

ORDINANCE NO. 7317-16

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO MAKE OFFERS TO ACQUIRE, BY PURCHASE OR CONDEMNATION, PORTIONS OF CERTAIN PARCELS OF REAL PROPERTY HEREINAFTER MORE PARTICULARLY DESCRIBED, FOR THE ATKINSON BOULEVARD EXTENSION PROJECT, TO PROVIDE FUNDS FOR THIS PURPOSE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND THE CITY CLERK TO ATTEST ALL DOCUMENTS NECESSARY TO EFFECT THE PURCHASE AUTHORIZED HEREIN.

WHEREAS, in the opinion of the Council of the City of Newport News, a public necessity exists for the acquisition of certain real property interests, hereinafter more particularly described, for the purpose of extending Atkinson Boulevard from its intersection with Warwick Boulevard to Jefferson Avenue, which includes the construction of approaches and of a bridge crossing Interstate 64 and railroad tracks operated by CSXT, and for the preservation of the safety, health, peace, good order, comfort, convenience, morals and welfare of the City of Newport News.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Newport News, Virginia, after a properly noticed Public Hearing on October 25, 2016, pursuant to Virginia Code §15.2-1903:

Section 1. That the Council hereby authorizes the acquisition of unencumbered fee simple title by general warranty deed or other interests in the properties identified in Section 6 of this ordinance..

Section 2. That the City Attorney be, and hereby is, authorized and directed to acquire in a manner provided by Title 15.2, Chapter 19 and Title 25.1, Chapters 2 and 3, of the Code of Virginia, 1950, as amended, interests in those certain properties located in the City of Newport News, Virginia, together with all rights appurtenant thereto, if appropriate, to implement the Atkinson Boulevard Extension Project, the said properties where the interests are to be acquired, and a preliminary indication of ownership being more particularly described in Section 6 of this ordinance.

Section 3. That the City Manager is hereby authorized and directed to act for and on behalf of the City of Newport News in agreeing and disagreeing with the owners of the properties upon the compensation to be paid therefor within the limits of the funds provided herein for this purpose as set out in Section 6 of this ordinance and to sign any documents necessary to effectuate acquisition of the properties.

Section 4. That in order to provide funds for the acquisition of interests in the said properties and to defray the costs incident thereto, the sum of ONE HUNDRED THIRTY-SEVEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$137,700.00) or so much thereof as may be necessary, is hereby designated from funds appropriated for acquisition of the hereinafter described properties.

Section 5. That the authority to acquire interests in the property listed in Section 6 of this ordinance shall include all necessary authority to acquire clear title to those properties and shall, without intending to be a limitation, include the authority to institute proceedings against successors in title or to institute eminent domain proceedings in order to establish clear title.

Section 6. That the present owners of the properties to be acquired, or interests therein, and a description of said properties or their interests, and the funds necessary to compensate the owners of the properties are as follows (the interests to be acquired being fee simple ownership unless otherwise indicated on the plats attached hereto):

Parcel 01 - Right of way, temporary construction easements and a utility easement from One Sonny Corporation, for SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$75,000.00). The interest(s) to be acquired affects a parcel currently used as a shopping center at 15392, 15394, 15396, 15398 and 154000 Warwick Boulevard, identified as Tax Parcel 078000101, and more particularly described on a plat attached to this Ordinance as Exhibit 1.

Parcel 02 - Permanent right of way, water line easement and temporary construction easement from School Board of the City of Newport News for THIRTY-FOUR THOUSAND AND FIVE HUNDRED and 00/100 DOLLARS (\$34,500.00). The interest(s) to be acquired affect(s) a parcel identified as 400 Atkinson Boulevard, Tax Parcel 078000402, and more particularly described on a plat attached to this Ordinance as Exhibit 2.

Parcel 04 - A Permanent Utility Easement from the Economic Development Authority of the City of Newport News, for FIFTEEN THOUSAND AND FIVE HUNDRED AND 00/100 DOLLARS (\$15,500.00). The interest(s) to be acquired affect(s) a parcel identified as 15401A Warwick Blvd., Tax Parcel 077000307, and more particularly described on a plat attached to this Ordinance as Exhibit 4.

Parcel 05 - A permanent utility easement from, Kenneth W. Zeigler and Ruby K. Ziegler, for FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$4,500.00). The interest(s) to be acquired affect(s) a parcel identified as 15324 Warwick Boulevard, Tax Parcel 078000301, and more particularly described on a plat attached to this Ordinance as Exhibit 5.

Parcel 06 - A temporary construction easement from CMH Homes, Inc., for FIVE THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$5,400.00). The interest(s) to be acquired affect(s) a parcel identified as 13110 Jefferson Avenue, Tax Parcel 059000305, and more particularly described on a plat attached to this Ordinance as Exhibit 6.

Parcel 07 - A temporary construction easement from WARWICK #15198, LLC, for TWO THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (\$2,800.00). The interest(s) to be acquired affect(s) a parcel identified as 12978 Jefferson Avenue, Tax Parcel 065000243, and more particularly described on a plat attached to this Ordinance as Exhibit 7.

Section 7. That this ordinance shall be in effect on and after the date of its adoption, October 25, 2016.

