

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

PARCEL 1:

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING ON THE CITY OF HAMPTON, VIRGINIA, CONTAINING 8.591 ACRES, MORE OR LESS, AND DESIGNATED AS PARCEL "A" ON A CERTAIN PLAT ATTACHED TO DEED DATED AUGUST 15, 1959, FROM EDMUND T. SEYMORE, ET UX TO ROBERT L. FREEMAN, ET ALS, DULY OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 285, PAGE 334, SAID PLAT BEING ENTITLED "PLAT SHOWING PROPERTY OF E.T. SEYMORE BEING LOCATED ON BIG BETHEL ROAD, HAMPTON, VIRGINIA," DATED AUGUST 19, 1959, AND MADE BY S.J. GLASS & ASSOCIATES, ENGINEERS & SURVEYORS.

IT BEING THE SAME PROPERTY CONVEYED BY DEED DATED JUNE 9, 1967, FROM ROBERT L. FREEMAN AND DOROTHY C. FREEMAN, HIS WIFE, E. FRED LOWE, JR. AND LOUISE A. LOWE, HIS WIFE, C. LEAR PONTON AND NORA C. PONTON, HIS WIFE, AND PAVILION INVESTMENT CO., A VIRGINIA CORPORATION, TO SARAH BONWELL HUDGINS FOUNDATION, INC., A VIRGINIA CORPORATION, RECORDED JUNE 21, 1967 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 393, PAGE 744.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THOMAS NELSON DRIVE AND THE 40' RIGHT-OF-WAY TO PROPERTY OF SARAH BONWELL HUDGINS FOUNDATION, INC. THENCE IN AN EASTERLY 36.62' TO A POINT, THENCE S 10° 12'00" ALONG A LINE A DISTANCE OF 22.89'; THENCE N 89° 27' 02" ALONG A LINE A DISTANCE OF 53.73'; THENCE N 45° 26' 02" A DISTANCE OF 29.66' TO THE POINT OF BEGINNING. IT BEING THE SAME PROPERTY CONVEYED BY DEED DATED APRIL 5, 1994 FROM VIVIAN NADINE VEST, WIDOWED, TO SARAH BONWELL HUDGINS FOUNDATION, INC., RECORDED MAY 10, 1994 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 1106, PAGE 1864.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, BEING A STRIP OF LAND CONTAINING 0.63 ACRE, AND MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT ENTITLED, "PLAT SHOWING EASEMENT TO BE GRANTED BY T. J. DULA TO PENINSULA ASSOCIATION FOR RETARDED CHILDREN, INC.", PRINT OF WHICH IS ATTACHED TO THE DEED RECORDED IN DEED BOOK 388, PAGE 134.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, BEING A STRIP OF LAND 20 FEET IN WIDTH, AND MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT ENTITLED, "PLAT SHOWING EASEMENT TO BE GRANTED BY JAMES S. D. CUMMING TO PENINSULA ASSOCIATION FOR RETARDED CHILDREN, INC.", PRINT OF WHICH IS ATTACHED TO THE DEED RECORDED IN DEED BOOK 384, PAGE 342.

IT BEING THE SAME PROPERTY CONVEYED BY DEED DATED MAY 1, 1967 FROM PENINSULA ASSOCIATION FOR RETARDED CHILDREN, INC. TO SARAH BONWELL HUDGINS FOUNDATION, INC., RECORDED JUNE 21, 1967 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 393, PAGE 742.

PARCEL 2:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, CONTAINING 9.2206 ACRES, AND SHOWN ON PLAT ENTITLED "PLAT OF THE PROPERTY OF SARAH BONWELL HUDGINS FOUNDATION, INC. 9.2206 ACRES, CITY OF HAMPTON, VIRGINIA," MADE BY PYLE ENGINEERING COMPANY, DATED JULY 27, 1967, WHICH SAID PLAT IS RECORDED AS AN ATTACHMENT TO DEED RECORDED IN DEED BOOK 396, PAGE 786.

IT BEING THE SAME PROPERTY CONVEYED BY DEED DATED AUGUST 3, 1967 FROM E.F. HAZELWOOD AND ROBERTA B. HAZELWOOD, HIS WIFE, DAVID BLAYLOCK AND MARTHA LEE BLAYLOCK, HIS WIFE, AND ROBERT C. CUTLER AND ALISON CUTLER, HIS WIFE, TO SARAH BONWELL HUDGINS FOUNDATION, INC., A VIRGINIA CORPORATION, RECORDED AUGUST 24, 1967 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 396, PAGE 786.

