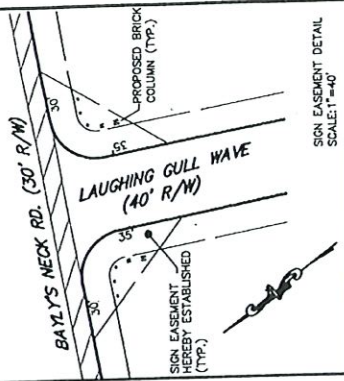
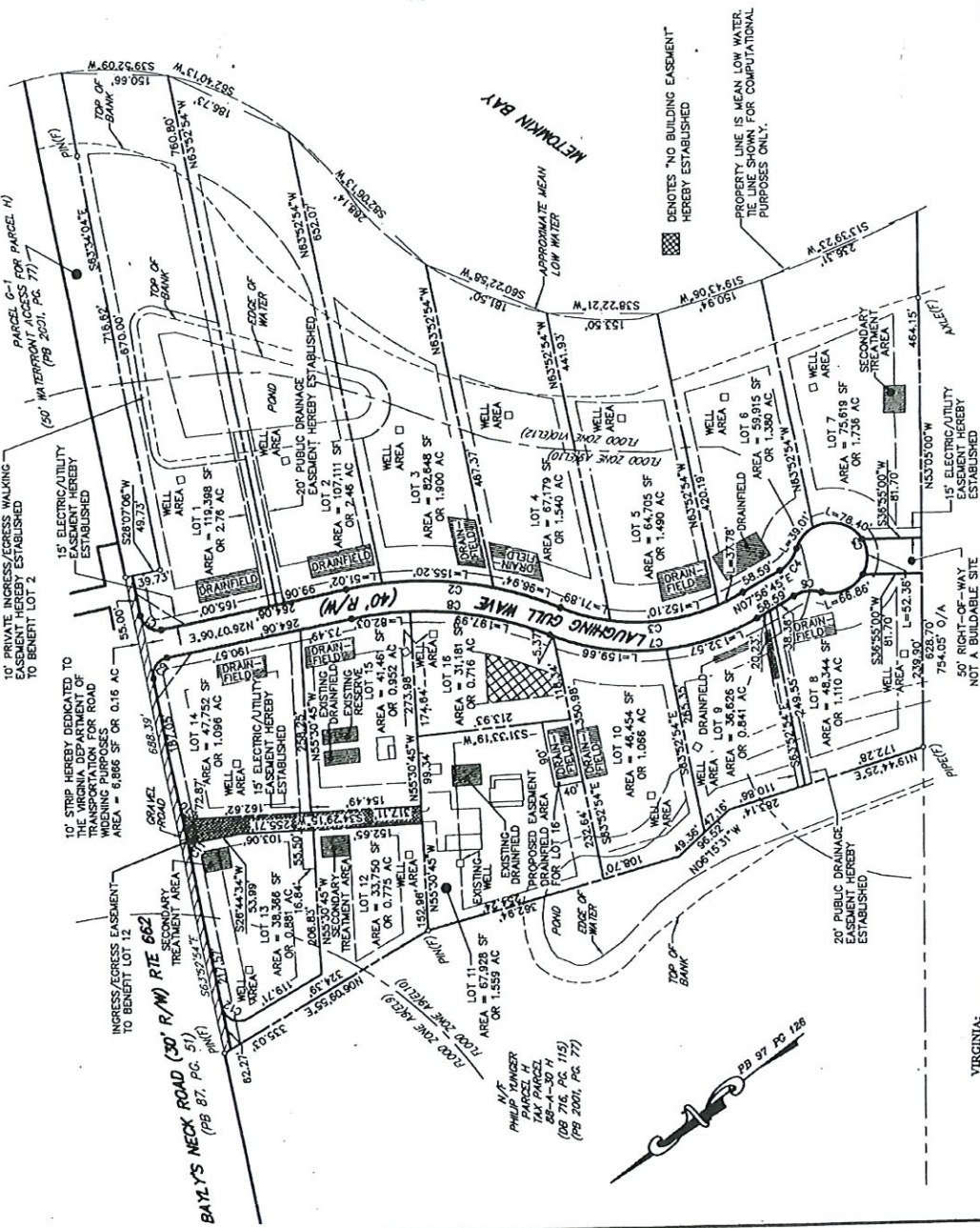


