

**SURVEYOR'S NOTE**

I, DENNIS TAFLAMBAS, A LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED(S) DESCRIBED BELOW, AND THAT CONCRETED STEEL PINS, AS SPECIFIED BY THE SUBDIVISION REGULATIONS OF THE CITY OF PORTSMOUTH, VIRGINIA ARE ACTUALLY IN PLACE AT POINTS MARKED THUS, AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.

DENNIS TAFLAMBAS

February 27, 2019  
DATE

**OWNER'S NOTE**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCEL ONE & PARCEL TWO, MELLEN STREET PROPERTIES, LLC. LOCATED IN PORTSMOUTH, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

**NOTES**

1. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, N.A.D. 1983/1993 (H.A.R.N.). COORDINATE VALUES ARE EXPRESSED IN U.S. SURVEY FEET; GPS DERIVED.
2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE(S) X AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP FOR THE CITY OF PORTSMOUTH, VIRGINIA, COMMUNITY NUMBER 515527 - 0026 H DATED FEBRUARY 17, 2017.
3. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT.
4. CITY WATER AND SEWER ARE AVAILABLE AND CURRENTLY EXISTING.
5. THERE ARE CURRENTLY FOUR UNITS WITHIN THE EXISTING BUILDING.
6. THE BASEMENTS ONLY USE IS FOR STORAGE.

**TOTAL AREA NOTE**

THE TOTAL AREA ENCOMPASSED WITHIN THIS SUBDIVISION = 12,851 SF / 0.2950 AC.  
PARCEL ONE AREA = 8,035 SF / 0.1844 AC.  
PARCEL TWO AREA = 4,816 SF / 0.1105 AC.

**DIRECTOR'S NOTE**

THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION, 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, STREETS OR OTHER LINES SHOWN ON THIS PLAT.

APPROVED:

PLANNING AND COMMUNITY  
DEVELOPMENT, NORFOLK, VA.

DATE

APPROVED:

PUBLIC WORKS, NORFOLK, VA.

DATE

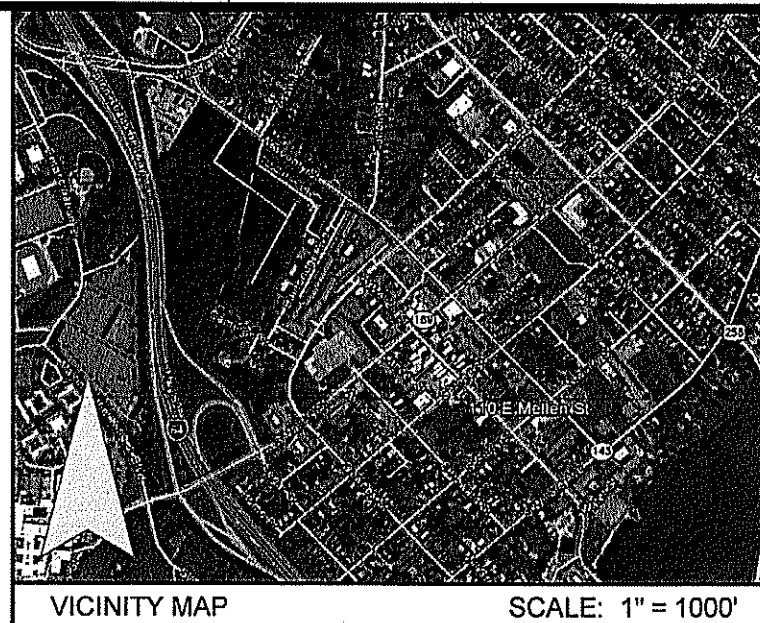
APPROVED:

UTILITIES, NORFOLK, VA.

DATE

VIRGINIA:  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF  
NORFOLK, VIRGINIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
,2018, AT \_\_\_\_\_ THIS PLAT WAS THID DAY RECEIVED AND UPON  
CERTIFICATE OF ACKNOWLEDGEMENT, THERETO ANNEXED,  
ADMITTED TO RECORD IN MAP BOOK: \_\_\_\_\_ AT PAGE: \_\_\_\_\_

