

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY THEM AND THAT STEEL PINS, AS SHOWN ON THIS PLAT BY SMALL CIRCLES, HAVE BEEN PLACED AND THEIR LOCATIONS CORRECTLY SHOWN, AND THAT THE PLAT DETAILS MEET THE STANDARD FOR PLATS AS ADOPTED UNDER VC § 42.1-82 OF THE VIRGINIA PUBLIC RECORDS ACT (§42.1-76 et seq.).

Eric S. Patterson DATE: 12-13-07
ERIC S. PATTERSON, LS. NO 002412

OWNER CONSENT

STATEMENT OF OWNER'S CONSENT AND DEDICATION: THIS SUBDIVISION OF PROPERTY, AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

PARCELS POD-D-3 AND POD-D-4

TERRY/PETERSON RESIDENTIAL THIRTY, L.L.C.
a Virginia limited liability company

BY: John H. Peterson, Jr., Operating Manager

TERRY/PETERSON INVESTMENT THIRTY, L.L.C.
a Virginia limited liability company

BY: John H. Peterson, Jr., Operating Manager

COMMONWEALTH OF VIRGINIA
AT LARGE, to-wit:
The foregoing instrument was acknowledged before me in the City of Virginia Beach, Virginia, this 18th day of December, 2007, by John H. Peterson, Jr., as Operating Manager of Terry/Peterson Residential Thirty, L.L.C., a Virginia limited liability company, on its behalf. He is ☒ personally known to me or ☐ has produced _____ as identification.

Donna Y. Watts
NOTARY PUBLIC

My commission expires: 4/30/09
Notary registration number: 213980

COMMONWEALTH OF VIRGINIA
AT LARGE, to-wit:
The foregoing instrument was acknowledged before me in the City of Virginia Beach, Virginia, this 18th day of December, 2007, by John H. Peterson, Jr., as Operating Manager of Terry/Peterson Investment Thirty, L.L.C., a Virginia limited liability company, on its behalf. He is ☒ personally known to me or ☐ has produced _____ as identification.

Donna Y. Watts
NOTARY PUBLIC

My commission expires: 4/30/09
Notary registration number: 213980

VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF PORTSMOUTH, VIRGINIA ON THE 18th DAY OF February, 2008, AT 3 O'CLOCK PM, THIS PLAT WAS RECEIVED AND ADMITTED IN MAP BOOK 21 AT PAGE 201.

TESTE: Cynthia P. Morrison CLERK

BY: Dxw DEPUTY CLERK

HRC MAST ONE, LLC
BY: William A. Hudgins
William A. Hudgins, Manager

COMMONWEALTH OF VIRGINIA
AT LARGE, to-wit:
The foregoing instrument was acknowledged before me in the City of Norfolk, Virginia, this 19th day of December, 2007, by William A. Hudgins, as Manager of HRC Mast One, LLC, a Virginia limited liability company, on its behalf. He is ☒ personally known to me or ☐ has produced _____ as identification.

Samuel L. Hite-Baker
NOTARY PUBLIC

My commission expires: 10/31/2011
Notary registration number: 7118141

PARCEL POD-D-2 LENDER

WESTSIDE DEVELOPMENT ENTERPRISES, LLC

BY: Southside Development Enterprises, LLC, Its Manager

BY: David R. Turner
Title: Manager

COMMONWEALTH OF VIRGINIA
AT LARGE, to-wit:
The foregoing instrument was acknowledged before me in the City of Portsmouth, Virginia, this 12th day of January, 2007, by David R. Turner, Manager of Southside Development Enterprises, LLC, Manager of Westside Development Enterprises, LLC, on its behalf. He/she is ☒ personally known to me or ☐ has produced _____ as identification.

David R. Turner
NOTARY PUBLIC

My commission expires: 3/31/2009
Notary registration number: 216420

TRUSTEE FOR PARCEL POD-D-2 LENDER

INDEPENDENT TRUSTEES, INC.

BY: J. Henry Godwin III
Name: J. Henry Godwin III
Title: Vice-President

COMMONWEALTH OF VIRGINIA
AT LARGE, to-wit:
The foregoing instrument was acknowledged before me in the City of Virginia Beach, Virginia, this 16th day of January, 2008, by J. Henry Godwin III, Vice-President of Independent Trustees, Inc., a Virginia corporation, on its behalf. He/she is ☒ personally known to me or ☐ has produced _____ as identification.

