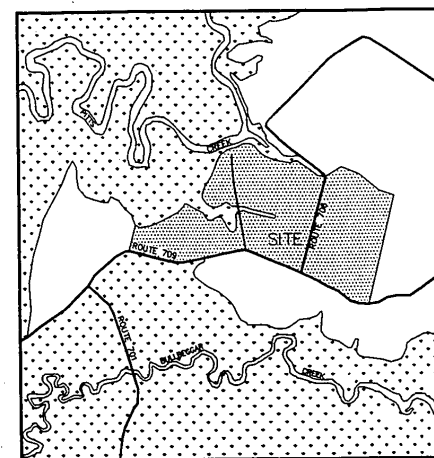


VICINITY MAP
SCALE 1" = 200'

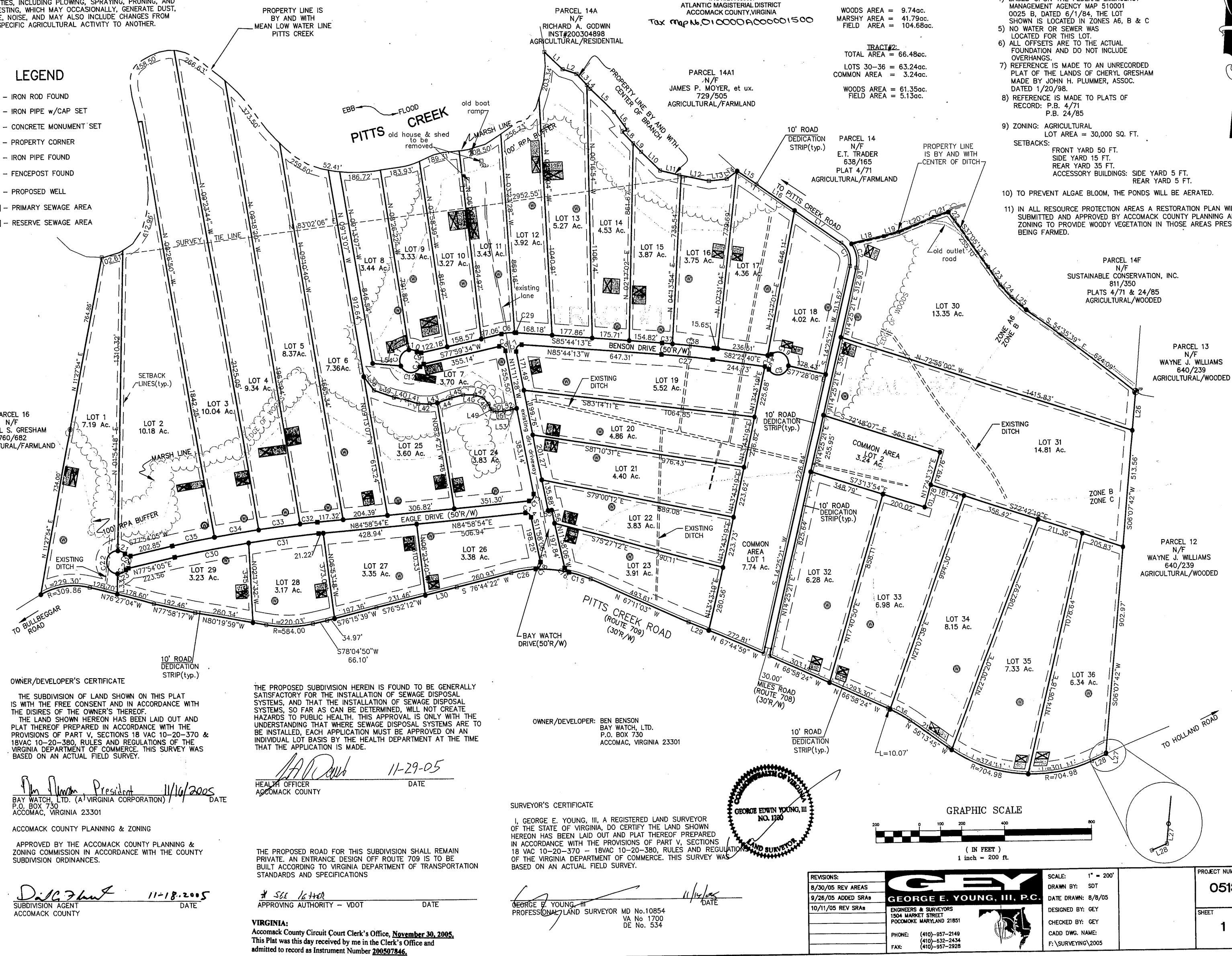
LINE	LENGTH	BEARING
L1	111.56	S46°52'53"E
L2	64.01	S71°56'18"E
L3	67.17	S41°54'22"E
L4	22.80	S41°54'22"E
L5	151.22	S47°21'51"E
L6	100.66	S37°34'44"E
L7	25.00	S70°20'25"W
L8	72.04	S44°41'58"E
L9	52.44	S44°41'58"E
L10	120.44	S46°38'11"E
L11	91.64	S76°43'49"E
L12	123.54	S78°38'18"E
L13	80.00	N83°24'42"E
L14	56.94	N55°15'37"E
L15	107.25	S57°15'18"E
L16	211.80	S56°28'17"E
L17	258.60	S56°28'17"E
L18	154.45	N77°47'16"E
L19	69.16	N74°41'16"E
L20	178.30	N68°41'52"E
L21	71.05	N72°35'40"E
L22	48.23	S38°51'51"E
L23	94.27	S34°48'11"E
L24	73.41	N43°02'45"W
L25	86.85	N49°11'55"W
L26	170.86	S06°07'42"W
L27	4.81	S06°07'42"W
L28	74.24	S67°23'27"W
L29	95.15	N67°44'59"W
L30	148.55	S76°52'12"W
L31	88.59	N01°54'18"E
L32	74.67	S37°33'19"E
L33	95.92	S71°22'16"E
L34	59.39	S77°45'59"E
L35	55.07	S72°39'29"E
L36	53.12	S88°49'11"E
L37	35.62	N83°00'59"E
L38	63.44	N71°21'14"E
L39	59.23	N76°06'08"E
L40	53.12	S88°49'11"E
L41	40.17	S72°33'54"E
L42	35.39	S39°22'21"E
L43	12.00	S43°10'25"E
L44	21.61	S81°15'37"E
L45	34.57	S86°22'11"E
L46	37.27	N79°51'11"E
L47	24.54	N78°48'32"E
L48	129.05	N84°48'20"W
L49	16.60	S84°58'54"W
L50	57.90	N11°58'06"W

