

BULL RUN ESTATES SECTION ONE

CITY OF POQUOSON, VIRGINIA

SCALE : 1" = 100' DATE : 8 JULY 1998

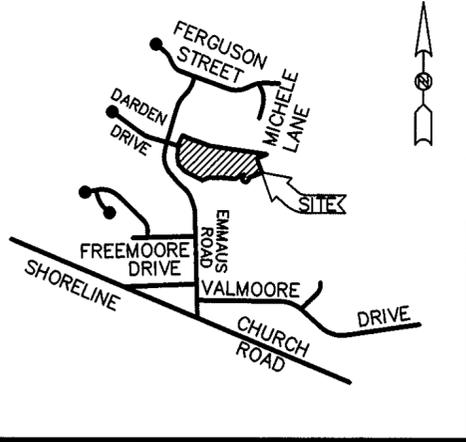
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY-SUITE "G"
YORKTOWN, VIRGINIA 23693

TANGENT TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 64°21'53" E	18.66'
L2	N 39°06'41" E	71.05'
L3	N 39°06'41" E	178.23'
L4	N 82°40'13" E	91.98'
L5	N 65°44'31" E	40.00'
L6	N 25°38'08" E	50.00'

CURVE DATA TABLE						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	08°00'47"	2581.54	361.04	180.81	360.74	S 60°21'29" E
C2	08°00'47"	2531.54	354.04	177.31	353.76	S 60°21'29" E
C3	25°03'14"	558.09	244.04	124.00	242.10	N 68°52'43" W
C4	25°03'15"	508.09	222.17	112.89	220.41	N 68°52'43" W
C5	60°52'27"	160.00	169.99	94.01	162.11	S 50°58'06" E
C6	60°52'27"	110.00	116.87	64.63	111.45	S 50°58'06" E
C7	250°31'43"	50.00	218.63	70.71	81.65	N 75°16'01" W
C8	70°31'43"	25.00	30.77	17.68	28.87	S 14°43'59" W

NOTE: DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE CHESAPEAKE BAY AREA MANAGEMENT REGULATIONS.

AREA TABULATIONS FOR LOTS 1 & 19	
AREA OF BMP=600 S.F.	AREA OF BMP=1,020 S.F.
AREA OF LOT 1 OUTSIDE BMP =31,405 S.F.	AREA OF LOT 19 OUTSIDE BMP =27,945 S.F.
TOTAL=32,005 S.F.	TOTAL=28,965 S.F.



VICINITY MAP

SCALE : 1" = 2,000'

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

Charles M. Spivey DATE: 10/12/98
TABB DEVELOPMENT COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR OWNERS STATE OF VIRGINIA TO WIT:
Tim A. Forrest, A NOTARY PUBLIC IN AND FOR THE CITY OF Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 12 DAY OF October, 1998.
Tim A. Forrest
NOTARY PUBLIC
MY COMMISSION EXPIRES: September 30, 2002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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: PARCEL A: TABB DEVELOPMENT COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM JERRY E. VALIANOS AND DENNIS E. VALIANOS, SR. BY DEED DATED JANUARY 13, 1998 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1006, PAGE 336 ON APRIL 14, 1998. PARCEL B: TABB DEVELOPMENT COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM JERRY E. VALIANOS, DENNIS E. VALIANOS, MILLIE J. VALIANOS, ERNEST J. VALIANOS, WILLIE CAROL VALIANOS, NOW WILLIE CAROL VALIANOS HALL, DENNIS E. VALIANOS II, AND KATHY VALIANOS BY DEED DATED JANUARY 12, 1998 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1006, PAGE 357 ON APRIL 14, 1998. PARCEL C: TABB DEVELOPMENT COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM ROBERT E. BAGGETT BY DEED DATED JANUARY 2, 1998 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1006, PAGE 339 ON APRIL 14, 1998. PARCEL D: TABB DEVELOPMENT COMPANY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM THE CITY OF POQUOSON BY DEED DATED MAY 19, 1998 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1017, PAGE 702.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 1 MARCH 1999.
Donald W. Davis 7/8/98
DONALD W. DAVIS, C.L.S. DATE

