

COMPOSITE PLAT OF WHERRY QUARTER PROPERTY AND ADDITIONAL EASEMENT TO BE CONVEYED TO THE NATIONAL PARK SERVICE FORT MONROE CITY OF HAMPTON, VIRGINIA

INDEX OF SHEETS

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	OVERALL PARCEL MAP
3	PARCEL 4
4	LEASE PARCELS
5	NATIONAL PARK SERVICE ADDITIONAL EASEMENT

REFERENCES

- D.B. 5, PG. 269
- D.B. 41, PG. 452
- D.B. 43, PG. 372
- D.B. 47, PG. 62
- D.B. 49, PG. 537
- D.B. 467, PG. 441
- INSTRUMENT NO. 130009559
- M.P.B. 4, PG. 125
- INSTRUMENT NO. 150010410
- INSTRUMENT NO. 150014311
- INSTRUMENT NO. 150014312
- INSTRUMENT NO. 160007756

EASEMENT

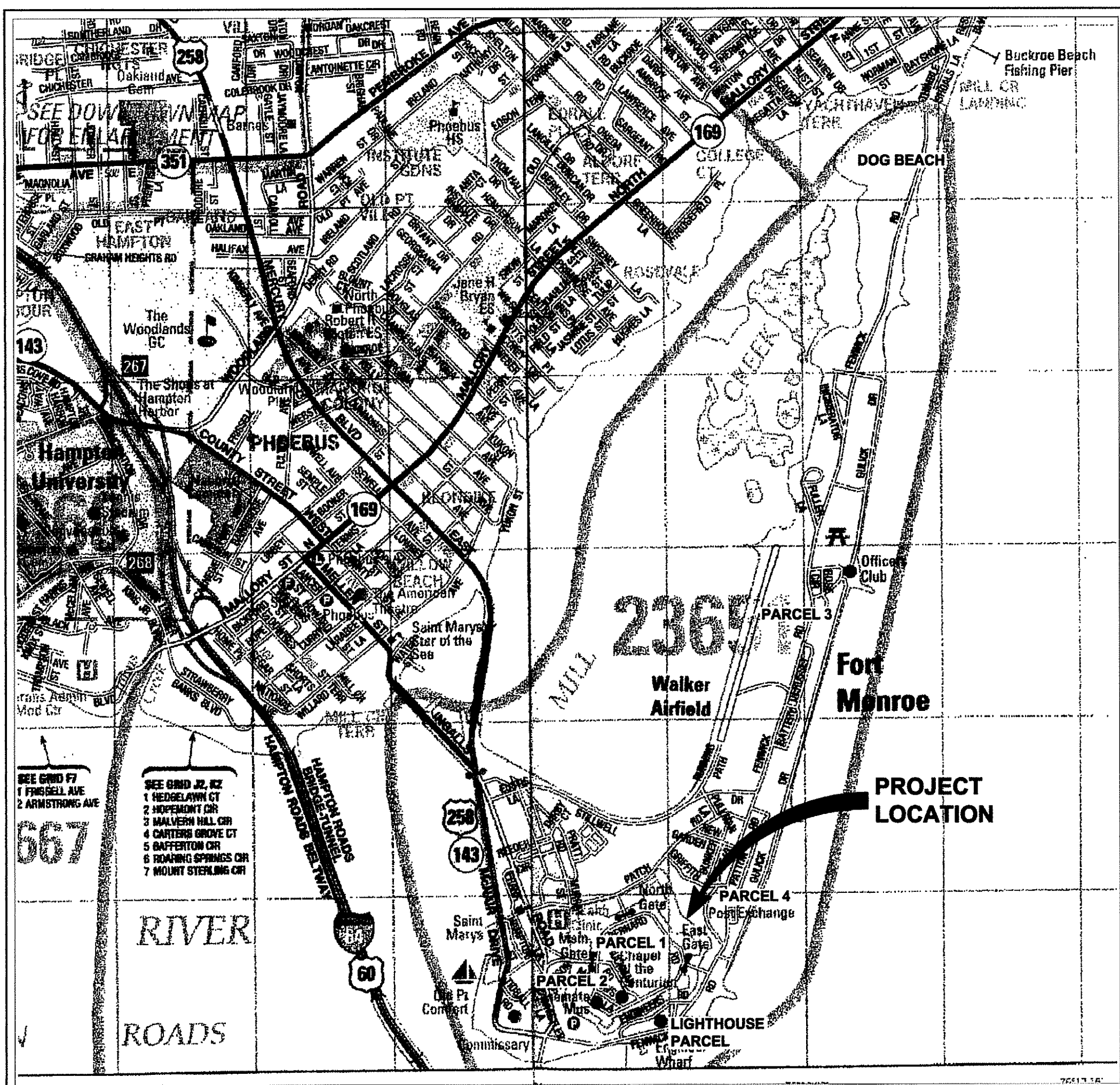
- 20' C & P TELEPHONE EASEMENT (DA-44-110-ENG-4435)
- DOMINION VA POWER EASEMENT (INSTRUMENT 080013397)
- 15' GAS PIPELINE EASEMENT (CONTRACT NO. DACA31-2-72-193)
- GAS PIPELINE EASEMENT (CONTRACT NO. DA-44-110-ENG-4448)
- WATER PIPELINE EASEMENT (CONTRACT NO. DA-44-110-ENG-4442)
- ELECTRICAL UTILITY SYSTEM EASEMENTS (CONTRACT NO. DACA65-2-05-34)
- 25' ACCESS EASEMENT (LEASE #DACA65-0-05-01)
- AIR RIGHTS TO PREVENT OBSTRUCTION OF OLD POINT COMFORT LIGHT (PERMITS #DACA65-4-04-48 AND #DACA65-4-08-42)