PARCEL 3:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, CONTAINING 19.61 ACRES, MORE OR LESS, AS SHOWN ON A CERTAIN PLAT ENTITLED "PLAT SHOWING PROPOSED ROAD & PORTION OF PROPERTY OF ROBERT L. FREEMAN, ET ALS, BEING THE EASTERLY PORTION OF PARCEL "B", E.T. SEYMORE PROPERTY LOCATED NEAR BIG BETHEL & BATTLE ROADS, CITY OF HAMPTON, VIRGINIA," MADE BY S.J. GLASS & ASSOCIATES, DATED JUNE 2, 1964, A PRINT OF WHICH PLAT IS RECORDED AS AN ATTACHMENT TO DEED RECORDED IN DEED BOOK 350, PAGE 554.

IT BEING THE SAME PROPERTY CONVEYED BY DEED DATED DECEMBER 30, 1966 FROM THE PENINSULA ASSOCIATION OF RETARDED CHILDREN, INCORPORATED, A VIRGINIA CORPORATION, TO SARAH BONWELL HUDGINS FOUNDATION, INC., A VIRGINIA CORPORATION, RECORDED FEBRUARY 9, 1967 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 388, PAGE 511. IT ALSO BEING THE SAME PROPERTY CONVEYED BY DEED DATED JUNE 26, 1964 FROM C. LEAR PONTON AND NORA C. PONTON, HIS WIFE, ROBERT L. FREEMAN AND DOROTHY C. FREEMAN, HIS WIFE, E. FRED LOWE, JR. AND LOUISE A. LOWE, HIS WIFE, AND PAVILION INVESTMENT CO., A VIRGINIA CORPORATION, TO PENINSULA ASSOCIATION FOR RETARDED CHILDREN, INC., A VIRGINIA CORPORATION, RECORDED JULY 8, 1964 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 350, PAGE 554.

PARCEL 4:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, CONSISTING OF 0.4356 ACRES, AND SHOWN ON THE SURVEY ENTITLED, "PLAT SHOWING A PARCEL OF LAND CONTAINING 0.4356 ACRES," DATED JUNE 25, 1998, MADE BY JOHNSON, BAIRD & ASSOCIATES, CIVIL ENGINEERING & LAND SURVEYING, HAMPTON, VIRGINIA, A COPY OF WHICH IS ATTACHED TO DEED RECORDED IN DEED BOOK 1267, PAGE 2072.

IT BEING THE SAME PROPERTY CONVEYED BY DEED DATED DECEMBER 7, 1998 FROM VIVIAN NADINE VEST, WIDOW, TO SARAH BONWELL HUDGINS FOUNDATION, INC., A VIRGINIA NON-PROFIT CORPORATION, RECORDED DECEMBER 11, 1998 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA, IN DEED BOOK 1267, PAGE 2072.

