

**SURVEY AND GENERAL NOTES**

1. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (1993 HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
2. THE CITY OF VIRGINIA BEACH CONTROL REFERENCE STATIONS USED TO ESTABLISH THE COORDINATE VALUES SHOWN HEREON ARE 701601, 1494-1 AND 1485-1.
3. THE TOTAL AREA ENCOMPASSED WITHIN THIS PLAT OF SUBDIVISION IS 6,688,383 SQ. FT. OR 153.544 AC.
4. THIS SITE LIES WITHIN AIRCRAFT ACCIDENT POTENTIAL ZONE N/A AND/OR NOISE ZONE(S) .65-70 dB Ldn & 65-70 dB Ldn AND MAY BE SUBJECT TO AIRCRAFT ACCIDENTS AND/OR ABOVE AVERAGE NOISE LEVELS DUE TO ITS PROXIMITY TO AIRCRAFT OPERATIONS. NOISE ATTENUATION MEASURES FOR NEW CONSTRUCTION MAY BE REQUIRED IN ACCORDANCE WITH THE AIRPORT NOISE ATTENUATION AND SAFETY ORDINANCE AND HEIGHT RESTRICTIONS HAVE BEEN IMPOSED IN ACCORDANCE WITH SECTION 202(B) OF THE CITY ZONING ORDINANCE.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY
6. THIS PLAT IS A RESULT OF FIELD TIES TO EXISTING MONUMENTS COMBINED WITH THE COMPILATION OF DEEDS AND PLATS SHOWN HEREON AND CONSTITUTES A SUBDIVISION OF LAND
7. THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF VIRGINIA BEACH, VIRGINIA, COMMUNITY PANEL NO. 5155310082G, DATED JANUARY 16, 2015.  
WPL, INC. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. 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.
8. FURTHER DEVELOPMENT OF THESE LOTS INCLUDING FILLING OR PHYSICAL ALTERATIONS OF THE LOTS MAY REQUIRE ADDITIONAL PERMITS FROM THE CITY OF VIRGINIA BEACH OR OTHER GOVERNMENTAL AGENCIES.
9. ANY ABANDONMENT AND/OR INSTALLATION COSTS ASSOCIATED WITH PROVIDING PUBLIC SANITARY SEWER AND WATER TO PARCELS C-5A, C-5B & D-1, WILL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AT THE TIME OF CONSTRUCTION OR REQUEST FOR SERVICES.
10. THIS SUBDIVISION DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS OR ANY UNDERGROUND STRUCTURES NOT OBSERVED DURING THE COURSE OF THE SURVEY.
11. THIS PLAT WAS PREPARED IN ACCORDANCE WITH SECTION 6.3 OF THE SUBDIVISION REGULATIONS FOR THE CITY OF VIRGINIA BEACH.
12. ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED IN A SOUTHERN RIVERS WATERSHED MANAGEMENT AREA AND IS SUBJECT TO THE PROVISIONS OF THE SOUTHERN RIVERS WATERSHED MANAGEMENT ORDINANCE.
13. THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL DISTRICT AND MAY BE SUBJECT TO NOISE, DUST, ODOR, CHEMICAL SPRAYING, AND THE LIKE AS THE RESULT OF THE RAISING OF CROPS AND LIVESTOCK ON NEARBY PROPERTY.
14. NO ENCROACHMENTS (I.E., PERMANENT OR TEMPORARY ABOVE AND/OR BELOW GRADE STRUCTURES) WILL BE ALLOWED WITHIN THE PUBLIC DRAINAGE, PEDESTRIAN AND/OR UTILITY EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND/OR PUBLIC UTILITIES.
15. THE CITY OF VIRGINIA BEACH IS NOT REQUIRED BY LAW TO MAINTAIN THE PUBLIC EASEMENTS DEDICATED HEREIN EXCEPT TO THE EXTENT SAID EASEMENTS IS CURRENTLY BEING UTILIZED FOR PUBLIC PURPOSES.
16. A DEED RESTRICTION/PROFFER AGREEMENT HAS BEEN RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, CITY OF VIRGINIA BEACH AT INSTRUMENT NUMBER 20170120000055640 AND MODIFIED IN INSTRUMENT NUMBER I.N. 202303023337
17. PUBLIC ACCESS EASEMENT "A" AND PUBLIC ACCESS EASEMENT "B" TO BE VACATED BY INSTRUMENT IN ACCORDANCE WITH VA CODE SECTION 15.2-2272 UPON THE EXTENSION OF HUDOME WAY.
18. HUDOME WAY ROAD EXTENSION AS SHOWN ON THE MASTER PLANS FOR INNOVATION PARK ON FILE WITH THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT AND FUNDED UNDER CAPITAL IMPROVEMENT PLAN #100576.

I, ERIC A. GARNER A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AND THE DIRECTION OF THE OWNERS, THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED(S) DESCRIBED BELOW AND THAT CONCRETED STEEL PINS, AS SPECIFIED BY THE SUBDIVISION REGULATIONS OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ARE ACTUALLY IN PLACE AT POINTS MARKED THUS "●" AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED BY DEED TO:  
(PARCEL C-5)

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY BY DEED FROM CITY OF VIRGINIA BEACH, A MUNICIPAL CORPORATION OF THE COMMONWEALTH OF VIRGINIA, IN INSTRUMENT NO. 20180221000140360, RECORDED FEBRUARY 21, 2018, SAID DOCUMENTS HAVING BEEN RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA.

(PARCEL D & E-1)

CITY OF VIRGINIA BEACH, A MUNICIPAL CORPORATION OF THE COMMONWEALTH OF VIRGINIA BY DEED FROM NATIONSBANK OF VIRGINIA, N.A., IN DEED 3475 AT PAGES 497-502 RECORDED FEBRUARY 16, 1995, SAID DOCUMENTS HAVING BEEN RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA.

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "SUBDIVISION OF INNOVATION PARK, BEING PARCEL C-5, PROPERTY OF THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY (I.N. 202307000043) AND PARCEL D, PROPERTY OF THE CITY OF VIRGINIA BEACH (I.N. 20170718000601850) AND PLAT SHOWING PROPOSED EASEMENTS ON PARCELS E-1 AND TRACT 2, PROPERTY OF THE CITY OF VIRGINIA BEACH (I.N. 20171018000898330) (M.B. 241, PG. 26), VIRGINIA BEACH, VIRGINIA" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED, WHO CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND THAT THERE ARE NO ENCUMBRANCES ON THIS PROPERTY. THE DEDICATION OF THE STREETS AND EASEMENTS ARE SUBJECT TO THE RIGHTS OF THE CITY OF VIRGINIA BEACH, VIRGINIA, AND ARE FOR THE PURPOSES REFERENCED ON THIS PLAT AS WELL AS FOR SURFACE AND UNDERGROUND DRAINAGE AND UTILITIES.

OWNER: CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY

SIGNED: [Signature] 9-19-2023  
BY: CHAIR/VICE CHAIR OF CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY DATE

COMMONWEALTH OF VIRGINIA

CITY OF Virginia Beach, TO WIT:

I, Vicki L. Kelley, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT W. Taylor Franklin, CHAIR/VICE CHAIR OF THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 19th DAY OF September, 20 23.



Vicki L. Kelley  
NOTARY PUBLIC  
REGISTRATION NUMBER 7702945  
MY COMMISSION EXPIRES 2-29-24

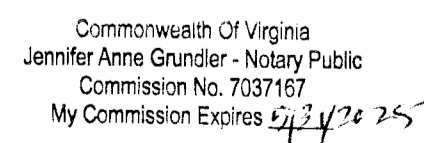
OWNER: CITY OF VIRGINIA BEACH, A MUNICIPAL CORPORATION OF THE COMMONWEALTH OF VIRGINIA

SIGNED: [Signature] 9/14/2023  
BY: CITY MANAGER OR DULY AUTHORIZED DESIGNEE DATE

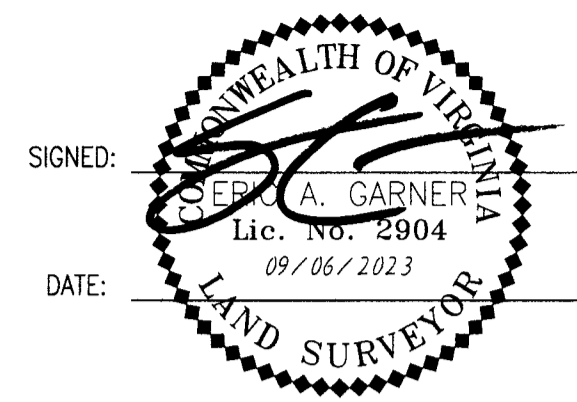
COMMONWEALTH OF VIRGINIA

CITY OF Virginia Beach, TO WIT:

I, Jennifer Anne Grundler, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Roger A. Duncanson, CITY MANAGER, OR DULY AUTHORIZED DESIGNEE, FOR CITY OF VIRGINIA BEACH, A MUNICIPAL CORPORATION OF THE COMMONWEALTH OF VIRGINIA, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 14th DAY OF September, 20 23.