GENERAL NOTES

1. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS AND DEEDS AND PLATS OF RECORD, INCLUDING THAT CERTAIN PLAT TITLED PLAT SHOWING 8 PARCELS OF LAND TOTALING ±561.345 ACRES SITUATED ON FORT MONROE, VIRGINIA, BOUNDARY SURVEY DATED 11/28/2012, PREPARED BY THE NORFOLK DISTRICT CORPS OF ENGINEERS, NORFOLK, VIRGINIA, AS SHOWN AND ATTACHED TO THAT CERTAIN DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT AS INSTRUMENT #130009559.
2. THE PHYSICAL IMPROVEMENTS AS SHOWN HEREON ARE TAKEN FROM GIS INFORMATION PROVIDED BY FORT MONROE AUTHORITY (FMA) FOR REFERENCE PURPOSES ONLY. PHYSICAL IMPROVEMENTS HAVE NOT BEEN FIELD LOCATED BY AES CONSULTING ENGINEERS.
3. THIS PROPERTY BEING BOUNDED ON THE EAST BY THE CHESAPEAKE BAY, ON THE SOUTH BY HAMPTON ROADS AND ON THE WEST BY MILL CREEK IS PRINCIPALLY DEFINED BY MEAN LOW WATER. THE EDGE OF WATER AS SHOWN ON THIS PLAT IS BASED ON FIELD OBSERVATIONS AT VARIOUS TIMES AND AVAILABLE GIS INFORMATION. THE EDGE OF WATER WAS LOCATED FOR THE PURPOSE OF CONFIRMING THE GENERAL LOCATION OF THE PARCEL BOUNDARY AND DOES NOT REPRESENT MEAN LOW WATER. MEAN LOW WATER IS THE PROPERTY LINE.
4. HORIZONTAL DATUM VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE - NAD83 AS REFERENCED BY ARMY CORPS OF ENGINEERS SURVEY OF FORT MONROE (SEE GENERAL NOTE #1).
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
6. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE(7.5), AE(8), AE(9), VE(12) AND X. INFORMATION IS TAKEN FROM FLOOD INSURANCE RATE MAP 515527, COMMUNITY PANELS 0139 G, 0141 G, 0143 G; FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: AUGUST 16, 2011.

SOURCE OF TITLE

THE PROPERTY SHOWN HEREON WAS ACQUIRED BY DEED RECORDED AS INSTRUMENT NO. 130009559 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF HAMPTON ON JUNE 14, 2013.



In the Clerk's Office of the Circuit Court of the City of Hampton, Virginia Dec 8 A.D. 2017 at 10:57 A.M. The foregoing instrument was this day presented in office and upon certificate thereto annexed, admitted to record as the law directs.