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS ON OCTOBER 25, 2016

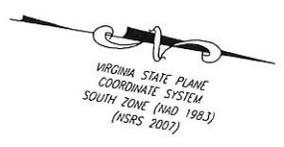
Mabel Washington Jenkins, MMC
City Clerk

McKinley L. Price, DDS
Mayor

A true copy, teste:

City Clerk

- SURVEY NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. DOES NOT SHOW ANY PHYSICAL IMPROVEMENTS, NOR ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES THAT MAY AFFECT THE PROPERTY.
 2. PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
 3. THIS PLAT IS FOR PROPERTY AND EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NOR A SUBDIVISION OF LAND.
 4. SOURCE OF TITLE AND LAST PLACE OF RECORD: D.B. 1505, P.C. 1794 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA.

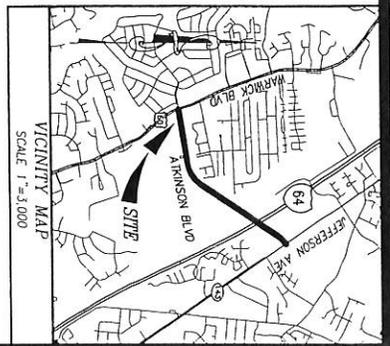


PRECISION MEASUREMENTS, INC.
 SURVEYORS: GPS - 3-D SCANNING - QS - MAPPERS
 VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
 11833 CANON BLVD, SUITE 8100
 NEWPORT NEWS, VIRGINIA 23606
 TEL: (757) 585-7510
 SHEET 1 OF 1

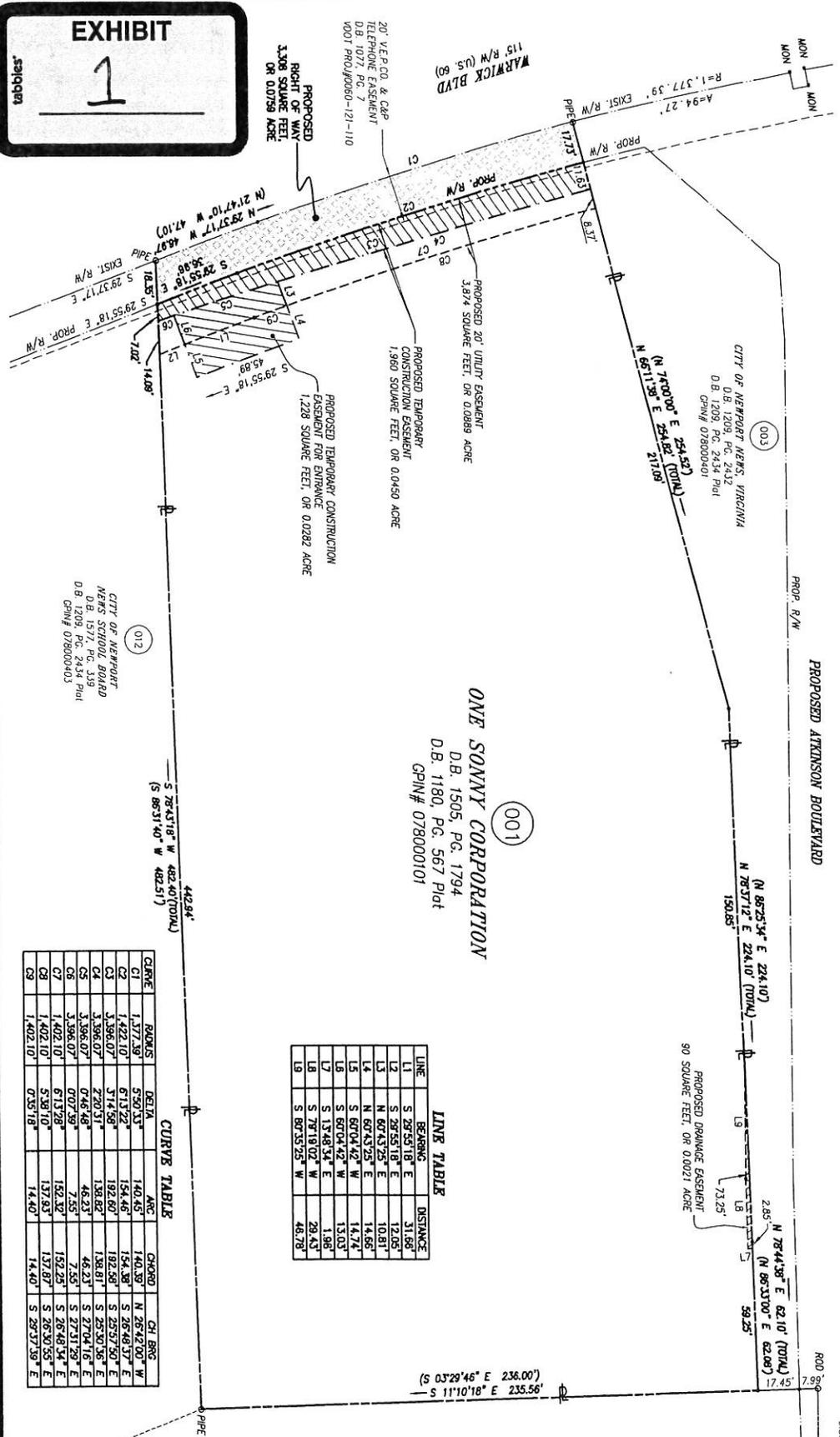
PLAT OF RIGHT OF WAY AND EASEMENT DEDICATION TO
THE CITY OF NEWPORT NEWS
 FROM
ONE SONNY CORPORATION
 FOR
ATKINSON BOULEVARD
 VDOT PROJECT: U000-121-V11
 UPC NO. 4403
 NEWPORT NEWS, VIRGINIA
 DATE: SEPTEMBER 26, 2016
 SCALE: 1" = 30'