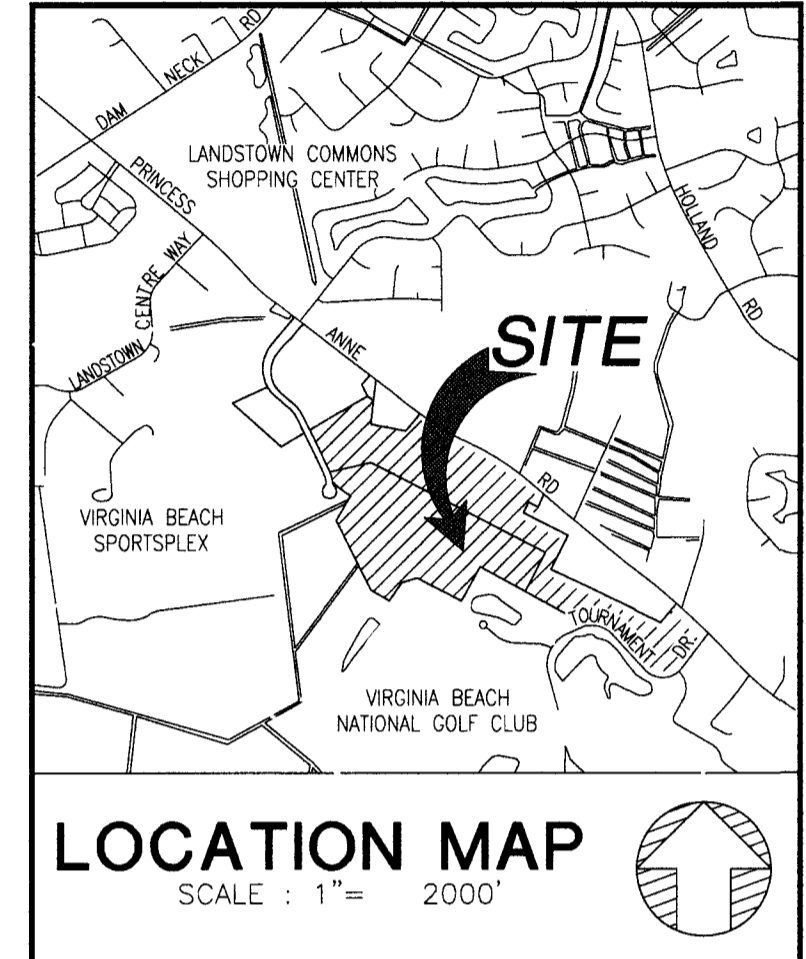
Jennifer Anne Grundler  
NOTARY PUBLIC  
REGISTRATION NUMBER 7037167  
MY COMMISSION EXPIRES 9/30/25



SIGNED:

DATE:

INSTRUMENT # 202307000128 PAGE 1 OF 15  
RECORDED VIRGINIA BEACH CIRCUIT COURT  
Sep 20, 2023 AT 02:46 pm PLAT  
TINA E. SINNEN, CLERK



THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

APPROVED: [Signature] 9/20/23  
FOR PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: [Signature]  
DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE

SHEET 1 OF 15

SUBDIVISION OF  
**INNOVATION PARK**  
BEING  
**PARCEL C-5,**  
**PROPERTY OF THE CITY OF VIRGINIA BEACH**  
**DEVELOPMENT AUTHORITY (I.N. 202307000043)**  
AND  
**PARCEL D,**  
**PROPERTY OF THE CITY OF VIRGINIA BEACH**  
(I.N. 20170718000601850)  
AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
**PROPERTY OF THE CITY OF VIRGINIA BEACH**  
(I.N. 20171018000898330)(M.B. 241, PG. 26)

VIRGINIA BEACH, VIRGINIA JUNE 07, 2023



TECH.: MRB  
JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
REF: I-0180, V-0231  
FB/P: 222-0145\_PA RD-GPS-TOPO.RWS

**CURVE TABLE - BOUNDARY AND HUDOME WAY**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	4125.00'	580.66'	580.18'	S 60°46'25" E	8°03'55"	290.81'
C2	3875.00'	798.88'	797.46'	S 58°54'00" E	11°48'44"	400.86'
C3	5975.00'	388.95'	388.88'	S 46°13'24" E	3°43'47"	194.54'
C4	25.00'	22.46'	21.72'	S 08°01'14" W	51°29'07"	12.05'
C5	814.03'	77.46'	77.43'	S 36°29'22" W	5°27'08"	38.76'
C6	205.00'	346.13'	306.46'	S 87°35'09" W	96°44'26"	230.66'
C7	345.00'	435.42'	407.09'	N 80°12'02" W	72°18'46"	252.10'
C8	976.70'	249.15'	248.47'	N 55°00'06" W	14°36'56"	125.25'
C9	75.00'	67.45'	65.20'	S 83°20'10" W	51°31'48"	36.20'
C10	313.00'	95.17'	94.80'	N 19°49'25" W	17°25'15"	47.95'
C11	316.01'	135.12'	134.09'	N 40°46'33" W	24°29'55"	68.61'
C12	384.15'	137.75'	136.99'	N 42°44'44" W	20°32'32"	69.61'
C13	384.00'	465.45'	437.48'	N 02°15'00" E	69°26'57"	266.14'
C14	20.00'	31.42'	28.28'	S 08°01'31" E	90°00'00"	20.00'
C15	20.00'	31.42'	28.29'	N 81°58'29" E	90°00'00"	20.00'
C16	300.00'	471.24'	424.26'	S 08°01'31" E	90°00'00"	300.00'
C17	381.00'	162.91'	161.67'	S 40°46'34" E	24°29'54"	82.72'
C18	381.00'	132.98'	132.31'	S 18°17'09" E	19°59'53"	67.17'
C19	381.00'	32.69'	32.68'	S 25°49'37" E	04°54'55"	16.35'
C20	381.00'	100.00'	99.71'	S 15°51'01" E	15°02'18"	50.29'
C21	381.00'	0.30'	0.30'	S 08°18'32" E	0°02'40"	0.15'

**CURVE TABLE - PUBLIC ACCESS EASEMENTS "A" & "B" (SHEET 11 OF 15)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C22	75.00'	55.81'	54.53'	S 29°36'14" E	42°38'03"	29.27'
C23	75.00'	142.00'	121.72'	S 03°19'42" W	108°26'50"	104.14'
C24	75.00'	141.87'	121.64'	N 16°42'44" W	108°22'44"	103.95'
C25	75.00'	57.76'	56.34'	N 15°19'41" E	44°07'19"	30.39'

**CURVE TABLE - VARIABLE WIDTH INGRESS/EGRESS EASEMENT (SHEET 9 OF 15)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	361.62'	187.55'	185.45'	N 82°42'31" W	29°42'55"	95.93'
CE2	356.84'	264.10'	258.11'	N 77°08'23" W	42°24'18"	138.43'
CE3	49.13'	129.00'	95.01'	N 58°04'47" W	150°26'32"	186.23'
CE4	25.00'	28.74'	27.18'	N 15°47'30" W	65°51'58"	16.19'
CE5	25.00'	26.87'	25.60'	S 79°31'15" E	61°35'31"	14.90'
CE6	49.13'	110.03'	88.43'	S 46°09'41" E	128°18'38"	101.43'
CE7	332.84'	246.34'	240.75'	S 77°08'23" E	42°24'18"	129.12'
CE8	385.62'	202.54'	200.22'	S 82°31'10" E	30°05'37"	103.66'
CE9	393.00'	24.13'	24.13'	S 28°12'29" W	3°31'05"	12.07'

**CURVE TABLE - 25' PUBLIC DRAINAGE EASEMENT (SHEET 7 OF 15)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	388.00'	25.82'	25.82'	N 33°26'30" E	3°48'47"	12.92'
CE2	101.00'	25.82'	25.75'	S 46°35'41" W	14°38'57"	12.98'

**LINE TABLE - 25' PUBLIC DRAINAGE EASEMENT (SHEET 7 OF 15)**

LINE	BEARING	DISTANCE
LE1	S 42°06'25" E	295.33'
LE2	S 29°06'52" E	137.55'
LE3	S 57°17'47" E	245.92'
LE4	N 57°17'47" W	246.01'
LE5	N 29°06'52" W	140.98'
LE6	N 42°06'25" W	286.05'

**LINE TABLE - BOUNDARY AND HUDOME WAY**

LINE	BEARING	DISTANCE
L1	S 54°37'58" E	79.65'
L2	S 21°39'36" W	146.31'
L3	N 65°50'45" W	112.74'
L4	S 21°36'31" W	122.28'
L5	S 22°15'38" W	30.35'
L6	S 15°09'27" W	7.64'
L7	S 33°45'48" W	38.56'
L8	S 39°12'56" W	214.18'
L9	S 71°14'04" W	165.14'
L10	N 28°17'05" W	454.15'
L11	N 32°50'52" W	25.25'
L12	N 28°31'37" W	144.36'
L13	N 53°01'31" W	125.32'
L14	N 53°01'31" W	31.65'
L15	N 36°58'29" E	109.70'
L16	N 43°49'02" E	100.72'
L17	N 36°58'29" E	169.30'
L18	S 36°58'29" W	360.00'
L19	S 53°01'31" E	47.38'
L20	S 53°01'31" E	128.58'
L21	S 28°31'37" E	144.36'
L22	S 28°31'52" E	30.24'
L23	S 28°32'03" E	449.24'
L24	S 06°43'58" E	183.05'
L25	N 06°40'46" W	134.46'
L26	N 06°49'57" W	35.64'

**LINE TABLE - VARIABLE WIDTH DRAINAGE EASEMENT (SHEET 5 OF 15)**

LINE	BEARING	DISTANCE
LE1	S 54°41'55" E	23.37'
LE2	S 81°51'51" E	10.01'
LE3	S 04°12'00" W	411.32'
LE4	N 74°55'59" E	45.51'
LE5	S 15°10'43" E	10.00'
LE6	N 74°55'59" E	335.90'
LE7	N 04°12'00" E	654.17'