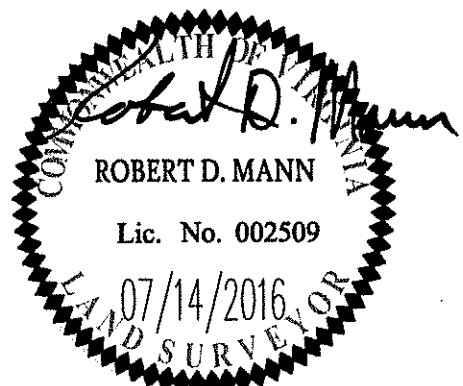
Teste: Linda Batchelor Smith, Clerk
By: *Michael Smith*
Dea. Clerk

**EXEMPT FROM CLERK'S FEES
PER VA CODE SECTION
17.1-206**



VICINITY MAP
(Approximate Scale: 1"=1,500')
Map Copyright © Kappa Map Group LLC. (800) 828-8277. Used with permission - Permitted Use Number 21004223

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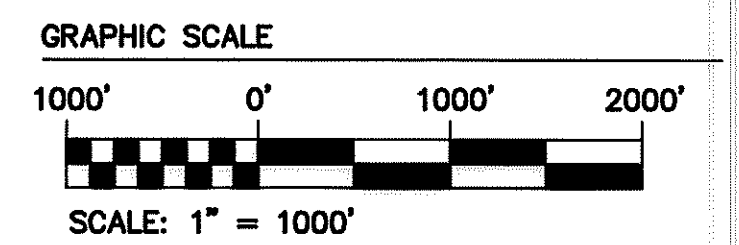