AREA TABLE

DESCRIPTION	SQ. FT.	ACRES
ORIGINAL PARCEL (COMPUTED)	114,604	2.6309
PARCEL ACQUISITION FOR R/W	1,308	0.0299
RESIDUAL PARCEL	111,296	2.5550
TEMP. CONSTRUCTION ESMT	1,960	0.0450
TEMP. CONST. ESMT ENTRANCE	1,128	0.0262
UTILITY EASEMENTS	3,874	0.0889
DRAINAGE EASEMENT	90	0.0021



REFERENCES:
 D.B. 1505, P.C. 1794



ONE SONNY CORPORATION
 D.B. 1505, P.C. 1794
 D.B. 1180, P.C. 567 Plat
 GPN# 078000101

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°51'18" E	31.66
L2	S 79°51'18" E	12.05
L3	N 67°43'25" E	10.81
L4	N 67°43'25" E	14.65
L5	S 67°04'42" W	14.74
L6	S 67°04'42" W	13.03
L7	S 15°48'54" E	1.96
L8	S 78°18'02" W	29.43
L9	S 67°35'25" W	46.78

CURBS TABLE

CURVE	POINTS	BETA	ARC	CHORD	CH. BEG.	CH. END
C1	1,377.39	530.35	140.43	144.30	H 28°42'07" W	H 28°42'07" W
C2	1,422.10	613.25	154.46	154.38	S 29°48'17" E	S 29°48'17" E
C3	3,336.07	314.59	132.82	132.81	S 29°51'50" E	S 29°51'50" E
C4	3,336.07	220.21	132.82	132.81	S 27°04'16" E	S 27°04'16" E
C5	3,336.07	074.15	48.23	48.23	S 27°51'29" E	S 27°51'29" E
C6	3,336.07	074.15	48.23	48.23	S 26°48'54" E	S 26°48'54" E
C7	1,402.10	613.25	152.87	152.87	S 29°50'55" E	S 29°50'55" E
C8	1,402.10	539.10	137.83	137.87	S 29°50'55" E	S 29°50'55" E
C9	1,402.10	035.18	14.40	14.40	S 29°51'39" E	S 29°51'39" E

EXHIBIT
 1



CITY OF NEWPORT NEWS SCHOOL BOARD
 D.B. 1501, P.C. 1025 Plat
 GPN# 078000402

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, DOES NOT SHOW ANY PHYSICAL IMPROVEMENTS, NOR ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES THAT MAY AFFECT THE PROPERTY.
2. PROPERTY LINE AND RIGHT-OF-WAY INCORPORATION IS BASED ON PLATS, DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
3. THIS PLAT IS FOR PROPERTY AND EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NOR A SUBDIVISION OF LAND.
4. SOURCE OF TITLE AND LAST PLACE OF RECORD: D.B. 1572, P.G. 339 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA.

APPROVED BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS

○ DENOTES AREA OF PROPOSED RIGHT OF WAY

THE CITY OF NEWPORT NEWS SCHOOL BOARD

FOR
ATKINSON BOULEVARD
VDOT PROJECT: U000-121-V11
DPC NO. 4483
NEWPORT NEWS, VIRGINIA
SCALE = 1" = 40'
DATE: JUNE 13, 2016



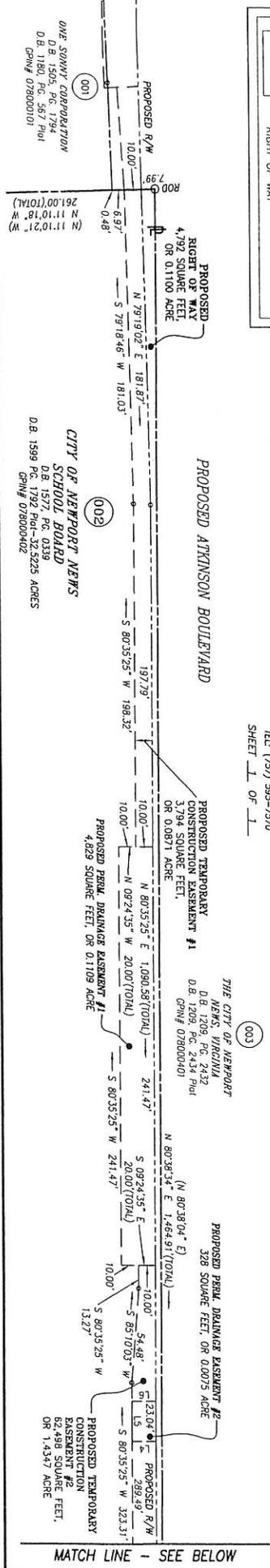
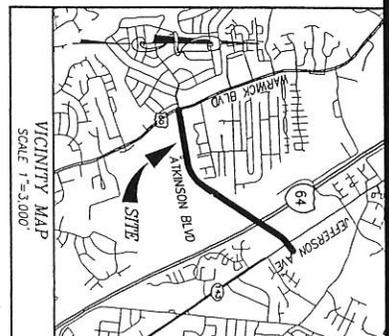
PRECISION MEASUREMENTS, INC.

