

BY THE BAYVIEW CORPORATION

*The Preserve on Old Plantation Creek*

Pristine Pure Waterfront Land on Old Plantation Creek  
across from Bay Creek Golf and Marina Resort

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The sun sets over  
Old Plantation Creek

Limited Offering of Waterfront Land

Parcels of 3.26 to 1.77 acres



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## *The Preserve on Old Plantation Creek*

Exclusive Waterfront Estate Settings on Old Plantation Creek  
Minutes from Bay Creek Golf and Marina Resort — but in another Whole World

If you want *authentic* Eastern Shore. If you want your dream home to give meaning to the words *real estate*. If you treasure seclusion and value your privacy. If you have a true love for genuine history and the timeless rhythms of life along the Chesapeake Bay. If you want to be surrounded by hundreds of acres of fertile fields with ever changing agricultural vistas. If you love to see those vistas graced by the occasional horse and rider from a first class equestrian center, then:

*The Preserve on Old Plantation Creek is for you!*

If you want to be able to have your own private dock and boat from which to fish, crab or just explore the authentic Eastern Shore. If you want to be right at the water's edge on high dry land where you will be safe and secure.

If you want to see the flocks of migrating birds winging their way along the Atlantic Flyway every Spring and Fall.

If you want nights so crisp and clear that you can almost reach out and touch the stars,

If you want abundant wildlife set amid lush woodlands of aged oak, pine, holly and laurel with eagles soaring above – all right at your front door, then:



*The Preserve on Old Plantation Creek is for you!*

If for you, paradise is measured in acres, not square feet. If you want your own dream home – not one picked from a developer's collection – but rather your own dream home. If you would prefer to have your own private estate safe and secure in a very small and exclusive gated community rather than be a small part of a modern manicured replica village, then:

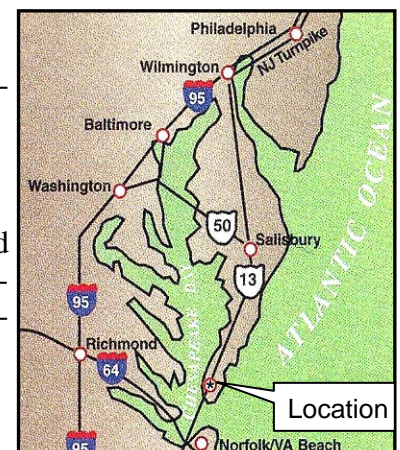
*The Preserve on Old Plantation Creek is for you!*

If you value history and want your estate to be on historic land with continuous records dating back to the original King's grant, then:

*The Preserve on Old Plantation Creek is for you!*

If you want dip your toes in the golden sand of sun washed beaches and have all this within a short 30 minute drive from all the offerings of a major metropolitan city – Virginia Beach / Hampton Roads – and only hours from Washington, D.C., Philadelphia and New York, then:

*The Preserve on Old Plantation Creek is for you!*



## *The Preserve on Old Plantation Creek*

### **Authenticity**

The original Arlington Plantation was established by John Custis in the very early 1600s on Old Plantation Creek. By inheritance those lands passed into the hands of Martha Custis who with her marriage to George Washington became Martha Washington. Thereafter, it passed by inheritance to Robert E. Lee, the well known Civil War General. Along the way it was decided to move the seat of the family's interests up along the Potomac River nearer to the emerging nation's capital where access to the political processes would be easier.

Indeed, the current day city of Arlington, Virginia (near the capital) and Arlington National Cemetery are where the transplanted Arlington Plantation was located on the Potomac River. The Arlington Plantation on the Potomac River was last privately owned by Robert E. Lee before his lands were confiscated by Union forces during the War Between the States.

The land involved in the Preserve on Old Plantation Creek (both the building sites themselves and the surrounding land) is quite historical in nature, yet still pristine-pure and completely unspoiled. It was either a part of or immediately next to the original Arlington Plantation.

Of the entire Eastern Shore, Northampton County, the southernmost county, is the most historical. Indeed, when the Declaration of Independence was read from the courthouse steps in 1776 the courthouse was already well over a hundred years old. And the land involved in this project, bordered by the north and south branches of Old Plantation Creek is perhaps the most historic. With continuous land records back to the 1620s (even before the Pilgrims) and with its relationship to the original Arlington Plantation owned by both George Washington and Robert E. Lee this land occupies a very special place in history.