REV DRAINAGE WELLS & ELECTRIC EASEMENT ADDED NPS 6-29-05



PB 2005 PG 84

200504052



VIRGINIA:
Accomack County Circuit Court Clerk's Office, July 01, 2005
This Plat is annexed to and made a part of Accomack County, Virginia
Subdivision.
Recorded this day in the Clerk's Office as Instrument Number 200504052.
Tester: Samuel H. Cooper, Jr.
Page 2 of 2

PB-CS 342 PG. 63
DRAWN BY: NPS
CHKD BY: _____ DATE _____

SEE SHEET 1 OF 2 FOR NOTES & CERTIFICATIONS

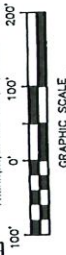
JOB#04969
SHEET 2 OF 2



LAUGHING GULL
SUBDIVISION OF
PARCEL C
(PB 2001, PG 77)
TAX PARCEL 00000000000000
LEE DISTRICT
ACCOMACK COUNTY, VIRGINIA
JUNE 8, 2005



MSA, P.C.
Landscape Design, Planning, Surveying
Engineering - Environmental Sciences
1796 LANTANA DRIVE, SUITE 200
FARMINGTON, CONNECTICUT 06030-2094



THE PLATING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, LAUGHING GULL SUBDIVISION OF ACCOMACK COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, WHO CERTIFY THAT THEY ARE FREE AND SOLE OWNERS OF SAID LAND AND THAT THERE ARE NO ENCUMBRANCES ON THIS PROPERTY.

LEB HOLDINGS, INC., A VIRGINIA CORPORATION
EILEEN GRAYWOOD, PRESIDENT
6/29/05
DATE

STATE OF VIRGINIA
COUNTY OF NORTHAMPTON, TO WIT:

LONNIE WILCOX, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE OF VIRGINIA, DO HEREBY CERTIFY THAT EILEEN GRAYWOOD, PRESIDENT OF LEB HOLDINGS, INC., HAS PERSONALLY APPEARED TO ME, AND SHE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE OF VIRGINIA.

GIVEN UNDER MY HAND THIS 29th DAY OF June, 2005.
NOTARY PUBLIC
LONNIE WILCOX
MY COMMISSION EXPIRES 8/27/2008



THE PROPOSED SUBDIVISION HEREIN IS FOUND TO BE GENERALLY SATISFACTORY FOR THE INSTALLATION OF SERVICE DISPOSAL SYSTEMS AND THAT THE INSTALLATION OF SUCH SYSTEMS WILL BE IN ACCORDANCE WITH THE HEALTH DEPARTMENT'S REQUIREMENTS FOR PUBLIC HEALTH. THIS APPROVAL IS ONLY WITH THE UNDERSTANDING THAT WASTE SERVICE DISPOSAL SYSTEMS ARE TO BE INSTALLED, EACH APPLICATION MUST BE APPROVED ON AN INDIVIDUAL LOT BASIS BY THE HEALTH DEPARTMENT AT THE TIME THAT THE APPLICATION IS MADE.

APPROVED FOR RECORDATION:
Doris E. Hilde
DIRECTOR OF PLANNING & ZONING
ACCOMACK COUNTY, VIRGINIA
7/11/2005

THE PROPOSED SUBDIVISION HEREIN COMPLIES WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
W. C. Curran
RESIDENT ENGINEER
7-1-05

APPROVED FOR RECORDATION:
A & N ELECTRIC COMPANY
7-1-05

VIRGINIA:
Accomack County Circuit Court Clerk's Office, July 01, 2005.
This Plat is annexed to and made a part of Consent to Laughing Gull Subdivision.

Recorded this day in the Clerk's Office as Instrument Number 200505452.

Test: Samuel H. Cooper, Jr.
Page 1 of 2

FB: CS 342, PG. 63
DRAWN BY: NFS
CHK'D BY: DATE

2005 040 52
PB 2005 PG 93

1. THE APPROVAL OF THIS PLAT BY THE COUNTY IS NOT AN APPROVAL FOR IMPROVEMENTS, FURTHER DEVELOPMENT OF THESE LOTS AND/OR ROADS INCLUDING ANY FILLING OR PHYSICAL ALTERATIONS OF THE LOTS AND/OR ROADS MAY REQUIRE ADDITIONAL PERMITS FROM THE COUNTY OF ACCOMACK OR OTHER GOVERNMENTAL AGENCIES.

2. TOTAL AREA ENCOMPASSED BY THIS SUBDIVISION = 1,023.134 SF OR 23.534 AC

3. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE SUBDIVISION PLAT PREPARED BY THE T&E GROUP AND RECORDED IN PLAT BOOK 2001, AT PAGE 77.

