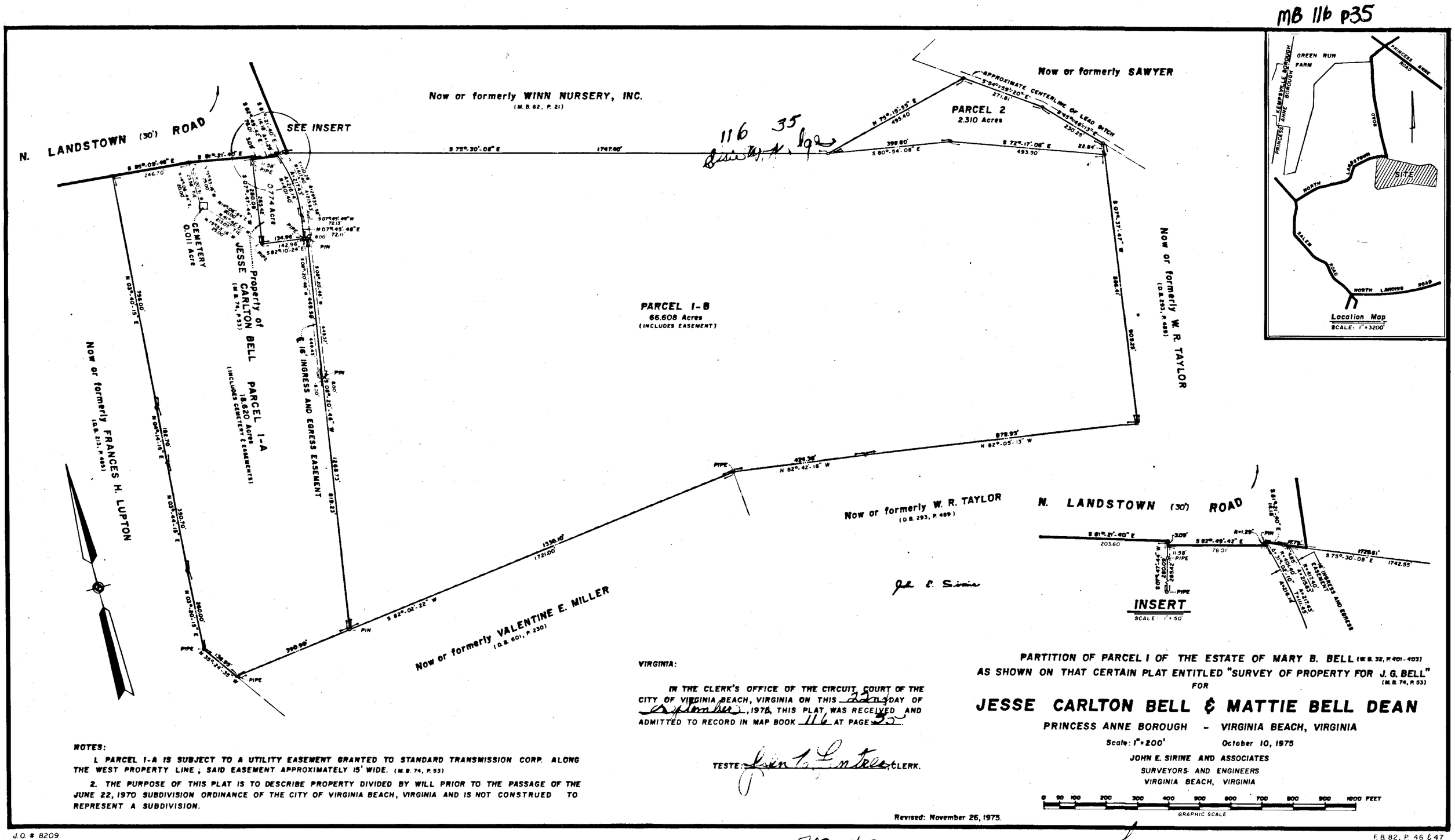
MB 116 p35



NOTES:

1. PARCEL 1-A IS SUBJECT TO A UTILITY EASEMENT GRANTED TO STANDARD TRANSMISSION CORP. ALONG THE WEST PROPERTY LINE ; SAID EASEMENT APPROXIMATELY 15' WIDE. (M.B. 74, P. 53)
2. THE PURPOSE OF THIS PLAT IS TO DESCRIBE PROPERTY DIVIDED BY WILL PRIOR TO THE PASSAGE OF THE JUNE 22, 1970 SUBDIVISION ORDINANCE OF THE CITY OF VIRGINIA BEACH, VIRGINIA AND IS NOT CONSTRUED TO REPRESENT A SUBDIVISION.

VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA ON THIS 22nd DAY OF September, 1976, THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 116 AT PAGE 35.

TESTE: John T. Fentress, CLERK.

Revised: November 26, 1975.

PARTITION OF PARCEL I OF THE ESTATE OF MARY B. BELL (W.B. 32, P. 401-403)
AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SURVEY OF PROPERTY FOR J. G. BELL" (M.B. 74, P. 53)
FOR

JESSE CARLTON BELL & MATTIE BELL DEAN

PRINCESS ANNE BOROUGH - VIRGINIA BEACH, VIRGINIA

Scale: 1" = 200' October 10, 1975

JOHN E. SIRINE AND ASSOCIATES
SURVEYORS AND ENGINEERS
VIRGINIA BEACH, VIRGINIA

J.O. # 8209 F.B. 82, P. 46 & 47

L-719 703-162 G&H-14 & 15 9-22-76

116-35

I, John E. Sirine, a Certified Land Surveyor, do hereby certify that this plat was made by me, the undersigned, at the direction of the owners and that this resubdivision is entirely within the boundaries of land covered by deed described below, and that steel pins as specified by the subdivision regulations of the City of Virginia Beach, Virginia, are actually in place at points marked thus, "o," and that their locations are correctly shown.

Signed: John E. Sirine
JOHN E. SIRINE

The property embraced within the limits of this resubdivision was conveyed to Brandon Building Corporation and Marsha Lynn Building Corporation from the Brandon Company, by deeds dated April 27, 1976, and recorded in Deed Book 1561, Page 798 and Deed Book 1562, Page 1, in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia.

The platting or dedication of the following described land, "Revised Plat of Lots 9 and 11, BLOCK E, "Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, BLOCK E, BRANDON - Section Three" located in Kempsville Borough, Virginia Beach, Virginia, is with the free consent and in accordance with the desires of the undersigned owners who certify that they are the fee simple owners of said land and that there are encumbrances on this property. The dedication of the streets and easements is of the width and extent shown on this plat. All easements are subject to the rights of the City of Virginia Beach, Virginia and are for surface and underground and overhead utilities.

Witness the following signatures this 16th day of September, 1976.

BRANDON BUILDING CORPORATION

Signed: _____ R. G. MOORE, PRESIDENT Signed: _____ FRANCES RAE MOORE, SECRETARY

MARSHA LYNN BUILDING CORPORATION

Signed: _____ DONALD L. MOORE, PRESIDENT Signed: _____ R. G. MOORE, SECRETARY

Signed: _____ PAUL N. LESNER, TRUSTEE

STATE OF VIRGINIA ;
AT LARGE

I, - Wilma W. Sirine, a Notary Public AT LARGE in and for the State aforesaid, do hereby certify that R. G. Moore, President and Frances Rae Moore, Secretary of Brandon Building Corporation, and Donald L. Moore, President, and R. G. Moore, Secretary of Marsha Lynn Building Corporation and Paul N. Lesner, Trustee, whose names are signed to the foregoing writing, bearing date the 16th day of September, 1976, have acknowledged the same before me in my City and State aforesaid.

Given under my hand this 16th day of September, 1976.

_____ Notary Public

My commission expires: July 29, 1980.

The undersigned certify that the resubdivision as it appears on this plat conforms to the applicable regulations relating to the subdivision of land and is accordingly approved.

By such approval, the undersigned do not certify as to the correctness of the boundary, street, or other lines shown on this plat.

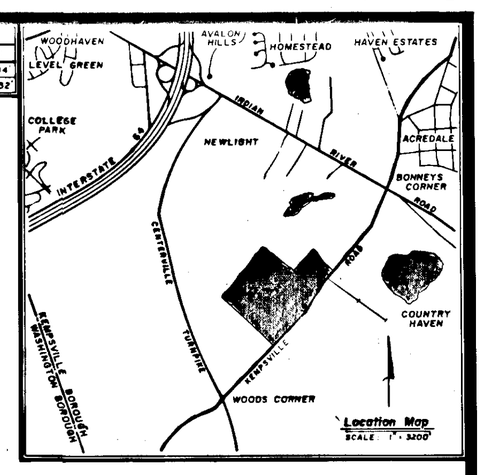
Approved: Robert J. Hoff PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA. Date: 9-22-76