**LINE TABLE - 40' & VARIABLE WIDTH PUBLIC UTILITY EASEMENT (SHEET 7 OF 15)**

LINE	BEARING	DISTANCE
LE1	S 08°49'53" E	219.42'
LE2	S 29°06'52" E	186.17'
LE3	S 57°17'47" E	7.53'
LE4	S 65°21'15" E	1308.33'
LE5	N 65°21'15" W	890.85'
LE6	N 29°06'52" W	203.36'
LE7	N 08°49'53" W	226.43'

**LINE TABLE - VARIABLE WIDTH INGRESS/EGRESS EASEMENT (SHEET 9 OF 15)**

LINE	BEARING	DISTANCE
LE1	S 81°39'28" W	72.04'
LE2	N 55°56'14" W	77.86'
LE3	N 47°49'02" W	89.34'
LE4	N 48°43'29" W	161.98'
LE5	N 64°56'15" W	71.18'
LE6	N 26°23'30" E	17.26'
LE7	S 65°31'44" E	64.94'
LE8	S 48°43'29" E	169.85'
LE9	S 47°49'02" E	91.80'
LE10	S 55°56'14" E	76.16'
LE11	N 81°39'28" E	72.21'

**IMPOUNDMENT EASEMENT 'A' (SHEET 11 OF 15) CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	172.00'	59.84'	59.54'	S 19°42'50" E	19°56'06"	30.23'
CE2	72.00'	60.86'	59.06'	S 14°28'03" W	48°25'40"	32.38'
CE3	27.72'	15.88'	15.66'	S 22°16'11" W	32°49'23"	8.16'
CE4	388.00'	528.31'	488.43'	S 44°51'56" W	78°00'53"	314.28'
CE5	120.00'	180.08'	163.65'	N 53°08'12" W	85°58'52"	111.87'
CE6	122.00'	116.35'	111.99'	N 17°08'38" E	54°38'27"	63.02'
CE7	28.00'	19.74'	19.34'	N 24°15'54" E	40°23'54"	10.30'
CE8	38.49'	36.88'	35.48'	N 23°22'56" W	54°53'47"	19.99'
CE9	48.00'	32.04'	31.45'	S 25°20'24" W	38°14'55"	16.64'
CE10	102.00'	97.27'	93.63'	S 17°08'38" W	54°38'27"	52.69'
CE11	100.00'	150.07'	136.38'	S 53°08'12" E	85°58'52"	93.22'
CE12	368.00'	501.07'	463.25'	N 44°51'56" E	78°00'53"	298.08'
CE13	47.72'	27.34'	26.97'	N 22°16'11" E	32°49'23"	14.06'
CE14	52.00'	43.95'	42.65'	N 14°28'03" E	48°25'40"	23.38'
CE15	152.00'	52.89'	52.62'	N 19°42'50" W	19°56'06"	26.71'
CE16	120.45'	68.03'	67.13'	N 12°20'50" W	32°21'34"	34.95'

**LINE TABLE**

LINE	BEARING	DISTANCE
LE1	S 29°40'53" E	87.16'
LE2	S 09°44'47" E	58.74'
LE3	S 83°52'22" W	68.95'
LE4	N 10°08'45" W	94.42'
LE5	N 44°27'51" E	241.00'
LE6	S 50°49'50" E	44.48'
LE7	S 44°27'51" W	240.93'
LE8	S 10°08'45" E	94.43'
LE9	N 83°52'22" E	68.95'
LE10	N 09°44'47" W	58.74'
LE11	N 29°40'53" W	23.08'

**IMPOUNDMENT EASEMENT 'B' (SHEET 12 OF 15) CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	101.00'	142.72'	131.14'	N 74°09'55" E	80°57'39"	86.20'
CE2	62.00'	165.66'	120.60'	S 11°11'36" W	153°05'41"	259.19'
CE3	35.01'	22.74'	22.34'	N 50°47'04" E	37°12'31"	11.78'
CE4	101.00'	150.55'	137.00'	S 74°55'35" W	85°24'20"	93.21'
CE5	93.00'	53.98'	53.23'	N 45°44'34" W	33°15'24"	27.77'
CE6	85.99'	94.26'	89.61'	N 02°17'06" E	62°48'30"	52.50'
CE7	81.00'	114.46'	105.17'	N 74°09'55" E	80°57'39"	69.13'
CE8	42.00'	112.22'	81.70'	S 11°11'36" W	153°05'41"	175.58'
CE9	54.99'	37.47'	36.75'	S 51°42'40" W	39°02'45"	19.50'
CE10	81.00'	120.74'	109.87'	S 74°55'35" W	85°24'20"	74.75'
CE11	73.00'	42.37'	41.78'	S 45°44'34" E	33°15'24"	21.80'
CE12	65.99'	72.34'	68.77'	N 02°17'07" E	62°48'33"	40.29'

**LINE TABLE**

LINE	BEARING	DISTANCE
LE1	S 65°21'15" E	436.19'
LE2	S 32°13'25" W	271.13'
LE3	N 62°22'16" W	76.86'
LE4	N 29°06'52" W	327.49'
LE5	N 33°41'06" E	115.24'
LE6	S 65°21'15" E	436.19'
LE7	S 32°13'25" W	271.13'
LE8	N 62°22'16" W	76.86'
LE9	N 29°06'52" W	327.49'
LE10	N 33°41'06" E	115.24'

SHEET 2 OF 15

SUBDIVISION OF  
**INNOVATION PARK**  
BEING

**PARCEL C-5,**  
PROPERTY OF THE CITY OF VIRGINIA BEACH  
DEVELOPMENT AUTHORITY (I.N. 202307000043)

AND  
**PARCEL D,**  
PROPERTY OF THE CITY OF VIRGINIA BEACH  
(I.N. 20170718000601850)

AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
PROPERTY OF THE CITY OF VIRGINIA BEACH  
(I.N. 20171018000898330)(M.B. 241, PG. 26)

VIRGINIA BEACH, VIRGINIA JUNE 07, 2023



REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS



THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

APPROVED: Corey Garner 9/20/23  
FOR PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: [Signature] 9/20/23  
DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE

TECH: MRB  
JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
REF: I-0180, V-0231  
FB/P: 222-0145\_PA RD-GPS-TOPO.RWS

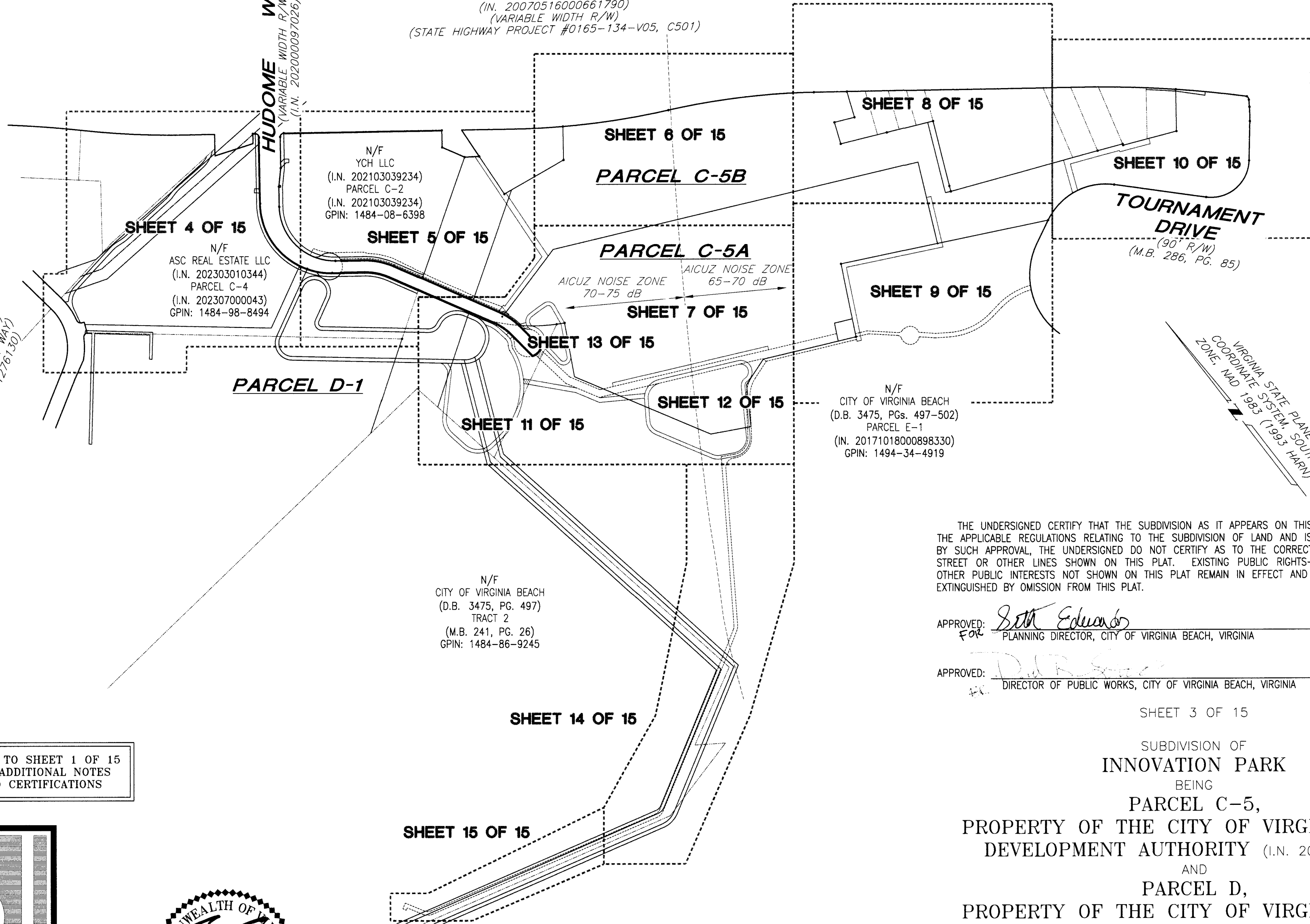
**PRINCESS ANNE ROAD**  
 ~ STATE ROUTE 165 ~  
 (IN. 20070516000661790)  
 (VARIABLE WIDTH R/W)  
 (STATE HIGHWAY PROJECT #0165-134-V05, C501)

