

ORDINANCE NO. 7890-23

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AND THE CITY CLERK TO ATTEST, ON BEHALF OF THE CITY OF NEWPORT NEWS, VIRGINIA, ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY LOCATED AT 185 ENTERPRISE DRIVE TO THE UNITED STATES OF AMERICA.

WHEREAS, the United States of America (the "United States") has requested that the City convey to the United States a fee simple interest in an approximately 12.505 acre portion ("the Parcel") of City-owned property located at 185 Enterprise Drive (Parcel ID: 041.0001-01), to support the construction of a main gate complex for the Fort Eustis component of Joint Base Langley-Eustis; and

WHEREAS, the United States has requested that the City release certain protective covenants and conditions on the Parcel, attached to an instrument recorded in Deed Book 1217, page 1542 ("the Restrictions"), to facilitate the main gate project ("the Project"); and

WHEREAS, the United States has offered to purchase the property for the sum of ONE HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$185,000.00); and

WHEREAS, public notice of the proposed conveyance and release of restrictions has been advertised as required by law; and

WHEREAS, in connection with the Project, it is expected that the United States, at no cost to the City, will construct a new street upon the Parcel in order to relocate a portion of Dozier Road; and

WHEREAS, upon completion of the new street, it is expected that the United States will convey an easement of right-of-way for the same to the City and request that the City vacate a portion of Dozier Road along the south-easterly boundary of the Parcel, and that a public hearing concerning the vacation of that portion of Dozier Road will be scheduled at a future date, as required by law; and

WHEREAS, the City Manager recommends that City Council authorize the City Manager to execute any and all documents necessary to effectuate the conveyance and release of restrictions set forth herein, and to facilitate the construction of a relocated portion of Dozier Road.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Newport News, Virginia:

1. That it hereby authorizes and directs the City Manager to execute and the City Clerk to attest, on behalf of the City of Newport News, Virginia, any and all documents, including contracts and deeds, as may be necessary to effectuate the conveyance, by special warranty deed,

of the 12.505 acre portion of 185 Enterprise Drive shown on the exhibit attached hereto and made a part hereof as Exhibit A, to the United States of America.

2. That it hereby authorizes the City Manager to execute and the City Clerk to attest, on behalf of the City of Newport News, Virginia, any and all documents necessary to effectuate the release of the protective covenants and conditions from said parcel, provided that all such documents shall be reviewed and approved by the City Attorney as to form prior to execution.

3. That the sale price of the property to be conveyed shall be ONE HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$185,000.00).

4. That the City Manager is authorized to take such further actions and execute such further documents as shall be necessary to facilitate the transaction described herein.

5. That all such documents shall be reviewed and approved by the City Attorney as to form prior to execution.

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS ON MAY 9, 2023

Mabel Washington Jenkins, MMC
City Clerk

Phillip D. Jones
Mayor

A true copy, teste:

City Clerk

MINIMUM LOT REQUIREMENTS

M2-HEAVY INDUSTRIAL DISTRICT:
 MINIMUM LOT AREA: NONE
 MINIMUM LOT WIDTH: NONE
 MINIMUM BUILDING SETBACK:
 FRONT YARD: 30 FEET
 SIDE YARD: 20 FEET
 CORNER LOT: 30 FEET
 MAXIMUM HEIGHT: 40 FEET
 ZONING REPORT NOT PROVIDED. ALL LOT REQUIREMENTS REFERENCED FROM CITY OF NEWPORT NEWS, VIRGINIA ZONING ORDINANCE.

FLOOD NOTE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION PLAT FALLS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NUMBER 5101030037D EFFECTIVE DECEMBER 9, 2014.

CHESAPEAKE BAY PRESERVATION AREA NOTE

THIS PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA). PLEASE CONTACT THE BUREAU OF ENVIRONMENTAL SERVICES AT 864-4368 FOR FURTHER INFORMATION.

