

STATEMENT OF OWNER'S CONSENT AND DEDICATION: THIS SUBDIVISION OF PROPERTY IS BEING SUBMITTED TO THE CITY OF SUFFOLK, VIRGINIA, ON THIS PLAT, IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) WHO ALSO DEDICATE THE STREETS TO THE CITY OF SUFFOLK AND AGREE TO COMPLY WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE PRIOR TO THEIR ACCEPTANCE BY THE CITY.

TERRY/PETERSON RESIDENTIAL THIRTY, L.L.C.

JOHN H. PETERSON, JR., OPERATING MANAGER  
 DATE: 08-01-06

STATE OF VIRGINIA, CITY OF W. ZEMKE TO WIT:

I, John H. Peterson, Jr., A NOTARY PUBLIC IN AND FOR THE CITY STATE OF VIRGINIA, DO HEREBY CERTIFY THAT JOHN H. PETERSON, JR., OPERATING MANAGER OF TERRY/PETERSON RESIDENTIAL THIRTY, L.L.C., ON ITS BEHALF, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 2nd DAY OF August, 2006.  
 MY COMMISSION EXPIRES April 30, 2007.

John H. Peterson, Jr.  
 NOTARY PUBLIC

TERRY/PETERSON INVESTMENT THIRTY, L.L.C.

JOHN H. PETERSON, JR., OPERATING MANAGER  
 DATE: 08-01-06

STATE OF VIRGINIA, CITY OF W. ZEMKE TO WIT:

I, John H. Peterson, Jr., A NOTARY PUBLIC IN AND FOR THE CITY STATE OF VIRGINIA, DO HEREBY CERTIFY THAT JOHN H. PETERSON, JR., OPERATING MANAGER OF TERRY/PETERSON INVESTMENT THIRTY, L.L.C., ON ITS BEHALF, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 2nd DAY OF August, 2006.  
 MY COMMISSION EXPIRES April 30, 2007.

John H. Peterson, Jr.  
 NOTARY PUBLIC

NOTE: I HEREBY CERTIFY THAT THIS SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN BOUNDARIES OF LAND OWNED BY SMALL CIRCLES, HAVE BEEN PLACED AND THEIR LOCATIONS CORRECTLY SHOWN, AND THAT THE PLAT DETAILS MEET THE STANDARD FOR PLATS AS ADOPTED UNDER § 8-421-82 OF THE VIRGINIA PUBLIC RECORDS ACT (84-21-76 et seq.).



DATE: 08-01-06

**NOTES**

1. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE (UNSHADED) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR DISTRICT 10005, SUFFOLK, VIRGINIA, COMMUNITY PANEL NUMBER 51054, DATED FEBRUARY 16, 1990. NOTE: LANDMARK DESIGN GROUP IS NOT A PARTY TO DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THE APPROXIMATE LOCATION OF THE FLOOD ZONE IS SHOWN ON THE PLAT. THE LIMITS AS LISTED HEREON HAVE BEEN DETERMINED BY SCALING THE MAP DUE TO INACCURACIES IN THE FLOOD ZONE 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 1984 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 PRESERVATION OVERLAY DISTRICT AND IS DESIGNATED AS A RESOURCE MANAGEMENT AREA (RMA).

5. THE PROPERTY SHOWN HEREON IS ZONED B2 - GENERAL COMMERCIAL.

6. COLLEGE DRIVE AND TOWN POINT ROAD ARE LOCATED IN THE SPECIAL CORRIDOR OVERLAY DISTRICT.

7. TEMPORARY RIGHT-OF-WAY SHOWN HEREON TO BE VALGATED UPON FUTURE EXTENSION OF UNIVERSITY BOULEVARD.

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.

William J. Slaughter DATE: 9/29/06  
 AGENT, CITY OF SUFFOLK, VIRGINIA  
W. J. Slaughter DATE: 9/29/06  
 AGENT, CITY OF SUFFOLK, VIRGINIA

**AREA TABLE**

DESCRIPTION	SQUARE FEET	ACRES
PARCEL K-3	2,396,839	55.023
PARCEL A-1	3,004,028	68.964
PARCEL D-1	85,525	1.963
PARCEL G	224,995	5.165
TOTAL	5,711,387	131.115