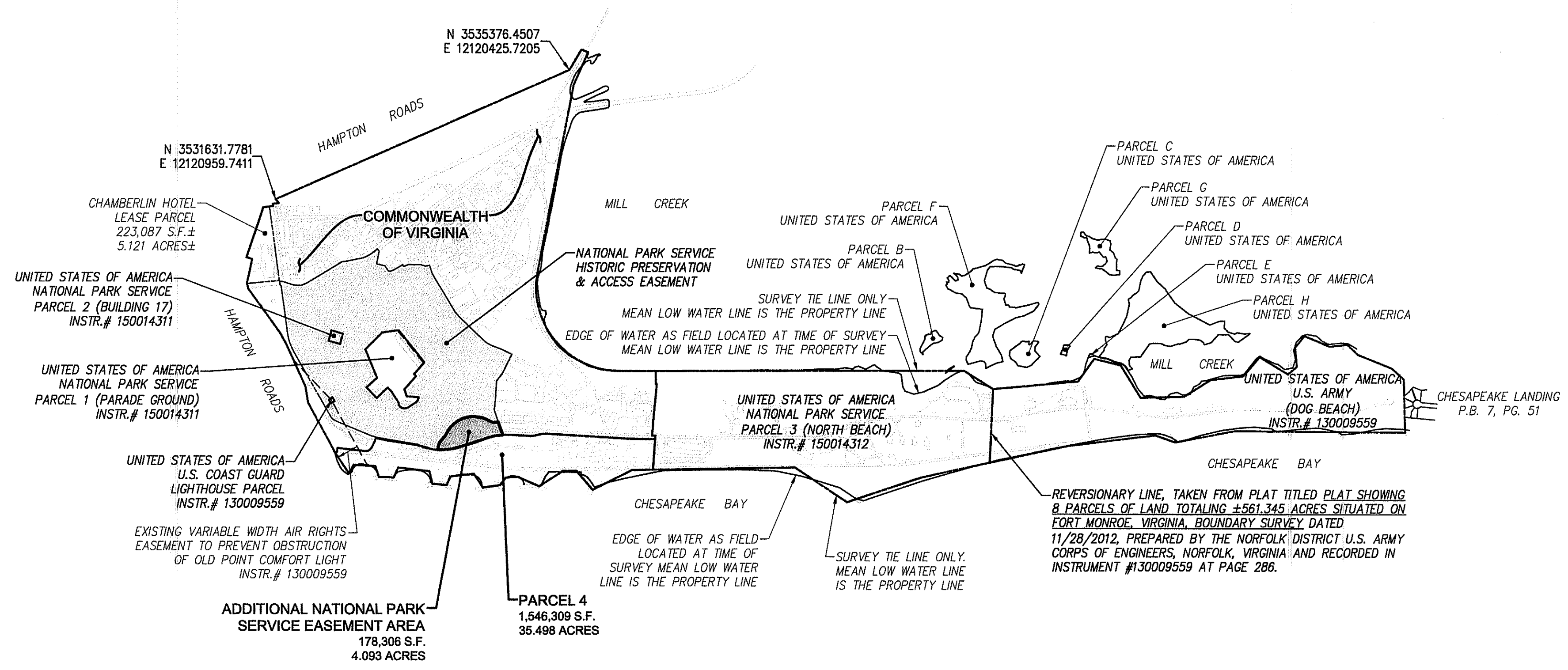
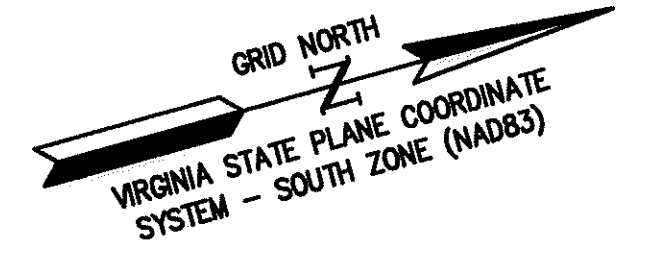
816 Greenbrier Circle, Suite F
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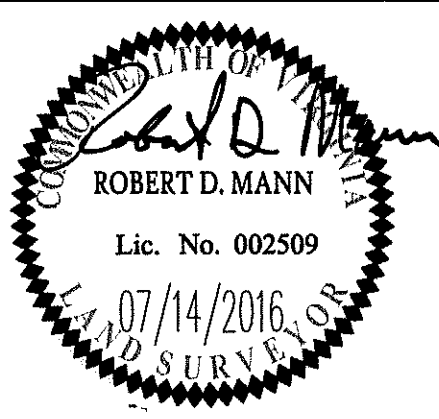
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COMPOSITE PLAT OF
**WHERRY QUARTER PROPERTY
AND ADDITIONAL EASEMENT AREA
TO BE CONVEYED TO
THE NATIONAL PARK SERVICE
FORT MONROE
CITY OF HAMPTON, VIRGINIA**

