

VICINITY MAP 1" = 2000'

OWNER'S CONSENT

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.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

SIGNED: David J. Murray DATE: 10/8/03
DAVID J. MURRAY, DIVISION MANAGER

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Shannon L. Herrea, 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 COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 8th DAY OF October, 2003

Shannon L. Herrea
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 30, 2006

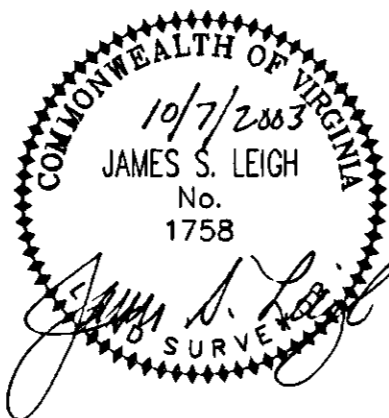
SURVEYOR'S CERTIFICATE

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'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF CENTEX HOMES AND WAS ACQUIRED FROM MID-ATLANTIC HOLDINGS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED APRIL 1, 2003 AND RECORDED AS INSTRUMENT NUMBER 030013427, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2003.

SIGNED: James S. Leigh DATE: 10/7/2003
JAMES S. LEIGH, L.S. # 1758



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 THE COUNTY OF YORK.

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- DENOTES MONUMENTS SET
- RPA DENOTES RESOURCE PROTECTION AREA.
- RMA DENOTES RESOURCE MANAGEMENT AREA.

NOTES:

1. PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0030B, DECEMBER 16, 1988.
2. ALL OF THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
3. PROPERTY IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENCE)
4. CLUSTER DEVELOPMENT MINIMUM LOT REQUIREMENTS
MINIMUM FRONT YARD SETBACK = 30'
MINIMUM BUILDING SEPARATION = 20' OR AS RECORDED
MINIMUM REAR YARD SETBACK = 20' OR AS RECORDED

5. ALL COMMON AREAS ARE TO BE CONVEYED TO THE CREEKSIDE LANDING HOMEOWNERS ASSOCIATION.

6. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.

7. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

8. WETLAND DELINEATION BY ENVIRONMENTAL SPECIALTIES GROUP, INC.

**SUBDIVISION PLAT
CREEKSIDE LANDING
SECTION TWO**

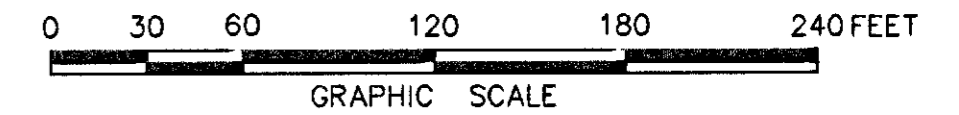
BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA

SCALE: 1" = 60' JUNE 2, 2003

THE SIRINE GROUP, LTD.

SURVEYORS • ENGINEERS • PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
P.O. BOX 450
WHITE MARSH, VIRGINIA 23183

SHEET 1 OF 2



ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	575.00'	01°08'37"	11.48'	5.74'	11.48'	S73°34'54"W
2	425.00'	04°40'14"	34.64'	17.33'	34.63'	N80°46'35"E
3	300.00'	23°56'30"	125.36'	63.61'	124.45'	S85°33'09"W
4	325.00'	23°56'30"	135.81'	68.91'	134.82'	S85°33'09"W
5	52.00'	252°37'13"	229.27'	-	-	-
6	25.00'	72°37'13"	31.69'	18.37'	29.61'	S46°09'59"E
7	275.00'	23°56'30"	114.91'	58.31'	114.08'	N85°33'09"E
8	400.00'	12°25'35"	86.75'	43.55'	86.58'	S89°19'29"W
9	425.00'	12°25'35"	92.18'	46.27'	91.99'	S89°19'29"W
10	25.00'	49°30'26"	21.60'	11.53'	20.94'	S70°47'03"W
11	52.00'	279°00'53"	253.23'	-	-	-
12	25.00'	49°30'26"	21.60'	11.53'	20.94'	S59°42'31"E
13	375.00'	12°25'34"	81.33'	40.82'	81.17'	N89°19'29"E

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.

YORK COUNTY AND VDOT (VIRGINIA DEPARTMENT OF TRANSPORTATION) SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al. Maddalena
PLAT APPROVING AGENT

DATE: 11/17/03

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 9th DAY OF December, 2003, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 030035129. 9:07 am

TESTE: Lyn S. Jenkins
CLERK

BY: Amelia Coran D.C.

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
10-16-00-000A2; GPIN: F15B-3512-3737

AREA OF LOTS = 267,256 SQ.FT. OR 6.135 AC.
COMMON AREA "A" = 1,237 SQ.FT. OR 0.028 AC.
COMMON AREA "B" = 143,275 SQ.FT. OR 3.289 AC.
AREA OF PUBLIC RIGHT-OF-WAY = 47,008 SQ.FT. OR 1.080 ACRES
TOTAL SUBDIVIDED AREA = 458,776 SQ.FT. OR 10.532 AC.