Kristina S. Caves
NOTARY PUBLIC

My commission expires: 3-31-08
Notary registration number: 240591

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION, AS IT APPEARS ON THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED.

BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET OR OTHER LINES AS SHOWN ON THIS PLAT.

Richard A. Pastura DATE: 1-23-08

DIRECTOR OF PLANNING
CITY OF PORTSMOUTH, VIRGINIA
Richard A. Pastura DATE: 1-23-08

CITY ENGINEER
CITY OF PORTSMOUTH, VIRGINIA

AREA TABLE

DESCRIPTION	SQUARE FEET	ACRES
(EXISTING) PARCEL POD-D-2	133,638	3.068
(EXISTING) PARCEL POD-D-3	155,568	3.571
(EXISTING) PARCEL POD-D-4	180,913	4.153
(PROPOSED) PARCEL POD-D-5	150,376	3.452
(PROPOSED) PARCEL POD-D-6	319,745	7.340

NOTES

1. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE C ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF PORTSMOUTH, VIRGINIA, COMMUNITY PANEL NUMBERS 515529 0020B, DATED NOVEMBER 2, 1983. NOTE: LANDMARK DESIGN GROUP IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THE APPROXIMATE LOCATION OF THE FLOOD ZONE LIMITS AS LISTED HEREON HAVE BEEN DETERMINED BY SCALING THE LOCATION DEPICTED ON THE AFOREMENTIONED FEMA-NFIP MAP. DUE TO IMPERFECTIONS IN BOTH THE FEMA MAPPING AND LOCATION METHODOLOGY, THESE LIMITS MAY CONTAIN SIGNIFICANT INACCURACIES. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING. FOR FURTHER INFORMATION CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.

2. THE REFERENCE MERIDIAN FOR THIS PLAT IS BASED ON THE "CITY OF SUFFOLK, VIRGINIA 1997 GEODETIC GROUND CONTROL NETWORK" (NAD 83 1994 HARN). HELD PUBLISHED COORDINATES FOR STATIONS 113, 114 AND 115.

3. SEE AREA TABLE FOR AREA SUMMARY.

4. THIS PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY PERSERVATION OVERLAY DISTRICT AND IS DESIGNATED AS A RESOURCE MANAGEMENT AREA (RMA).

5. THE PROPERTY SHOWN HEREON IS ZONED C2K - CONDITIONAL GENERAL COMMERCIAL.

6. PER CONDITIONAL REZONING:
"Vehicular access to the site shall be provided by a street or drive meeting the requirements of Section 40-40 of Portsmouth's Zoning Ordinance. This roadway shall enter the site from Suffolk at its western property line and shall not connect with Tallwood Drive. Tallwood Drive shall not be used to provide access to the site."

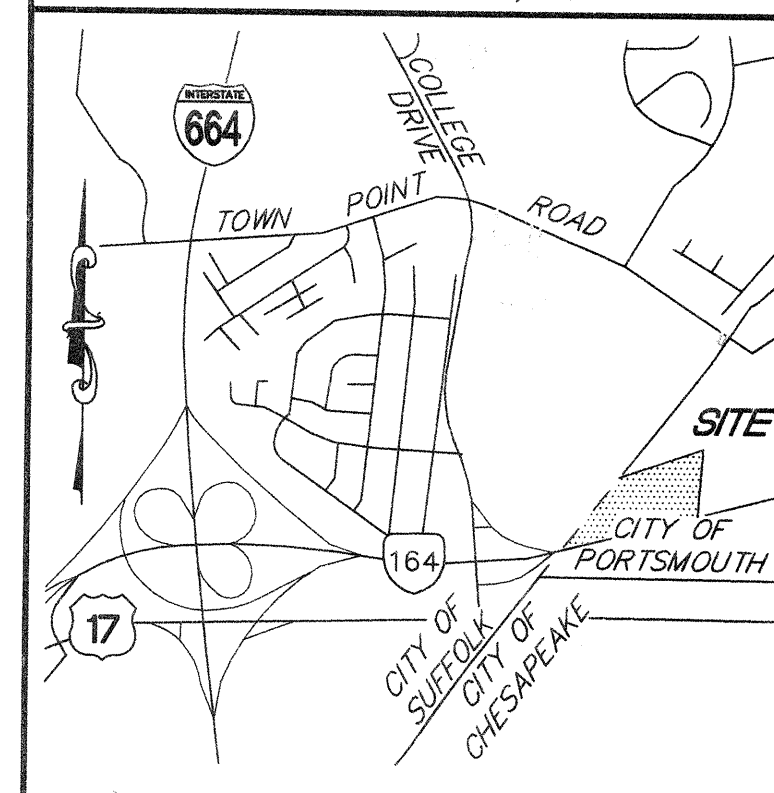
"Along the eastern property line of the site, a solid wood fence or masonry wall at least seven feet high shall be erected and maintained in good repair."