**HUDOME WAY**  
 (VARIABLE WIDTH R/W)  
 (I.N. 202000097026)

**LANDSTOWN CENTRE WAY**  
 (80' & VARIABLE WIDTH R/W)  
 (FORMERLY SPORTSPLEX WAY)  
 (IN. 20131028001276130)

**TOURNAMENT DRIVE**  
 (90' R/W)  
 (M.B. 286, PG. 85)

VIRGINIA STATE PLANE  
 COORDINATE SYSTEM, SOUTH  
 ZONE, NAD 1983 (1983 HARN)



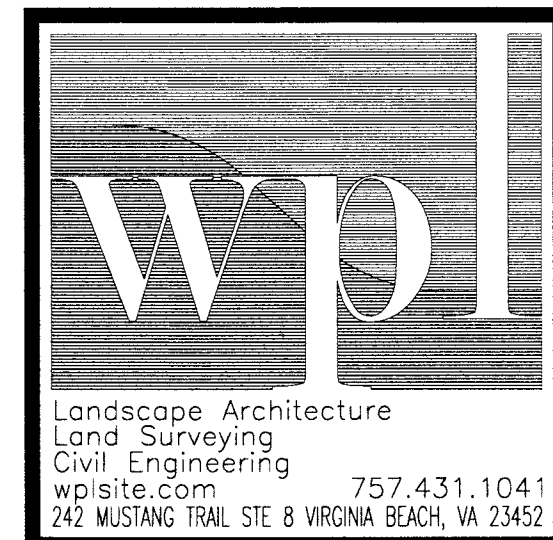
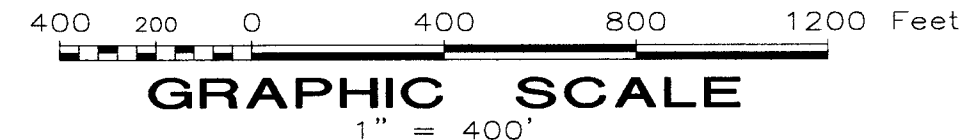
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APPROVED: Beth Edwards 9/20/23  
 FOR: PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: D. R. [Signature] 9/20/23  
 FOR: DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE

SHEET 3 OF 15  
 SUBDIVISION OF  
**INNOVATION PARK**  
 BEING  
**PARCEL C-5,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY (I.N. 202307000043)  
 AND  
**PARCEL D,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20170718000601850)  
 AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20171018000898330)(M.B. 241, PG. 26)

REFER TO SHEET 1 OF 15  
 FOR ADDITIONAL NOTES  
 AND CERTIFICATIONS



TECH.: MRB  
 JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
 REF: I-0180, V-0231  
 FB/P: 222-0145\_PA RD-GPS-TOPO.RWS

VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

SUBDIVISION OF  
INNOVATION PARK

BEING

PARCEL C-5,

PROPERTY OF THE CITY OF VIRGINIA BEACH  
DEVELOPMENT AUTHORITY (I.N. 202307000043)

AND

PARCEL D,

PROPERTY OF THE CITY OF VIRGINIA BEACH  
(I.N. 20170718000601850)

AND PLAT SHOWING PROPOSED EASEMENTS ON

PARCELS E-1 AND TRACT 2

PROPERTY OF THE CITY OF VIRGINIA BEACH  
(I.N. 20171018000898330)(M.B. 241, PG. 26)

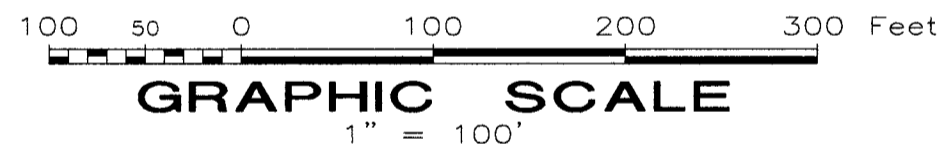
VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

**LEGEND**

- DENOTES FOUND PIN OR PIPE
- DENOTES CONCRETED STEEL PIN

REFER TO SHEET 1 OF 15  
FOR ADDITIONAL NOTES  
AND CERTIFICATIONS

REFER TO SHEET 2 OF 15  
FOR LINE AND CURVE TABLES



**LANDSTOWN CENTRE WAY**  
(80' & VARIABLE WIDTH R/W)  
(FORMERLY SP-ORIS/SPLEX WAY)  
(I.N. 20131028001276130)

**PRINCESS ANNE ROAD**

~ STATE ROUTE 165 ~  
(I.N. 20070516000661790)  
(VARIABLE WIDTH R/W)  
(STATE HIGHWAY PROJECT #0165-134-V05, C501)

N/F  
1948 LANDSTOWN  
CENTRE WAY LLC  
(I.N. 202103045419)  
PARCEL 3  
(I.N. 20121129001370090)  
GPIN: 1484-99-3218

N/F  
CHILDRENS REAL ESTATE LLC  
(I.N. 20140915000869690)  
PARCEL 2  
(I.N. 20121129001370090)  
GPIN: 1484-99-7280

120' VIRGINIA POWER EASEMENT  
(D.B. 1170, PG. 426)  
(D.B. 834, PG. 164)  
(M.B. 53, PG. 34)

20' AND VARIABLE WIDTH  
PUBLIC PEDESTRIAN  
ACCESS EASEMENT  
(I.N. 20131028001276130)

N/F  
ASC REAL ESTATE LLC  
(I.N. 202303010344)  
PARCEL C-4  
(I.N. 202307000043)  
GPIN: 1484-98-8494

**PARCEL D-1**

GPIN: 1484-97-4769  
2,851,506 SQ. FT.  
OR 65.462 ACRES

N/F  
CITY OF VIRGINIA BEACH  
(D.B. 3475, PGS. 497-502)  
PARCEL D  
(I.N. 202307000043)  
GPIN: 1484-97-5796

VARIABLE WIDTH PUBLIC  
UTILITY EASEMENT  
(I.N. 202000097026)

VARIABLE WIDTH PUBLIC  
UTILITY EASEMENT  
(I.N. 202000097026)

20' DOMINION POWER EASEMENT  
(I.N. 20201008000953010)

20' DOMINION POWER EASEMENT  
(I.N. 20201008000952970)

5' PUBLIC UTILITY EASEMENT  
(I.N. 202000097026)

N/F  
YCH LLC  
(I.N. 202103039234)  
PARCEL C-2  
(I.N. 202000097026)  
GPIN: 1484-08-6398

20' ACCESS AND  
MAINTENANCE EASEMENT  
(I.N. 202000097026-PLAT)  
(I.N. 202000110985-DEED)

IMPOUNDMENT, DRAINAGE, ACCESS  
AND MAINTENANCE EASEMENT  
63,281 S.F./1.453 ACRES  
(I.N. 202000097026-PLAT)  
(I.N. 202000110985-DEED)

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

APPROVED: Seth Edwards 9/20/23  
FOR PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: D. R. Brown 9-20-23  
DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE

MATCH LINE  
~ SEE SHEET 5 OF 15 ~

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

APPROVED: Scott Edwards 9/20/23  
 PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: [Signature] 9/20/23  
 DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE

**LEGEND**

- DENOTES FOUND PIN OR PIPE
- DENOTES CONCRETED STEEL PIN

REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS

REFER TO SHEET 2 OF 15 FOR LINE AND CURVE TABLES



25' PUBLIC DRAINAGE EASEMENT HEREBY DEDICATED TO THE CITY OF VIRGINIA BEACH (477 SQ. FT. OR 0.011 ACRES)