Project Contacts:	RDM
Project Number:	W10128-01
Scale:	N/A
Date:	07/14/2016
Sheet Number	
1	



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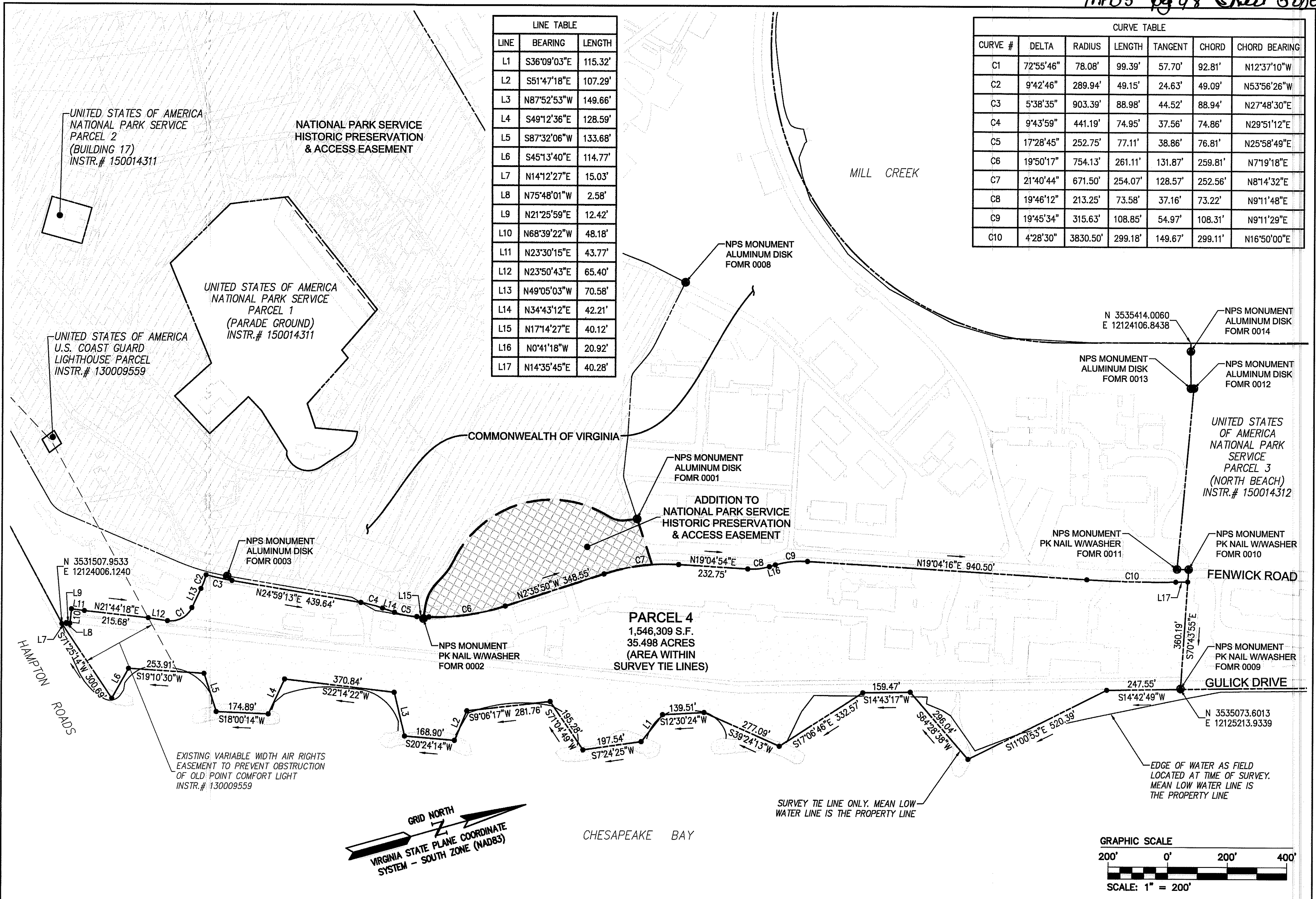
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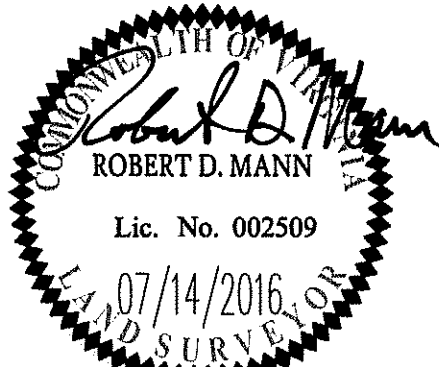
Project Contacts:	RDM
Project Number:	W10128-01
Scale:	Date:
1"=1000'	07/14/2016
Sheet Number	
2	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°09'03"E	115.32'
L2	S51°47'18"E	107.29'
L3	N87°52'53"W	149.66'
L4	S49°12'36"E	128.59'
L5	S87°32'06"W	133.68'
L6	S45°13'40"E	114.77'
L7	N14°12'27"E	15.03'
L8	N75°48'01"W	2.58'
L9	N21°25'59"E	12.42'
L10	N68°39'22"W	48.18'
L11	N23°30'15"E	43.77'
L12	N23°50'43"E	65.40'
L13	N49°05'03"W	70.58'
L14	N34°43'12"E	42.21'
L15	N17°14'27"E	40.12'
L16	N0°41'18"W	20.92'
L17	N14°35'45"E	40.28'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	72°55'46"	78.08'	99.39'	57.70'	92.81'	N12°37'10"W
C2	9°42'46"	289.94'	49.15'	24.63'	49.09'	N53°56'26"W
C3	5°38'35"	903.39'	88.98'	44.52'	88.94'	N27°48'30"E
C4	9°43'59"	441.19'	74.95'	37.56'	74.86'	N29°51'12"E
C5	17°28'45"	252.75'	77.11'	38.86'	76.81'	N25°58'49"E
C6	19°50'17"	754.13'	261.11'	131.87'	259.81'	N7°19'18"E
C7	21°40'44"	671.50'	254.07'	128.57'	252.56'	N8°14'32"E
C8	19°46'12"	213.25'	73.58'	37.16'	73.22'	N9°11'48"E
C9	19°45'34"	315.63'	108.85'	54.97'	108.31'	N9°11'29"E
C10	4°28'30"	3830.50'	299.18'	149.67'	299.11'	N16°50'00"E