CURVE	RADIUS	CHORD	CHORD DIRECTION
C1	93.74	108.73	N21°01'28"W
C2	123.74	106.34	N11°01'32"W
C3	50.00	93.38	N80°50'16"E
C4	25.00	18.65	N75°40'17"E
C5	25.00	22.04	N58°16'54"W
C6	250.00	63.39	S85°18'34"W
C7	25.00	39.79	S41°32'11"W
C8	25.00	35.61	N56°35'57"W
C9	25.00	20.41	S77°54'45"E
C10	50.00	37.96	N76°07'43"W
C11	50.00	79.91	S28°31'13"W
C12	50.00	88.97	S87°21'30"E
C13	25.00	37.21	N36°53'43"E
C14	25.00	33.15	N53°29'38"W
C15	584.99	100.20	N72°03'38"W
C16	25.00	26.87	S44°28'15"E
C17	25.00	20.41	S53°53'53"W
C18	25.00	38.35	N38°07'07"E
C19	50.00	93.37	N57°12'39"W
C20	25.00	24.54	S72°42'07"E
C21	50.00	38.10	N65°42'00"W
C22	50.00	100.00	S01°54'18"W
C23	50.00	41.78	N67°12'26"E
C24	25.00	15.20	S60°12'19"W
C25	584.99	116.88	S82°28'20"W
C26	4000.00	230.99	N84°04'57"W
C27	250.00	7.43	N86°35'19"W
C28	5400.00	336.89	S79°41'20"W
C29	5400.00	330.29	S83°13'45"W
C30	5450.00	81.71	S84°33'08"W
C31	5450.00	195.90	S83°05'34"W
C32	5450.00	203.11	S80°59'43"W
C33	5450.00	192.71	S78°54'52"W
C34	614.40	105.02	N61°07'55"W
C35	4050.00	48.69	N85°23'33"W
C36	4050.00	185.21	N83°44'17"W