**PARCEL C-5A**  
 GPIN: 1494-16-8812  
 1,746,781 SQ. FT. OR 40.101 ACRES

**PARCEL D-1**  
 GPIN: 1484-97-4769  
 2,851,506 SQ. FT. OR 65.462 ACRES

**25' PUBLIC DRAINAGE EASEMENT DETAIL**  
 SCALE: 1" = 40'

LINE TABLE 25' PUBLIC DRAINAGE EASEMENT

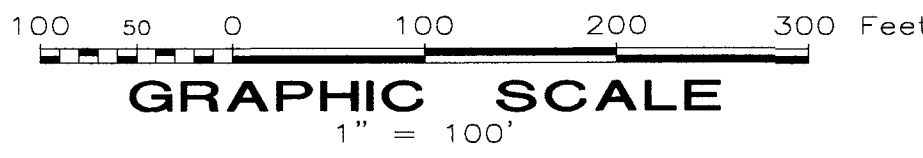
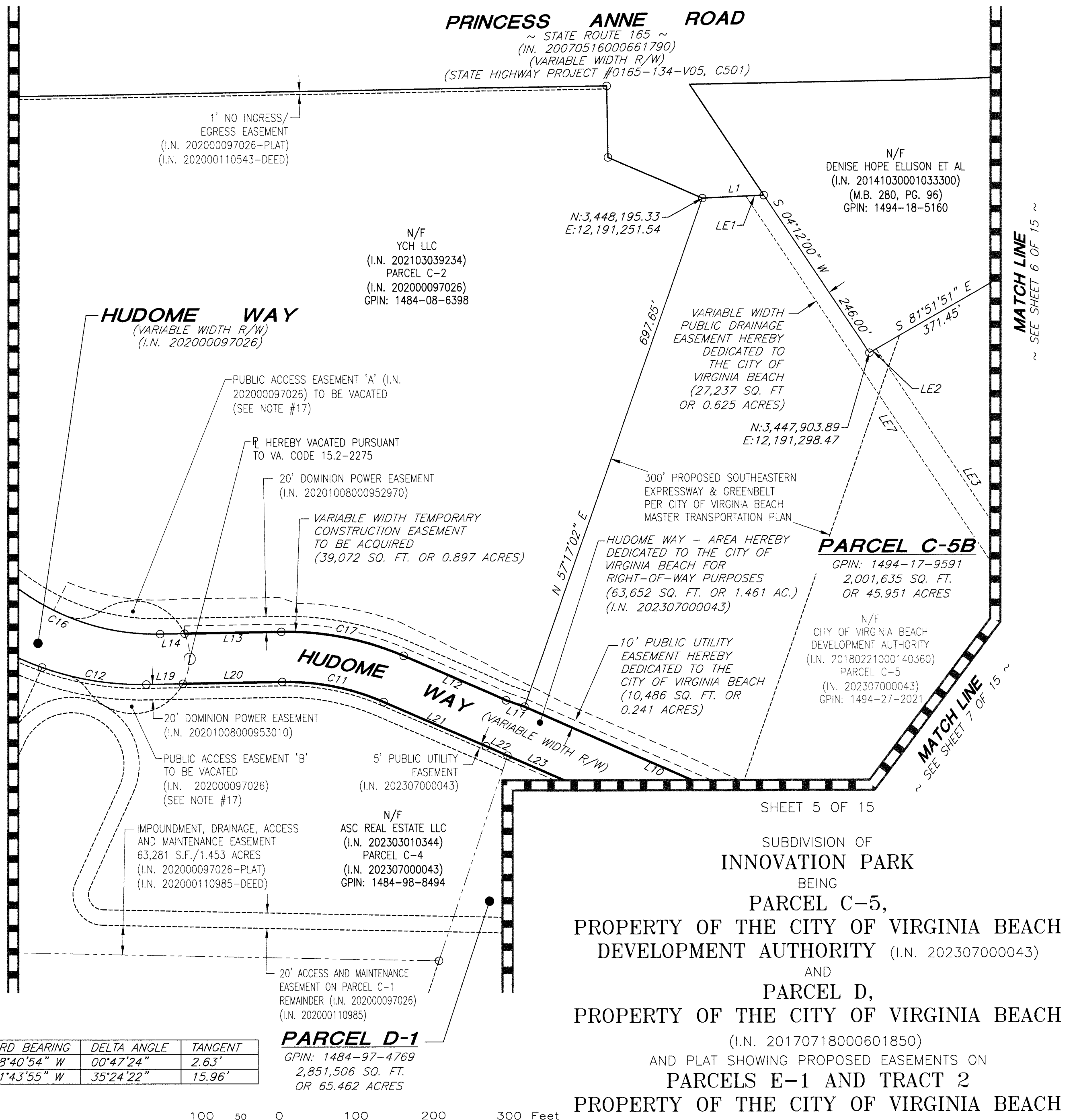
LINE	BEARING	DISTANCE
LE1	S 68°51'58" E	42.78'
LE2	N 68°51'58" W	31.63'
LE3	N 06°49'57" W	28.81'

CURVE TABLE 25' PUBLIC DRAINAGE EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	381.00'	5.25'	5.25'	N 08°40'54" W	00°47'24"	2.63'
CE2	50.00'	30.90'	30.41'	S 11°43'55" W	35°24'22"	15.96'



TECH: MRB  
 JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
 REF: I-0180, V-0231  
 FB/P: 222-0145\_PA RD-GPS-TOPO.RW5



SHEET 5 OF 15

SUBDIVISION OF INNOVATION PARK BEING PARCEL C-5, PROPERTY OF THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY (I.N. 202307000043) AND PARCEL D, PROPERTY OF THE CITY OF VIRGINIA BEACH (I.N. 20170718000601850) AND PLAT SHOWING PROPOSED EASEMENTS ON PARCELS E-1 AND TRACT 2 PROPERTY OF THE CITY OF VIRGINIA BEACH (I.N. 20171018000898330)(M.B. 241, PG. 26)

VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

MATCH LINE ~ SEE SHEET 6 OF 15 ~

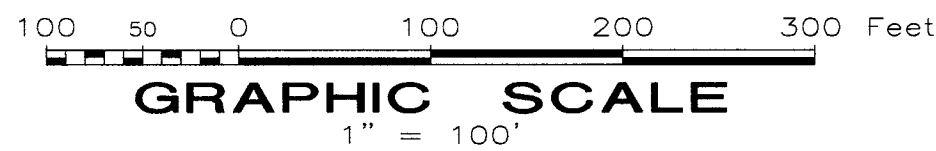
MATCH LINE ~ SEE SHEET 7 OF 15 ~

MATCH LINE ~ SEE SHEET 4 OF 15 ~

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APPROVED: Seth Edwards 9/20/23  
 FOR: PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: D. B. ... 1-18-23  
 DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE

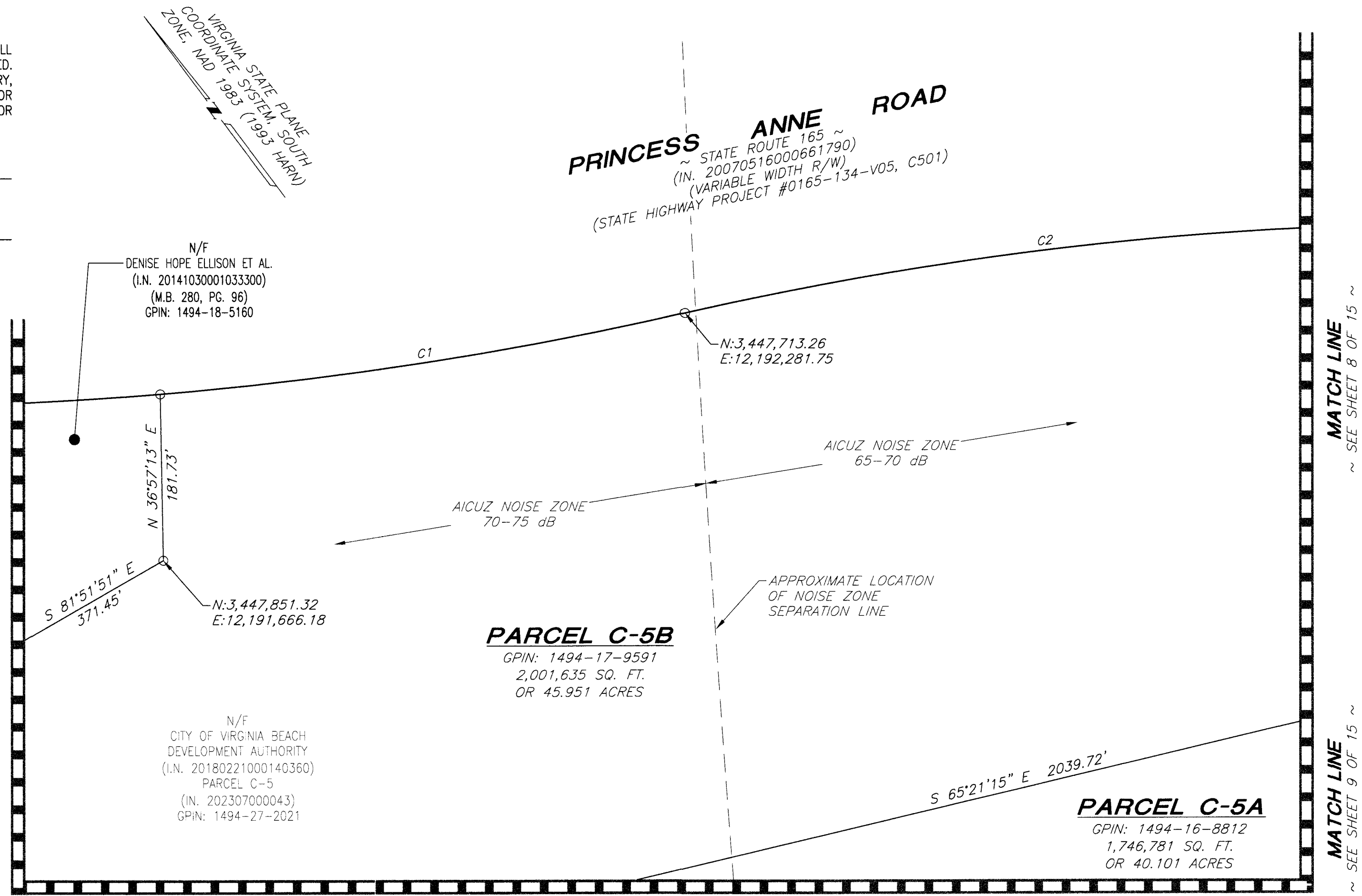


**LEGEND**

- DENOTES FOUND PIN OR PIPE
- DENOTES CONCRETED STEEL PIN

REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS

REFER TO SHEET 2 OF 15 FOR LINE AND CURVE TABLES



VARIABLE WIDTH PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO THE CITY OF VIRGINIA BEACH (219 SQ. FT. OR 0.005 ACRES)