DESCRIPTION	SQUARE FEET	ACRES
PARCEL C-R	4,445,429	102.053
PARCEL POD-C	887,883	19.924
PARCEL POD-C-4	207,517	4.784
PUMP STATION	5,232	0.120
UNIVERSITY BOULEVARD	185,326	4.254
TOTAL	5,711,387	131.115

**CRITICAL AREAS**

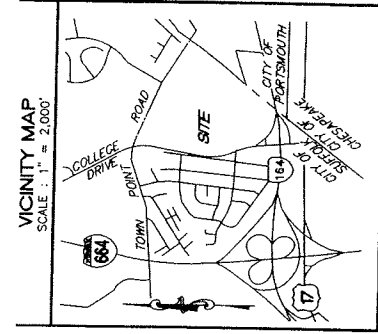
TOTAL AREA WITHIN CRITICAL AREAS, PHASE 1 = 1.2 ACRES

**CURRENT OWNER**

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

**BOUNDARY 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 CITY OF SUFFOLK AS INSTRUMENT NUMBER 060603046.



**SUBDIVISION AND RIGHT-OF-WAY DEDICATION PLAT OF HAMPTON ROADS CROSSING PHASE 1**

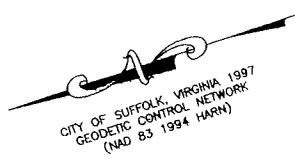
LOCATED IN THE CITY OF SUFFOLK, VIRGINIA  
 JULY 5, 2006



5544 Greenwich Road - Suite 200  
 Virginia Beach, VA 23462  
 Tel: (757) 473-2000  
 Fax: (757) 497-7933  
 Email: info@landmarkdesign.com  
 4028 Ironbound Road - Suite 100  
 Williamsburg, VA 23188  
 Tel: (757) 253-2875  
 Fax: (757) 229-0049  
 Email: info@landmarkdesign.com

DRAWN BY: LRL CHK'D BY: ESP DRAWING NO.: 31818A  
 PROJECT NO.: 2005144-001.01 CAD FILE: HRC-SHEET-1.DWG  
 RESERVED FOR CITY OF SUFFOLK USE

