

I, JUDY G. BEALE, VIRGINIA LICENSED LAND SURVEYOR, #002519, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, AT THE DIRECTION OF THE OWNERS, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY THE DEEDS DESCRIBED BELOW, AND THAT STEEL PINS, AS SPECIFIED BY THE SUBDIVISION REGULATIONS OF THE CITY OF HAMPTON, VIRGINIA, ARE ACTUALLY IN PLACE AT POINTS MARKED THUS "●", AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.

SIGNED:

SOURCE OF TITLE:

THE PROPERTY SHOWN WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO PENINSULA MAIN VA, LLC FROM HAMPTON OWNERS LLC, IN DEED RECORDED AS INSTRUMENT NUMBER 140011743, DATED SEPTEMBER 20, 2014 WHICH IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA.

PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "SUBDIVISION PLAT OF BLOCK 6, PENINSULA TOWN CENTER (MISC. P.B. 2 PG. 180), BEING PROPERTY OF PENINSULA MAIN VA, LLC (INSTR. NO. 140011743), COLISEUM DRIVE & WEST MERCURY BLVD., HAMPTON, VIRGINIA" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

PENINSULA MAIN VA, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
ZAFFAR S. TABANI, MANAGER

FROST BANK

BY: _____ DATE: _____
STEWART TRUSTEE SERVICES, LLC

STATE OF _____
CITY OF _____, TO WIT:

I, _____, A NOTARY FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT ZAFFAR S. TABANI, MANAGER OF PENINSULA MAIN VA, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. HE IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____

REGISTRATION NUMBER _____

MY COMMISSION EXPIRES _____

STATE OF _____
CITY OF _____, TO WIT:

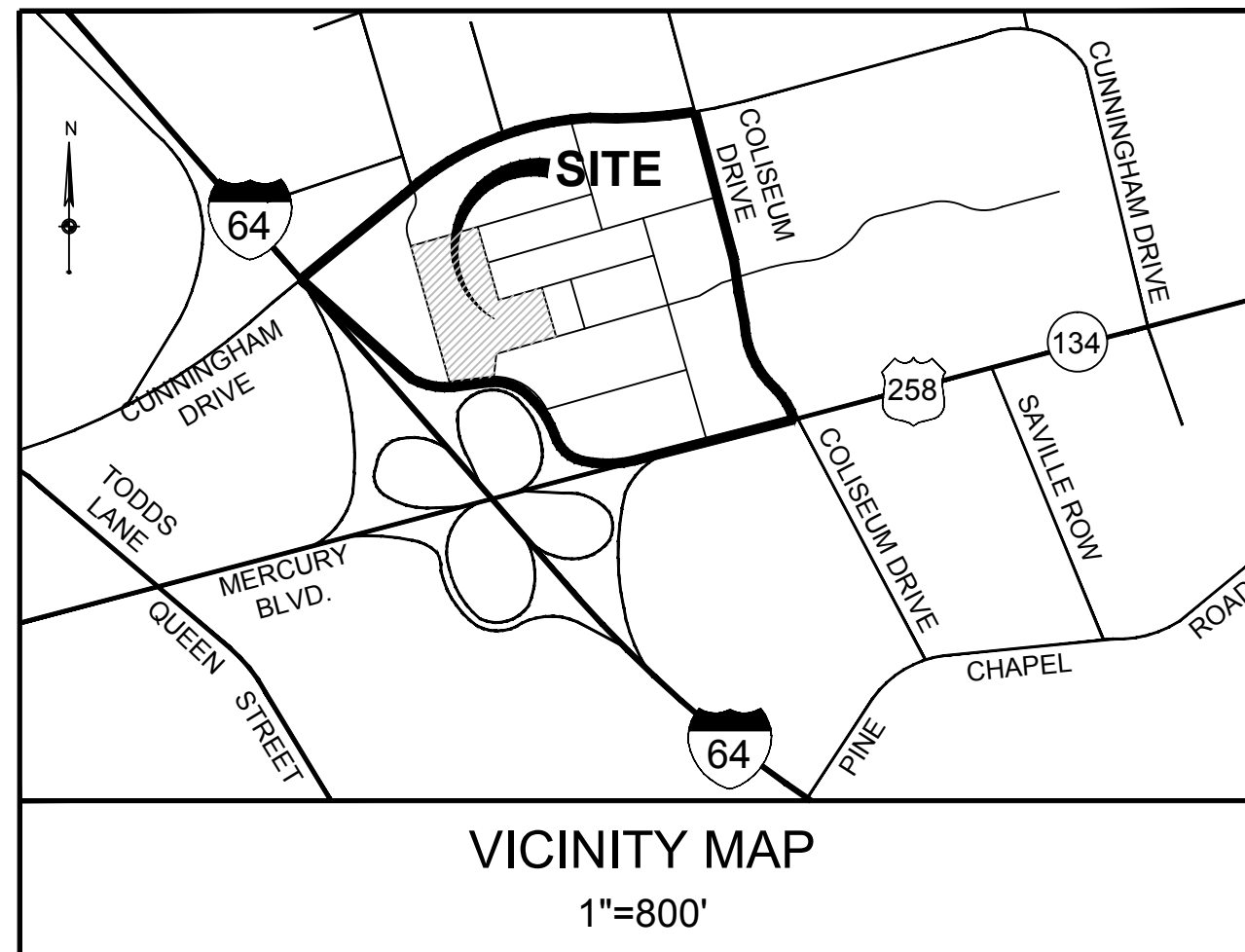
I, _____, A NOTARY FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT _____, OF STEWART TRUSTEE SERVICES, LLC FOR FROST BANK, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. HE/SHE IS PERSONALLY KNOWN TO ME, OR _____ HAS PRODUCED _____ AS IDENTIFICATION.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____