**PARCEL C-5B**  
 GPIN: 1494-17-9591  
 2,001,635 SQ. FT.  
 OR 45.951 ACRES

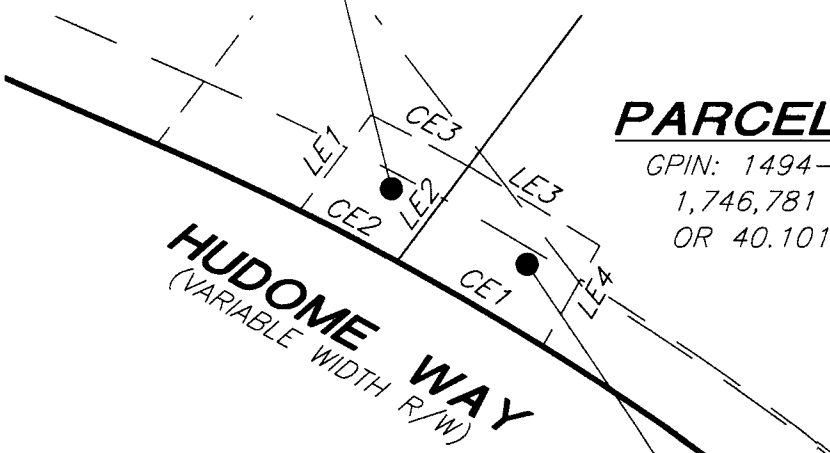
**CURVE TABLE - PUBLIC UTILITY EASEMENT DETAIL**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	381.00'	21.92'	21.92'	N 21°43'16" W	03°17'47"	10.96'
CE2	381.00'	14.30'	14.30'	N 24°26'41" W	02°09'03"	7.15'
CE3	396.27'	14.29'	14.29'	S 24°04'42" E	02°03'57"	7.15'

**LINE TABLE - PUBLIC UTILITY EASEMENT DETAIL**

LINE	BEARING	DISTANCE
LE1	N 74°55'59" E	15.54'
LE2	N 74°56'09" E	15.45'
LE3	S 20°46'51" E	19.96'
LE4	S 67°37'29" W	15.02'

**PARCEL C-5A**  
 GPIN: 1494-16-8812  
 1,746,781 SQ. FT.  
 OR 40.101 ACRES



SHEET 6 OF 15

SUBDIVISION OF INNOVATION PARK  
 BEING  
 PARCEL C-5,  
 PROPERTY OF THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY (I.N. 202307000043)  
 AND  
 PARCEL D,  
 PROPERTY OF THE CITY OF VIRGINIA BEACH (I.N. 20170718000601850)  
 AND PLAT SHOWING PROPOSED EASEMENTS ON  
 PARCELS E-1 AND TRACT 2  
 PROPERTY OF THE CITY OF VIRGINIA BEACH (I.N. 20171018000898330)(M.B. 241, PG. 26)

VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

TECH.: MRB  
 JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
 REF: I-0180, V-0231  
 FB/P: 222-0145\_PA RD-GPS-TOPO.RW5

SHEET 7 OF 15  
 SUBDIVISION OF  
**INNOVATION PARK**  
 BEING  
**PARCEL C-5,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY (I.N. 202307000043)  
 AND  
**PARCEL D,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20170718000601850)  
 AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20171018000898330)(M.B. 241, PG. 26)  
 VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

**MATCH LINE**  
 ~ SEE SHEET 6 OF 15 ~

**PARCEL C-5B**  
 GPIN: 1494-17-9591  
 2,001,635 SQ. FT.  
 OR 45.951 ACRES

**PARCEL C-5A**  
 GPIN: 1494-16-8812  
 1,746,781 SQ. FT.  
 OR 40.101 ACRES

**PARCEL D-1**  
 GPIN: 1484-97-4769  
 2,851,506 SQ. FT.  
 OR 65.462 ACRES

N/F  
 CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY  
 (I.N. 2018022100040360)  
 PARCEL C-5  
 (I.N. 202307000043)  
 GPIN: 1494-27-2021

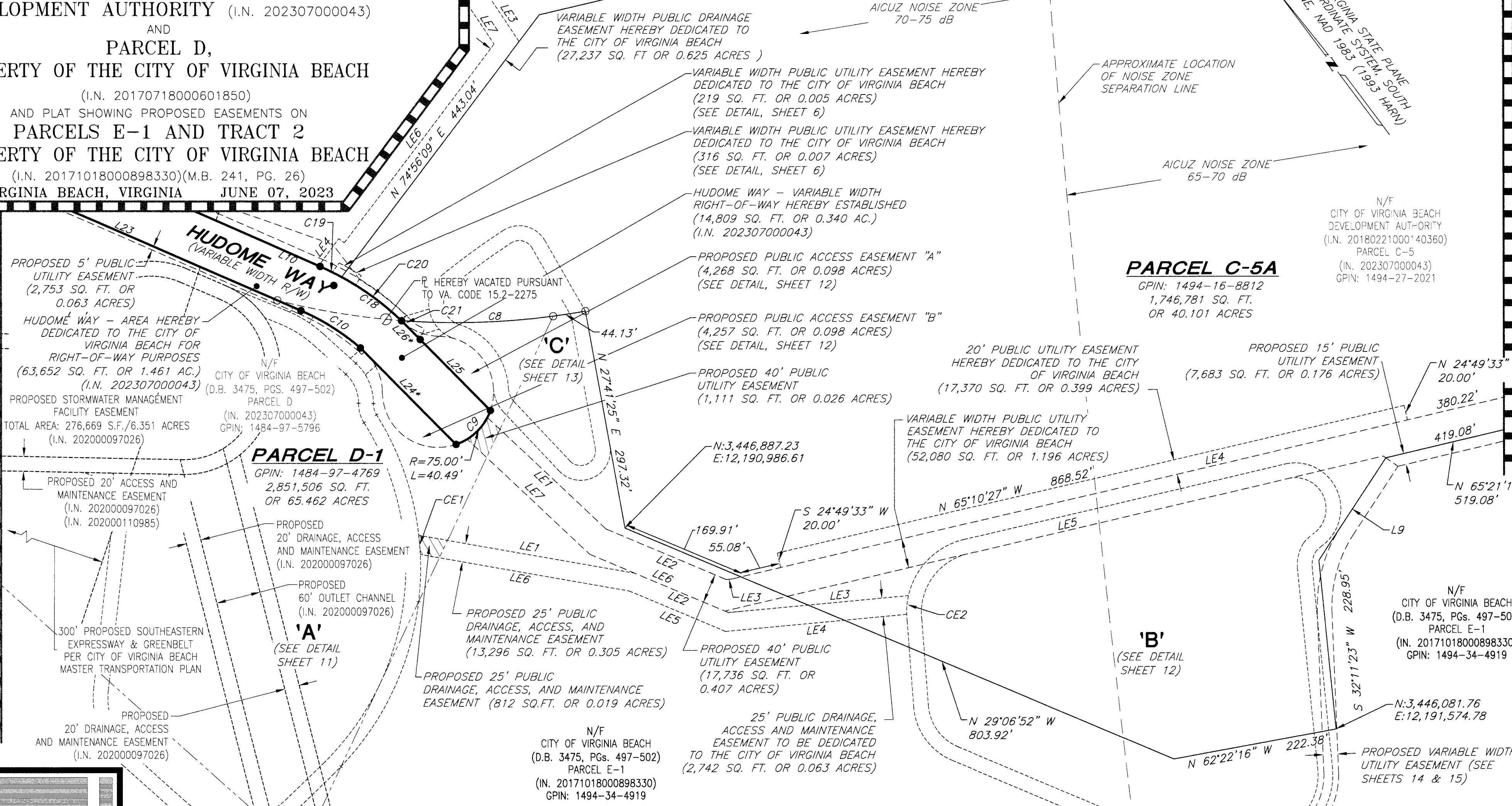
N/F  
 CITY OF VIRGINIA BEACH  
 (D.B. 3475, PGS. 497-502)  
 PARCEL E-1  
 (I.N. 20171018000898330)  
 GPIN: 1494-34-4919

N/F  
 CITY OF VIRGINIA BEACH  
 (D.B. 3475, PGS. 497-502)  
 PARCEL E-1  
 (I.N. 20171018000898330)  
 GPIN: 1494-34-4919

MATCH LINE  
 ~ SEE SHEET 5 OF 15 ~

MATCH LINE  
 ~ SEE SHEET 9 OF 15 ~

VIRGINIA STATE PLANE  
 COORDINATE SYSTEM, SOUTH  
 ZONE, NAD 1983 (1993 HARN)



**LEGEND**

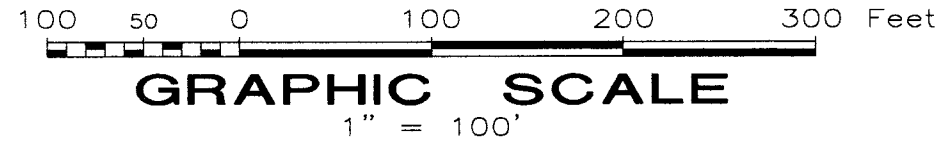
- DENOTES FOUND PIN OR PIPE
- DENOTES CONCRETED STEEL PIN

REFER TO SHEET 1 OF 15  
 FOR ADDITIONAL NOTES  
 AND CERTIFICATIONS

REFER TO SHEET 2 OF 15  
 FOR LINE AND CURVE TABLES

REFER TO SHEETS 11 THRU 13  
 FOR IMPOUNDMENT AREAS 'A',  
 'B', & 'C' DETAILS

SEE SHEETS 14 AND 15  
 FOR CONTINUATION OF  
 PROPOSED VARIABLE WIDTH  
 UTILITY EASEMENT



THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

APPROVED: *Seth Edwards* 9/20/23  
 FOR PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

