

ORDINANCE NO. 7258-16

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AND THE CITY CLERK TO ATTEST ON BEHALF OF THE CITY OF NEWPORT NEWS ANY AND ALL DOCUMENTS, INCLUDING DEEDS, NECESSARY TO EFFECTUATE THE CONVEYANCE OF CERTAIN CITY OWNED PROPERTY TO THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF NEWPORT NEWS.

WHEREAS, the City Manager has recommended that certain City owned property located in the Oakland Industrial Park be conveyed to the Industrial Development Authority of the City of Newport News (the "IDA"); and

WHEREAS, the City Council concurs with this recommendation, finding that it is in the public interest to make such conveyance.

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

1. That it desires to, and hereby does, authorize and direct 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 approximately 2.9 acres of City-owned property (Tax ID: 041.0001-01) located immediately adjacent to IDA-owned property at 270 Picketts Line Road (Tax ID: 041.0001-17) to the Industrial Development Authority of the City of Newport News. The property to be conveyed is more fully described on the plat attached hereto and made a part hereof.

2. That the property shall be conveyed to the Industrial Development Authority of the City of Newport News for no consideration.

3. That the documents necessary to implement the property conveyances authorized herein shall either be prepared by or reviewed by the City Attorney before their execution.

4. That this ordinance shall be in effect on and after the date of its adoption, March 22, 2016.

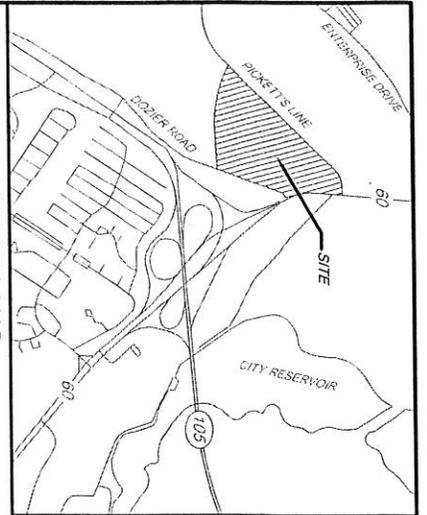
PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS ON MARCH 22, 2016

Mabel Washington Jenkins, MMC  
City Clerk

McKinley L. Price, DDS  
Mayor

A true copy, teste:

City Clerk



VICINITY MAP  
SCALE: 1" = 1000'

- NOTES:
- HORIZONTAL DATUM REFERENCE IS STATE PLANE COORDINATE SYSTEM, VIRGINIA SOUTH 1983 (NAD 83) ADJUSTMENT, US SURVEY FOOT.
  - SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS THEREFORE SUBJECT TO ALL ENCUMBRANCES ON THE PROPERTIES.
  - ACCORDING TO FEMA MAP NUMBER 3705300370, REVISED DECEMBER 9, 2014, BOTH PROPERTIES FALL WHOLLY WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - REFERENCE DOCUMENTS:
    - D.B. 1210 PG. 1689
    - D.B. 1194 PG. 922
    - D.B. 1444 PG. 2171
    - VDOT PROJECT #0086-108-PE-101-RW-201
    - BOUNDARY SURVEY OF PROPERTY OF THE UNITED STATES OF AMERICA, JOINT BASE LANGLEY/EUSTIS (JBLE)
    - DATE 11/28/2013
    - PREPARED BY: INDOUBERT TRUSTEE OF THE MULLBERRY TRUST
    - TRUSTEE OF THE MULLBERRY TRUST
    - 842.0 ACRES
    - COENEN & ASSOCIATES, ENGINEERS
  - BASED ON CORRESPONDENCE FROM THE ATTORNEY FOR THE CITY OF NEWPORT NEWS, DATED 03/03/2016, THE CITY OF NEWPORT NEWS AND HAMRICK COUNTY HAVE INTEREST OF EASEMENT BUT NOT FEE SIMPLE OWNERSHIP ON DOZIER ROAD.

BOUNDARY LINE ADJUSTMENT  
BETWEEN  
270 PICKETT'S LINE AND ADJACENT  
CITY OF NEWPORT NEWS PROPERTY  
NEWPORT NEWS, VIRGINIA

PARCEL / LOT AREA TABULATION		
No.	AREA BEFORE ADJUSTMENT	AREA AFTER ADJUSTMENT
PARCEL 35	740,931 S.F. / 17,010 AC.	870,135 S.F. / 19,976 AC.
CITY OF NEWPORT NEWS PARCEL	386,771 S.F. / 8,879 AC.	257,287 S.F. / 5,913 AC.

