

TYPICAL MONUMENT LEGEND

○	IRON PIN SET (SEE NOTE 6)
■	CONCRETE MONUMENT SET (SEE NOTE 6)

LEGEND

(00.00) STATION AND OFFSET FOR EXISTING RIGHT-OF-WAY
 (00.00) STATION AND OFFSET FOR PROPERTY TO BE ACQUIRED FOR RIGHT-OF-WAY PURPOSES
 (+00.00) STATION AND OFFSET FOR TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED

HATCH LEGEND

[Stippled] DENOTES PROPERTY TO BE ACQUIRED FOR RIGHT-OF-WAY PURPOSES
 [Cross-hatched] DENOTES TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED

TABLE OF AREAS

ORIGINAL PARCEL AREA	33,001 SQ.FT. OR 0.758 ACRE
PROPERTY TO BE ACQUIRED FOR RIGHT-OF-WAY PURPOSES	2,883 SQ.FT. OR 0.066 ACRE
TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED	1,556 SQ.FT. OR 0.036 ACRE
RESIDUAL PARCEL AREA	30,118 SQ.FT. OR 0.692 ACRE

PROPERTY OF: IN JA LEE ALLEN & DANIEL C. ALLEN

REFERENCES: INST. #200504180056852; M.B. 23, PG. 34

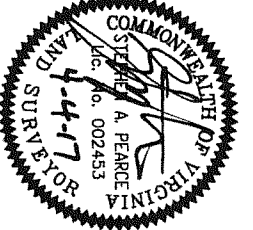
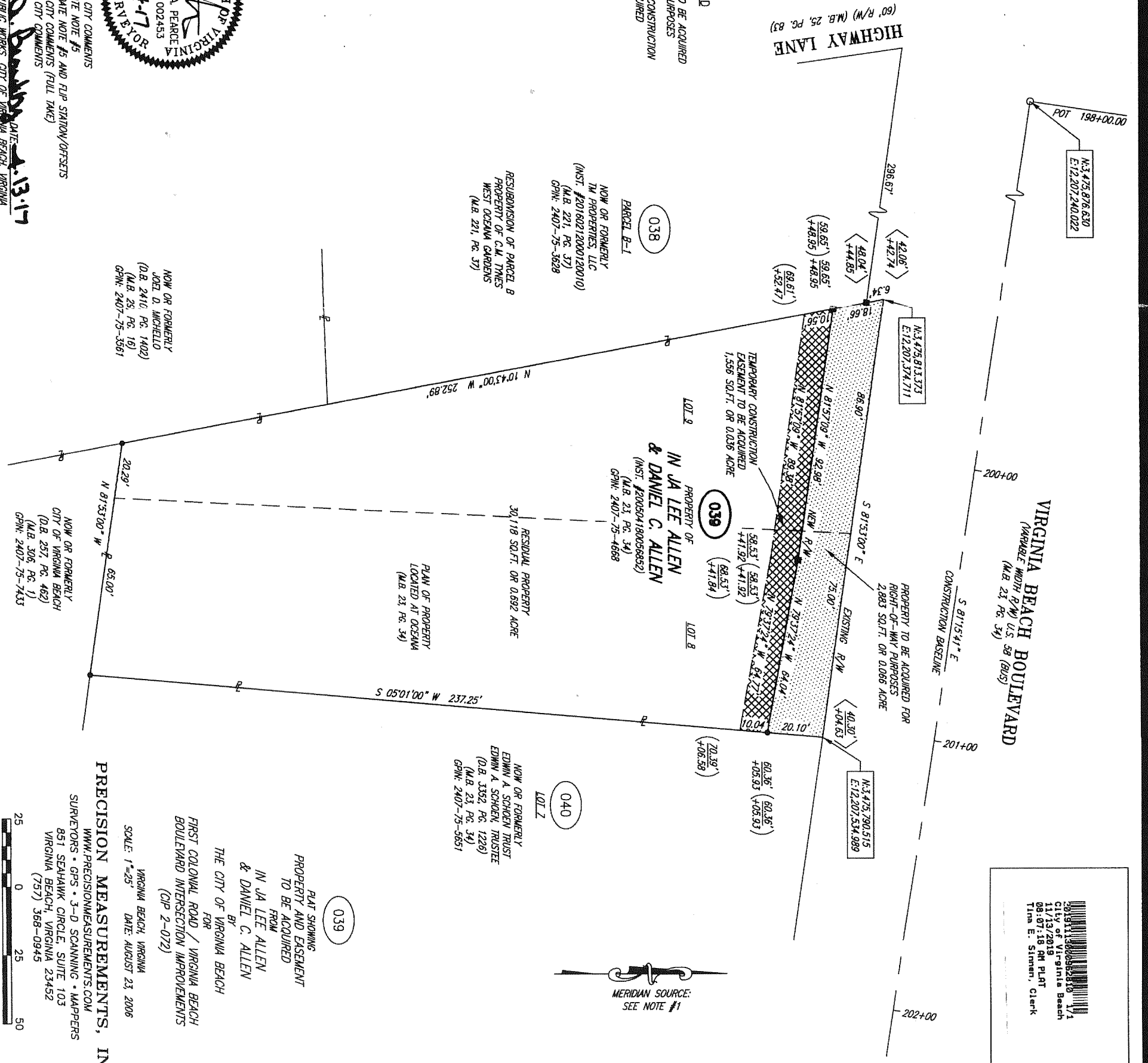
GPN: 2407-75-4668