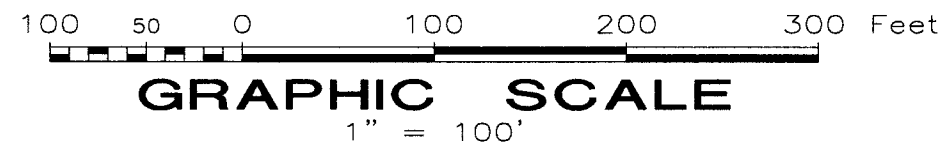
APPROVED: *David R. Scott* 9-18-23  
 DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE

TECH.: MRB  
 JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
 REF: I-0180, V-0231  
 FB/P: 222-0145\_PA RD-GPS-TOPO.RWS

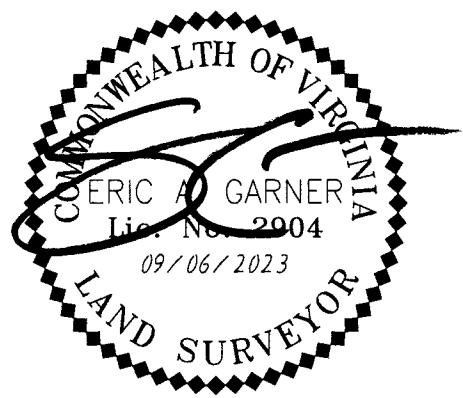
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APPROVED: Seth Edwards 9/10/23  
FOR PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

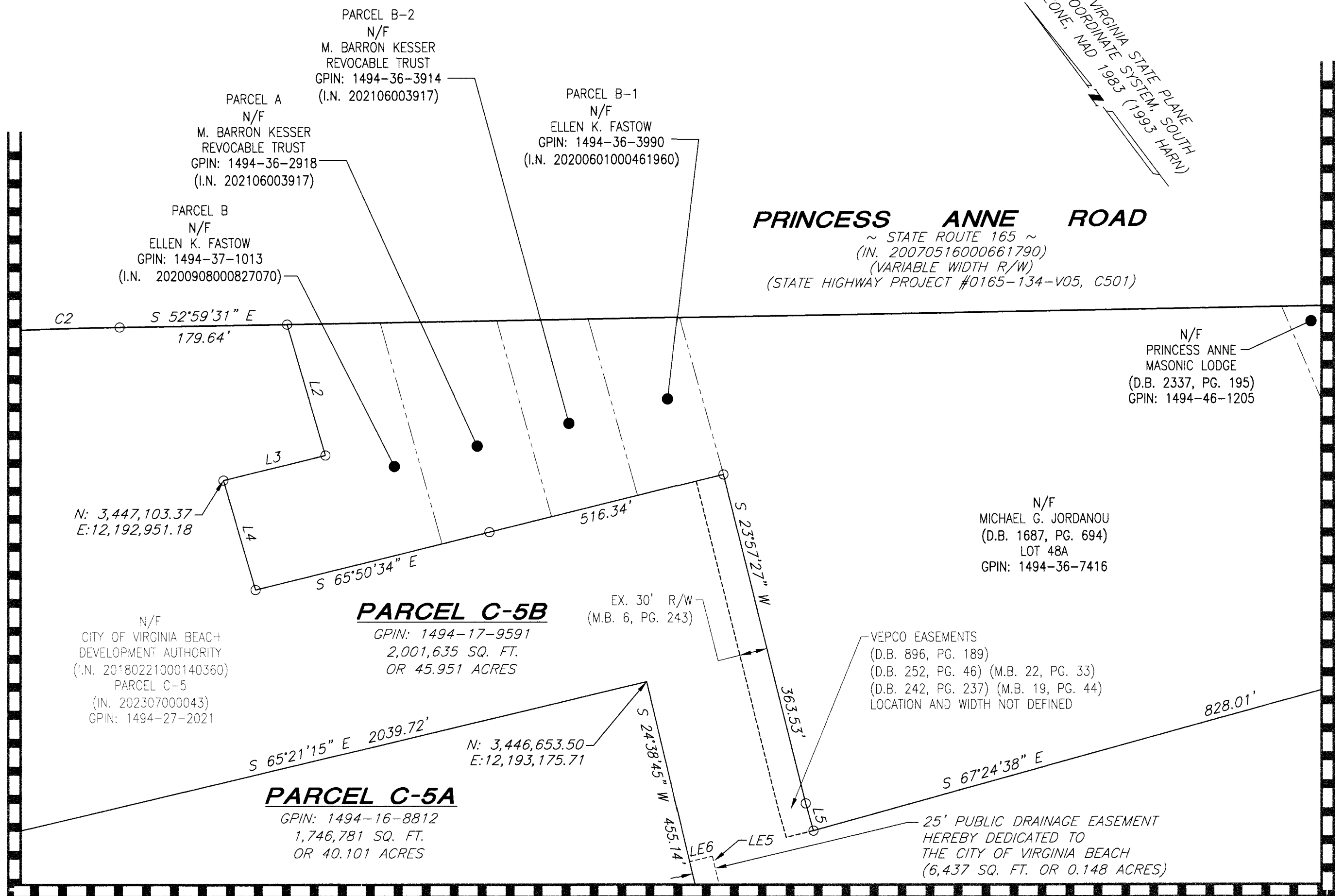
APPROVED: D.R. [Signature] 7-10-23  
DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE



- LEGEND**
- DENOTES FOUND PIN OR PIPE
  - DENOTES CONCRETED STEEL PIN
- REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS
- REFER TO SHEET 2 OF 15 FOR LINE AND CURVE TABLES



TECH.: MRB  
JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
REF: I-0180, V-0231  
FB/P: 222-0145\_PA RD-GPS-TOPO.RWS



**CURVE TABLE 'A' 25' PUBLIC DRAINAGE EASEMENT**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	313.30'	18.33'	18.33'	S 26°51'22" E	3°21'21"	9.17'
CE2	172.00'	30.04'	30.00'	N 22°50'04" W	10°00'23"	15.06'

**CURVE TABLE 'B' 25' PUBLIC DRAINAGE EASEMENT**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	72.00'	20.15'	20.08'	N 01°43'51" W	16°01'52"	10.14'

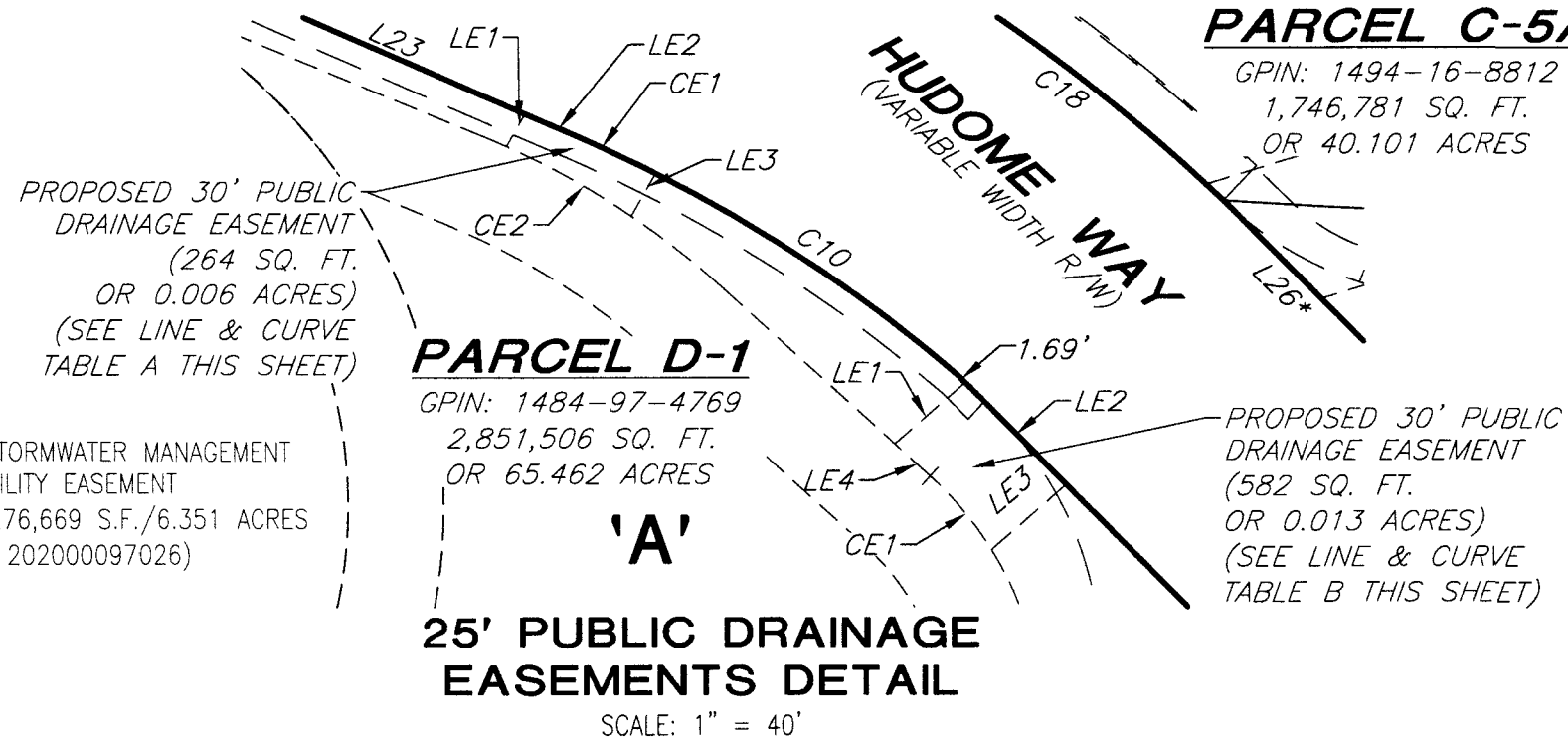
**LINE TABLE 'A' 25' PUBLIC DRAINAGE EASEMENT**