APPROVED  
CITY OF NEWPORT NEWS  
VIRGINIA

EVERETT P. SKIPPEN, P.E., B.C.E.E.  
DIRECTOR OF ENGINEERING

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS AS SET FORTH IN THE SUBDIVISION MAPS OF SUBDIVISIONS IN THE CITY OF NEWPORT NEWS, VIRGINIA, HAVE BEEN COMPLIED WITH AND THE SURVEY AND PLAT ARE CORRECT.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT PLAT IS IN THE NAME OF \_\_\_\_\_ WAS ACQUIRED AS FOLLOWS:

PARCEL 35: FROM THE CITY OF NEWPORT NEWS BY DEED DATED OCTOBER 14, 1998, RECORDED IN DEED BOOK 1445 ON PAGE 1334.

CITY OF NEWPORT NEWS PROPERTY IS A PORTION OF RESIDUAL PROPERTY CONVERTED FROM THE REGIONAL DEVELOPMENT AND HOUSING AUTHORITY FOR HAMPTON AND NEWPORT NEWS, VIRGINIA IN A DEED DATED NOVEMBER 2, 1989 RECORDED IN DEED BOOK 1217 ON PAGE 1542.

LEASEHOLDER OF PARCEL 35 IS PRINTPACK, INC. BY CONVEYANCE FROM TIMPAK, INC. AND ANCOR PACKAGING U.S.A., INC. BY DEED DATED AUGUST 29, 2003 RECORDED IN DEED BOOK 1649 ON PAGE 590.

THIS BOUNDARY LINE ADJUSTMENT PLAT IS WITH THE FREE CONSENT AND IN COMPLIANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

AUTHORIZED REPRESENTATIVE  
NEWPORT NEWS INDUSTRIAL GROUP

CITY OF NEWPORT NEWS - STATE OF VIRGINIA

I, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF VIRGINIA, CITY OF NEWPORT NEWS, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THIS PLAT WAS RECEIVED AND ADMITTED FOR RECORD IN INSTRUMENT NUMBER \_\_\_\_\_



BOUNDARY LINE ADJUSTMENT  
BETWEEN  
270 PICKETT'S LINE AND ADJACENT  
CITY OF NEWPORT NEWS PROPERTY  
NEWPORT NEWS, VA

INDUSTRIAL DEVELOPMENT AUTHORITY  
2400 WASHINGTON AVE., 3RD FLOOR  
NEWPORT NEWS, VIRGINIA 23607



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

DATE	NO.	REVISIONS	BY

PROJECT: NIDA1601

DATE: 2016-02-25

DRAWING SCALE: N.T.S.