THESE RESIDENTIAL BUILDING LOTS ARE LOCATED IN AN AREA AND A ZONING DISTRICT SPECIFICALLY DESIGNATED FOR AGRICULTURAL ACTIVITIES, INCLUDING HORTICULTURE AND THE RAISING OF ANIMALS. RESIDENTS MAY EXPECT THE USE OF HERBICIDES, PESTICIDES AND FERTILIZERS ON ADJACENT AGRICULTURAL FIELDS, AS WELL AS OTHER GENERAL AGRICULTURAL ACTIVITIES, INCLUDING PLOWING, SPRAYING, PRUNING, AND HARVESTING, WHICH MAY OCCASIONALLY GENERATE DUST, SMOKE, NOISE, AND MAY ALSO INCLUDE CHANGES FROM ONE SPECIFIC AGRICULTURAL ACTIVITY TO ANOTHER.

LEGEND

- - IRON ROD FOUND
- - IRON PIPE W/CAP SET
- - CONCRETE MONUMENT SET
- - PROPERTY CORNER
- - IRON PIPE FOUND
- ⊙ - FENCEPOST FOUND
- ⊙ - PROPOSED WELL
- - PRIMARY SEWAGE AREA
- ⊗ - RESERVE SEWAGE AREA

FINAL
SUBDIVISION PLAT
OF THE LANDS OF
BAY WATCH

TAX MAP 10 (A) PARCEL 15
INST#200503697
ATLANTIC MAGISTERIAL DISTRICT
ACCOMACK COUNTY, VIRGINIA
Tax Map No. 010000A00001500

ACREAGE CHART
TOTAL AREA = 222.69ac.

TRACT#1:
TOTAL AREA = 156.21ac.
LOTS 1-29 = 142.45ac.
ROADS = 6.02ac.
COMMON AREA = 7.74ac.

TRACT#2:
TOTAL AREA = 66.48ac.
LOTS 30-36 = 63.24ac.
COMMON AREA = 3.24ac.

TRACT#3:
TOTAL AREA = 66.48ac.
LOTS 30-36 = 63.24ac.
COMMON AREA = 3.24ac.

NOTES:

- 1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
- 2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD.
- 3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
- 4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 510001 0025 B, DATED 6/1/84, THE LOT SHOWN IS LOCATED IN ZONES A6, B & C.
- 5) NO WATER OR SEWER WAS LOCATED FOR THIS LOT.
- 6) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
- 7) REFERENCE IS MADE TO AN UNRECORDED PLAT OF THE LANDS OF CHERYL GRESHAM MADE BY JOHN H. PLUMMER, ASSOC. DATED 1/20/98.
- 8) REFERENCE IS MADE TO PLATS OF RECORD: P.B. 4/71, P.B. 24/85.
- 9) ZONING: AGRICULTURAL LOT AREA = 30,000 SQ. FT. SETBACKS: FRONT YARD 50 FT. SIDE YARD 15 FT. REAR YARD 35 FT. ACCESSORY BUILDINGS: SIDE YARD 5 FT. REAR YARD 5 FT.
- 10) TO PREVENT ALGAE BLOOM, THE PONDS WILL BE AERATED.
- 11) IN ALL RESOURCE PROTECTION AREAS A RESTORATION PLAN WILL BE SUBMITTED AND APPROVED BY ACCOMACK COUNTY PLANNING AND ZONING TO PROVIDE WOODY VEGETATION IN THOSE AREAS PRESENTLY BEING FARMED.