"Along the northern property line of the site, a solid wood fence or masonry wall at least seven feet high shall be erected and maintained in good repair. Gates may be provided in the fence or wall to allow access to the Virginia Power easement. In the event the Virginia Power easement precludes the construction of a wall or fence, a dense landscaping screen at least five feet high at time of planting shall be provided instead."

7. THE PARCELS SHOWN HEREON WERE CREATED FROM TAX PARCEL 0830010 IN MAP BOOK 21 AT PAGE 59.

VICINITY MAP

SCALE : 1" = 2,000'



CURRENT OWNER

TERRY PETERSON RESIDENTIAL THIRTY, L.L.C.
TERRY PETERSON INVESTMENT THIRTY, L.L.C.
4640 SHORE DRIVE
SUITE 111
VIRGINIA BEACH, VIRGINIA 23455-2859
(757) 460-1770

HRC MAST ONE, LLC
999 WATERSIDE DRIVE
SUITE 1400
NORFOLK, VIRGINIA 23510

SOURCE OF TITLE

THE PROPERTY SHOWN HEREON WAS CONVEYED TO TERRY/PETERSON RESIDENTIAL THIRTY, L.L.C., AND TERRY PETERSON INVESTMENT THIRTY, L.L.C., FROM HRC, LLC, BY DEED DATED FEBRUARY 10, 2006, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PORTSMOUTH AS INSTRUMENT NUMBER 060003467; AND HRC MAST ONE, LLC, FROM TERRY/PETERSON RESIDENTIAL THIRTY, L.L.C., AND TERRY/PETERSON INVESTMENT THIRTY, L.L.C., BY DEED DATED DECEMBER 12, 2006, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PORTSMOUTH AS INSTRUMENT NUMBER 070000185.



RESUBDIVISION PLAT
OF
HAMPTON ROADS CROSSING
PHASE 1
LOCATED IN
THE CITY OF PORTSMOUTH, VIRGINIA
DECEMBER 10, 2007

SHEET 1 OF 2

DRAWN BY :	LRL
CHECKED BY :	ESP
PROJECT NO. :	2005144-001.20
DRAWING NO.	
CAD FILE :	

LANDMARK
DESIGN GROUP
Engineers • Planners • Surveyors

5544 Greenwich Road - Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdkg.com

4029 Ironbound Road - Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0010

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	25.00'	21.56'	49°24'47"	11.50'	N75°29'03"W	20.90'
C2	58.00'	140.93'	139°13'24"	156.05'	N30°34'45"W	108.73'
C3	29.00'	57.60'	113°47'51"	44.48'	S46°18'55"E	48.59'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
EC1	66.00'	58.79'	51°01'57"	31.50'	S76°29'01"E	56.86'
EC2	90.00'	39.57'	25°11'26"	20.11'	N89°24'17"W	39.25'