OWNER'S CONSENT

THE RESUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

CITY OF NEWPORT NEWS
 2400 WASHINGTON AVE
 NEWPORT NEWS, VIRGINIA

BY: AGENT - CITY OF NEWPORT NEWS DATE:

NOTARY'S NOTE

STATE OF VIRGINIA
 CITY OF NEWPORT NEWS, TO WIT:
 I, _____ A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE _____ DAY OF _____ 2023, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS _____ DAY OF _____ 2023.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC: _____
 REGISTRATION NUMBER & SEAL: _____

STATE OF VIRGINIA
 CITY OF NEWPORT NEWS
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF NEWPORT NEWS, VIRGINIA, THE _____ DAY OF _____ 2023.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER _____



ZONING
 M2: HEAVY INDUSTRIAL DISTRICT
 INFORMATION BELOW IS SITED FROM NEWPORT NEWS, VIRGINIA - CODE OF ORDINANCES CHAPTER 49 ARTICLE XXVI.

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS RESUBDIVISION PLAT IDENTIFIED AS PARCEL ID #041000101 A PORTION OF OAKLAND FARMS INDUSTRIAL PARK CONVEYED TO THE CITY OF NEWPORT NEWS BY REFERENCES LISTED BELOW AND RECORDED IN THE CLERK'S OFFICE OF CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA.

A PORTION OF PARCEL ID 041000101 DB 1217 PG 1542

PLAT REFERENCES

PB 9, PG 23
 DB 1101, PG 2117
 DB 1167, PG 1956
 DB 1346, PG 554
 DB 1352, PG 3776
 DB 1222, PG 2176
 DB 693, PG 57
 DB 89, PG 7

UNRECORDED PLAT REFERENCE

BOUNDARY SURVEY OF PROPERTY OF THE UNITED STATES OF AMERICA JOINT BASE LANGLAY-EUSTIS (JBLE) NEWPORT NEWS TAX PARCELS 0470001000, 047000102 & 048000101 AND JAMES CITY COUNTY TAX PARCEL 0622010001 NEWPORT NEWS AND JAMES CITY COUNTY, VIRGINIA BY: WOOLPERT DATE: 04/29/2013 JOB NO. 71874

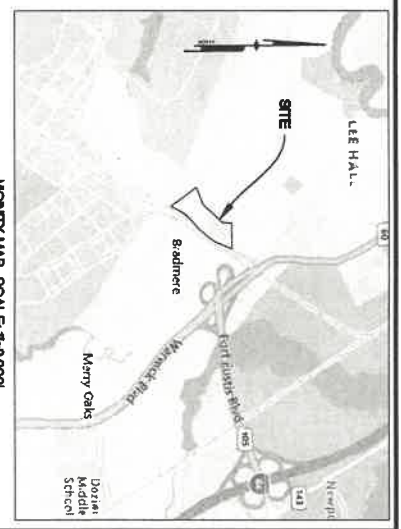
NOTES

- HORIZONTAL DATUM IS REFERENCED TO THE CITY OF NEWPORT NEWS AND IS BASED UPON VIRGINIA STATE PLANE COORDINATE, SOUTH ZONE (NAD83)(NRS 2007) US SURVEY FOOT.
- VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SURVEY CONTROL MONUMENT #811 ELEVATION 39.06'.
- THIS FIELD RUN SURVEY WAS PERFORMED BY PENNONI ASSOCIATES IN MARCH 2023.
- A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY FROM FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER T-2086033 EFFECTIVE DATE 06/23/2021.
- UNRECORDED PLAT (LISTED UNDER "UNRECORDED PLAT REFERENCE" ABOVE) AND DEED BOOK 86 PAGE 7 REPORT AN ACCESS EASEMENT GRANTED TO THE UNITED STATES GOVERNMENT.

SURVEYOR'S CERTIFICATION

I, KENNY B. WOOD, A LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS RESUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DESCRIBED IN SOURCE OF TITLE TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE CITY OF NEWPORT NEWS, VIRGINIA, ARE MET TO THE BEST OF MY KNOWLEDGE AND BELIEF, INCLUDING A CLOSURE OF NOT LESS THAN 1"/200.000".

