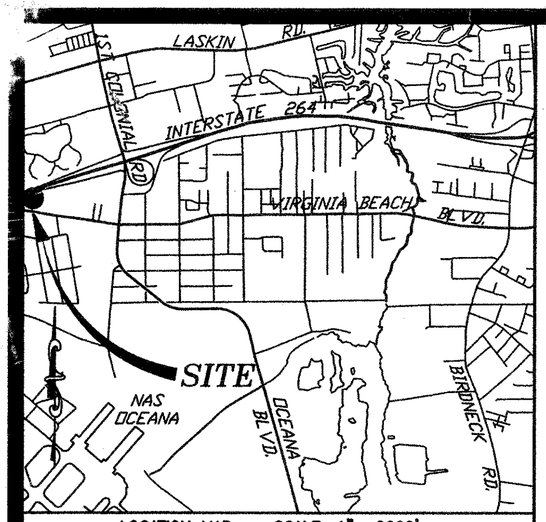

LOCATION MAP SCALE: 1"= 2000'

MERIDIAN SOURCE: SEE NOTE #1

044
NOW OR FORMERLY
COMMONWEALTH OF VIRGINIA
(D.B. 872, PG. 690)
(S.H.P.B. 3, PG. 188, 188A, 188B & 188C)
(S.H.P.B. 7, PG. 30 & 30A)
GPIN: 2407-76-2331

N 81°42'49" E 332.11'
250.01'

+72.62
406.28'

[[+15.46 / 388.78']]

[[+94.12 / 382.24']] BENT PIN(F)

59.79'

N 3,476,267.163
E 12,207,373.523

22.31'

S 34°36'25" E 84.50'

N 34°36'25" W 96.22'

20' PERMANENT ACCESS
EASEMENT TO BE ACQUIRED
1,908 SQ.FT. OR 0.044 ACRE

PERMANENT DRAINAGE
EASEMENT TO BE ACQUIRED
1,908 SQ.FT. OR 0.044 ACRE

78.96'
S 08°07'55" W 93.87'

033
PARCEL A
NOW OR FORMERLY
BEACH BUSINESS PARK
OFFICE/WAREHOUSE CONDOMINIUM
(D.B. 2907, PG. 253) (D.B. 2929, PG.1970)
(D.B. 2943, PG. 1071) (D.B. 2672, PG. 11-PLAT) (M.B. 221, PG. 31)
GPIN: 2407-76-7200

043
PARCEL 1
PROPERTY OF
THUMEL ASSOCIATES, L.C.,
A VIRGINIA LIMITED LIABILITY
COMPANY
(INST. #20060816001249710)
(M.B. 16, PG. 62)
GPIN: 2407-76-2017

[[+73.46 / 327.33']]

N 3,476,219.299
E 12,207,044.880

N 81°52'05" W 118.53'

+73.59
310.30'

+13.58
311.78'

46.58'
N 81°52'05" W 60.03'

13.45'

PIPE(F)

S 81°52'05" E

+73.61
312.42'

[[+60.16 / 312.27']]

NOW OR FORMERLY
BFS RETAIL & COMMERCIAL
OPERATIONS, LLC
(INST. #200301150008296)
(M.B. 42, PG. 1)
GPIN: 2407-66-9054

NOW OR FORMERLY
EDWIN A. SCHOEN TRUST
EDWIN A. SCHOEN, TRUSTEE
(D.B. 3352, PG. 1226)
(M.B. 16, PG. 62)
GPIN: 2407-76-0191

269.00'
N 08°07'55" E 275.00'

275.00'
S 08°07'55" W

072
NOW OR FORMERLY
HANSA K. PATEL &
KIRITKUMAR L. PATEL
(D.B. 4355, PG. 993)
(M.B. 16, PG. 62)
GPIN: 2407-76-3110

037
NOW OR FORMERLY
LYLE A. MIDDLETON
(D.B. 2928, PG. 1325)
(M.B. 16, PG. 62)
GPIN: 2407-75-3989

BAYBERRY LANE
(30' PRIVATE LANE)
(M.B. 221, PG. 31)

PROPERTY OF
DOUGLAS SHELTON, ET AL
LOCATED NEAR OCEANA
(M.B. 42, PG. 1)

PLAN OF PROPERTY
LOCATED AT OCEANA
(M.B. 16, PG. 62)

