SUBDIVISION PLAT
CREEKSIDE LANDING
SECTION FOUR

BRUTON DISTRICT – COUNTY OF YORK, VIRGINIA

SCALE: 1" = 60' MAY 3, 2004

THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17, P.O. BOX 450
WHITE MARSH, VIRGINIA 23183
(804)693-9548

SHEET 8 OF 9

0 30 60 120 180 240 FEET
GRAPHIC SCALE

CREEKSIDE LANDING SECTION THREE
(INSTR.# 040010760)
YC TAX PARCEL 10-16-03-LOT#
ZONED R20

COMMON AREA "C"
(INSTR.# 040010760)

COMMON AREA "B"
641,797 S.F. OR 14.734 ACRES

PARCEL C
NOW OR FORMERLY
COUNTY SCHOOL BOARD OF YORK COUNTY
(INSTR.# 020022638)
TAX PARCEL 10-00-00-010
GPIN: F15D-3704-1399
ZONED R20

ROYAL GRANT SECTION II
(P.B.10, P.272)
TAX PARCEL 10-15-02-LOT #
ZONED R20

ROYAL GRANT SECTION II LOT 32 F15D-3479-1153
ROYAL GRANT SECTION II LOT 31 F15D-3357-1148
ROYAL GRANT SECTION II LOT 30 F15D-3231-1132
ROYAL GRANT SECTION II LOT 29 F15D-3101-1114

MATCHLINE SHEET 7
MATCHLINE SHEET 9

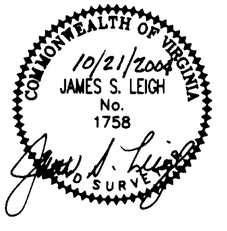
SPINNAKER WAY (VAR. WIDTH R/W) (INSTR.# 040010760)
SPINNAKER WAY (50' R/W)
YARDARM CT. (50' R/W) (INSTR.# 040010760)
YARDARM CT. (50' R/W)

LOT 217 LOT 218 LOT 219 LOT 220 LOT 221 LOT 222 LOT 223 LOT 224 LOT 225 9,450 S.F. 102 LOT 226 9,450 S.F. 104 LOT 227 9,450 S.F. 106 LOT 228 10,594 S.F. 108 LOT 229 10,800 S.F. 110 LOT 230 9,205 S.F. 112 LOT 231 14,106 S.F. 114 LOT 232 21,476 S.F. 116 LOT 233 24,554 S.F. 117 LOT 234 21,120 S.F. 115 LOT 235 11,743 S.F. 113 LOT 236 9,720 S.F. 111 LOT 237 8,750 S.F. 109 LOT 238 8,750 S.F. 107 LOT 239 8,750 S.F. 105 LOT 240 103 LOT 241 101 LOT 242 11,967 S.F. LOT 243 10,444 S.F. 410 LOT 244 11,777 S.F. 412 LOT 245 16,796 S.F. 414 LOT 246 20,817 S.F. 416 LOT 247 17,166 S.F. 417 LOT 248 10,028 S.F. 409 LOT 249 10,028 S.F. 407 LOT 250 10,028 S.F. 405 LOT 251 9,993 S.F. 403 LOT 252 401 LOT 253

EXIST. YORK COUNTY 5' LANDSCAPE PRESERVATION ESM'T (INSTR.#040010760)
5' LANDSCAPE PRESERVATION ESM'T HEREBY CONVEYED TO YORK COUNTY
EXIST. CREEKSIDE LANDING HOMEOWNER'S ASSOC. DRAINAGE ESM'T (INSTR.#040010760)
VARIABLE WIDTH DRAINAGE ESM'T HEREBY CONVEYED TO THE CREEKSIDE LNDG. HOMEOWNER'S ASSOC.
VAR. WIDTH UTILITY ESM'T HEREBY CONVEYED TO YORK COUNTY
20' DRAINAGE ESM'T HEREBY CONVEYED TO THE CREEKSIDE LNDG. HOMEOWNER'S ASSOC.
VARIABLE WIDTH IMPOUNDMENT EASEMENT HEREBY CONVEYED TO THE CREEKSIDE LNDG. HOMEOWNER'S ASSOC.
20' PRIVATE UTILITY ESM'T HEREBY CONVEYED TO ROBERT S. HORNSBY, ET ALS
VARIABLE WIDTH WETLANDS CONSERVATION ESM'T HEREBY CONVEYED TO YORK COUNTY

BMP AREA
RMA RPA
WETLANDS
CONC. MON. FD.
PIPE FD.
PIN FD.

N 3,631,871.39
E 12,012,788.80



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: A. Magdalena
PLAT APPROVING AGENT
DATE: 11/17/04

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY-POQUOSON, VIRGINIA, THE 2nd DAY OF Dec., 2004, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 040025153. 11:07AM

TESTE: Lynn S. Jakis
CLERK
BY: Pamela Austin D.C.

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
10-16-00-000A1; GPIN: F15A-2498-4203
10-16-00-000A2; GPIN: F15D-3012-1670

JO # 9585

FILE: 9585PHASE4PLAT; G-DRIVE