



VICINITY MAP SCALE: 1" = 2000'

LEGEND:

- DENOTES IRON PINS SET
- DENOTES IRON PINS OR PIPES FOUND
- DENOTES MONUMENTS SET

NOTES:

1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.
2. ZONING: R-1
MINIMUM FRONT SETBACK: 35 FEET
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 30 FEET (UNLESS OTHERWISE NOTED)
3. THIS PROPERTY LIES IN ZONE AE (EL 9) AND AE (EL 10) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF POQUOSON, VIRGINIA, COMM. NO. 510183 0007E, AUGUST 3, 1992.

SUBDIVISION PLAT OF

LAWSON FARM

(P.B.13, P.25; D.B.1112, P.332)

SHEET 1 OF 3

CITY OF POQUOSON, VIRGINIA

THE SIRINE GROUP, LTD.

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

SCALE: 1" = 60' FEBRUARY 9, 2001

0 30 60 120 180 240 FEET

GRAPHIC SCALE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

TABB DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: Lowell M. Spenser Jr. MANAGER DATE: 2/13/01
 NAME/TITLE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	87°06'04"	38.01'	23.77'	34.45'	S39°28'45"E
2	275.00'	64°11'27"	308.09'	172.48'	292.23'	S50°56'04"E
3	225.00'	60°51'27"	238.99'	132.16'	227.91'	S49°16'04"E
4	575.00'	09°11'46"	92.29'	46.24'	92.19'	S84°17'40"E
5	300.00'	35°12'35"	184.36'	95.19'	181.47'	S65°25'30"E
6	25.00'	81°09'01"	35.41'	21.41'	35.52'	S88°23'43"E
7	25.00'	48°11'23"	21.03'	11.18'	20.41'	N26°56'06"E
8	50.00'	276°22'46"	241.19'	-	-	-
9	25.00'	48°11'23"	21.03'	11.18'	20.41'	S75°07'29"W
10	25.00'	81°09'01"	35.41'	21.41'	32.52'	S10°27'17"W
11	300.00'	11°16'53"	59.07'	29.63'	58.97'	N24°28'47"W
12	200.00'	60°51'27"	212.43'	117.47'	202.59'	S49°16'04"E
13	25.00'	90°00'00"	39.27'	25.00'	35.36'	N55°18'13"E
14	25.00'	48°11'23"	21.03'	11.18'	20.41'	N13°47'29"W
15	50.00'	276°22'46"	241.19'	-	-	-
16	25.00'	48°11'23"	21.03'	11.18'	20.41'	S34°23'55"W
17	25.00'	90°00'00"	39.27'	25.00'	35.36'	S34°41'47"E
18	550.00'	09°11'46"	88.28'	44.23'	88.18'	S84°17'40"E
19	25.00'	90°00'00"	39.27'	25.00'	35.36'	N46°06'27"E
20	25.00'	48°11'23"	21.03'	11.18'	20.41'	N22°59'14"W
21	50.00'	276°22'46"	241.19'	-	-	-
22	25.00'	48°11'23"	21.03'	11.18'	20.41'	S25°12'09"W
23	25.00'	90°00'00"	39.27'	25.00'	35.36'	S43°53'33"E
24	600.00'	09°11'46"	96.30'	48.25'	96.20'	N84°17'40"W
25	250.00'	60°51'27"	265.54'	146.84'	253.23'	N49°16'04"W
26	250.00'	64°11'27"	280.08'	156.80'	265.66'	N50°56'04"W
27	25.00'	92°53'56"	40.53'	26.30'	36.24'	S50°31'15"W

STATE OF VIRGINIA, CITY OF POQUOSON, TO WIT:

I, Georganne Schira, A NOTARY PUBLIC IN AND FOR THE CITY 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 CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 13th DAY OF February, 2001.

Georganne Schira
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/2004

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE CITY OF POQUOSON, 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 TABB DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM W.F. LAWSON BY DEED DATED JULY 19, 1999 AND RECORDED IN DEED BOOK 1112, PAGE 332 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

THE BANK OF TIDEWATER
 (INSTR.# 010001894; FEBRUARY 9, 2001)

BY: [Signature] DATE: 2-13-01
 HOWARD R. SYKES, JR., SUBSTITUTE TRUSTEE
 OR R. EDWARD BOURDON, JR., SUBSTITUTE TRUSTEE
 EITHER OF WHOM MAY ACT

STATE OF VIRGINIA, Virginia Beach, TO WIT:
 CITY/COUNTY

I, Lila B. Uperti, A NOTARY PUBLIC IN AND FOR THE CITY 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 CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 13th DAY OF February, 2001.

Lila B. Uperti
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-30-2004

AREA TO BE CONVEYED TO CITY OF POQUOSON = 3,425 SQ.FT. OR 0.078 ACRE
 AREA WITHIN LOTS = 783,716 SQ.FT. OR 17.992 ACRES
 AREA OF RIGHT-OF-WAY = 129,848 SQ.FT. OR 2.981 ACRES
 TOTAL SUBDIVIDED AREA = 916,989 SQ.FT. OR 21.051 ACRES

NOTE: THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE CITY OF POQUOSON 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.

NOTE: THIS PROPERTY LIES IN ZONE AE (EL 9) AND ZONE AE (EL 10) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF POQUOSON, VIRGINIA, COMM. NO. 510183 0007E, AUGUST 3, 1992.

APPROVAL BLOCK
 APPROVED FOR THE CITY OF POQUOSON, VIRGINIA
[Signature] 2/28/01
 CITY MANAGER, CHARLES BURGESS DATE

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 20 DAY OF March, 2001, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 263.

TESTE: Lynn S. Jenkins
 CLERK

BY: [Signature] D.C.

PROPERTY IS A PORTION OF ASSESSOR'S PARCEL NUMBER 29-31.

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 CITY OF POQUOSON.



[Signature] 2-12-2001
 C.E. NEWBAKER III, L.S.# 1380 DATE