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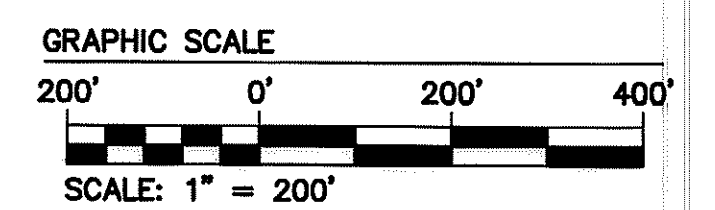
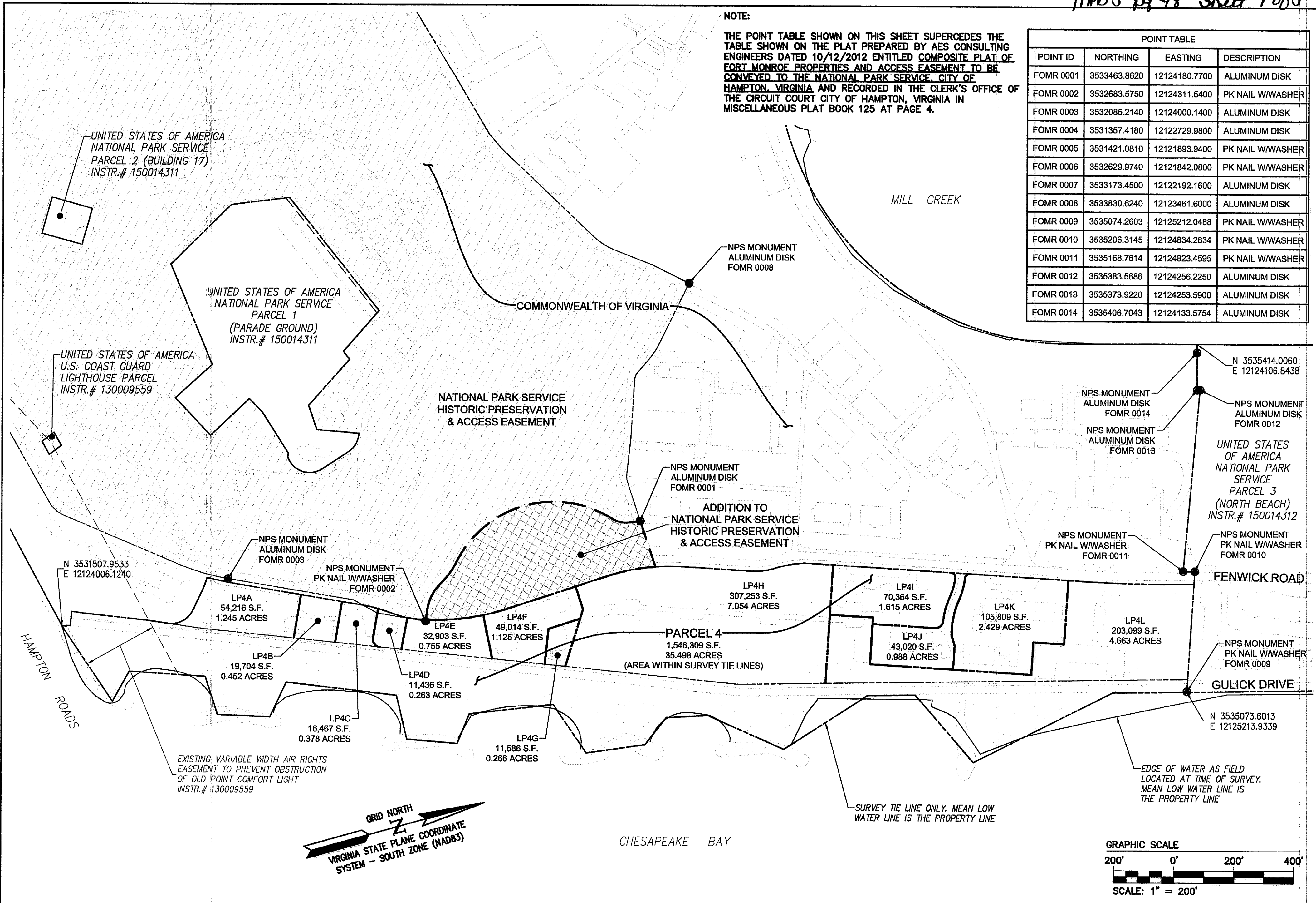
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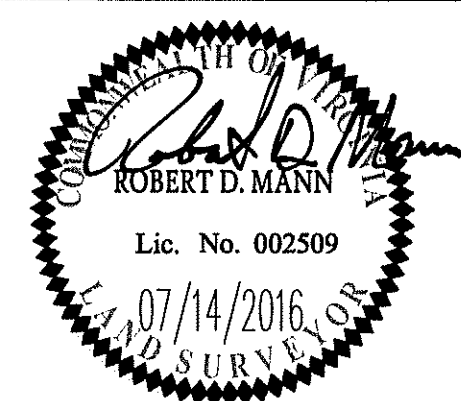
Project Contacts:	RDM
Project Number:	W10128-01
Scale:	1"=200'
Date:	07/14/2016
Sheet Number	3