SURVEYORS - GPS 3-D STATIONING - GPS 4 HAMBERS
VIRGINIA BEACH
11835 CANNON BLVD., SUITE B103
NEWPORT NEWS, VIRGINIA 23066
TEL: (757) 595-7570
SHEET 1 OF 1

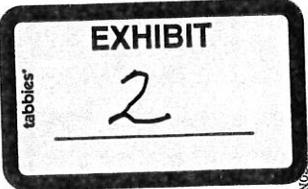
PLAT OF RIGHT OF WAY AND EASEMENT DEDICATION TO THE CITY OF NEWPORT NEWS

AREA TABLE

AREA DESCRIPTION	SQ. FT.	ACRES
PARTIAL ACQUISITION FOR R/W	1,416,680	32.2225
RESIDUAL PARCEL	4,782	0.1100
TEMP. CONSTRUCTION EASEMENT #1	1,411,888	32.4125
TEMP. CONSTRUCTION EASEMENT #2	3,794	0.0871
PERM. DRAINAGE EASEMENT #1	62,488	1.4347
PERM. DRAINAGE EASEMENT #2	4,829	0.1109
PERM. WATERLINE EASEMENT #1	338	0.0075
PERM. WATERLINE EASEMENT #2	394	0.0090
	2,471	0.0557

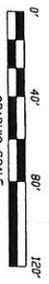


MATCH LINE - SEE ABOVE



LINE BEARING	DISTANCE
1. S 09°24'35" E	116.68'
2. S 80°35'25" W	23.62'
3. N 09°24'35" W	15.68'
4. S 09°24'35" E	114.25'
5. S 80°35'25" W	12.30'
6. N 88°17'05" E	16.99'
7. S 71°24'54" W	26.79'
8. N 20°04'10" W	11.39'

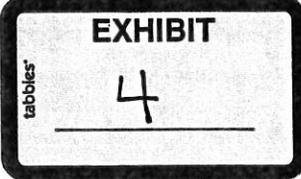
CURVE RADIUS	CHORD LENGTH	ARC LENGTH
177.43'	177.43'	177.43'



SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. DOES NOT SHOW ANY PHYSICAL IMPROVEMENTS, NOR ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES THAT MAY AFFECT THE PROPERTY.
2. PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
3. THIS PLAT IS FOR PROPOSED EASEMENT PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NOR A SUBDIVISION OF LAND.
4. SOURCE OF TITLE AND LAST PAGE OF RECORD, INSTRUMENT #140011896, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA.

APPROVED BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS



PLAT OF EASEMENT DEDICATION TO
THE CITY OF NEWPORT NEWS
FROM
ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF NEWPORT NEWS,
VIRGINIA

FOR
ATKINSON BOULEVARD
VDOT PROJECT: 0000-121-V11
UPC NO. 4483
NEWPORT NEWS, VIRGINIA
SCALE = 1" = 10'
DATE: AUGUST 19, 2016



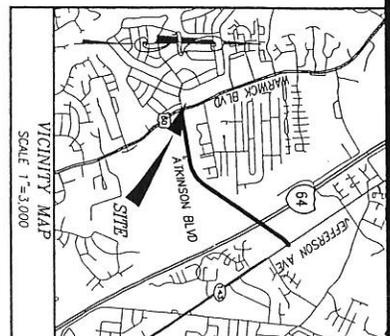
PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
1183 CANON BOULEVARD, SUITE B103
NEWPORT NEWS, VIRGINIA 23606
TEL: (757) 595-7570
SHEET 1 OF 1

AREA TABLE FOR PARCEL 077000307

AREA DESCRIPTION	SQ. FT.	ACRES
PARCEL	9,517	0.2185
PROP. PERMANENT UTILITY EASEMENT	3,293	0.0756

○ DENOTES AREA OF PROPOSED PERMANENT UTILITY EASEMENT

VIRGINIA STATE PLANNING COMMISSION
SOUTH ZONE PLAN
(ASRS 2007)