DRAWN BY: PPM/DC

APPROVED BY: KBW

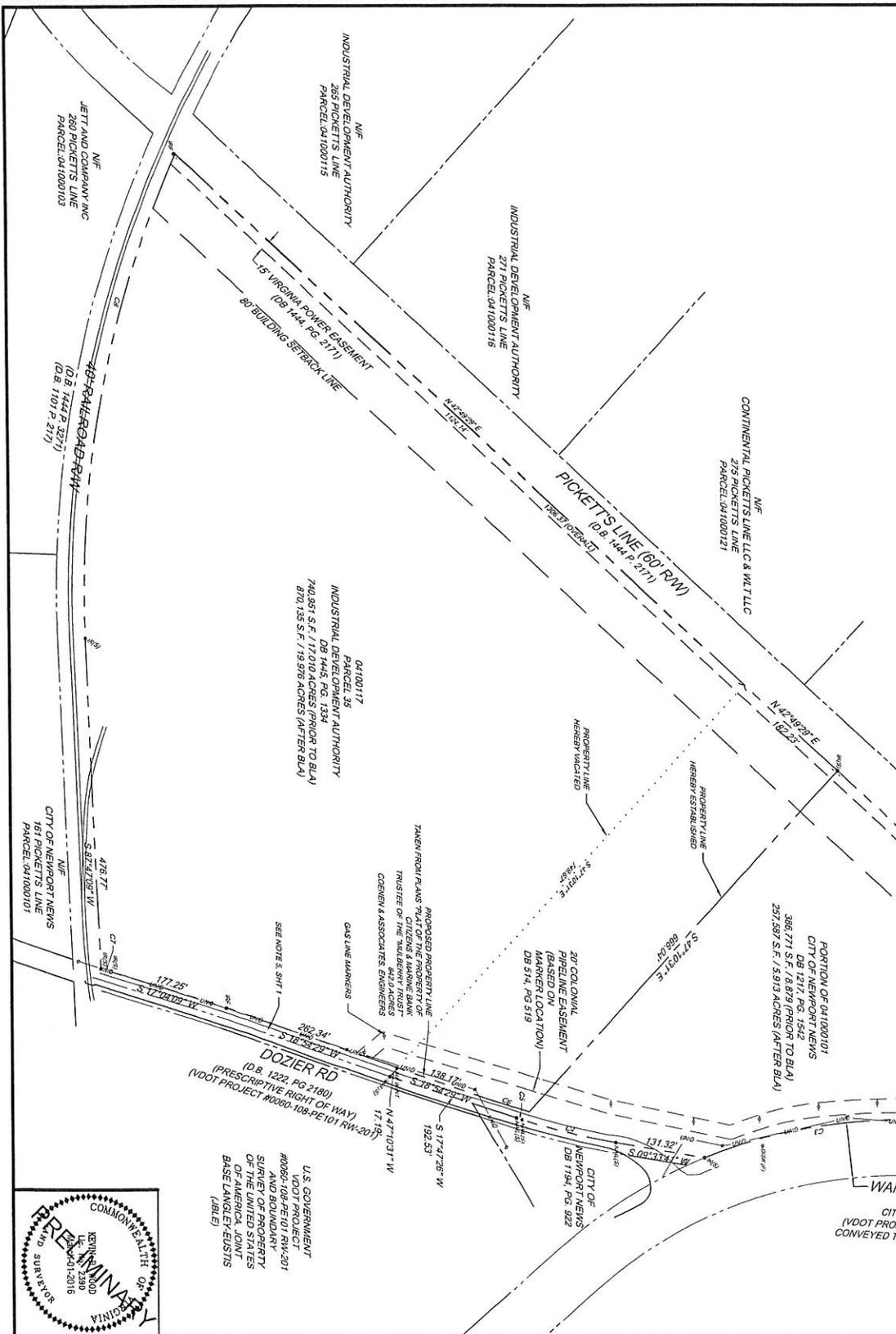
NIDA1601-V-SP

SHEET 1 OF 2

ALL DOCUMENTS REQUIRED BY FEDERAL AGENCIES AND INSTRUMENTS OF SERVICE IN RESPECT OF THIS PROJECT HAVE BEEN REVIEWED BY THE ENGINEER AND FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE FEDERAL AGENCIES AND INSTRUMENTS OF SERVICE. THE ENGINEER HAS REVIEWED THE SURVEY AND PLAT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE FEDERAL AGENCIES AND INSTRUMENTS OF SERVICE. THE ENGINEER HAS REVIEWED THE SURVEY AND PLAT AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE FEDERAL AGENCIES AND INSTRUMENTS OF SERVICE.

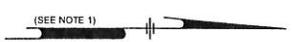
### PROPERTY CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	292.92'	042°08'10"	215.29'	112.74'	210.44'	N 63°52'34" E
C2	40.00'	089°04'20"	69.17'	46.89'	60.87'	S 45°32'11" E
C3	756.19'	025°54'25"	341.92'	173.93'	339.01'	S 09°04'12" E
C4	1041.74'	007°45'19"	141.01'	70.61'	140.90'	S 13°26'20" W
C5	1041.74'	000°28'26"	8.61'	4.31'	8.61'	S 17°33'13" W
C6	1726.50'	002°04'12"	62.37'	31.19'	62.37'	S 16°32'41" W
C7	1794.95'	000°30'08"	15.73'	7.87'	15.73'	S 16°49'05" W
C8	1542.88'	026°34'24"	715.57'	384.94'	709.18'	N 78°55'35" W



U.S. GOVERNMENT  
 VDOT PROJECT #0000-108-PE101 RW-201  
 SURVEY OF PROPERTY  
 OF THE UNITED STATES  
 OF AMERICA, JOINT  
 BASE LANGLEY-EUSTIS  
 (JBLE)

WARWICK BOULEVARD  
 (80' RIGHT OF WAY)  
 CITY OF NEWPORT NEWS  
 (VDOT PROJECT #0060-108-PE101 RW-201)  
 CONVEYED TO THE CITY OF NEWPORT NEWS  
 D.B. 1194, PG 922



<p><b>NDA1601-V-SP</b></p> <p>SHEET 2 OF 2</p>	<p><b>BOUNDARY LINE ADJUSTMENT                  BETWEEN                  270 PICKETT'S LINE AND ADJACENT                  CITY OF NEWPORT NEWS PROPERTY</b></p> <p>NEWPORT NEWS, VA</p> <p>INDUSTRIAL DEVELOPMENT AUTHORITY                  2400 WASHINGTON AVE, 3RD FLOOR                  NEWPORT NEWS, VIRGINIA 23607</p>	<p><b>PENNONI ASSOCIATES INC.</b>                  349 Southport Circle, Suite 100                  Virginia Beach, VA 23452                  T 757.497.7472 F 757.497.0250</p>
<p>DATE: 2016-02-25</p> <p>DRAWING SCALE: 1"=100'</p> <p>DESIGNED BY: PRINAC</p> <p>APPROVED BY: KBW</p>	<p>PROJECT: NDA1601</p> <p>DATE: NO. REVISIONS BY</p>	<p>ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES INC. ARE THE PROPERTY OF PENNONI ASSOCIATES INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PENNONI ASSOCIATES INC. PENNONI ASSOCIATES INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. PENNONI ASSOCIATES INC. IS NOT A PROFESSIONAL ENGINEER OR ARCHITECT IN THE STATE OF VIRGINIA.</p>