BY: _____ DATE: _____



PARCEL	AREA
PARCEL 11A	743,665 SQ FT 17,072 AC
PARCEL 11B	544,707 SQ FT 12,505 AC
PARCEL 11C	198,958 SQ FT 4,567 AC

RECOMMENDED FOR APPROVAL

ENGINEERING _____
 TRANSPORTATION SERVICES _____
 CIVIL DESIGN _____
 ENVIRONMENTAL SERVICES _____
 CITY ATTORNEY _____
 CURRENT PLANNING _____
 ZONING ADMINISTRATOR _____
 SUBDIVISION _____
 DEVELOPMENT _____
 REAL ESTATE ASSESSOR _____

APPROVED FOR THE CITY OF NEWPORT NEWS VIRGINIA

SHEILA W. MCALLISTER, ACP, DIRECTOR OF PLANNING DATE _____
 CYNTHIA D. ROHLF, CITY MANAGER DATE _____



RESUBDIVISION PLAT OF OAKLAND INDUSTRIAL PARK PARCEL 11A
 CITY OF NEWPORT NEWS
 NEWPORT NEWS, VIRGINIA

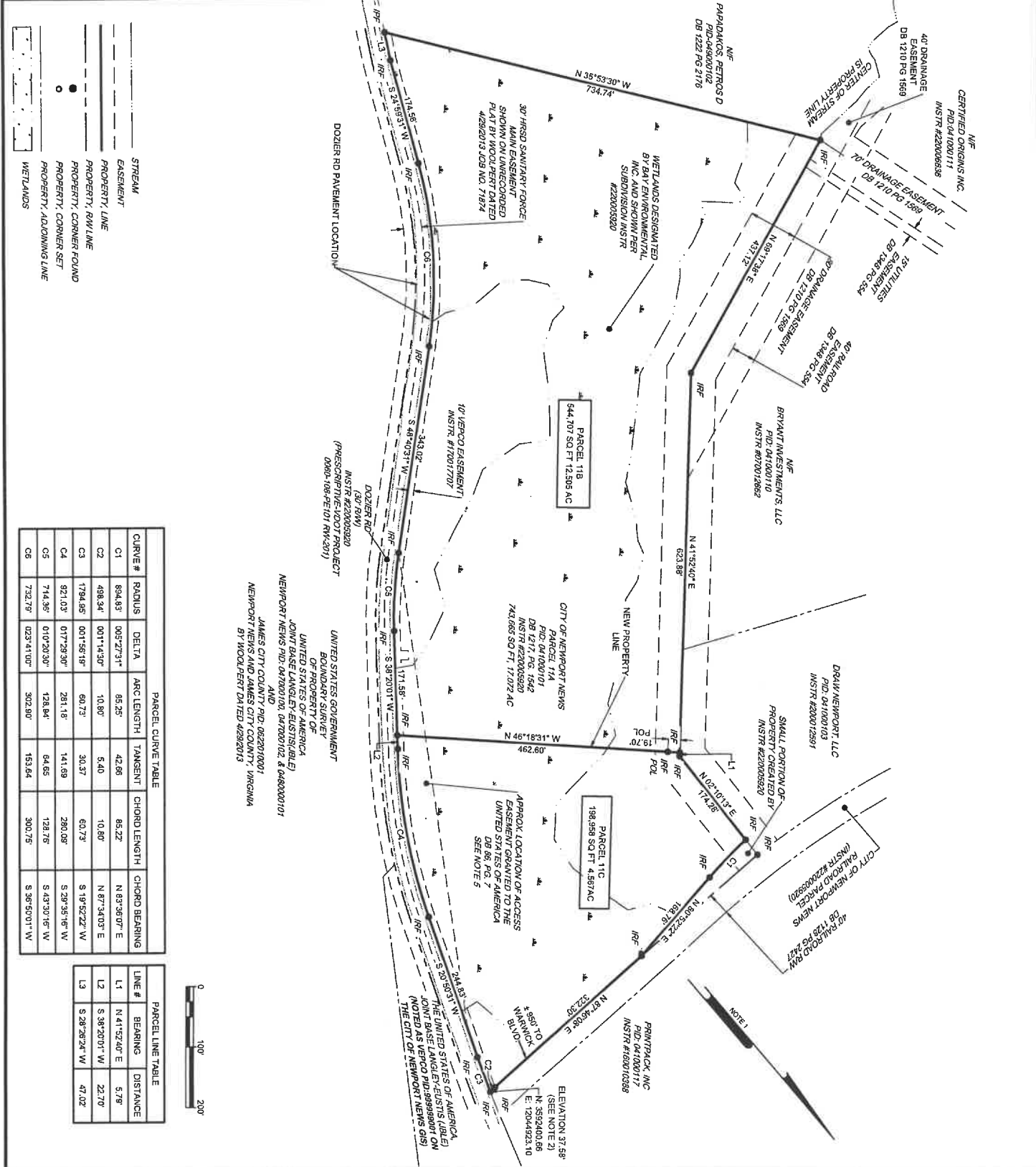


PENNONI ASSOCIATES INC.
 349 Southport Circle, Suite 100
 Virginia Beach, VA 23452
 T 757.497.7472 F 757.497.0250

NO.	REVISIONS	DATE

PROJECT: ACNFK23001
 DATE: 2023-03-27
 DRAWING SCALE: AS SHOWN
 DRAWN BY: DCF
 APPROVED BY: KBW

SHEET 1 OF 2



PARCEL CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	894.83	005°27'31"	85.25	42.88	85.22	N 83°38'07" E
C2	498.34	001°14'30"	10.80	5.40	10.80	N 87°34'03" E
C3	1794.85	001°56'19"	60.73	30.37	60.73	S 19°52'22" W
C4	821.03	017°29'30"	281.18	141.89	280.08	S 28°35'16" W