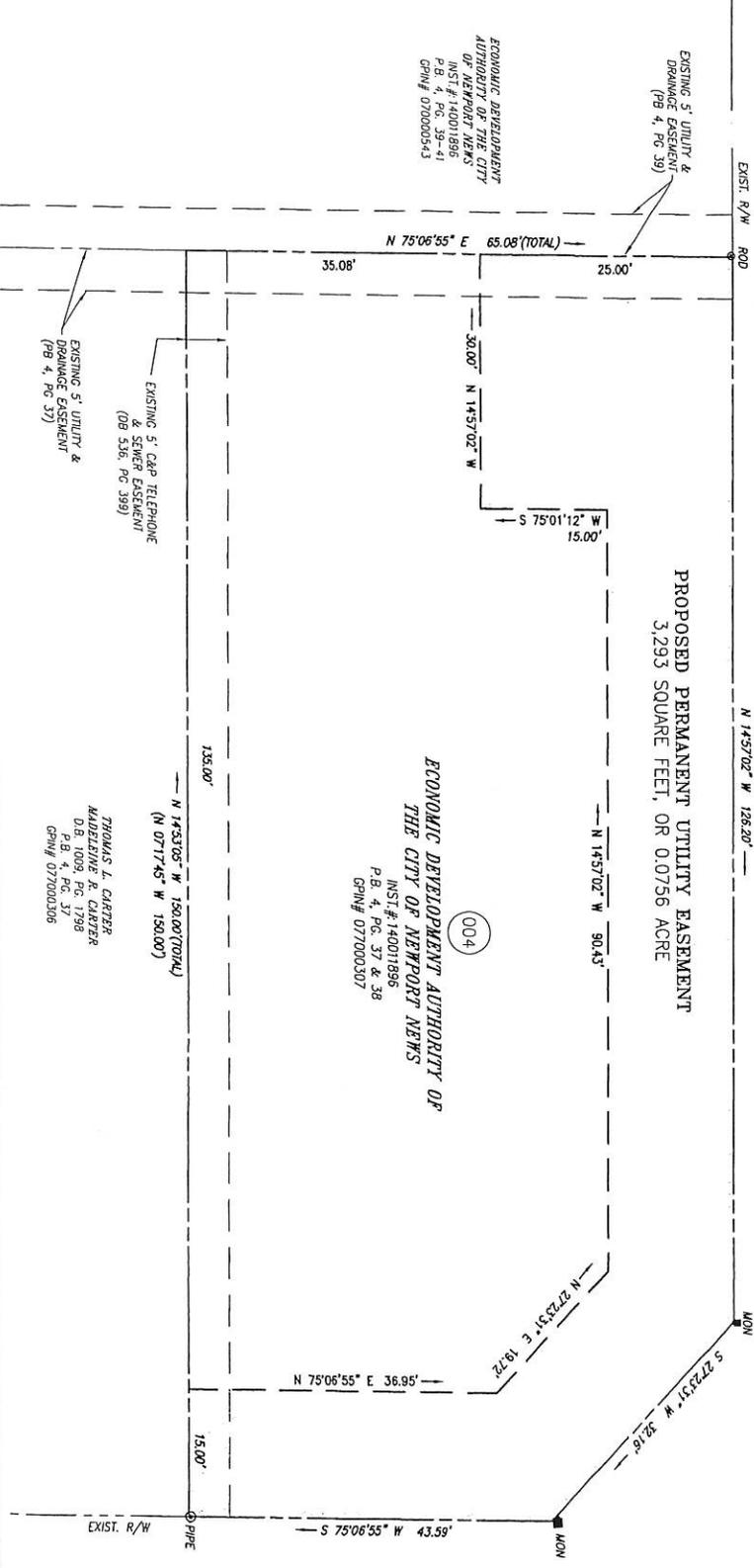


WARWICK BOULEVARD
R/W WIDTH VARIES (U.S. 60)

PROPOSED PERMANENT UTILITY EASEMENT
3,293 SQUARE FEET, OR 0.0756 ACRE

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF NEWPORT NEWS

INST. # 140011896
P.B. 4, PG. 37 & 38
GPN# 077000307

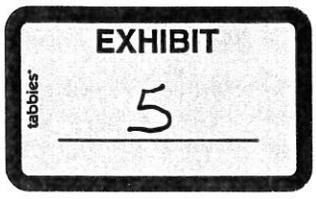


SNIDOW BOULEVARD
100' R/W (P.B. 4, PG. 37)



DENOTES AREA OF PROPOSED
PERMANENT UTILITY EASEMENT

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	88.72°	1,377.39'	3.41.27"	N 36.28.33" W	88.71'
C2	33.00°	1,377.39'	1.22.22"	N 35.19.01" W	33.00'
C3	33.14°	1,352.39'	1.24.14"	S 35.48.13" E	33.13'
C4	120.42°	1,377.39'	5.00.33"	N 32.07.33" W	120.38'
C5	72.72°	1,377.39'	3.01.31"	S 39.50.01" E	72.72'



