

VICINITY MAP
SCALE : 1" = 2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (118) - COORDINATES—U.S.SURVEY FEET
12093296.742(E),
3570788.165(N)
- (119) - COORDINATES—U.S.SURVEY FEET
12097204.377(E),
3569944.967(N)

THE PLATTING 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.

[Signature] DATE: 8/24/04
OVERLOOK POINT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY - KENNETH L. ALLEN - MANAGER

[Signature] DATE: 8/25/04
TRUSTEE S. FREAR HAWKINS, II AND/OR CARY B. EPES FOR OLD POINT NATIONAL BANK OF PHOEBUS (BENEFICIARY) BY DEED DATED : MARCH 28, 2003 INSTRUMENT #030008581

[Signature] DATE: 8/25/04
TRUSTEE—CONWAY H. SHEILD, III FOR MANSION PROPERTIES, INC. A VIRGINIA CORPORATION (BENEFICIARY) BY DEED DATED : MARCH 28, 2003 - INSTRUMENT #030008582

NOTARY PUBLIC FOR OWNERS
STATE OF VIRGINIA TO WIT:
[Signature], A NOTARY PUBLIC IN AND FOR THE State of Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 24 DAY OF August, 2004.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/30/06

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' / 20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF: OVERLOOK POINT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM MANSION PROPERTIES, INC., A VIRGINIA CORPORATION BY DEED DATED MARCH 26, 2003 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN INSTRUMENT #030008580.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 31 OCT. 2004.

[Signature] 10/17/03
DONALD W. DAVIS DATE

UTILITY NOTES:
WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

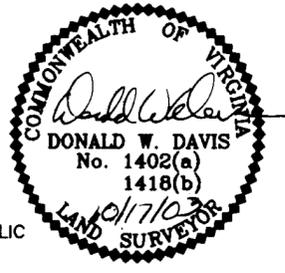
NOTARY PUBLIC FOR TRUSTEES
STATE OF VIRGINIA TO WIT:
I, [Signature], A NOTARY PUBLIC IN AND FOR THE State of Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 25 DAY OF August, 2004.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-31-07

NOTARY PUBLIC FOR TRUSTEE (CONWAY H. SHEILD, III)
STATE OF VIRGINIA TO WIT:
I, [Signature], A NOTARY PUBLIC IN AND FOR THE State of Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 24 DAY OF August, 2004.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-31-06

LOT AREA : 21.48± ACRES OR 935,666± S.F.
R/W AREA : 2.8700 ACRES OR 125,019 S.F.
COMMON AREA : 32.05± ACRES OR 1,396,073± S.F.
PUMP STATION LOT : 0.30± ACRES OR 13,094± S.F.
TOTAL SUBDIVDED AREA : 56.70± ACRES OR 2,469,852± S.F.



NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X & AE (EL.=9') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0041 B & 0043 B, EFFECTIVE DATE : DECEMBER 16, 1988.
2. PART OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA. PART OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE MANAGEMENT AREA.
3. THE MINIMUM FRONT YARD BUILDING SETBACK LINE REQUIREMENT FOR THE OPEN SPACE CLUSTER DEVELOPMENT IS 30' (FEET).
4. PROPERTY IS ZONED R20 (SINGLE FAMILY RESIDENTIAL)
5. TAX MAP PARCEL # : 38-00-00-033, 38-00-00-038, 38-00-00-039, 38-00-00-039A, 38-00-00-040A, 38-00-00-040, 38-00-00-041A, AND 38-00-00-041.
6. GPIN# : V02B-4489-4604, V02B-4263-4384, V02B-4416-4295, V02B-4954-4595, W02A-0091-4213, V02B-4685-3867, V02B-4212-3594 AND V02B-3577-3746.
7. 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 SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
8. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
9. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
10. ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE OVERLOOK POINT HOMEOWNERS ASSOCIATION.
11. SIGHT EASEMENTS AT EACH STREET INTERSECTION AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
12. 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.
13. 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 RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.
14. BEST MANAGEMENT PRACTICES WILL BE REQUIRED ON LOTS THAT EXCEED 4,215 S.F. OF IMPERVIOUS COVER.
15. ALL STRUCTURES MUST COMPLY WITH THE FLOOD ZONE ELEVATION REQUIREMENTS.
16. IT IS THE INTENT OF THE PROPERTY OWNER TO VACATE ALL EXISTING PROPERTY LINES LOCATED WITHIN THE PERIMETER BOUNDARY OF THE DEVELOPMENT.

SUBDIVISION PLAT OF
OVERLOOK POINT
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 60' DATE : 17 OCTOBER 2003
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE "G"
YORKTOWN, VIRGINIA 23693

Scale 1" = 60 ft
SHEET 1 OF 7
- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES RESOURCE PROTECTION AREA
- DENOTES RESOURCE MANAGEMENT AREA
- DENOTES FLOOD ZONE BOUNDARY

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: 10/26/04

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 28 DAY OF October 2004, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS 12:13 PM THE LAW DIRECTS AS INSTRUMENT # 040022645

TESTE: [Signature]
CLERK

BY: [Signature]