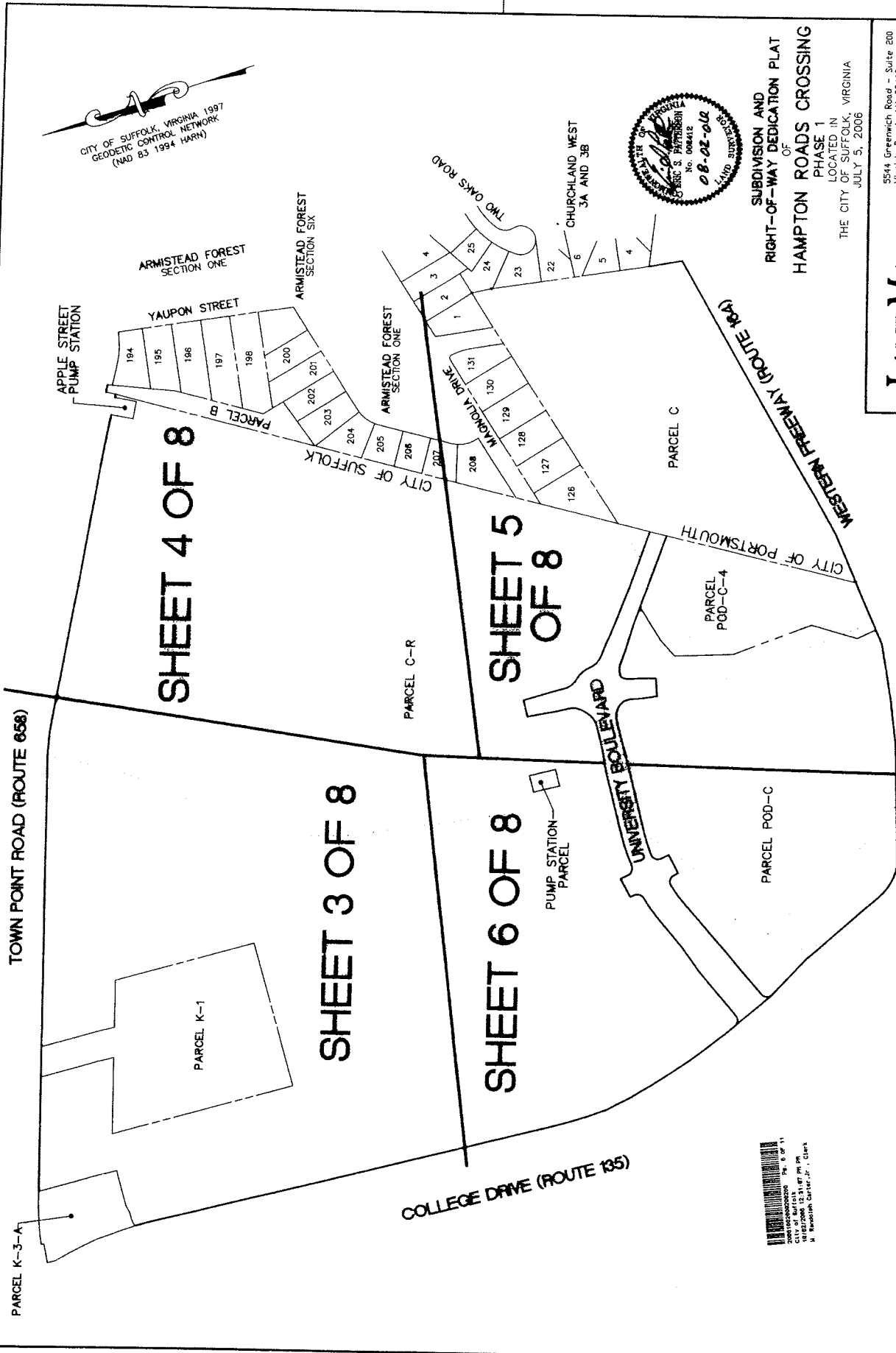




CITY OF SUFFOLK, VIRGINIA 1997  
 GEODETIC CONTROL NETWORK  
 (NAD 83 1994 HARN)



**SUBMISSION AND  
 RIGHT-OF-WAY DEDICATION PLAT**  
 OF  
**HAMPTON ROADS CROSSING**  
 PHASE 1  
 LOCATED IN  
 THE CITY OF SUFFOLK, VIRGINIA  
 JULY 5, 2006



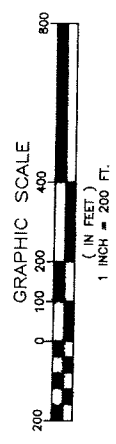
**LANDMARK**  
**DESIGN GROUP**  
 Engineering • Planning • Surveying  
 Landmarks • Utilities • Environmental Consulting

5544 Greenbush Road - Suite 200  
 Virginia Beach, VA 23462  
 Tel: (757) 473-2000  
 Fax: (757) 473-2001  
 Email: info@landmarktag.com

4029 Ironbound Road - Suite 100  
 Williamsburg, VA 23188  
 Tel: (757) 229-3333  
 Fax: (757) 229-0849  
 Email: info@landmarktag.com

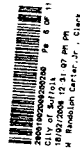
**SHEET 2 OF 8**

DRAWN BY :	LRL
CHECKED BY :	ESP
PROJECT NO. :	2005144-001.01
DRAWING NO. :	318198
CAD FILE :	HRC-SHEET-2.DWG



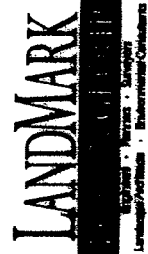
City of Suffolk  
 Planning & Surveying  
 1. Hampton Center, Jr., Clerk

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



**SUBMISSION AND  
 RIGHT-OF-WAY DEDICATION PLAT**  
 OF  
**HAMPTON ROADS CROSSING**  
 PHASE 1  
 LOCATED IN  
 THE CITY OF SUFFOLK, VIRGINIA  
 JULY 3, 2006

5544 Greenwich Road - Suite 200  
 Virginia Beach, VA 23462  
 Tel: (757) 473-2800  
 Fax: (757) 473-2533  
 Email: [info@landmarkhdg.com](mailto:info@landmarkhdg.com)  
 4029 Ironbound Road - Suite 100  
 Williamsburg, VA 23188  
 Tel: (757) 235-0049  
 Fax: (757) 235-0049  
 Email: [info@landmarkhdg.com](mailto:info@landmarkhdg.com)

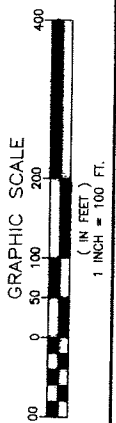


**TOWN POINT ROAD (ROUTE 658)**  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 (STATE PROJECT 0135-061-103, PE 101)  
 (PLAT BOOK 12 AT PAGE 283)