002
CITY OF NEWPORT NEWS SCHOOL BOARD
D.B. 1577, PG. 339
D.B. 1209, PG. 2434-Pol
GPN# 078000403

005
KENNETH W. ZIEGLER & RUBY K. ZIEGLER
D.B. 957, PG. 17
D.B. 367, PG. 405-Pol
GPN# 078000301

DAVID L. FEUER & OPELIA WARELA
D.B. 1830, PG. 0718
P.B. 16, PG. 47
GPN# 0787000233

AREA TABLE

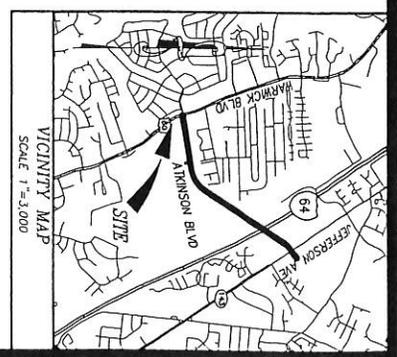
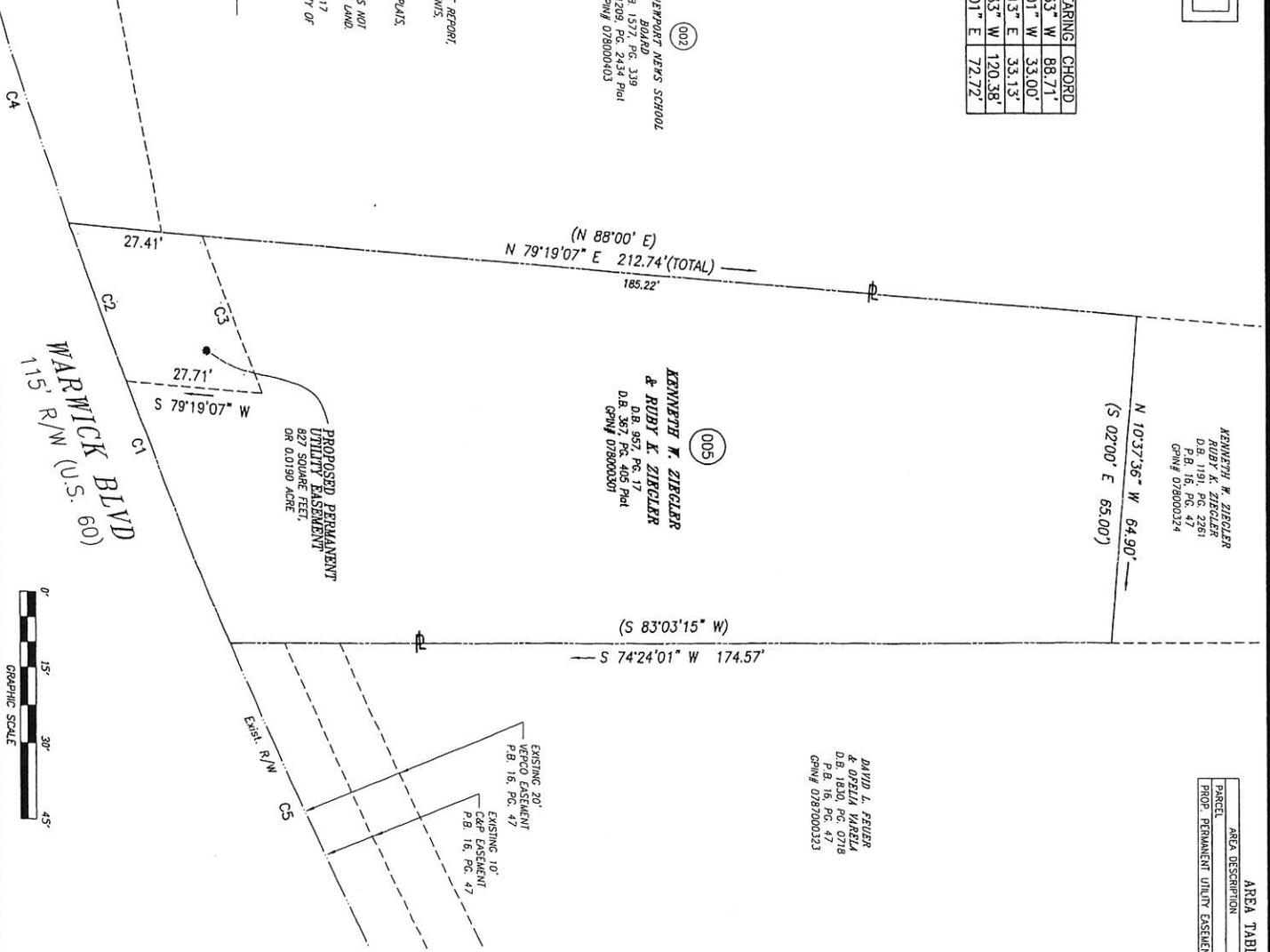
PARCEL	AREA DESCRIPTION	SQ. FT.	ACRES
PROP.	PERMANENT UTILITY EASEMENT	14,178	0.3255
		827	0.0190

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT SHOW ANY PHYSICAL ENCUMBRANCES OR EASEMENTS, RESTRICTIONS OR ENCUMBRANCES THAT MAY AFFECT THE PROPERTY.
2. PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
3. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NOR A SUBDIVISION OF LAND.
4. SOURCE OF TITLE AND LAST PLAT OF RECORD: D.B. 957, PG. 17 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA.