SOURCE OF TITLE

PARCEL 1

SARAH BONWELL HUDGINS FOUNDATION INC.
 D.B. 393, PG. 744

PARCEL 2

SARAH BONWELL HUDGINS FOUNDATION INC.
 D.B. 396, PG. 786

PLATS OF REFERENCE

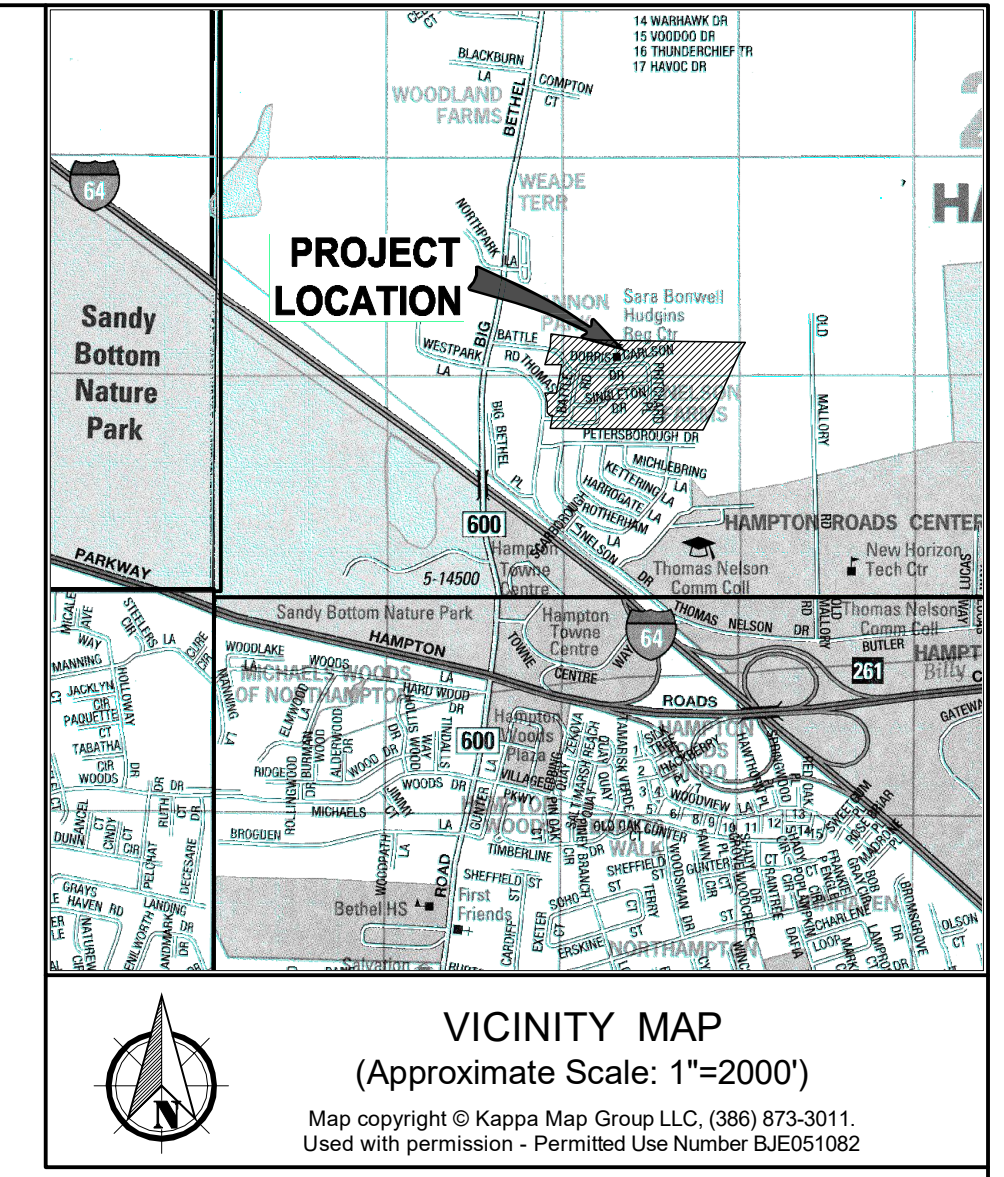
PARCEL 1: D.B. 285, PG. 333
 PARCEL 2: D.B. 396, PG. 396
 PARCEL 3: D.B. 350, PG. 554
 PARCEL 4: D.B. 1267, PG. 2072

PARCEL 3

SARAH BONWELL HUDGINS FOUNDATION INC.
 D.B. 388, PG. 511

PARCEL 4

SARAH BONWELL HUDGINS FOUNDATION INC.
 D.B. 1267, PG. 2072

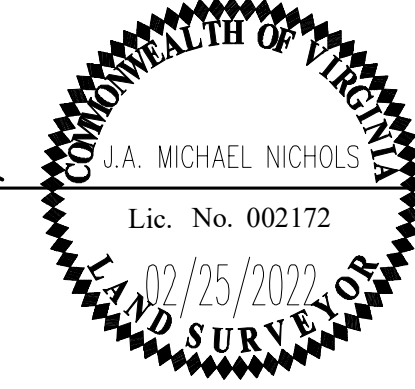


SURVEYOR'S CERTIFICATE

TO SARAH BONWELL HUDGINS FOUNDATION, INC.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 11(a), 13, 14, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2021.

