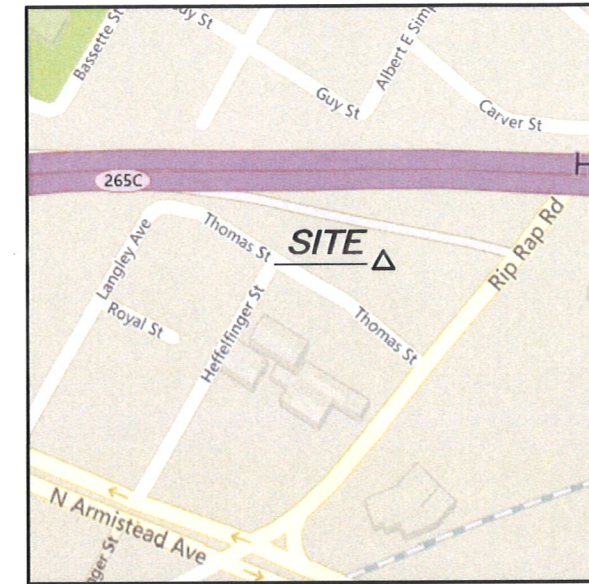




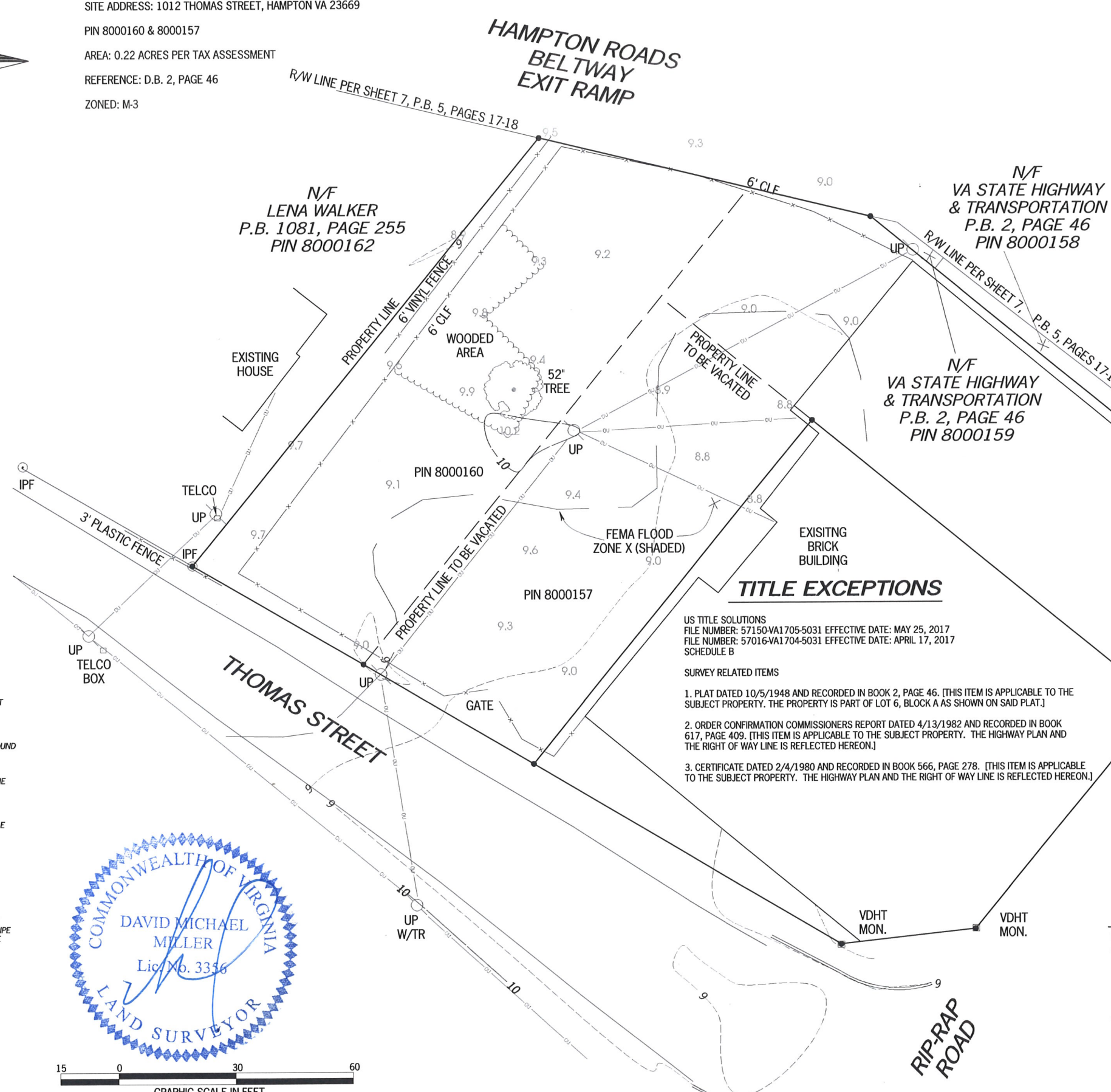
SUBJECT PROPERTY

OWNER: SALLY G POWELL TR.
 SITE ADDRESS: 1012 THOMAS STREET, HAMPTON VA 23669
 PIN 8000160 & 8000157
 AREA: 0.22 ACRES PER TAX ASSESSMENT
 REFERENCE: D.B. 2, PAGE 46
 ZONED: M-3

****NOTE: The subject property's address is 332 Rip Rap Rd and is no longer 1012 Thomas Street.****



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF ADVANTAGE ENGINEERS, AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM, (COMPUTED USING GEOID 12B) AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON VA GRID NORTH, SOUTH ZONE, (NAD 83).

NO PORTION OF THE DETAILED SURVEY AREA IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 5155270018H, DATED MAY 16, 2016.

THE WETLANDS SHOWN HEREON ARE BASED ON STAKE LOCATIONS ESTABLISHED BY OTHERS.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY POINT TO POINT LAND SURVEYORS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE SUBJECT PROPERTY.

TITLE EXCEPTIONS

- US TITLE SOLUTIONS
 FILE NUMBER: 57150-VA1705-5031 EFFECTIVE DATE: MAY 25, 2017
 FILE NUMBER: 57016-VA1704-5031 EFFECTIVE DATE: APRIL 17, 2017