APPROVED BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS

J.O. 12-103-024 ACAD: ATK-DE3-PARCELS.dwg



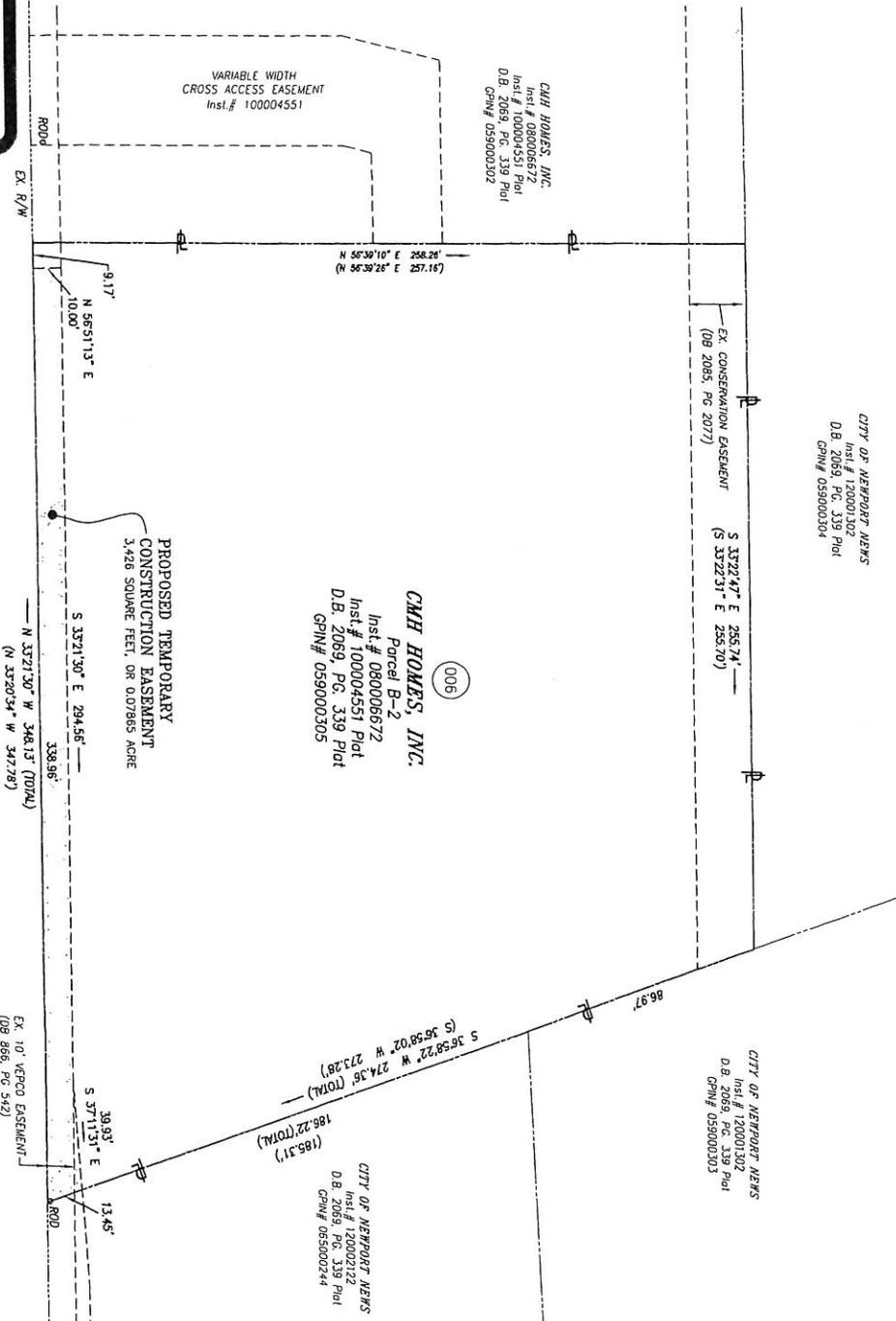
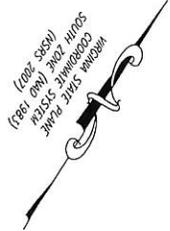
VIRGINIA STATE PLANK
COMMERCIAL SURVEYOR
SOUTH COAST SQUARE
1100 S. MAIN ST. (4th FLOOR)
NEWPORT NEWS, VA 23607
(803) 200-7121

PLAT OF EASEMENT DEDICATION TO
THE CITY OF NEWPORT NEWS
FROM
KENNETH W. ZIEGLER
& RUBY W. ZIEGLER
FOR
ATKINSON BOULEVARD
VDOT PROJECT: 0000-121-V11
UPC NO. 4483
NEWPORT NEWS, VIRGINIA
SCALE = 1" = 15'
DATE: MAY 23, 2016

PRECISION MEASUREMENTS, INC.
SURVEYORS - GPS - 3-D SCANNING - GIS - MAPPERS
VIRGINIA BEACH - RICHMOND - NEWPORT NEWS - CHARLLOTTE, VIRGINIA
11633 CANNON BLVD., SUITE 5100
NEWPORT NEWS, VIRGINIA 23606
TEL: (757) 958-7570
SHEET 1 OF 1

EXHIBIT
6

ACAD: ATK-DED-PARCEL006.dwg



006

006

AREA TABLE

AREA DESCRIPTION	SQ. FT.	ACRES
PARCEL (PER PLAT)	77,620	1.7819
TEMPORARY CONSTRUCTION EASEMENT	3,426	0.07865

CITY OF NEWPORT NEWS
Inst. # 120001302
D.B. 2069, PG. 339 Plat
GPN# 059000304

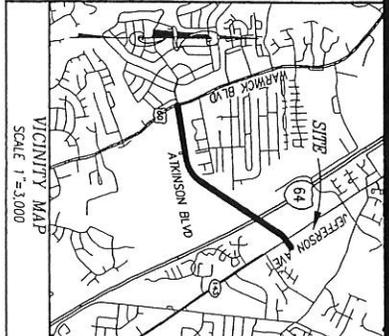
EX. CONSERVATION EASEMENT
(DB 2085, PG 2077)

CMH HOMES, INC.
Parcel B-2
Inst. # 080006672
Inst. # 100004551 Plat
D.B. 2069, PG. 339 Plat
GPN# 059000305

CITY OF NEWPORT NEWS
Inst. # 120001302
D.B. 2069, PG. 339 Plat
GPN# 059000303

CITY OF NEWPORT NEWS
Inst. # 120002222
D.B. 2069, PG. 339 Plat
GPN# 059000244

JEPPERSON AVENUE
140' R/W (S.R. 143)



SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT SHOW ANY PHYSICAL IMPROVEMENTS NOR ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES THAT MAY AFFECT THE PROPERTY.
2. PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
3. THIS PLAT IS FOR PROPOSED EASEMENT PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NOR A SUBDIVISION OF LAND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA.
4. SOURCE OF TITLE AND LAST PLACE OF RECORD, INSTRUMENT #, 080006672