**COLLEGE DRIVE (ROUTE 135)**  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 (STATE PROJECT 0135-061-103, PE-101)  
 (PLAT BOOK 12 AT PAGE 283)

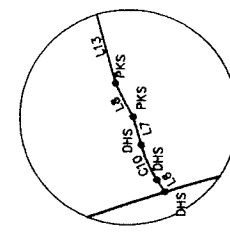


DRAWN BY :	LRL
CHECKED BY :	ESP
PROJECT NO. :	2005144-001.20
DRAWING NO. :	21B/BC
CAD FILE :	HRC-SHEET-2.DWG



SEE SHEET 1 OF 8 FOR NOTES AND SIGNATURES.  
 SEE SHEET 7 OF 8 FOR CURVE TABLES, LINE TABLES,  
 AND EASEMENT LEGENDS.

DETAIL  
 NOT TO SCALE



MATCHLINE SEE SHEET 2 OF 8

MATCHLINE SEE SHEET 4 OF 8

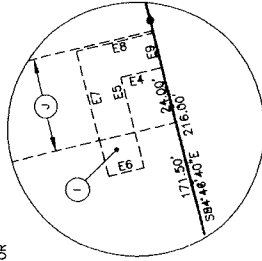
MATCHLINE SEE SHEET 6 OF 8





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

MATCHLINE SEE SHEET 4 OF 8

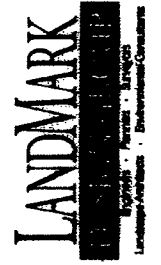


DETAIL  
 NOT TO SCALE



SUBMISSION AND  
 RIGHT-OF-WAY DEDICATION PLAT  
 OF  
**HAMPTON ROADS CROSSING**  
 PHASE 1  
 LOCATED IN  
 THE CITY OF SUFFOLK, VIRGINIA  
 JULY 5, 2006

5544 Greenwich Road - Suite 200  
 Virginia Beach, VA 23462  
 Tel: (757) 475-0000  
 Fax: (757) 497-7933  
 Email: info@landmark-kdg.com  
 4029 Ironbound Road - Suite 100  
 Williamsburg, VA 23188  
 Tel: (757) 255-2975  
 Fax: (757) 229-0049  
 Email: info@landmark-kdg.com