4. THIS PROPERTY APPEARS TO FALL IN:
FLOOD ZONE: ASLE10, ASLE10, & VIOEL12
COMMUNITY NUMBER: 510001
PARCEL: 130C DATED: APRIL 2, 1992

5. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.

6. THE APPROXIMATE MEAN LOW WATER LINE WAS LOCATED BY MSA, PC IN JANUARY 2005.

7. A BOUNDARY SURVEY HAS BEEN PERFORMED ON THIS PROPERTY HAVING A CLOSURE THAT EXCEEDS 1:10,000.

8. ZONING AND SETBACK INFORMATION IS ACCURATE AS OF THE DATE OF PLAT PREPARATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CURRENT ZONING REGULATIONS AT THE TIME OF CONSTRUCTION SHALL GOVERN SETBACKS.

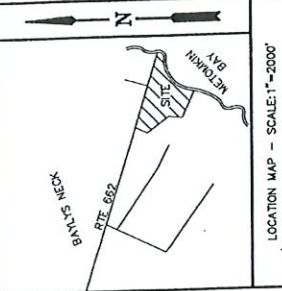
9. THESE RESIDENTIAL BUILDING LOTS ARE LOCATED IN AN AREA AND ZONING DISTRICT SPECIFICALLY DESIGNED FOR AGRICULTURAL ACTIVITIES, INCLUDING HORTICULTURE AND THE RAISING OF ANIMALS. RESIDENTS MAY EXPECT THE USE OF FERTILIZERS AND PESTICIDES ON ADJACENT LOTS, SPRINKLING, AND HARVESTING WHICH MAY OCCASIONALLY GENERATE DUST, SMOKE, NOISE, AND ODOR AND MAY ALSO INCLUDE CHANGES FROM ONE SPECIFIC AGRICULTURAL ACTIVITY TO ANOTHER.

10. ALL ROADS PROPOSED WITHIN THIS SUBDIVISION SHALL BE BUILT TO VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

11. EACH LOT SHALL BE SERVED BY INDIVIDUAL PRIVATE WELL AND SEPTIC SYSTEMS. ALL WELLS AND DRAINAGE AREAS SHOWN HEREON ARE PROPOSED, UNLESS NOTED OTHERWISE, AND ARE BASED ON NON CERTIFICATION LETTERS. LOCATION OF EXISTING DRAINAGE ARE APPROXIMATELY SHOWN BASED ON AVAILABLE INFORMATION.

12. TOTAL AREA DEDICATED AS RIGHT-OF-WAY = 58,701 SF OR 1.302 AC.

13. LOT 11 & 12 TO SHARE SAME DRIVEWAY & MAINTENANCE THEREOF.



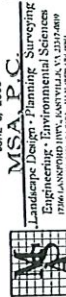
LOCATION MAP - SCALE: 1"=2000'

1. MICHAEL A. STARRING, LICENSED LAND SURVEYOR FOR VIRGINIA, HAS SURVEYED THE PROPERTY AND HAS FOUND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY THE DEED DESCRIBED BELOW, AND THAT IRON PINS ARE ACTUALLY IN PLACE AT POINTS MARKED THUS: ●, ○, AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.



THE PROPERTY DESCRIBED WITHIN THIS SUBDIVISION WAS CONVEYED TO LEB HOLDINGS, INC. FROM PHILIP HANSEN BY INSTRUMENT DATED MAY 31, 2005 AND RECORDED IN THE CLERK OF COURTS OFFICE AT INSTRUMENT #200503392.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH BEARING
C1	39.27	25.00	90°00'00"	25.00	35.36	S71°07'00"W
C2	303.17	524.19	33°08'14"	153.95	263.10	S43°05'25"E
C3	267.76	292.32	51°18'23"	45.83	263.10	S43°05'25"E
C4	38.77	50.00	45°34'23"	49.03	38.73	S14°50'09"E
C5	236.45	49.30	27°03'15"	27.00	38.73	S80°02'58"E
C6	58.77	50.00	33°18'31"	159.61	287.75	S33°36'08"W
C7	287.89	484.19	33°08'10"	144.05	276.14	N42°41'12"E
C8	39.27	25.00	90°00'00"	25.00	35.36	N18°52'54"W
C9	28.49	20.00	81°37'51"	17.27	26.14	S75°18'10"W
C10	31.63	20.00	90°32'28"	20.22	28.44	N18°34'10"W
C11	47.98	25.00	108°57'11"	35.67	40.95	S81°08'31"W



GRAPHIC SCALE
N/A