TEST \_\_\_\_\_, CLERK  
BY \_\_\_\_\_

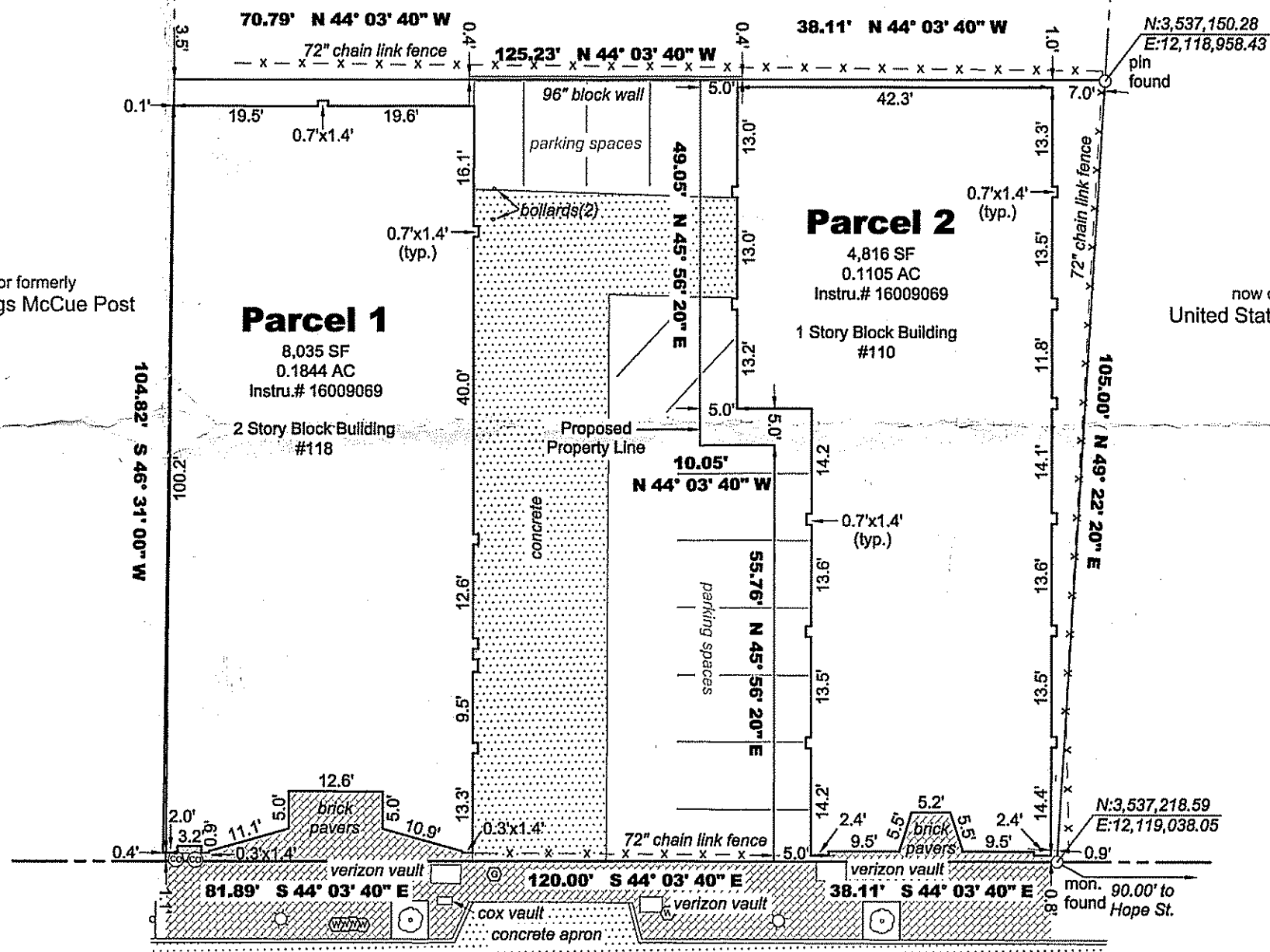


Virginia South Zone NAD 1983  
State Plane Coordinate System

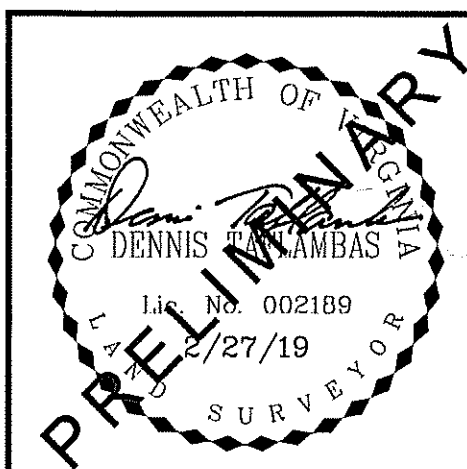
now or formerly  
VFW Craigs McCue Post

now or formerly  
Economic Development  
Authority

now or formerly  
United States OF America



**MELLEN STREET**  
(Variable Width Right-of-Way)



DKTAssociates.com Tel. (757) 588-5888



Date	Description

**Exhibit of**

Parcel One & Parcel Two  
Mellen Street  
(P.B.132, P.103)

