

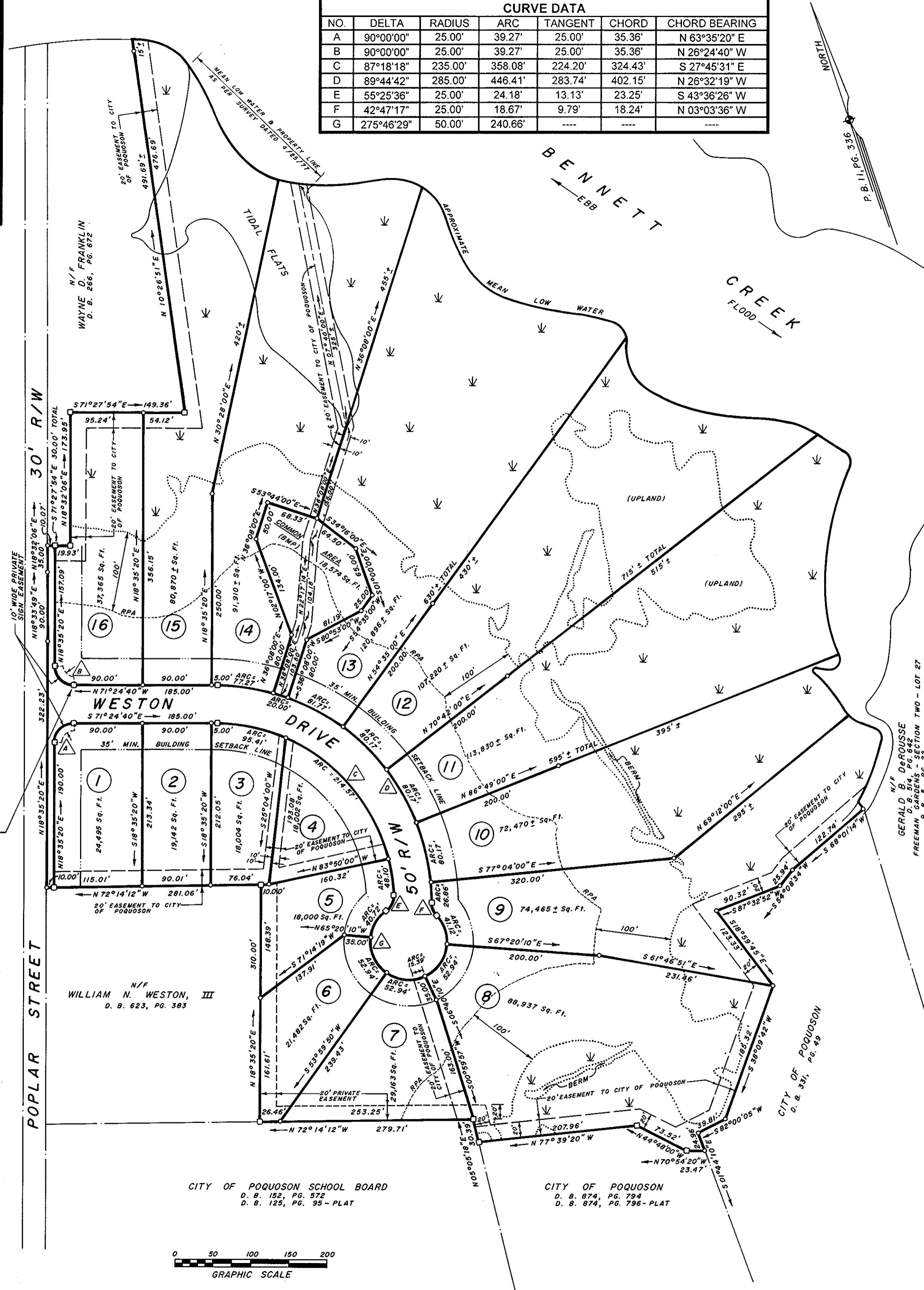
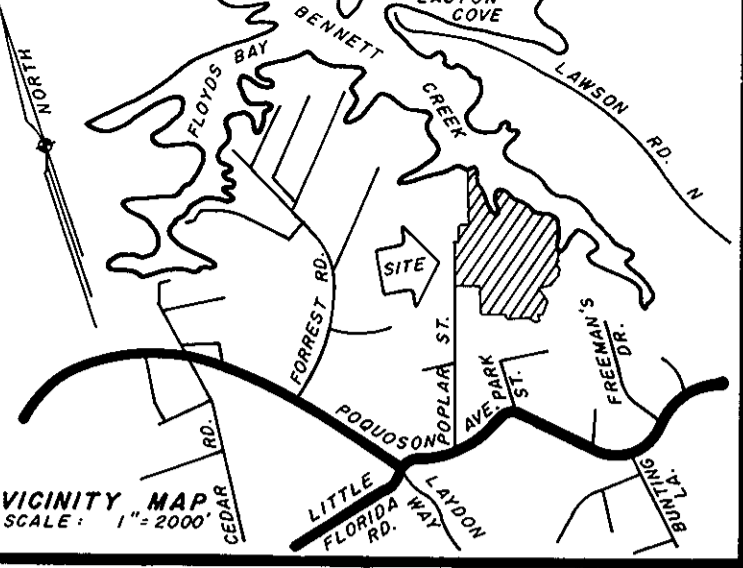
# BENNETT CREEK POINT

