

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510182 0043B, DATED DECEMBER 16, 1988, FOR YORK COUNTY, VIRGINIA.
2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
3. PROPERTY IS ZONED R13 (SINGLE FAMILY RESIDENTIAL) THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
4. CLUSTER DEVELOPMENT MINIMUM LOT REQUIREMENTS  
 MINIMUM FRONT YARD SETBACK = 30'  
 MINIMUM SIDE YARD SETBACK = 10'  
 MINIMUM BUILDING SEPARATION = 20'  
 MINIMUM REAR YARD SETBACK = 20'
5. PRIVATE 10' AND 20' DRAINAGE EASEMENTS ARE HEREBY CONVEYED TO THE HAWK'S LANDING HOMEOWNERS ASSOCIATION.
6. THE 5' AND 35' LANDSCAPE PRESERVATION EASEMENTS ARE HEREBY CONVEYED TO YORK COUNTY.

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.

7. 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 SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
8. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
9. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
10. WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
11. WETLAND DELINEATION BY KERR ENVIRONMENTAL.
12. COUNTY OF YORK SURVEY MARK REFERENCE MONUMENTS UTILIZED IN THE SURVEY ARE:  

124	3569662.543	12084146.022	EL=29.25
125-RESET	3568645.036	12086690.610	EL=28.61
13. ALL COMMON AREAS ARE TO BE CONVEYED TO THE HAWK'S LANDING HOMEOWNERS ASSOCIATION.

**SUBDIVISION PLAT  
OF  
HAWK'S  
LANDING**

BETHEL DISTRICT - YORK COUNTY, VIRGINIA

Date	04/12/05
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**engineering services, inc.**

Civil Engineering - Land Surveying  
 3351 Stoneshore Road, Virginia Beach, VA. 23452  
 (757) 468-6800 FAX (757) 468-4966  
 E-mail: email@esiofva.com

Project	Phase/Task	Drawn By	Checked By	Drawing Name
03254	500/204	DMV	EFR JR.	Surveys\03254P1- Revised.dwg

SHEET 1 OF 3

- LEGEND**
- PIN FOUND
  - PIN SET
  - ▲ MONUMENT SET

AREA SUMMARY:

AREA WITHIN LOTS	---	312,420	---	7.172
COMMON AREA 1	----	41,167	----	0.945
COMMON AREA 2	----	258,629	----	5.937
AREA WITHIN COMMON AREA	----	299,796	----	6.882
AREA WITHIN RIGHT-OF-WAY	----	100,779	----	2.314
TOTAL SUBDIVIDED AREA	----	712,995	----	16.368

THE PLATTING OF THE FOLLOWING DESCRIBED LAND DESIGNATED AS SUBDIVISION PLAT OF HAWK'S LANDING, BETHEL DISTRICT, YORK COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS, AND TRUSTEES, IF ANY:

**CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP**  
 BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION  
 ITS: MANAGING GENERAL PARTNER

BY: David J. Murray DATE: 8-23, 2005  
 DAVID J. MURRAY, DIVISION MANAGER

STATE OF VIRGINIA  
 CITY OF Chesapeake, TO WIT:

I, Tammy A. Conway, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT DAVID J. MURRAY, DIVISION MANAGER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 23 DAY OF August, 2005.  
Tammy A. Conway  
 NOTARY PUBLIC

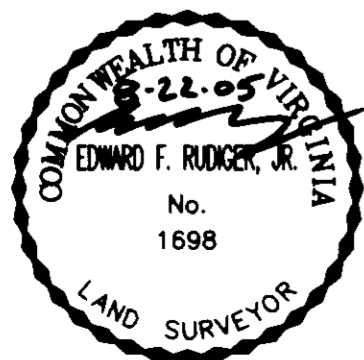
MY COMMISSION EXPIRES 7/31/09

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS 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 CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AND WAS ACQUIRED FROM SHERIDAN K. HAWK AND MARILYN E. HAWK, HUSBAND AND WIFE, BY DEED DATED DECEMBER 18, 2004, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT NO. 040026728.

I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 30, 2005.

Edward F. Rudiger, Jr. DATE: Aug 22, 2005  
 EDWARD F. RUDIGER, JR.  
 LAND SURVEYOR #1698



APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al. Masadene  
 PLAT APPROVING AGENT

DATE: 8/31/05

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY-  
 POQUOSON, VIRGINIA, THE 31st DAY OF August, 2005,  
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
 DIRECTS AS INSTRUMENT NUMBER 050021446.

TESTE: Lynn S. Jenkins 11:57am  
 CLERK

BY: Lisa Braden, D.C.

PROPERTY IS ASSESSOR'S PARCEL NUMBER:  
 #37-00-00-068D; GPIN T02B-4543-4235  
 #37-00-00-068I; GPIN T02B-4508-3725