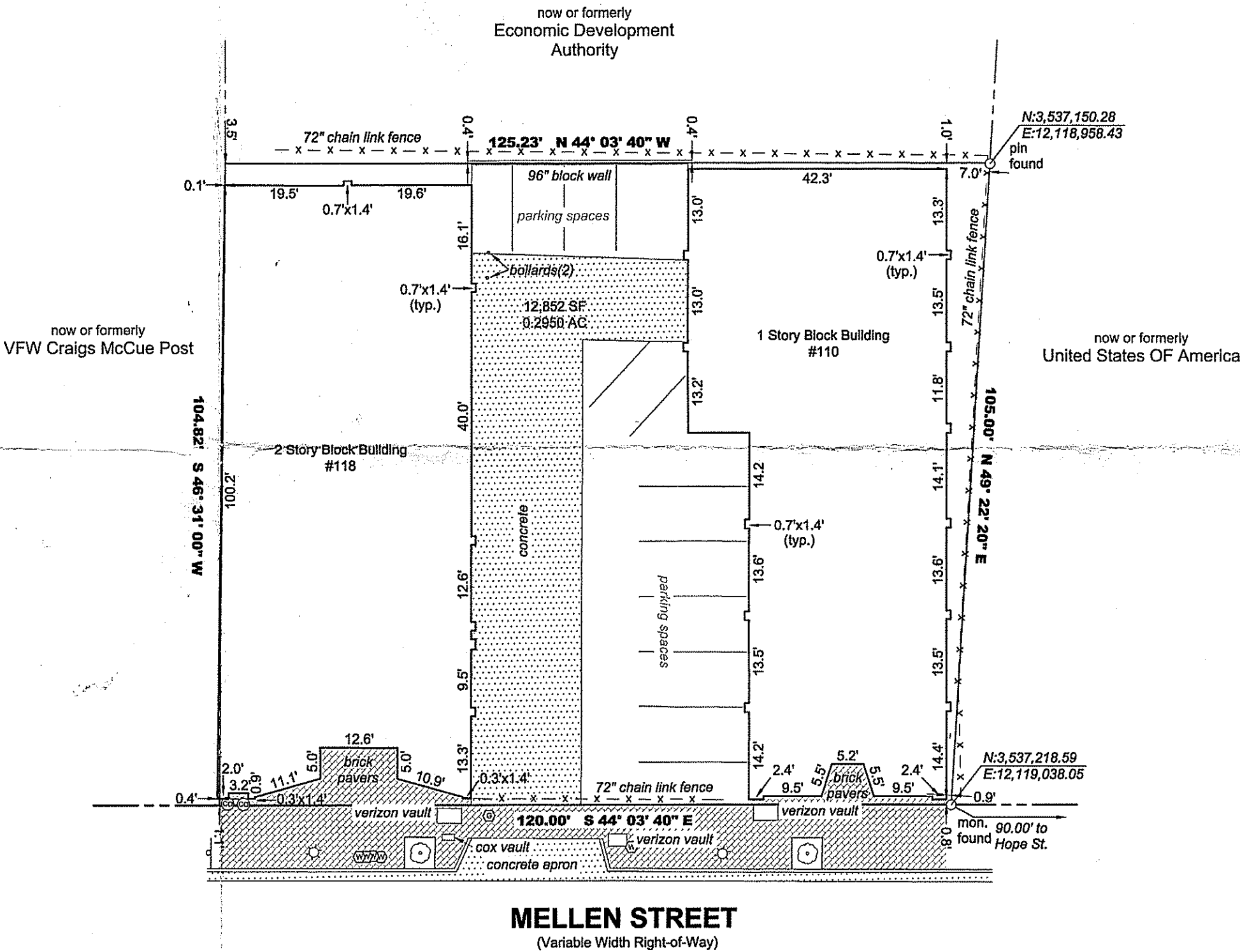
Portsmouth, Virginia February 27, 2019  
For: **MELLEN STREET PROPERTIES, LLC**

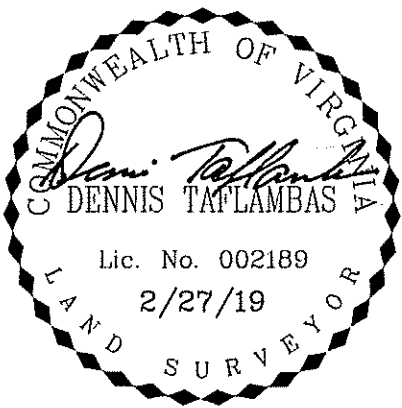

Job No:	18373	Scale:	1" = 20'
FB:	256/29	Size:	18 x 24
Drawn:	JJ	Revised:	-
Check:	DT	Sheet:	1 of 1

GENERAL NOTES

1. The land boundary survey shown hereon is based on a current field survey performed on February 21, 2019 and in combination with the plat(s) and/or deed(s) referenced herein. This survey was performed without the benefit of a current title report. The easements appearing on this survey, if any, were depicted and/or noted in the referenced plat(s) and/or deed(s) unless otherwise noted.
2. This property appears to fall in flood zone(s) X as shown on the NFIP map for the city of Hampton, map/panel 515527 0026 H, effective 5/16/16. Base Flood Elevation = N/A Finished Floor Elevation = N/A

South Zone NAD 1983  
Virginia State Plane Coordinate System



	 1100 Granby Street Suite 100 Norfolk, VA 23510 DKTAssociates.com Tel. (757) 588-5888	Graphic Scale 0 10 20 40 80 1" = 20'	<b>Physical Survey of</b>  Parcel One & Parcel Two Mellen Street (P.B.132, P.103)	
		Date February 27, 2019	Description For: <b>MELLEN STREET PROPERTIES, LLC</b>	Job No: 18373 FB: 256/29 Drawn: JJ Check: DT