CITY OF POQUOSON, VIRGINIA

**JOHNSON • BAIRD AND ASSOCIATES**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 1538 WEST QUEEN STREET — HAMPTON, VIRGINIA — 23669-3645 — PHONE (804) 827-7208 — FAX (804) 827-7503

SCALE: 1" = 100'    DATE: OCT. 18, 1996    SHEET 1  
 FILE NO. 95-005    OF 1

CURVE DATA						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
A	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 63°35'20" E
B	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 26°24'40" W
C	87°18'18"	235.00'	358.08'	224.20'	324.43'	S 27°45'31" E
D	89°44'42"	285.00'	446.41'	283.74'	402.15'	N 26°32'19" W
E	55°25'36"	25.00'	24.18'	13.13'	23.25'	S 43°36'26" W
F	42°47'17"	25.00'	18.67'	9.79'	18.24'	N 03°03'36" W
G	275°46'29"	50.00'	240.66'	---	---	---

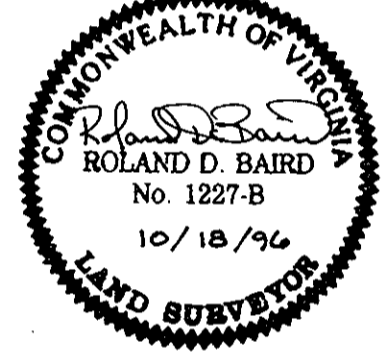


- LEGEND:
- INDICATES CONCRETE MONUMENT
  - INDICATES IRON PIPE
  - INDICATES 35' MINIMUM BUILDING SETBACK LINE
  - - - INDICATES DRAINAGE AND UTILITIES EASEMENTS HEREBY DEDICATED TO THE CITY OF POQUOSON
  - - - INDICATES PRIVATE DRAINAGE EASEMENTS
  - - - INDICATES EDGE OF TIDAL WETLANDS AND/OR NON-TIDAL WETLANDS CONTIGUOUS TO AND CONNECTED BY SURFACE FLOW TO TIDAL WETLANDS OR TRIBUTARY STREAMS
  - - - RPA INDICATES RESOURCE PROTECTION AREA (RPA) LINE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF LAND VENTURE DEVELOPERS AND BUILDERS, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED AS FOLLOWS:

- BY DEED FROM WILLIAM N. WESTON, JR. AND PHYLLIS M. WESTON, DATED DECEMBER 8, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK ON DECEMBER 15, 1995 IN DEED BOOK 874, PAGE 761.
- BY DEED FROM DIANA M. GIBSON, DATED DECEMBER 8, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK ON DECEMBER 15, 1995 IN DEED BOOK 874, PAGE 770.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION FOR RECORDATION IN THE CITY OF POQUOSON, HAVE BEEN COMPLIED WITH AND THE SURVEY AND PLAT ARE CORRECT.



Roland D. Baird  
 ROLAND D. BAIRD, L.S.

THIS PLAT OF SUBDIVISION, INCLUDING THE DEDICATION OF STREETS, DRAINAGE AND UTILITY EASEMENTS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

LAND VENTURE DEVELOPERS AND BUILDERS, INC.

BY: Johnny V. Hogg  
 JOHNNY V. HOGG, PRESIDENT

STATE OF VIRGINIA TO WIT:

I, Carolyn R. Baird, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18 DAY OF OCTOBER 1996

Carolyn R. Baird  
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 2000

STATE OF VIRGINIA  
 COUNTY OF YORK TO WIT:

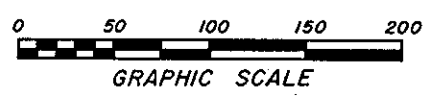
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 22 DAY OF November 1996, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 102 PAGE 424 9:10 AM

TESTE Nancy B. Kane  
 CLERK

BY: Iris Randolph D.C.  
 DEPUTY CLERK

**BENCH MARK**  
 TOP OF CONC. MONUMENT ELEV. = 6.00  
 ESTABLISHED FROM U.S.G. S. BM NO. D 266 1942  
 ELEV. = 11.07

AREA SUMMARY			
LOT	UPLAND SQ. FT.	WETLAND SQ. FT.	TOTAL SQ. FT.
1	24,495	---	24,495
2	19,142	---	19,142
3	18,004	---	18,004
4	18,000	---	18,000
5	18,000	---	18,000
6	21,482	---	21,482
7	20,463±	8,700±	29,163
8	61,127±	27,810±	88,937
9	35,000±	39,465±	74,465±
10	33,600±	38,870±	72,470±
11	48,300±	65,530±	113,830±
12	50,330±	56,890±	107,220±
13	25,906±	94,990±	120,896±
14	28,360±	63,550±	91,910±
15	21,150±	59,720±	80,870±
16	22,420±	14,945±	37,365
BMP	18,574	---	18,574
R/W	43,675	---	43,675
TOTAL	528,030±	470,470±	998,500±
<b>TOTAL SUBDIVISION AREA = 22.92 ACRES ±</b>			



**APPROVED FOR THE CITY OF POQUOSON**

Quay J. Higgins  
 CITY MANAGER  
 DATE November 19, 1996