REGISTRATION NUMBER _____

MY COMMISSION EXPIRES _____



VICINITY MAP
1"=800'

AREA TABLE		
PARCEL	SQ. FT.	AC.
BLOCK 6, PARCEL 1	44,499	1.021
BLOCK 6, PARCEL 2	11,698	0.268
BLOCK 6, PARCEL 3	11,877	0.273
BLOCK 6, PARCEL 4	43,684	1.003
BLOCK 6, PARCEL 5	180,168	4.136
MERCHANT LANE (40' R/W)	13,660	0.314
TOTAL AREA	305,586	7.015

PRELIMINARY

SUBDIVISION PLAT
OF
BLOCK 6, PENINSULA TOWN CENTER
(MISC. P.B. 2 PG. 180)
BEING PROPERTY OF
PENINSULA MAIN VA, LLC
(INSTR. NO. 140011743)
COLISEUM DRIVE & WEST MERCURY BLVD.
HAMPTON, VIRGINIA

DATE: 01-24-2017 SHEET: 1 OF 5 SCALE: 1"=800'



WOOLPERT, INC.
676 INDEPENDENCE PARKWAY, SUITE 100
CHESAPEAKE VA 23320
TEL: 757-549-3549 FAX: 757-549-5340

APPROVED:

CITY MANAGER DATE

NOTES:

- HORIZONTAL DATUM IS BASED UPON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93), CITY OF HAMPTON CONTROL NETWORK.
- THE PROPERTY DESCRIBED ON THIS PLAT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAPS IDENTIFIED AS COMMUNITY PANEL No. 515527-0012D, BEARING AN EFFECTIVE DATE OF JULY 16, 1987 & PANEL No. 515527-0008D, BEARING AN EFFECTIVE DATE OF JULY 16, 1987.
- A PRIVATE CROSS RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF THE OWNERS, TENANTS AND CUSTOMERS IS HEREBY ESTABLISHED OVER THE LIMITS OF THE CDA PRIVATE RIGHT OF WAY DEFINED HEREON AND AS LABELED MERCHANT LANE (40' R/W).
- A CROSS RECIPROCAL UTILITY EASEMENT FOR STORM DRAINAGE AND SANITARY SEWER, WITHIN MERCHANT ANE (40' R/W), IS HEREBY DEDICATED TO THE CITY OF HAMPTON, VIRGINIA.
- PROPOSED WATERLINE EASEMENTS, IF ANY, WILL BE DEFINED AND DEDICATED TO NEWPORT NEWS WATERWORKS.
- SOIL CHARACTERISTICS OF THE SITE SHOWN HEREON IS "URBAN LAND".
- A PRIVATE CDA CROSS RECIPROCAL PEDESTRIAN INGRESS/EGRESS EASEMENT, SIX (6') FEET IN WIDTH, EXISTS ADJACENT TO ALL PRIVATE RIGHTS OF WAY AS SHOWN ON MISC. P.B. 2 PF. 180.
- MERCHANT LANE (40' R/W), AS SHOWN HEREON WILL BE CONVEYED TO THE COMMUNITY DEVELOPMENT AUTHORITY BY DEED.
- THE OVERALL AREA ENCOMPASSED WITHIN THIS SUBDIVISION = 305,586 SQ. FT. OR 7.015 AC.
- THE FORMER MACY'S BUILDING WITHIN MERCHANT SQUARE (40' R/W) IS TO BE REMOVED.
- VARIANCE CASE NUMBER 07-43, GRANTED MAY 7, 2007.
- THIS PLAT PREPARED WITHOUT BENFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE PROPERTY SHOWN HEREON.