NOTE:
 THE POINT TABLE SHOWN ON THIS SHEET SUPERCEDES THE TABLE SHOWN ON THE PLAT PREPARED BY AES CONSULTING ENGINEERS DATED 10/12/2012 ENTITLED COMPOSITE PLAT OF FORT MONROE PROPERTIES AND ACCESS EASEMENT TO BE CONVEYED TO THE NATIONAL PARK SERVICE, CITY OF HAMPTON, VIRGINIA AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT CITY OF HAMPTON, VIRGINIA IN MISCELLANEOUS PLAT BOOK 125 AT PAGE 4.

POINT TABLE			
POINT ID	NORTHING	EASTING	DESCRIPTION
FOMR 0001	3533463.8620	12124180.7700	ALUMINUM DISK
FOMR 0002	3532683.5750	12124311.5400	PK NAIL W/WASHER
FOMR 0003	3532085.2140	12124000.1400	ALUMINUM DISK
FOMR 0004	3531357.4180	12122729.9800	ALUMINUM DISK
FOMR 0005	3531421.0810	12121893.9400	PK NAIL W/WASHER
FOMR 0006	3532629.9740	12121842.0800	PK NAIL W/WASHER
FOMR 0007	3533173.4500	12122192.1600	ALUMINUM DISK
FOMR 0008	3533830.6240	12123461.6000	ALUMINUM DISK
FOMR 0009	3535074.2603	12125212.0488	PK NAIL W/WASHER
FOMR 0010	3535206.3145	12124834.2834	PK NAIL W/WASHER
FOMR 0011	3535168.7614	12124823.4595	PK NAIL W/WASHER
FOMR 0012	3535383.5686	12124256.2250	ALUMINUM DISK
FOMR 0013	3535373.9220	12124253.5900	ALUMINUM DISK
FOMR 0014	3535406.7043	12124133.5754	ALUMINUM DISK