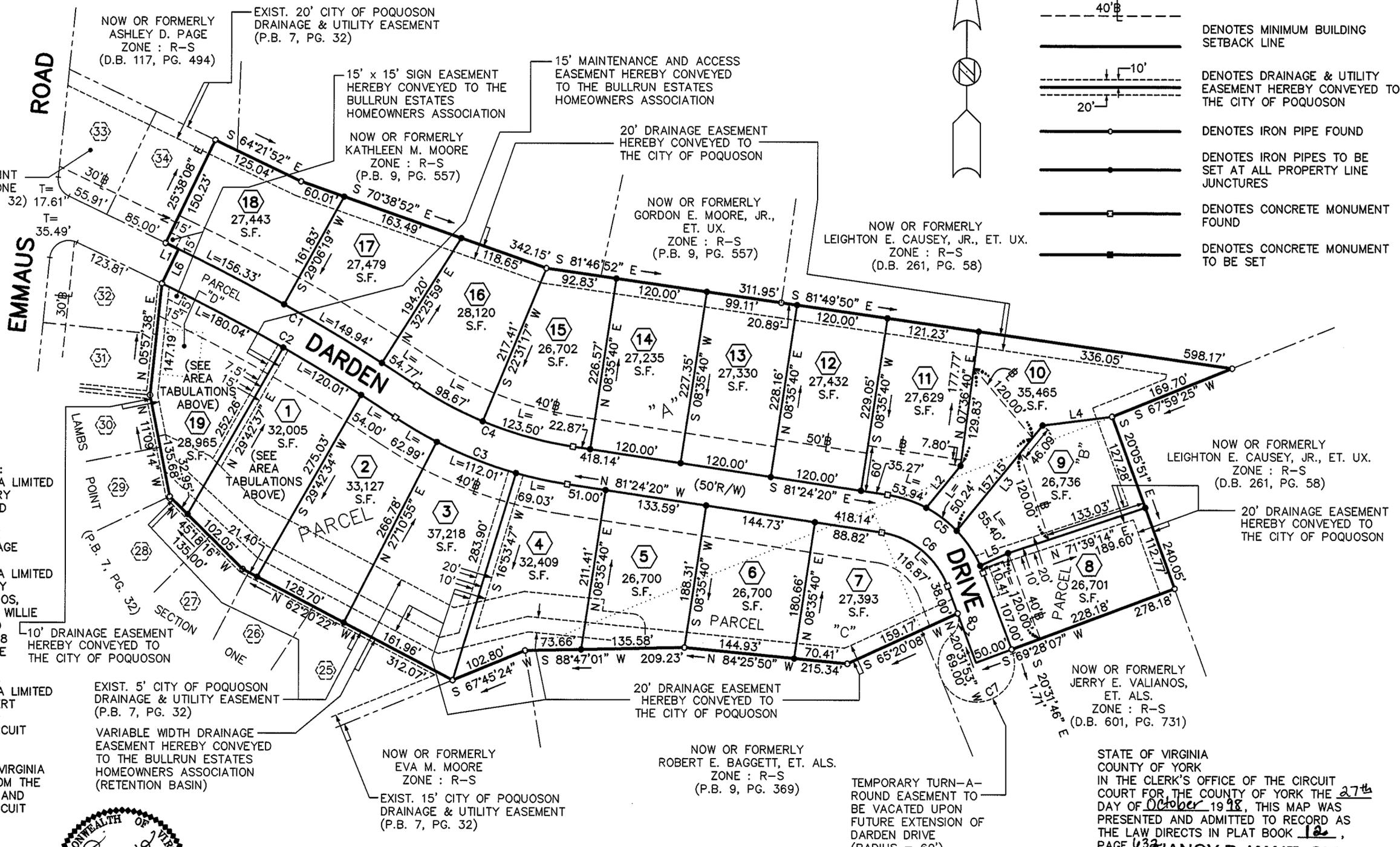


NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510183 0003 E, EFFECTIVE DATE : MAY 16, 1986.

LOT AREA : 12.6903 ACRES
R/W AREA : 1.4454 ACRES
TOTAL SUBDIVIDED AREA : 14.2746 ACRES

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 27th DAY OF October 1998, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 632.
NANCY B. KANE, CLERK
TESTE: *Kristin N. Nelson, D.C.*
CLERK

BY: *Charles W. Spivey*



- SYMBOLS -
- 40' --- DENOTES MINIMUM BUILDING SETBACK LINE
 - |---|--- DENOTES DRAINAGE & UTILITY EASEMENT HEREBY CONVEYED TO THE CITY OF POQUOSON
 - |--- DENOTES IRON PIPE FOUND
 - |--- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
 - |--- DENOTES CONCRETE MONUMENT FOUND
 - |--- DENOTES CONCRETE MONUMENT TO BE SET