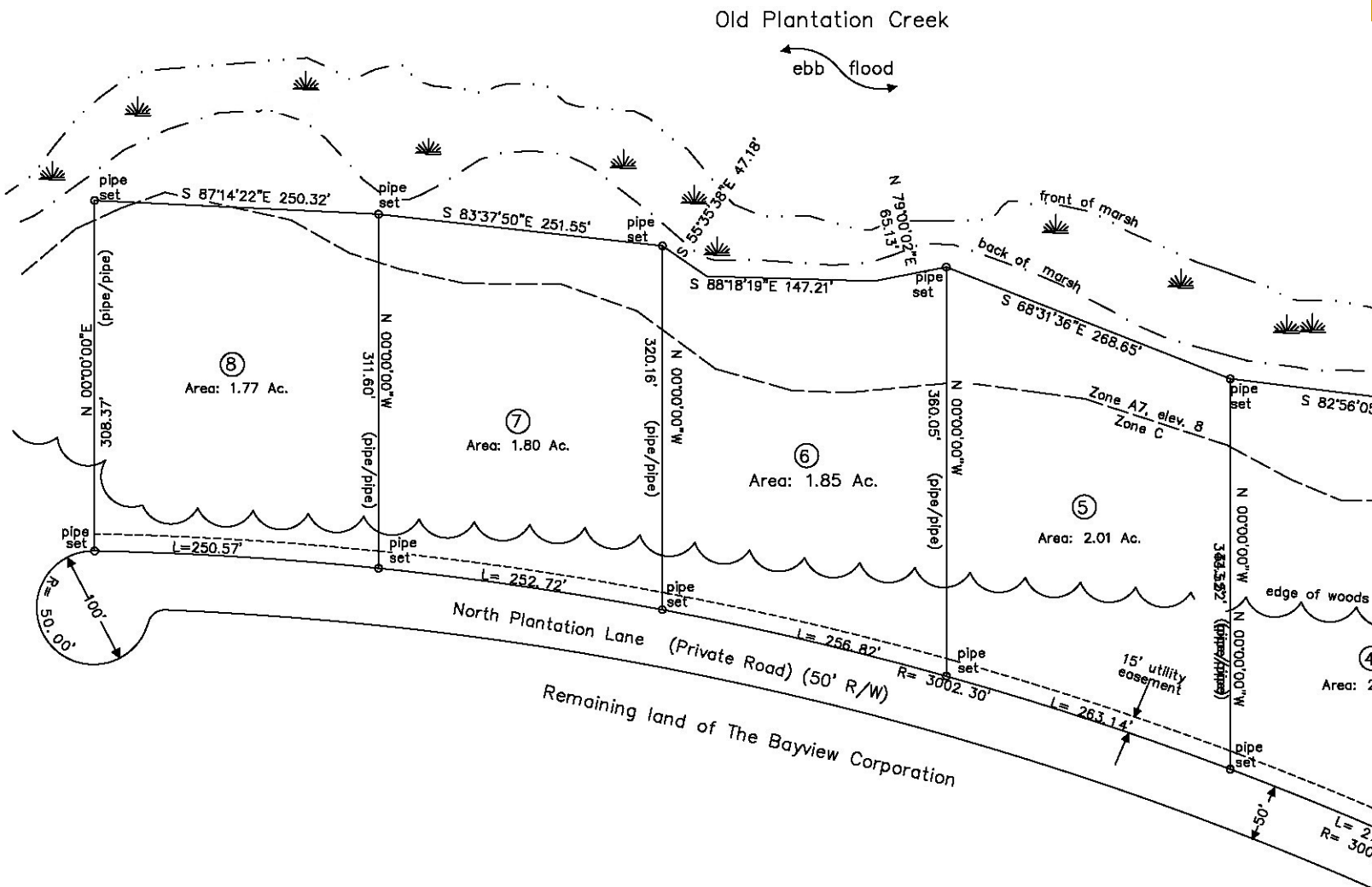
A special place to now own and pass on to future generations.



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# The Preserve on Old Plantation Creek

Pristine Pure Waterfront Land on Old Plantation Creek  
across from Bay Creek Golf and Marina Resort in Cape Charles, Virginia



Your own secure gated rural retreat amid the History and Beauty of The Chesapeake