+76.50
35.32'

+16.49
36.80'

N 81°52'05" W

6.00'

140.00'
N 81°52'05" W

407.73'

EXISTING R/W

S 81°52'05" E

5.00'

VIRGINIA BEACH BOULEVARD U.S. 58 (BUS)
(VARIABLE WIDTH R/W) (M.B. 16, PG. 62)

197+00

S 81°15'41" E

CONSTRUCTION BASELINE

199+00

200+00

POT 198+00.00

N 3,475,876.630
E 12,207,240.022

LEGEND

+57.49 / 36.25' STATION AND OFFSET FOR EXISTING RIGHT-OF-WAY

[[+57.49 / 36.25']] STATION AND OFFSET FOR PERMANENT DRAINAGE AND 20' PERMANENT ACCESS EASEMENT TO BE ACQUIRED

HATCH LEGEND

DENOTES PERMANENT DRAINAGE EASEMENT TO BE ACQUIRED

DENOTES 20' PERMANENT ACCESS EASEMENT TO BE ACQUIRED

PROPERTY OF: THUMEL ASSOCIATES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY

REFERENCES: INST. #20060816001249710; M.B. 16, PG. 62

GPIN: 2407-76-2017

NOTES:

1. THE MERIDIAN SOURCE IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/86). COORDINATE VALUES AND DISTANCES SHOWN HEREON ARE EXPRESSED IN INTERNATIONAL FEET (ONE FOOT = 0.3048 METER).

2. PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS AND DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS. THIS PLAT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.

3. THIS PLAT IS INTENDED FOR ACQUISITION PURPOSES ONLY AND DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

4. EASEMENT TO BE ACQUIRED BY DEED.

5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT SHOW ANY PHYSICAL IMPROVEMENTS, NOR ALL EASEMENTS AND RESTRICTIONS THAT MAY AFFECT THE PROPERTY.

6. PROPOSED MONUMENTATION TO BE INSTALLED AFTER CONSTRUCTION BY A LAND SURVEYOR, LICENSED IN THE COMMONWEALTH OF VIRGINIA, AS REQUIRED BY THE VIRGINIA DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION – RULES AND REGULATIONS – PART 5, SECTION 10, SUB-SECTION B, PARAGRAPH 4.

TYPICAL MONUMENT LEGEND

—○—	IRON PIN FOUND, UNLESS NOTED
—●—	IRON PIN SET (SEE NOTE 6)

TABLE OF AREAS

ORIGINAL PARCEL AREA	53,452 SQ.FT. OR 1.227 ACRE
RESIDUAL PARCEL AREA	53,452 SQ.FT. OR 1.227 ACRE
20' PERMANENT ACCESS EASEMENT TO BE ACQUIRED	1,908 SQ.FT. OR 0.044 ACRE
~~PERMANENT DRAINAGE EASEMENT TO BE ACQUIRED~~	~~1,908 SQ.FT. OR 0.044 ACRE~~

COMMONWEALTH OF VIRGINIA
STEPHEN A. PEARCE
Lic. No. 002453
9-2-08
LAND SURVEYOR

APPROVED: For James C. Lawson DATE: 9/5/08
DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA

REVISED: 8-28-08 PER CITY COMMENT
REVISED: 1-28-08 OWNER NAME CHANGE
REVISED: 11-05-07 PER CITY COMMENTS

043

PLAT SHOWING
EASEMENT TO BE ACQUIRED
FROM
THUMEL ASSOCIATES, L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
BY
THE CITY OF VIRGINIA BEACH
FOR
FIRST COLONIAL ROAD / VIRGINIA BEACH
BOULEVARD INTERSECTION IMPROVEMENTS
(CIP 2-072)

VIRGINIA BEACH, VIRGINIA
SCALE: 1"=25' DATE: SEPTEMBER 20, 2006

PRECISION MEASUREMENTS, INC.
WWW.PRECISIONMEASUREMENTS.COM
SURVEYORS • GPS • 3-D SCANNING • MAPPERS
851 SEAHAWK CIRCLE, SUITE 103
VIRGINIA BEACH, VIRGINIA 23452
(757) 368-0945

25 0 25 50
GRAPHIC SCALE

J.O. 02-161-06-H ACAD: PARCEL-043.DWG