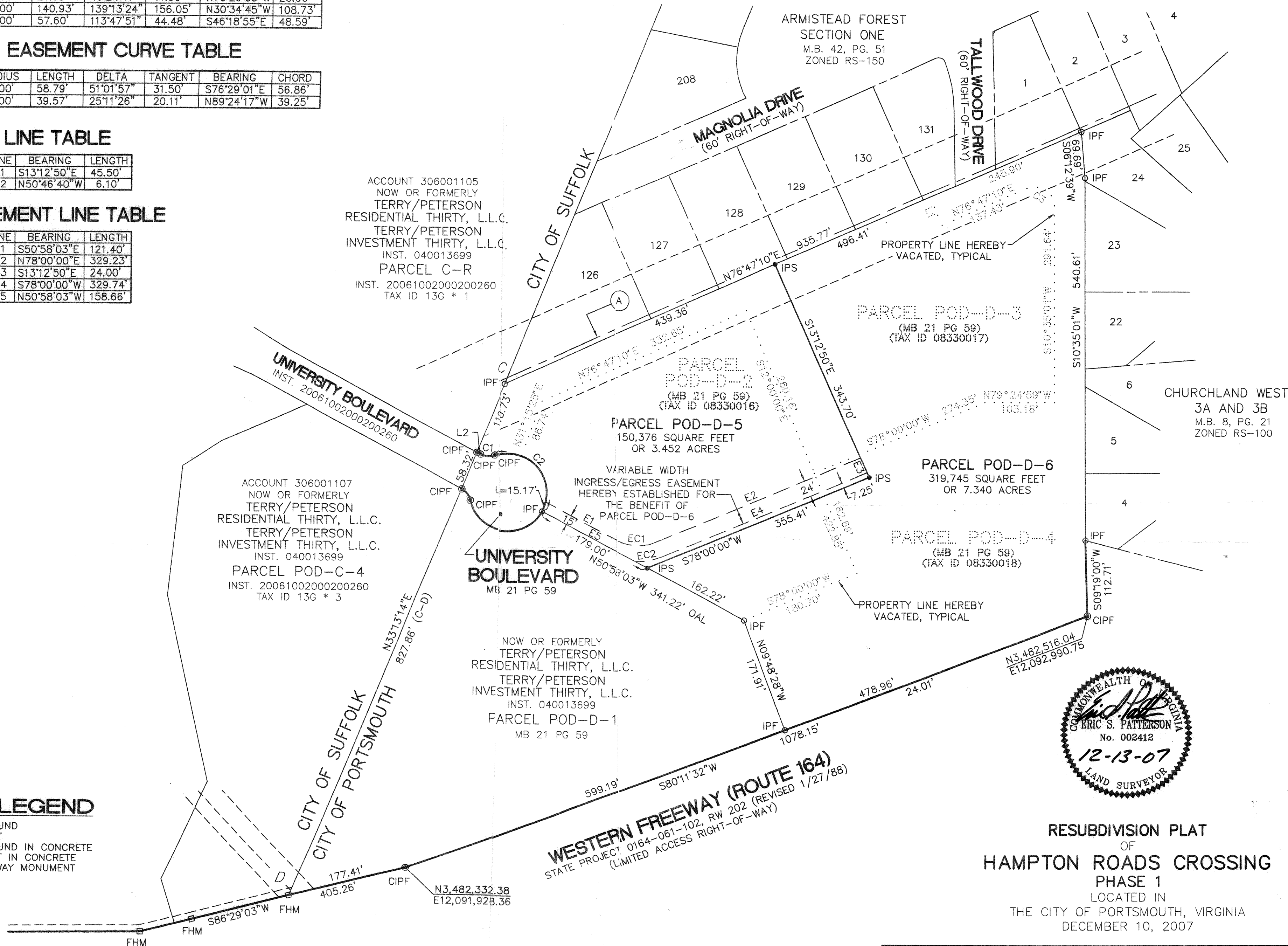
LINE TABLE

LINE	BEARING	LENGTH
L1	S13°12'50"E	45.50'
L2	N50°46'40"W	6.10'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E1	S50°58'03"E	121.40'
E2	N78°00'00"E	329.23'
E3	S13°12'50"E	24.00'
E4	S78°00'00"W	329.74'
E5	N50°58'03"W	158.66'

CITY OF SUFFOLK, VIRGINIA 1997
GEODETIC GROUND CONTROL NETWORK
(NAD 83 1994 HARN)



SHEET 2 OF 2

DRAWN BY :	LRL
CHECKED BY :	ESP
PROJECT NO. :	2005144-001.20
DRAWING NO. :	32074
CAD FILE :	

LANDMARK
DESIGN GROUP
Engineers • Planners • Surveyors

5544 Greenwich Road - Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdg.com
4029 Ironbound Road - Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 253-2975

SEE SHEET 1 OF 2 FOR NOTES AND
SIGNATURES.