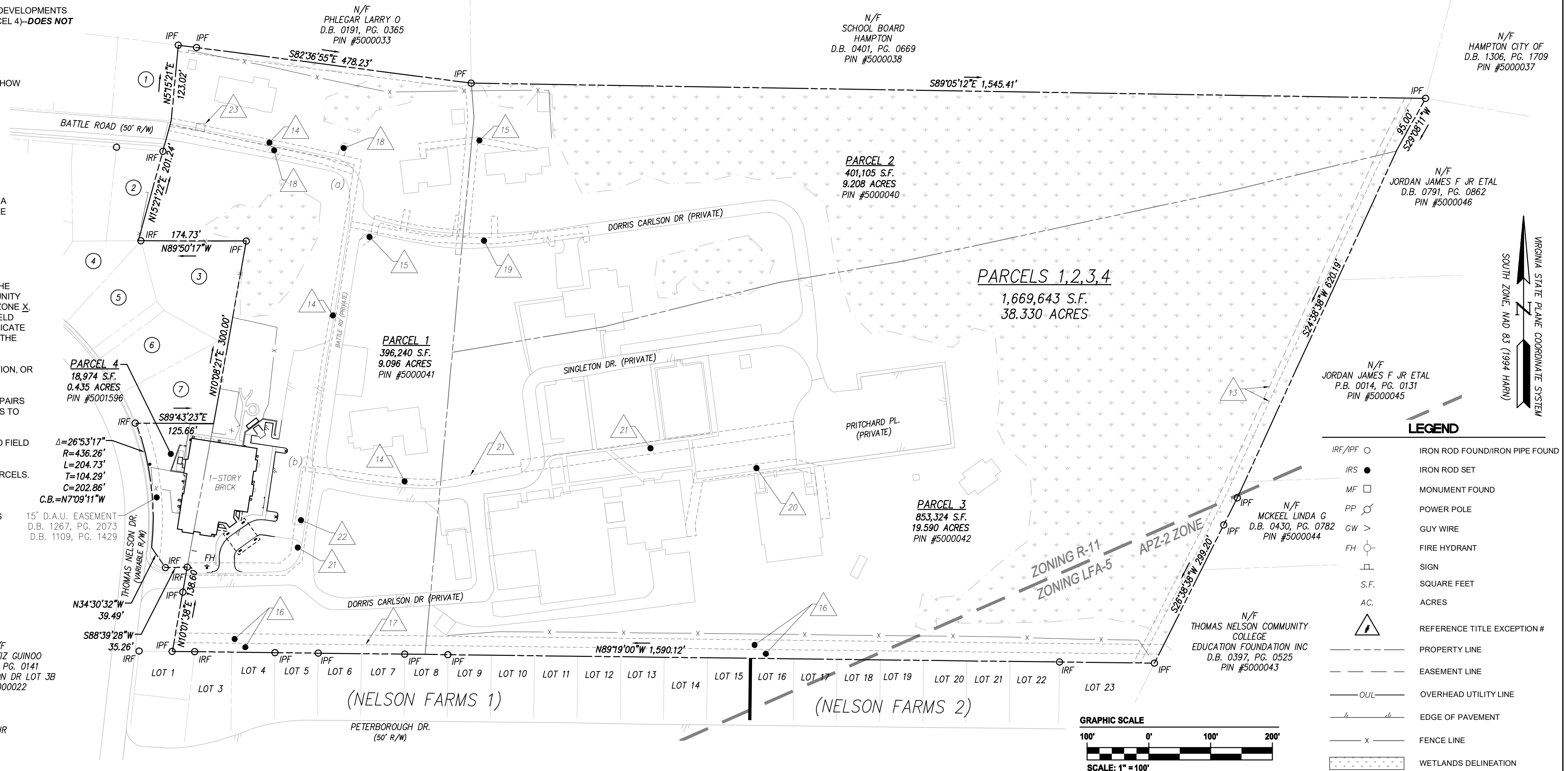
J.A. Michael Nichols
 J. A. MICHAEL NICHOLS, L.S.
 VIRGINIA LICENSE #002172



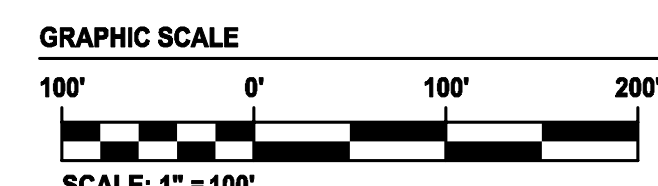
02/25/2021
 DATE

GENERAL NOTES:

- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PER THE DATE OF THIS PLAT TO SHOW THE BOUNDARY AND SCHOOL LOCATION ONLY.
- PROPERTY ZONED: PARCEL 1: R-11
 PARCEL 2: R-11
 PARCEL 3: LFA-5, R-11
 PARCEL 4: R-11
- PROPERTY ADDRESS: PARCEL 1: 51 BATTLE RD., HAMPTON, VA. 23666
 PARCEL 2: 10 DORIS CARLSON DR., HAMPTON, VA. 23666
 PARCEL 3: 30 SINGLETON DR., HAMPTON, VA. 23666
 PARCEL 4: 60 BATTLE RD. B, HAMPTON, VA. 23666
- HORIZONTAL AND VERTICAL DATUM: CITY OF HAMPTON GEODETIC CONTROL, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
 STATION 548
 NORTHING: 3554497.50'
 EASTING: 12087465.70'
 ELEVATION: 42.08' (NAVD88)
- THE PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA NFIP FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF HAMPTON, COMMUNITY PANEL NUMBER 5155270009H, DATED MAY 16, 2016. THE PROPERTY FALLS IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. PROPOSED CHANGES TO STREET RIGHT OF WAY LINES ARE UNKNOWN. (NONE FURNISHED)
- ALL SHADED IMPROVEMENTS SHOWN HEREON IS TAKEN FROM GIS INFORMATION. NO FIELD SURVEY HAS BEEN PERFORMED FOR THESE IMPROVEMENTS AT THIS TIME.
- AN ACTUAL FIELD SURVEY WAS PERFORMED ON THE EXTERIOR OF THE SUBJECT PARCELS. NO INTERIOR PARCEL LINES HAVE BEEN FIELD ESTABLISHED AT THIS TIME.
- THE WETLANDS SHOWN HEREON ARE BASED ON A FIELD WETLANDS DELINEATION PROVIDED BY WETLANDS STUDIES AND SOLUTIONS, INC. AND FIELD LOCATED BY AES CONSULTING ENGINEERS.



LEGEND	
IRF/IPF ○	IRON ROD FOUND/IRON PIPE FOUND
IRS ●	IRON ROD SET
MF □	MONUMENT FOUND
PP ⊙	POWER POLE
GW >	GUY WIRE
FH ⊕	FIRE HYDRANT
S.F.	SIGN
AC.	SQUARE FEET
△	ACRES
△	REFERENCE TITLE EXCEPTION #
---	PROPERTY LINE
---	EASEMENT LINE
OUL	OVERHEAD UTILITY LINE
---	EDGE OF PAVEMENT
X	FENCE LINE
...	WETLANDS DELINEATION



- | | |
|---|---|
| ① N/F STEPHEN R. & JUDY I. HARMESON
D.B. 0104, PG. 00124
CANNON PARK LOT 6
PIN #5000030 | ④ N/F CARLOS D. PHAIR
D.B. 1339, PG. 1590
THOMAS NELSON DR LOT 1
PIN #5000018 |
| ② N/F TAHER H. SAMAAHEEN
P.B. 0012, PG. 0084
BATTLE ESTATES LOT 1
PIN #13001121 | ⑤ N/F RICHARD S. CASTILLO
D.B. 1172, PG. 1381
THOMAS NELSON DR LOT 2A
PIN #5000019 |
| ③ N/F RYAN W. JOHNSON
D.B. 1172, PG. 1391
THOMAS NELSON DR PC-2B
PIN #5000020 | ⑦ N/F HENRY ORTIZ QUINOO
D.B. 1147, PG. 0141
THOMAS NELSON DR LOT 3B
PIN #5000022 |
| ⑥ N/F CHRISTOPHER R. & AMY W. BARBOUR
D.B. 1172, PG. 1376
THOMAS NELSON DR LOT 3A
PIN #5000021 | |

No.	Date	Description	Revised By

ALTA / NSPS LAND TITLE SURVEY
 PROPERTY OF
SARAH BONWELL HUDGINS FOUNDATION, INC.

815 Greenbrier Circle, Suite F
 Chesapeake, Virginia 23030
 Phone: (757) 416-7488
 www.aesva.com

AES
 CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula
 VIRGINIA STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE, NAD 83 (994 HARN)

ALTA / NSPS LAND TITLE SURVEY
 PROPERTY OF
SARAH BONWELL HUDGINS FOUNDATION, INC.

Project Contacts: JAMN / JHK
 Project Number: W10468-01
 Scale: Date: 02/16/2022
 1" = 100'

Sheet Title:
BATTLE ROAD DEVELOPMENT

Sheet Number
1 of 1

Project Contacts: JAMN / JHK
 Project Number: W10468-01
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 1" = 100'

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Sheet Number
1 of 1