGNED: Russell A. Carter or Carol L. Dyer, TRUSTEES EITHER OF WHOM MAY ACT DATE: 3/17/05

STATE OF VIRGINIA, COUNTY OR CITY OF Norfolk, TO WIT:
I, Maria S. McArthur, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 17 DAY OF March, 2006
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 31, 2009

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

TAX PARCEL 30-05-00-000C

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF GREENFIELD HOMES CORPORATION, A VIRGINIA CORPORATION AND WAS ACQUIRED FROM PARKER'S ISLAND DEVELOPMENT GROUP, L.C. BY DEED DATED JANUARY 5, 2004 AND RECORDED AS INSTRUMENT NUMBER 040000951 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY-POQUOSON, VIRGINIA, AND BY ORDINANCE 08-4 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON FEBRUARY 21, 2006.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2006.

SIGNED: C.E. NEUBAKER, III L.S.# 1580 DATE: 3/14/06

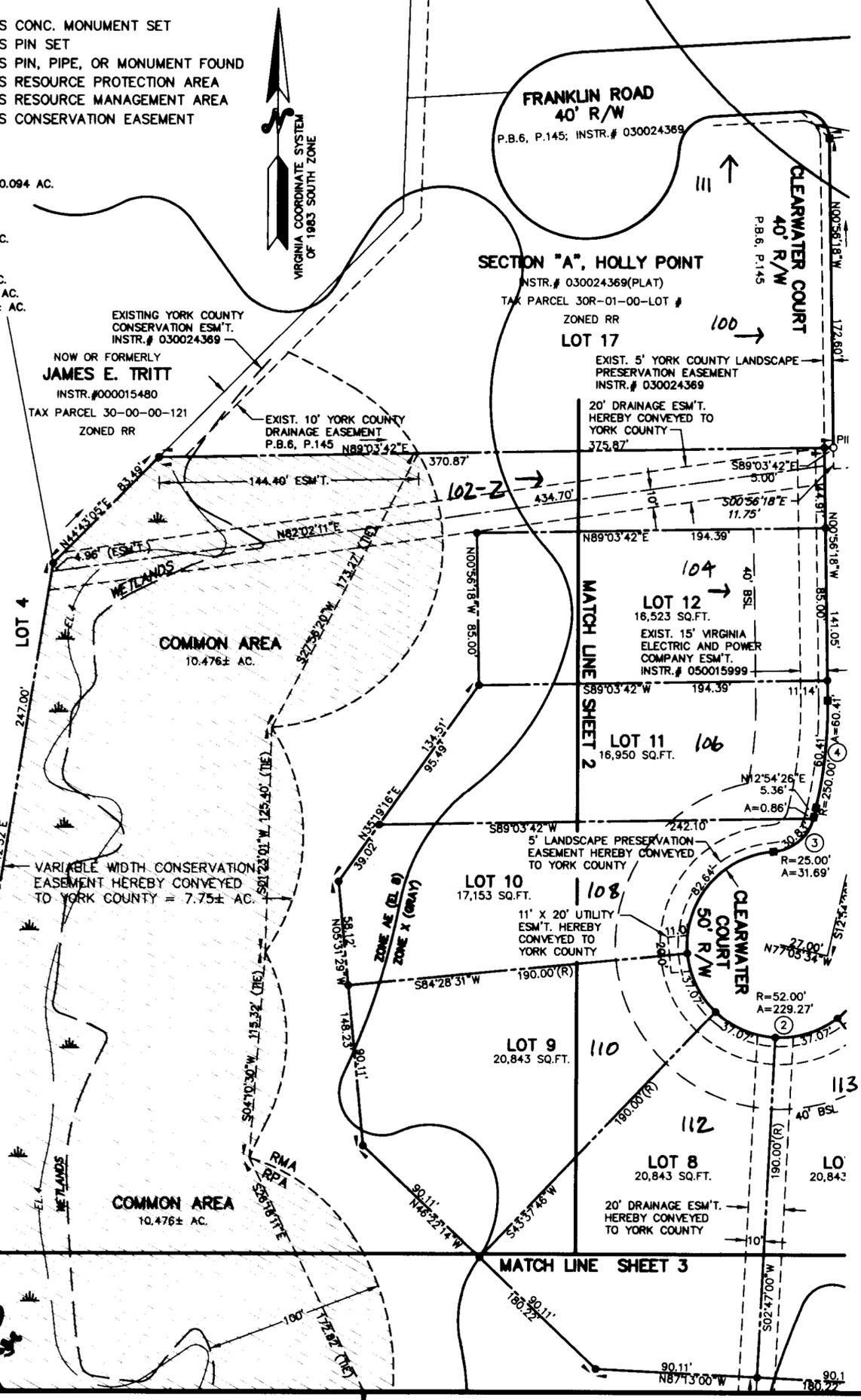
WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.



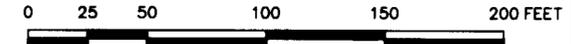
PATRICKS LANDING, SECTION ONE

TAX PARCEL 30-15-01-LOT # ZONED RR



SUBDIVISION PLAT Clearwater Cove A Waterfront Community GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA MARCH 3, 2006

C.E. Neubaker SURVEYING & PLANNING, INC. P.O. BOX 1298 YORKTOWN, VA. 23692 PH#: 804-694-0643 CELL: 757-509-0317



SCALE: 1" = 50'

SHEET 1 OF 3

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

- NOTES:
1. THIS PROPERTY LIES IN ZONE X, (AREAS OUTSIDE 500-YEAR FLOOD PLAIN), ZONE X, (GRAY), (AREAS OF 500-YEAR FLOOD), ZONE AE (EL 8), (BASE FLOOD ELEVATIONS DETERMINED), AND ZONE AE (EL 9), (BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO.510182 0037B, DATED DECEMBER 16, 1988.
2. PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.
3. PROPERTY IS ZONED RR, (LOW DENSITY SINGLE FAMILY RESIDENTIAL).
4. OPEN SPACE CLUSTER MINIMUM LOT REQUIREMENTS: FRONT: 40' MINIMUM SIDE YARD SETBACK = 10' MINIMUM REAR YARD SETBACK = 20'
5. THIS SITE IS NOT WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING.
6. COMMON AREAS SHALL BE CONVEYED TO THE CLEARWATER COVE HOMEOWNERS' ASSOCIATION.
7. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
8. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS BY: Al Maddalena DATE: 4/14/06 PLAT APPROVING AGENT

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 27th DAY OF April, 2006, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 06009532 121924

TESTE: Lynn S. Jenkins CLERK

BY: [Signature] PROPERTY IS ASSESSOR'S PARCEL NUMBER: 30-05-00-000C; GPIN: U06B-2664-3238