DRAWN:	CHECKED:	JOB NO.:	FILE NO.:
	JGB	74623.09	Block 6 Subdivision.dwg

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(MISC. P.B. 2 PG. 180)
BEING PROPERTY OF
PENINSULA MAIN VA, LLC
(INSTR. NO. 140011743)
COLISEUM DRIVE & WEST MERCURY BLVD.
HAMPTON, VIRGINIA

DATE: 01-24-2017

SHEET: 2 OF 2

SCALE: 1"=50'



WOOLPERT, INC.

676 INDEPENDENCE PARKWAY, SUITE 100
CHESAPEAKE VA 23320
TEL: 757-549-3549 FAX: 757-549-5340

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	352.10'	38.88'	06°19'37"	38.86'	S 86°04'29" W

- (A) 15' VEPCO ESMT
INSTR. No. 100001263
INSTR. No. 100001264
INSTR. No. 100001265
INSTR. No. 130014081
(RECORDATION INFORMATION
ON TARGET CORPORATION NOT
PROVIDED)
- (B) 15' VERIZON ESMT
INSTR. No. 100015435
INSTR. No. 100015436
- (C) VAR. WIDTH CITY OF NEWPORT NEWS
WATER PIPELINE ESMT
INSTR. No. 100016403
INSTR. No. 110002299

LEGEND

- IRON PIN (FOUND)
- IRON PIN (SET)
- RIGHT-OF-WAY MON. (FOUND)
- ⊗ IRON PIN W/ CAP (FOUND)
- IRON PIPE (FOUND)
- ⊕ PK NAIL (FOUND)
- PK NAIL (SET)
- ⊕ DRILL HOLE (FOUND)

LINETYPE LEGEND

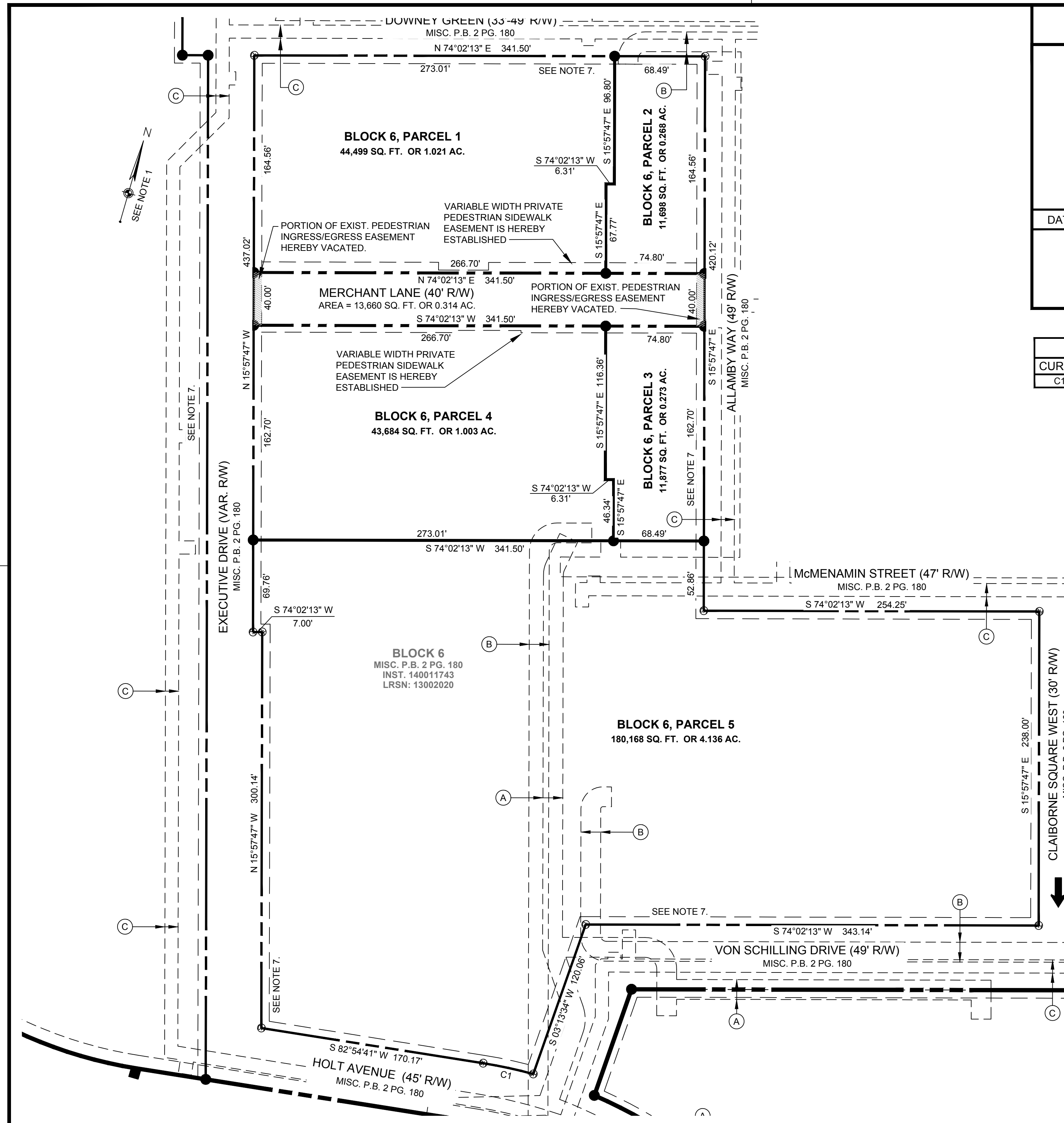
- PROPOSED RIGHT OF WAY LINE
- - - EXISTING RIGHT OF WAY LINE
- PROPOSED PARCEL LINE
- PROPOSED CDA PARCEL LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE



SEE SHEET 1 OF 5 FOR NOTES, CERTIFICATIONS & AREA TABLE
SEE SHEET 5 OF 5 FOR CURVE AND LINE DATA TABLES

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SUB2017-0012S



PRELIMINARY

SUBDIVISION PLAT
OF
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(MISC. P.B. 2 PG. 180)
BEING PROPERTY OF
PENINSULA MAIN VA, LLC
(INSTR. NO. 140011743)
COLISEUM DRIVE & WEST MERCURY BLVD.
HAMPTON, VIRGINIA

DATE: 01-24-2017

SHEET: 2a OF 2

SCALE: 1"=50'



WOOLPERT, INC.

676 INDEPENDENCE PARKWAY, SUITE 100
CHESAPEAKE VA 23320
TEL: 757-549-3549 FAX: 757-549-5340

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	352.10'	38.88'	06°19'37"	38.86'	S 86°04'29" W

LEGEND

- | | |
|-----------------------------|--------------------------------|
| ○ IRON PIN FOUND | ⊠ PULL BOX |
| ■ HIGHWAY MONUMENT FOUND | ⊠ TRANSFORMER |
| ● IRON PIN SET | ⊠ JUNCTION BOX |
| ⊙ PK NAIL SET | ⊠ HANDHOLE |
| ⊙ DRILLHOLE SET | ⊠ VAULT |
| □ CATCH BASIN | ⊠ LIGHT POLE |
| □ YARD DROP INLET | ⊠ LIGHT POLE W/ PARKING METER |
| ▽ FLARED END SECTION | ⊠ PARKING METER |
| ○ MANHOLE (SAN/STORM) | ⊠ TELEPHONE MANHOLE |
| ○ CLEANOUT | ⊠ TELEPHONE PEDESTAL |
| ⊠ SANITARY LIFT STATION | ⊠ TRAFFIC SIGNAL POLE |
| ⊠ VALVE | ⊠ GAS METER |
| ⊠ POST INDICATOR VALVE | ⊠ SIGN |
| ⊠ WATER METER | ○ POST/BOLLARD |
| ⊠ FIRE HYDRANT | ⊠ FLAG POLE |
| ● FIRE DEPARTMENT INDICATOR | ⊠ BUSH |
| ⊠ SIAMESE CONNECTION | ⊠ DECIDUOUS TREE |
| ⊠ SPRINKLER HEAD | ⊠ CONIFEROUS TREE |
| ⊠ ELECTRIC MANHOLE | ⊠ HANDICAPPED PAVEMENT MARKING |
| ⊠ ELECTRIC METER | ⊠ GAS TEST STATION |

LEGEND

- | | |
|-----------------------------|----------------------|
| ○ IRON PIN (FOUND) | ○ IRON PIPE (FOUND) |
| ● IRON PIN (SET) | ⊙ PK NAIL (FOUND) |
| ■ RIGHT-OF-WAY MON. (FOUND) | ● PK NAIL (SET) |
| ⊙ IRON PIN W/ CAP (FOUND) | ⊙ DRILL HOLE (FOUND) |

LINETYPE LEGEND

- | | |
|-----|----------------------------|
| --- | PROPOSED RIGHT OF WAY LINE |
| --- | EXISTING RIGHT OF WAY LINE |
| --- | PROPOSED PARCEL LINE |
| --- | PROPOSED CDA PARCEL LINE |
| --- | PROPOSED EASEMENT LINE |
| --- | EXISTING EASEMENT LINE |



GRAPHIC SCALE IN FEET

SEE SHEET 1 OF 5 FOR NOTES, CERTIFICATIONS & AREA TABLE
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