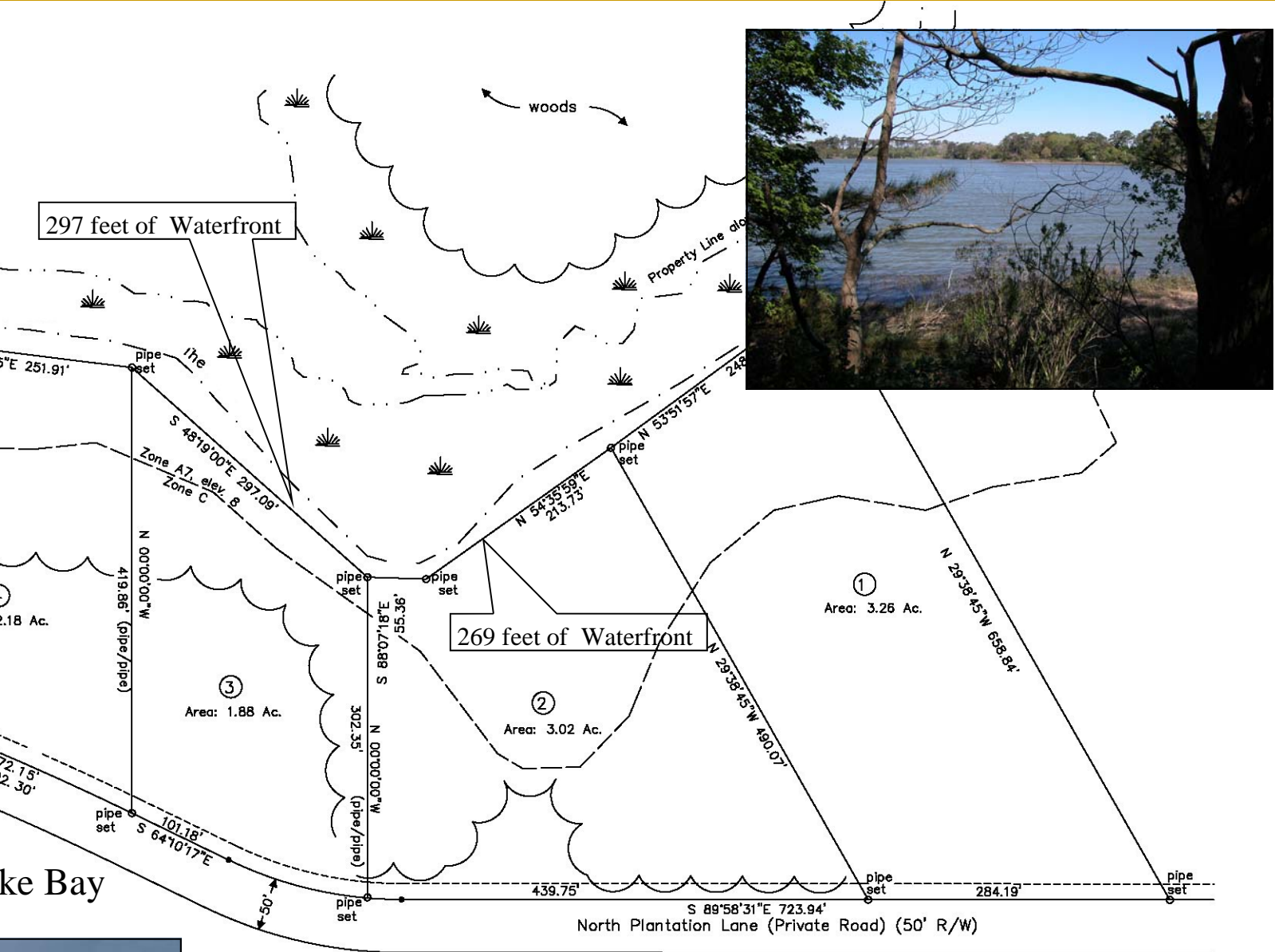


# The Preserve on Old Plantation Creek is Fully Approved and of Record In Northampton County

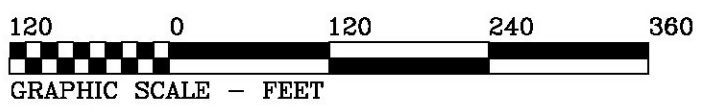
All building sites in the Preserve on Old Plantation Creek are subject to and will benefit from protective covenants designed to protect our environment and ensure quality building standards

All building sites in the Preserve on Old Plantation Creek will be sold from the recorded plat of survey

All building sites in the Preserve on Old Plantation Creek already have and will be sold with health department approvals for on-site conventional well and septic systems



Remaining Land of The Bayview Corporation



## *The Preserve on Old Plantation Creek*

### **The Land:**

On the Eastern Shore of Virginia, life still moves to the age old rhythms of nature. Tidal waters tiptoe in and out of wildlife-rich marshes and creeks. Fertile fields turn their faces to the sun's gentle seasons. Unspoiled beaches await the bare feet of sophisticated city dwellers just now discovering the Eastern Shore.



Ironically, this unspoiled wonder is only a mile or so from the quaint and recently revitalized town of Cape Charles at almost the very southern tip of the Eastern Shore putting it just a short drive across the 22 mile Chesapeake Bay Bridge-Tunnel to the major metropolitan area of Virginia Beach / Norfolk / Newport News.