**SHEET 6 OF 8**

DRAWN BY :	LRL
CHECKED BY :	ESP
PROJECT NO. :	2005144-001.20
DRAWING NO. :	31818F
CAD FILE :	HRG-SHEET-5.DWG

MATCHLINE SEE SHEET 3 OF 8

MATCHLINE SEE SHEET 4 OF 8

PUMP STATION PARCEL HEREBY  
 DEDICATED TO THE CITY OF  
 SUFFOLK, VIRGINIA  
 AREA=5,233 SQUARE FEET OR  
 0.120 ACRES

ACCOUNT 30600105  
 PARCEL C-1  
 4.45 SQUARE FEET  
 OR 102.053 ACRES

PROPERTY LINE HEREBY  
 VACATED, TYPICAL

ACCOUNT 30600106  
 TAX ID 13C \* 7  
 PARCEL POD-C  
 887,893 SQUARE FEET  
 OR 19,924 ACRES

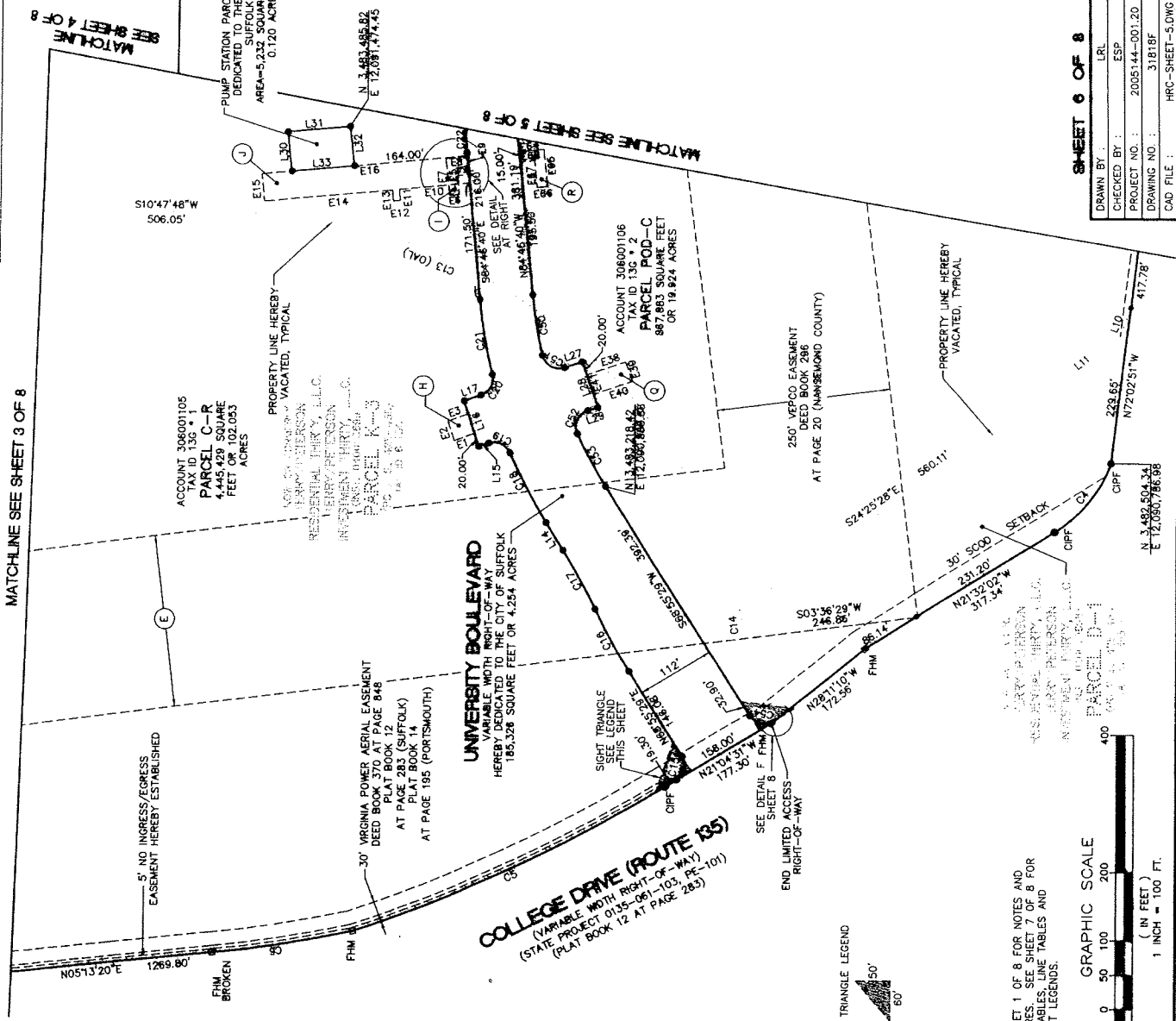
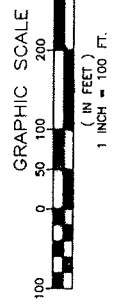
UNIVERSITY BOULEVARD  
 VARIABLE WIDTH RIGHT-OF-WAY  
 HEREBY DEDICATED TO THE CITY OF SUFFOLK  
 186,326 SQUARE FEET OR 4,254 ACRES

COLLEGE DRIVE (ROUTE 135)  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 (STATE PROJECT D155-061-103, PE-101)  
 (PLAT BOOK 12 AT PAGE 283)