 SCHEDULE B
- SURVEY RELATED ITEMS
1. PLAT DATED 10/5/1948 AND RECORDED IN BOOK 2, PAGE 46. [THIS ITEM IS APPLICABLE TO THE SUBJECT PROPERTY. THE PROPERTY IS PART OF LOT 6, BLOCK A AS SHOWN ON SAID PLAT.]
 2. ORDER CONFIRMATION COMMISSIONERS REPORT DATED 4/13/1982 AND RECORDED IN BOOK 617, PAGE 409. [THIS ITEM IS APPLICABLE TO THE SUBJECT PROPERTY. THE HIGHWAY PLAN AND THE RIGHT OF WAY LINE IS REFLECTED HEREON.]
 3. CERTIFICATE DATED 2/4/1980 AND RECORDED IN BOOK 566, PAGE 278. [THIS ITEM IS APPLICABLE TO THE SUBJECT PROPERTY. THE HIGHWAY PLAN AND THE RIGHT OF WAY LINE IS REFLECTED HEREON.]

TITLE NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT TO POINT LAND SURVEYORS AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

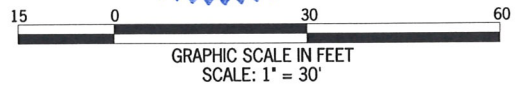
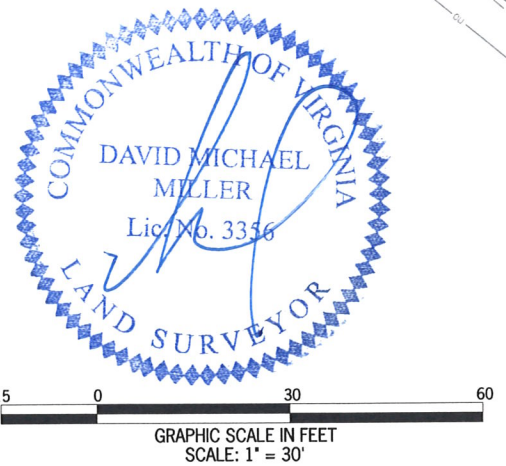
THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY US TITLE SOLUTIONS, EFFECTIVE DATE OF 5/25/2017, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DAVID M. MILLER DATE 5/17/17
 VA PROFESSIONAL LAND SURVEYOR #3356
 208 E. RIDGEVILLE BLVD., SUITE 204, MOUNT AIRY, MD 21771
 PHONE #: (301) 703-8319