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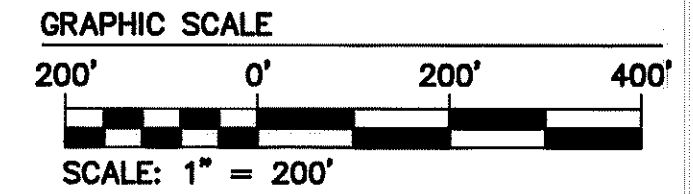
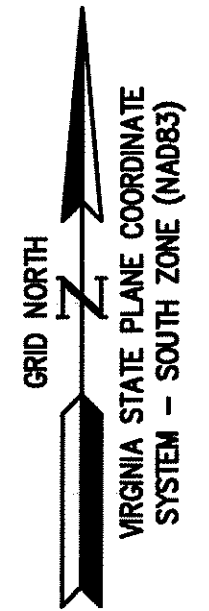
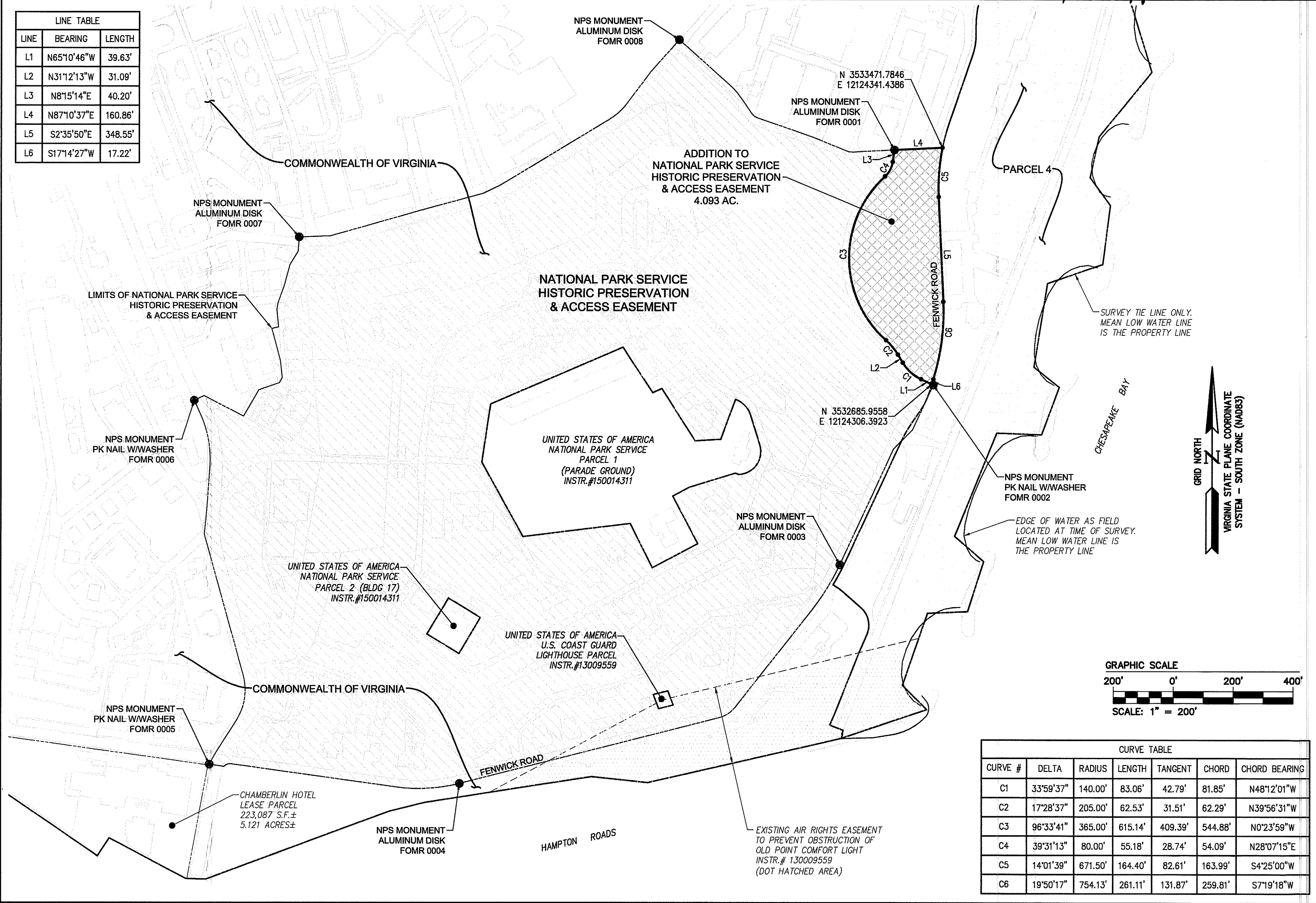


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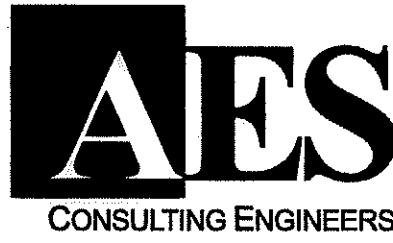
Project Contacts:	RDM
Project Number:	W10128-01
Scale:	1"=200'
Date:	07/14/2016
Sheet Number	4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°10'46"W	39.63'
L2	N31°12'13"W	31.09'
L3	N8°15'14"E	40.20'
L4	N87°10'37"E	160.86'
L5	S2°35'50"E	348.55'
L6	S17°14'27"W	17.22'



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	33°59'37"	140.00'	83.06'	42.79'	81.85'	N48°12'01"W
C2	17°28'37"	205.00'	62.53'	31.51'	62.29'	N39°56'31"W
C3	96°33'41"	365.00'	615.14'	409.39'	544.88'	N0°23'59"W
C4	39°31'13"	80.00'	55.18'	28.74'	54.09'	N28°07'15"E
C5	14°01'39"	671.50'	164.40'	82.61'	163.99'	S4°25'00"W
C6	19°50'17"	754.13'	261.11'	131.87'	259.81'	S7°19'18"W

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