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 METERS).
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. PROPERTY AND EASEMENT TO BE ACQUIRED BY DEED.
5. THIS PLAT WAS PREPARED UTILIZING A TITLE REPORT PREPARED BY BRODE TRUST TITLE GROUP, DATED NOVEMBER 01, 2016.
6. PROPOSED RIGHT-OF-WAY 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.
7. PARCEL AREA IS CALCULATED FROM RECORDED PLAT.

HIGHWAY LANE (60' R/W) (M.B. 25, PG. 83)

VIRGINIA BEACH BOULEVARD (VARIABLE WIDTH R/W) U.S. 58 (BUS) (M.B. 23, PG. 34)



REVISIONS:

- 3-13-17 PER CITY COMMENTS
- 1-31-17 UPDATE NOTE #5
- 12-14-16 UPDATE NOTE #5 AND R/W STATION/OFFSETS
- 11-7-16 PER CITY COMMENTS (FULL TAKE)
- 7-31-07 PER CITY COMMENTS

NOW OR FORMERLY
JOEL D. WHEELER
(O.B. 2410, PG. 1402)
(M.B. 25, PG. 16)
GPN: 2407-75-3561

NOW OR FORMERLY
CITY OF VIRGINIA BEACH
(O.B. 257, PG. 482)
(M.B. 306, PG. 1)
GPN: 2407-75-7433

NOW OR FORMERLY
EDWIN A. SCHODEN TRUST
EDWIN A. SCHODEN, TRUSTEE
(O.B. 3352, PG. 1226)
(M.B. 23, PG. 34)
GPN: 2407-75-5651

PRECISION MEASUREMENTS, INC.

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

SCALE: 1"=25'
DATE: AUGUST 23, 2006

FIRST COLUMN ROAD / VIRGINIA BEACH BOULEVARD INTERSECTION IMPROVEMENTS (CIP 2-072)

THE CITY OF VIRGINIA BEACH FOR

IN JA LEE ALLEN & DANIEL C. ALLEN BY

PLAT SHOWING PROPERTY AND EASEMENT TO BE ACQUIRED FROM

039

MERIDIAN SOURCE: SEE NOTE #1

201911300852810 1/1
 City of Virginia Beach
 11/13/2019
 09:07:18 AM PLAT
 Tina E. Stinson, Clerk