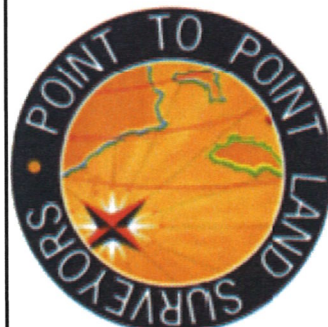
- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON BAR SET
 - IPCS IRON BAR CAPPED SET
 - IPF IRON PIPE FOUND
 - IBCFC IRON BAR CAPPED FOUND
 - CMF CONCRETE MONUMENT FOUND
 - NS NAIL SET
 - NF NAIL FOUND
 - FND FOUND
 - BRL BUILDING RESTRICTION LINE
 - UP UTILITY POLE
 - LP LIGHT POLE
 - FP FLAG POLE
 - MH MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - INV INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - OU OVERHEAD UTILITY
 - UE UNDERGROUND UTILITY
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - GW GUY WIRE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - CLF CHAIN LINK FENCE
 - WDFC WOOD FENCE
 - WY WATER VALVE
 - WM WATER METER
 - CO SEWER CLEAN-OUT
 - GV GAS VALVE
 - N/F NOW OR FORMERLY
 - IB ICE BRIDGE
 - CP CONCRETE PAD
 - AC AIR CONDITIONER
 - GRND GROUNDING
 - GEN GENERATOR
 - ELEC ELEC. BOX
 - EM ELEC. METER
 - BOL CONCRETE BOLLARD
 - MB MAIL BOX



advantage engineers
 435 INDEPENDENCE AVENUE, SUITE C
 MECHANICSBURG, PA 17055

NO.	DATE	REVISION

SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 208 E. Ridgeville Blvd., Suite 204
 Mount Airy, Maryland 21771
 (p) 301-703-8319 (f) 301-703-8324
 (w) pointpointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:
SECTORSITE
 Communications Site Development
 53 SOUTH JEFFERSON ROAD
 WHIPPANY, NEW JERSEY 07981

VA-112
 CITY OF HAMPTON
 COMMONWEALTH OF VIRGINIA

DRAWN BY: CAD
 CHECKED BY: D. MILLER
 APPROVED: D. MILLER
 DATE: MAY 30, 2017
 P2P JOB #: N17.0140

SHEET:
1
 OF 1

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LEGAL DESCRIPTION SHEET

****NOTE: The subject property's address is 332 Rip Rap Rd and is no longer 1012 Thomas Street.****

PROPOSED LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN THE CITY OF HAMPTON, COMMONWEALTH OF VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR THE SAME AT AN IRON PIPE FOUND; SAID POINT BEING THE END OF THE DIVISION LINE OF LOTS 6 AND 7, BLOCK A, LOCATED ON THE NORTHERN RIGHT OF WAY LINE OF THOMAS STREET, FORMERLY CHILES STREET, AS SHOWN ON A PLAT ENTITLED "MARTINVILLE", DATED OCTOBER 5, 1948 AND RECORDED AMONG THE LAND RECORDS OF HAMPTON VIRGINIA IN PLAT BOOK 2, PAGE 46; SAID POINT HAVING A VIRGINIA STATE PLANE GRID NAD83(2011), SOUTH ZONE, COORDINATE OF N=3543083.79, E=12109060.39, THENCE LEAVING SAID PLACE OF COMMENCEMENT AND RUNNING WITH SAID RIGHT OF WAY LINE, WITH BEARINGS REFERRED TO SAID GRID SYSTEM, SOUTH 55°51'56" EAST 3.01 FEET TO A POINT; THENCE RUNNING THROUGH SAID LOT 6, NORTH 39°48'55" EAST 4.30 FEET TO THE TRUE PLACE OF BEGINNING; SAID POINT HAVING A VIRGINIA STATE PLANE GRID, NAD83(2011), SOUTH ZONE, COORDINATE OF N=3543085.40, E=12109065.64, THENCE LEAVING SAID POINT OF BEGINNING AND CONTINUING TO RUN THROUGH SAID LANDS WITH BEARINGS REFERRED TO SAID STATE PLANE GRID SYSTEM,