PB 2005 PG 145

OWNER/DEVELOPER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER'S THEREOF. THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF PART V, SECTIONS 18 VAC 10-20-370 & 18VAC 10-20-380, RULES AND REGULATIONS OF THE VIRGINIA DEPARTMENT OF COMMERCE. THIS SURVEY WAS BASED ON AN ACTUAL FIELD SURVEY.

Ben Benson President 11/14/2005 DATE
BAY WATCH, LTD. (A VIRGINIA CORPORATION)
P.O. BOX 730
ACCOMACK, VIRGINIA 23301

ACCOMACK COUNTY PLANNING & ZONING

APPROVED BY THE ACCOMACK COUNTY PLANNING & ZONING COMMISSION IN ACCORDANCE WITH THE COUNTY SUBDIVISION ORDINANCES.

Delbert Hunt 11-18-2005 DATE
SUBDIVISION AGENT
ACCOMACK COUNTY

THE PROPOSED SUBDIVISION HEREIN IS FOUND TO BE GENERALLY SATISFACTORY FOR THE INSTALLATION OF SEWAGE DISPOSAL SYSTEMS, AND THAT THE INSTALLATION OF SEWAGE DISPOSAL SYSTEMS, SO FAR AS CAN BE DETERMINED, WILL NOT CREATE HAZARDS TO PUBLIC HEALTH. THIS APPROVAL IS ONLY WITH THE UNDERSTANDING THAT WHERE SEWAGE 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.

Samuel H. Cooper, Jr. 11-29-05 DATE
HEALTH OFFICER
ACCOMACK COUNTY

THE PROPOSED ROAD FOR THIS SUBDIVISION SHALL REMAIN PRIVATE. AN ENTRANCE DESIGN OFF ROUTE 709 IS TO BE BUILT ACCORDING TO VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

Samuel H. Cooper, Jr. 11-18-2005 DATE
APPROVING AUTHORITY - VDOT

VIRGINIA:
Accomack County Circuit Court Clerk's Office, November 30, 2005.
This Plat was this day received by me in the Clerk's Office and admitted to record as Instrument Number 200507846.

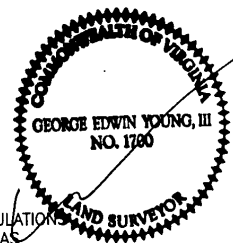
Teste: Samuel H. Cooper, Jr., Clerk

OWNER/DEVELOPER: BEN BENSON
BAY WATCH, LTD.
P.O. BOX 730
ACCOMACK, VIRGINIA 23301

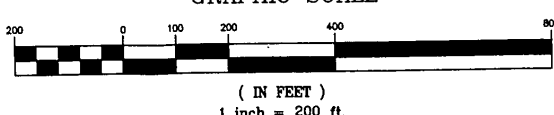
SURVEYOR'S CERTIFICATE

I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF VIRGINIA, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF PART V, SECTIONS 18 VAC 10-20-370 - 18VAC 10-20-380, RULES AND REGULATIONS OF THE VIRGINIA DEPARTMENT OF COMMERCE. THIS SURVEY WAS BASED ON AN ACTUAL FIELD SURVEY.

George E. Young, III 11/14/2005 DATE
PROFESSIONAL LAND SURVEYOR MD No. 10854
VA No. 1700
DE No. 534



GRAPHIC SCALE



REVISIONS:

8/30/05 REV AREAS
8/26/05 ADDED SRAs
10/11/05 REV SRAs

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
1004 MARKET STREET
PODMOKE MARYLAND 21851
PHONE: (410)-957-2149
(410)-632-2434
(410)-957-2028
FAX:

SCALE: 1" = 200'
DRAWN BY: SDT
DATE DRAWN: 8/6/05
DESIGNED BY: GEY
CHECKED BY: GEY
CADD DWG. NAME:
F: SURVEYING/2005

PROJECT NUMBER

05131-A

SHEET OF

1 1