APPROVED BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS



PLAT OF EASEMENT DEDICATION TO
FROM
THE CITY OF NEWPORT NEWS
CMH HOMES, INC.
FOR
ATKINSON BOULEVARD
VDOT PROJECT: 0000-121-V11
UPC NO. 4483
NEWPORT NEWS, VIRGINIA
SCALE= 1" = 30'
DATE: MAY 23, 2016



PRECISION MEASUREMENTS, INC.
SURVEYORS - GPS - 3-D SCANNING - GIS - MAPPERS
VIRGINIA BEACH - RICHMOND - NEWPORT NEWS - CHANTILLY, VIRGINIA
11333 CANON BOULEVARD, SUITE B103
NEWPORT NEWS, VIRGINIA 23606
TEL: (757) 593-7570

SHEET 1 OF 1

- SURVEY NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT SHOW ANY PHYSICAL IMPROVEMENTS NOR ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES THAT MAY AFFECT THE PROPERTY.
 2. PROPERTY LINE AND ACTUAL FIELD MEASUREMENTS IS BASED ON PLATS, DEEDS OF RECORD AND BOUNDARY FIELD MEASUREMENTS.
 3. THIS PLAT IS FOR PROPOSED EASEMENT PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NOR A SUBDIVISION OF LAND.
 4. SOURCE OF TITLE AND LAST PLACE OF RECORD, D.B. 285, PG. 2078 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA.

APPROVED BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS

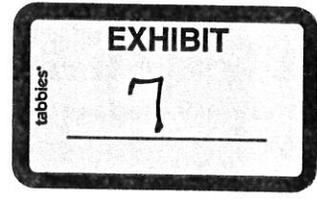
LINE	BEARING	DISTANCE
L1	S 30°28'28" E	25.53'
L2	S 56°38'30" E	10.00'
L3	N 74°58'28" E	40.64'
L4	S 33°14'42" W	56.21'
L5	S 02°45'54" W	24.69'



LINE	BEARING	DISTANCE
L1	S 30°28'28" E	25.53'
L2	S 56°38'30" E	10.00'
L3	N 74°58'28" E	40.64'
L4	S 33°14'42" W	56.21'
L5	S 02°45'54" W	24.69'

AREA DESCRIPTION	SQ. FT.	ACRES
PARCEL (PER PLAT)	435,714	10.003
TEMP. CONSTRUCTION EASEMENTS	2,220	0.053

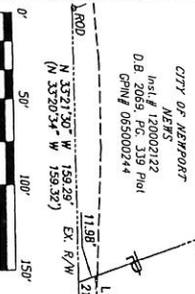
DENOTES AREA OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT



CITY OF NEWPORT NEWS
Inst. # 120001302
D.B. 2069, PG. 339 Plat
CPIN# 065000245

CITY OF NEWPORT NEWS
Inst. # 120001302
D.B. 2069, PG. 339 Plat
CPIN# 065000303

WARWICK #15198, LLC
D.B. 285, PG. 2078
D.B. 2069, PG. 339 Plat
CPIN# 065000219



PROPOSED TEMPORARY CONSTRUCTION EASEMENT
249 SQUARE FEET,
OR 0.0057 ACRE

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
2,071 SQUARE FEET,
OR 0.0475 ACRE

EX. 10' DOMINION POWER EASEMENT
(D.B. 866, PG. 542)

EX. VARIABLE WIDTH WATERLINE EASEMENT
(INST# 070024991)

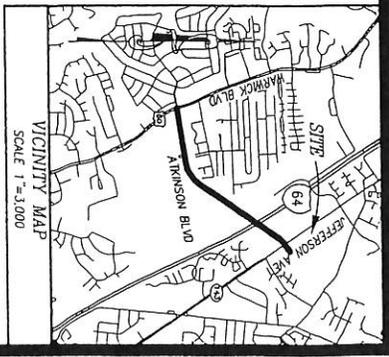
EX. 20' WATERLINE EASEMENT
(INST# 070024991)

EX. 15' POWER EASEMENT
(D.B. 1401, PG. 1020)

EX. 20' PUBLIC DRAINAGE EASEMENT
D.B. 1387, PG. 919

KINGS RIDGE DRIVE
60' & VARIABLE WIDTH R/W
(D.B. 1387, PG. 919)

CITY OF NEWPORT NEWS
D.B. 1528, PG. 3
D.B. 1387, PG. 919
CPIN# 065000216



REFERENCES
D.B. 285, PG. 2078



PLAT OF EASEMENT DEDICATION TO
THE CITY OF
NEWPORT NEWS
FROM
WARWICK #15198, LLC
FOR
ATKINSON BOULEVARD
VDOT PROJECT:
1000-121-V11
DPC NO. 4483
NEWPORT NEWS, VIRGINIA
DATE: MAY 26, 2016
SCALE: 1" = 50'

PRECISION MEASUREMENTS, INC.
SURVEYORS - GPS - 3-D SCANNING - GIS - MAPPERS
VIRGINIA BEACH - RICHMOND - NEWPORT NEWS - CHANTILLY, VIRGINIA
11833 CANON BOULEVARD, SUITE B103
NEWPORT NEWS, VIRGINIA 23606
TEL: (757) 585-7570

SHEET 1 OF 1