C5	714.36	010°20'30"	128.84	64.65	128.76	S 43°30'16" W
C6	732.79	023°41'00"	302.80	153.64	300.75	S 38°50'01" W

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 41°52'40" E	5.78
L2	S 38°20'01" W	22.70
L3	S 28°28'24" W	47.02

0 100' 200'

UNITED STATES GOVERNMENT
BOUNDARY SURVEY
OF PROPERTY OF
UNITED STATES OF AMERICA
JOB FILE # 11A-D-5858
NEWPORT NEWS PID: 047000101, 647000102, & 648000101
AND
JAMES CITY COUNTY PID: 0628070001
NEWPORT NEWS AND JAMES CITY COUNTY, VIRGINIA
BY WOOLBERT DATED 4/29/2013

PARCEL 118
544.707 SQ. FT. 12.595 AC

PARCEL 114
PID: 047000101
DB: 0214, PG. 1842
INST: #220005820
743,069 SQ. FT., 17,022 AC

PARCEL 115
198,988 SQ. FT. 4,587 AC

APPROX LOCATION OF ACCESS
EASEMENT GRANTED TO THE
UNITED STATES OF AMERICA
SEE NOTE 5

THE UNITED STATES OF AMERICA,
JOINTLY BY FRANKIE EUSTIS (TITLE
NOTED BY AS VERCO PID: 899001 G/S)
THE CITY OF NEWPORT NEWS (G/S)

ELEVATION 37.58'
(SEE NOTE 2)
N: 3592400.66
E: 12044823.10

DATE	NO.	REVISIONS	BY

**RESUBDIVISION PLAT OF
OAKLAND INDUSTRIAL PARK
PARCEL 11A**

CITY OF NEWPORT NEWS
NEWPORT NEWS, VIRGINIA



PENNONI ASSOCIATES INC.
349 Southport Circle, Suite 100
Virginia Beach, VA 23452
T 757.497.7472 F 757.497.0250