And that short drive is on a four lane divided highway with only the unspoiled Chesapeake Bay as a backdrop. Indeed, there is not even a single cross street or stoplight. Driving to metropolitan Virginia Beach from your estate at the Preserve on Old Plantation Creek would be like taking a short cruise at sea — relaxing and invigorating.

The availability of waterfront building lots at the south end of the Eastern Shore has essentially dried up. However, the demand for waterfront building lots everywhere but particularly at the south end of the Eastern Shore has continued to increase even as their availability has disappeared.

This increased demand is a direct result of people becoming more aware that the lower Eastern Shore has the last reasonably priced available land in near proximity to beaches and shoreline on the entire East Coast. In the Cape Charles area on the lower Eastern Shore that underlying general demand has been greatly enhanced by the extensive advertising and real estate marketing efforts by Bay Creek.

Protective covenants requiring quality building standards will benefit your new home-site. Access is controlled by a private gated road to ensure the privacy and exclusivity of your new home.

These home sites will be sold from a recorded plat of survey with permanent health department approvals for on site well and septic systems for added assurance and peace of mind.

These waterfront estates will never be part of suburbia. This is truly a unique opportunity to own, enjoy and pass on to future generations this most authentic part of the Eastern Shore.



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## *The Preserve on Old Plantation Creek*

### **The Opportunity**

A very small number of prime waterfront estate settings along the northern branch of Old Plantation Creek are being offered for sale. Located in Northampton County on the lower Eastern Shore of the Chesapeake Bay, these prime waterfront estate settings have very desirable features which set them apart from anything else on the Eastern Shore.

**First and foremost**, these home sites are located on the southernmost Eastern Shore tributary of the Chesapeake Bay — the pristine pure Old Plantation Creek which is one of the most beautiful of all Eastern Shore locations. Old Plantation Creek is located just south of Cape Charles, the revitalized Victorian village at the southern tip of the Eastern Shore, and renewed continuously by the tidal ebb and flood of the Chesapeake Bay and its own year round fresh water flow. However, these prime waterfront estate settings are located within a protected cove, so they are well-sheltered making them quite suitable for piers and docks. Elevated bluffs offer broad views overlooking Old Plantation Creek as it flows to the Bay and beyond.



**Second**, unlike many building lots carved from marginal lands, these desirable home sites are high and dry. The bojac soils are well suited for building. For additional assurance and peace of mind the very few waterfront estate settings offered for sale have all been approved by the health department for on-site wells and septic systems.

**Third**, these estate settings are located just minutes from the new, world-class Bay Creek Golf and Marina Resort, comprised of two championship 18 hole golf courses (one by Arnold Palmer and one by Jack Nicholas), a deep water marina, dockside shops, and gourmet restaurants. However, the privacy and seclusion available at The Preserve on Old Plantation Creek cannot be bought at any price within Bay Creek's densely developed grounds.



**Finally**, The Preserve on Old Plantation Creek is just minutes from the entrance to the 22-mile Bay Bridge Tunnel — closer than either the village of Cape Charles or the Bay Creek complex. This places you within an easy 30-minute commute to the Virginia Beach / Norfolk metropolitan area.

But perhaps the most important factor is that these are probably the very last of the great waterfront estate settings on the lower Eastern Shore which will ever become available for private purchase. Once these waterfront estates are gone they are gone forever.

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## *The Preserve on Old Plantation Creek*

### **Fulfillment of The Dream:**

*Every homeowner dreams of owning a piece of paradise.*

*Imagine having your very own exclusive and private water-side home complete with sunset vistas and abundant wildlife, all set amid lush woodlands of aged oak, pine, holly, and laurel with eagles soaring above. A sky so clear and dark it looks like you can almost touch the stars.*

*Locate it on the Eastern Shore of Virginia, where life still moves to the age old rhythms of nature, where Tidal waters tiptoe in and out of wildlife-rich marshes and creeks, where unspoiled beaches await the bare feet of sophisticated city dwellers just now discovering the Eastern Shore of the Chesapeake Bay.*



*Grace this piece of paradise with continuous land records dating back to the early 1600s and have as its neighbor the original Arlington Plantation owned by both George Washington and Robert E. Lee*

*Surround it by hundreds of acres of rural farmland and protect it with electronic security gates — privacy that can be enjoyed now and then handed down for generations to come.*

*Then, add your own private dock right on historic Old Plantation Creek,*

*And finally, place this rural retreat right across the creek from the world famous Bay Creek Golf and Marina Resort within easy commuting distance of the metropolitan amenities offered by Virginia Beach and Norfolk,*

*Now, this can be your very own piece of paradise*