1. NORTH 39°48'55" EAST, 137.25 FEET TO A POINT; THENCE
2. SOUTH 76°45'51" EAST, 33.55 FEET TO A POINT; THENCE
3. SOUTH 39°48'55" WEST, 44.54 FEET TO A POINT; THENCE
4. SOUTH 52°36'03" EAST, 25.70 FEET TO A POINT; THENCE
5. SOUTH 37°23'57" WEST, 10.00 FEET TO A POINT; THENCE
6. NORTH 52°35'05" WEST, 44.12 FEET TO A POINT; THENCE
7. SOUTH 39°48'55" WEST, 94.92 FEET TO A POINT; THENCE
8. NORTH 59°50'45" WEST, 12.18 FEET TO THE PLACE OF BEGINNING.

SAID TRACT CONTAINS 0.0652 ACRES (2,838 SQUARE FEET), MORE OR LESS.

PROPOSED ACCESS & UTILITY EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN THE CITY OF HAMPTON, COMMONWEALTH OF VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR THE SAME AT AN IRON PIPE FOUND; SAID POINT BEING THE END OF THE DIVISION LINE OF LOTS 6 AND 7, BLOCK A, LOCATED ON THE NORTHERN RIGHT OF WAY LINE OF THOMAS STREET, FORMERLY CHILES STREET, AS SHOWN ON A PLAT ENTITLED "MARTINVILLE", DATED OCTOBER 5, 1948 AND RECORDED AMONG THE LAND RECORDS OF HAMPTON VIRGINIA IN PLAT BOOK 2, PAGE 46; SAID POINT HAVING A VIRGINIA STATE PLANE GRID NAD83(2011), SOUTH ZONE, COORDINATE OF N=3543083.79, E=12109060.39, THENCE LEAVING SAID PLACE OF COMMENCEMENT AND RUNNING WITH SAID RIGHT OF WAY LINE, WITH BEARINGS REFERRED TO SAID GRID SYSTEM, SOUTH 55°51'56" EAST 3.01 FEET TO THE TRUE PLACE OF BEGINNING; SAID POINT HAVING A VIRGINIA STATE PLANE GRID, NAD83(2011), SOUTH ZONE, COORDINATE OF N=3543082.10, E=12109062.89, THENCE LEAVING SAID POINT OF BEGINNING AND CONTINUING TO RUN THROUGH SAID LANDS WITH BEARINGS REFERRED TO SAID STATE PLANE GRID SYSTEM,

1. NORTH 39°48'55" EAST, 4.30 FEET TO A POINT; THENCE
2. SOUTH 59°50'45" EAST, 12.18 FEET TO A POINT; THENCE
3. SOUTH 39°48'55" WEST, 4.30 FEET TO A POINT; THENCE
4. NORTH 59°50'45" WEST, 12.18 FEET TO THE PLACE OF BEGINNING.

SAID TRACT CONTAINS 0.0012 ACRES (52 SQUARE FEET), MORE OR LESS.

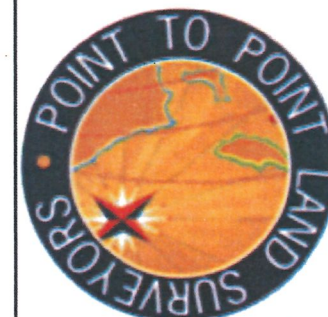




 435 INDEPENDENCE AVENUE, SUITE C
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 Mount Airy, Maryland 21771
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 (w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY
PREPARED FOR:



53 SOUTH JEFFERSON ROAD
WHIPPANY, NEW JERSEY 07981

VA-112

CITY OF HAMPTON
COMMONWEALTH OF VIRGINIA

DRAWN BY: CAD CHECKED BY: D. MILLER APPROVED: D. MILLER DATE: MAY 30, 2017 P2P JOB #: N17.0140	SHEET: <div style="font-size: 2em; font-weight: bold; text-align: center;">2</div> OF 2
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