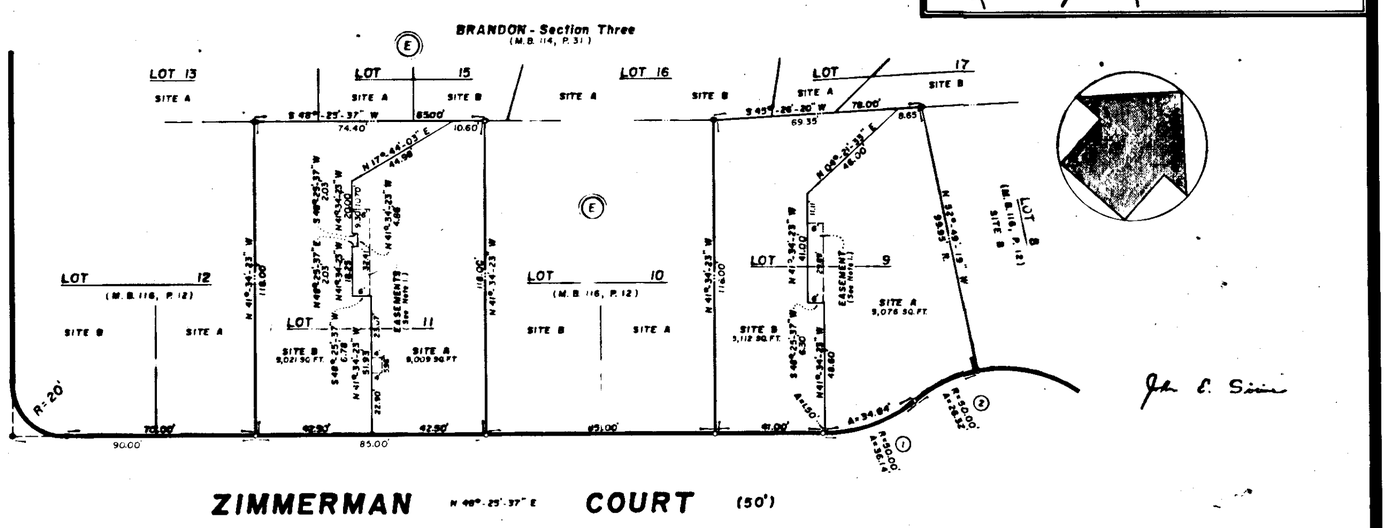
Approved: _____ DIRECTOR OF COMMUNITY SERVICES, CITY OF VIRGINIA BEACH, VIRGINIA. Date: _____

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	ARC
1	50.00'	41°-24'-35"	18.90'	36.14'
2	50.00'	30°-09'-39"	13.47'	26.32'

NOTES:

1. The owners of each site whose side site line is abutted by an area designated "EASEMENT" within an adjoining site shall have an easement over and within such abutting area for the purpose of accommodating such owners dwelling roof overhang and adjacent areas and for the purpose of reasonably maintaining, repairing, and rebuilding the portions of such owners dwelling which overhang or are adjacent to such abutting area. Any deed of the sites shown hereon shall be deemed to convey the rights, and be subject to the reservations, set forth in the preceding sentence whether or not any such reservation or right shall be set forth in any such deed.
2. A 5' easement (unless greater width is noted) along and adjacent to all side lot lines (not to include interior site lines) and all rear lot lines of all lots within this resubdivision is hereby dedicated to the City of Virginia Beach, Virginia, for the installation and/or maintenance of utilities and drainage facilities.
3. The sites described on this plat meet the definition of lots as described in the Comprehensive Zoning Ordinance, but are shown in this manner for purposes of convenience in resubdivision.
4. This subdivision is approved for the construction of a semi-detached dwelling only as specified in Article 5, Section 573, of the Comprehensive Zoning Ordinance.





VIRGINIA :

In the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia on the 8th day of September, 1976, this plat was received and admitted to record in Map Book 116 at Page 35.

Teste: John T. Fentress, Clerk.

REVISED PLAT
OF
LOTS 9 and 11, BLOCK E,
RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 13, BLOCK E (M.B. 116, P. 12)

Brandon

SECTION THREE

KEMPSVILLE BOROUGH - VIRGINIA BEACH, VIRGINIA

Scale: 1" = 40' September, 1976

JOHN E. SIRINE AND ASSOCIATES
SURVEYORS AND ENGINEERS
VIRGINIA BEACH, VIRGINIA

J.O. # 9769 P.S. 109, P. 27 & 28

B-12 9-22-76

ON CARDS

MB 116, P35