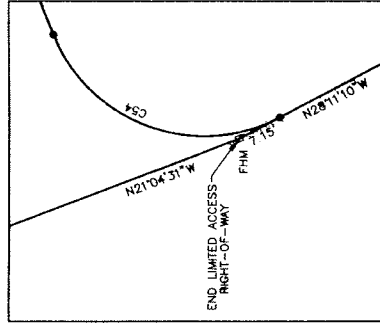
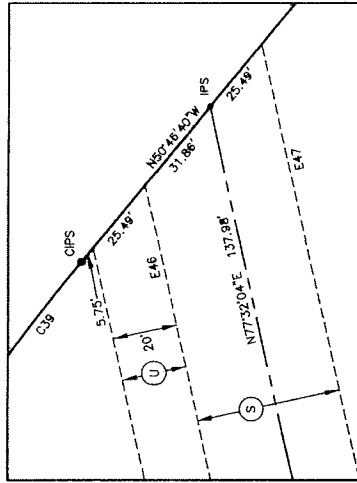
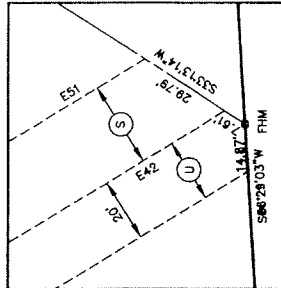
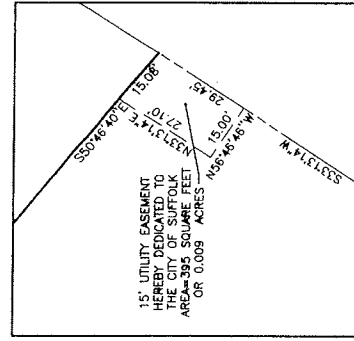
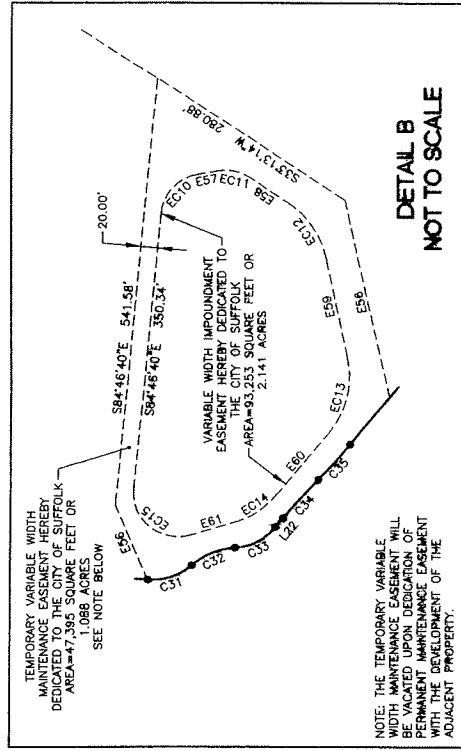
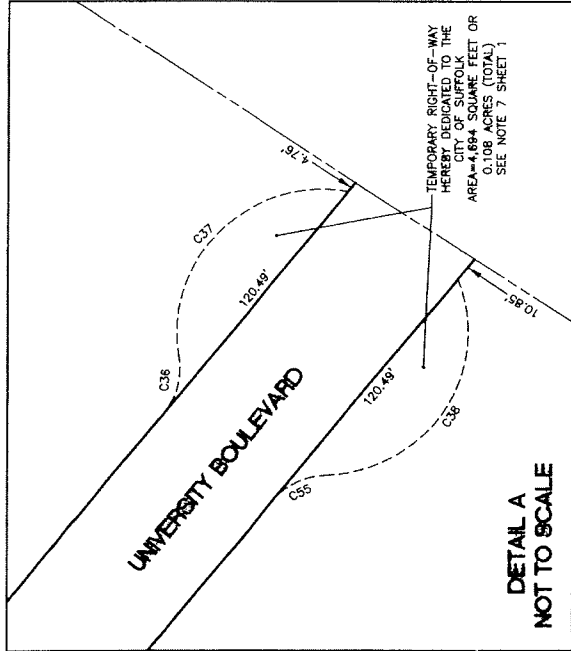
SEE DETAIL F FHM  
 END LIMITED ACCESS  
 RIGHT-OF-WAY



SEE SHEET 1 OF 8 FOR NOTES AND  
 SIGNATURES. SEE SHEET 7 OF 8 FOR  
 CURVE TABLES, LINE TABLES AND  
 EASEMENT LEGENDS.







SUBDIVISION AND  
RIGHT-OF-WAY DEDICATION PLAT  
OF  
HAMPTON ROADS CROSSING  
PHASE 1  
LOCATED IN  
THE CITY OF SUFFOLK, VIRGINIA  
JULY 5, 2006



SHEET 8 OF 8

DRAWN BY :	LRL
CHECKED BY :	ESP
PROJECT NO. :	2004144-001.01
DRAWING NO. :	3181BH
CAD FILE :	HRC-SHEET-7.DWG



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

4029 Ironbound Road - Suite 100  
Williamsburg, VA 23198  
Tel: (757) 253-2975  
Fax: (757) 253-2975  
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