LINE	BEARING	DISTANCE
LE1	N 67°25'58" E	7.85'
LE2	S 28°32'03" E	11.78'
LE3	S 67°25'58" W	10.31'

**LINE TABLE 'B' 25' PUBLIC DRAINAGE EASEMENT**

LINE	BEARING	DISTANCE
LE1	N 86°57'13" E	19.58'
LE2	S 06°43'58" E	30.06'
LE3	S 86°57'13" W	20.81'
LE4	N 09°44'47" W	9.99'

PROPOSED STORMWATER MANAGEMENT FACILITY EASEMENT  
TOTAL AREA: 276,669 S.F./6.351 ACRES  
(I.N. 202000097026)



**MATCH LINE**  
~ SEE SHEET 9 OF 15 ~

SHEET 8 OF 15

SUBDIVISION OF  
**INNOVATION PARK**  
BEING  
**PARCEL C-5,**  
PROPERTY OF THE CITY OF VIRGINIA BEACH  
DEVELOPMENT AUTHORITY (I.N. 202307000043)  
AND  
**PARCEL D,**  
PROPERTY OF THE CITY OF VIRGINIA BEACH  
(I.N. 20170718000601850)  
AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
PROPERTY OF THE CITY OF VIRGINIA BEACH  
(I.N. 20171018000898330)(M.B. 241, PG. 26)

VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

**LEGEND**

- DENOTES FOUND PIN OR PIPE
- DENOTES CONCRETED STEEL PIN

REFER TO SHEET 1 OF 15  
FOR ADDITIONAL NOTES  
AND CERTIFICATIONS

REFER TO SHEET 2 OF 15  
FOR LINE AND CURVE TABLES

**PARCEL C-5A**

GPIN: 1494-16-8812  
1,746,781 SQ. FT.  
OR 40.101 ACRES

N/F  
CITY OF VIRGINIA BEACH  
(D.B. 3475, PGS. 497-502)  
PARCEL E-1  
(I.N. 20171018000898330)  
GPIN: 1494-34-4919

PROPOSED 25' PUBLIC  
DRAINAGE EASEMENT  
(24,166 SQ. FT.  
OR 0.555 ACRES)

**PS-IP**

GPIN: 1494-26-3129  
10,000 SQ. FT.  
OR 0.230 ACRES

PROPOSED VARIABLE WIDTH  
INGRESS/EGRESS EASEMENT  
(28,615 SQ. FT.  
OR 0.657 ACRES)

PROPOSED 15' PUBLIC UTILITY EASEMENT  
(7,683 SQ. FT. OR 0.176 ACRES)

**INSET 'A'**  
SCALE: 1" = 50'

LINE TABLE - 25' PUBLIC DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
LE1	N 26°23'30" E	25.00'
LE2	S 63°36'30" E	25.00'
LE3	N 26°23'30" E	405.89'
LE4	S 63°51'46" E	536.16'
LE5	N 24°38'45" E	282.82'
LE6	N 65°21'15" W	25.00'



THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

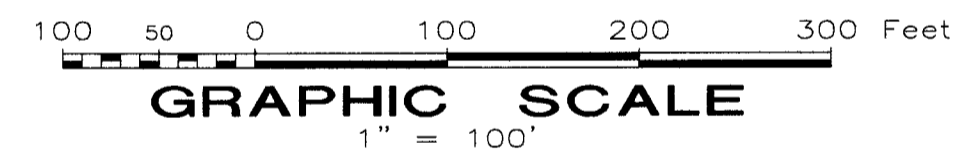
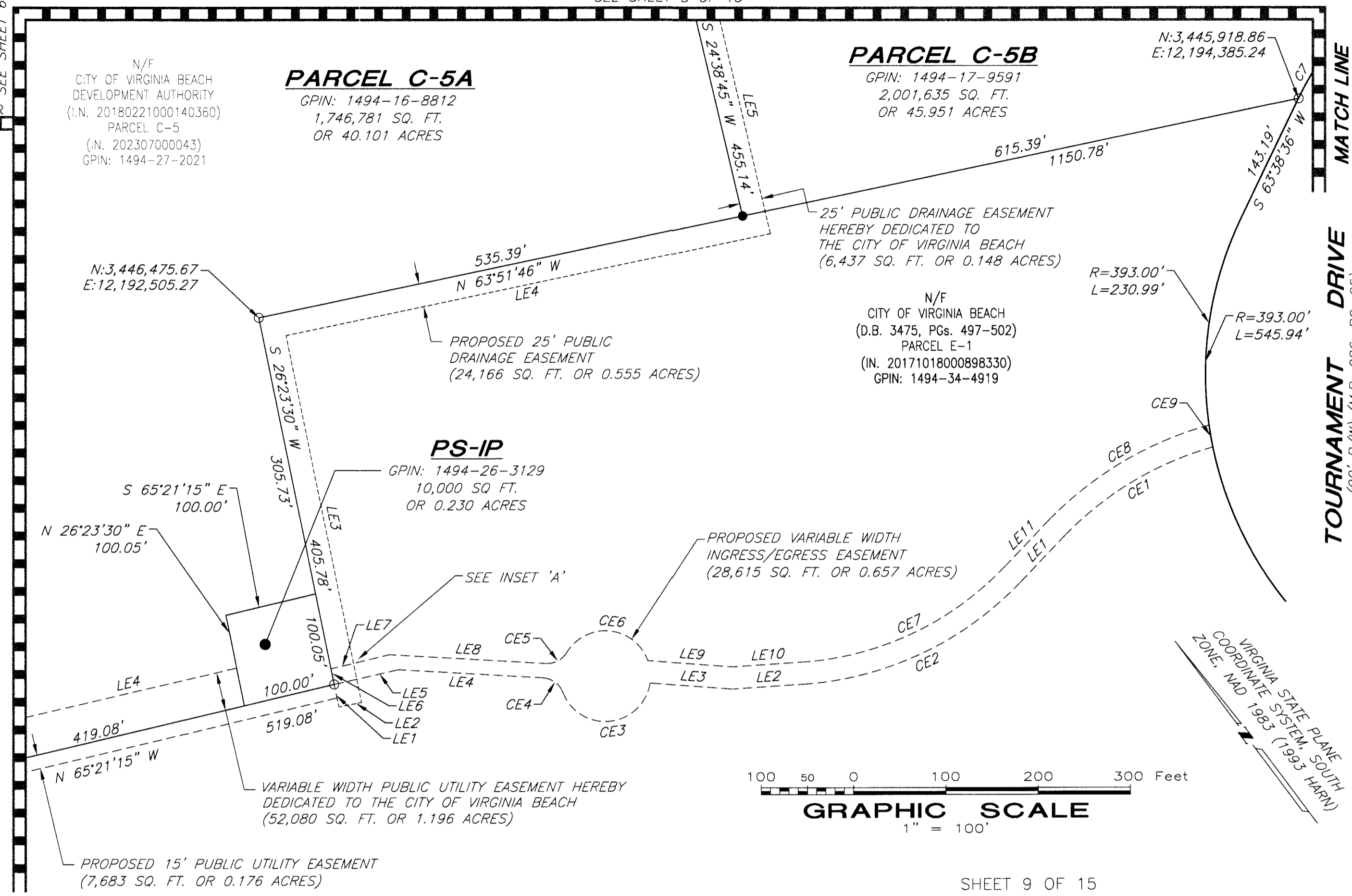
APPROVED: *Keith Edwards* 9/20/23  
FOR PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: *D. R. ...* 9/20/23  
DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE

TECH.: MRB  
JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
REF: I-0180, V-0231  
FB/P: 222-0145\_PA RD-GPS-TOPO.RWS

MATCH LINE  
~ SEE SHEET 6 OF 15 ~

MATCH LINE  
~ SEE SHEET 7 OF 15 ~



VIRGINIA STATE PLANE  
COORDINATE SYSTEM, SOUTH  
ZONE, NAD 1983 (1983 HARN)

SHEET 9 OF 15

SUBDIVISION OF  
**INNOVATION PARK**  
BEING  
**PARCEL C-5,**  
PROPERTY OF THE CITY OF VIRGINIA BEACH  
DEVELOPMENT AUTHORITY (I.N. 202307000043)  
AND  
**PARCEL D,**  
PROPERTY OF THE CITY OF VIRGINIA BEACH  
(I.N. 20170718000601850)  
AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
PROPERTY OF THE CITY OF VIRGINIA BEACH  
(I.N. 20171018000898330)(M.B. 241, PG. 26)

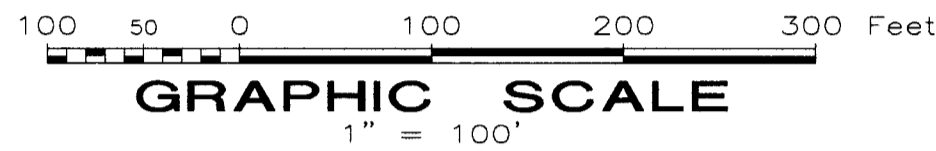


VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

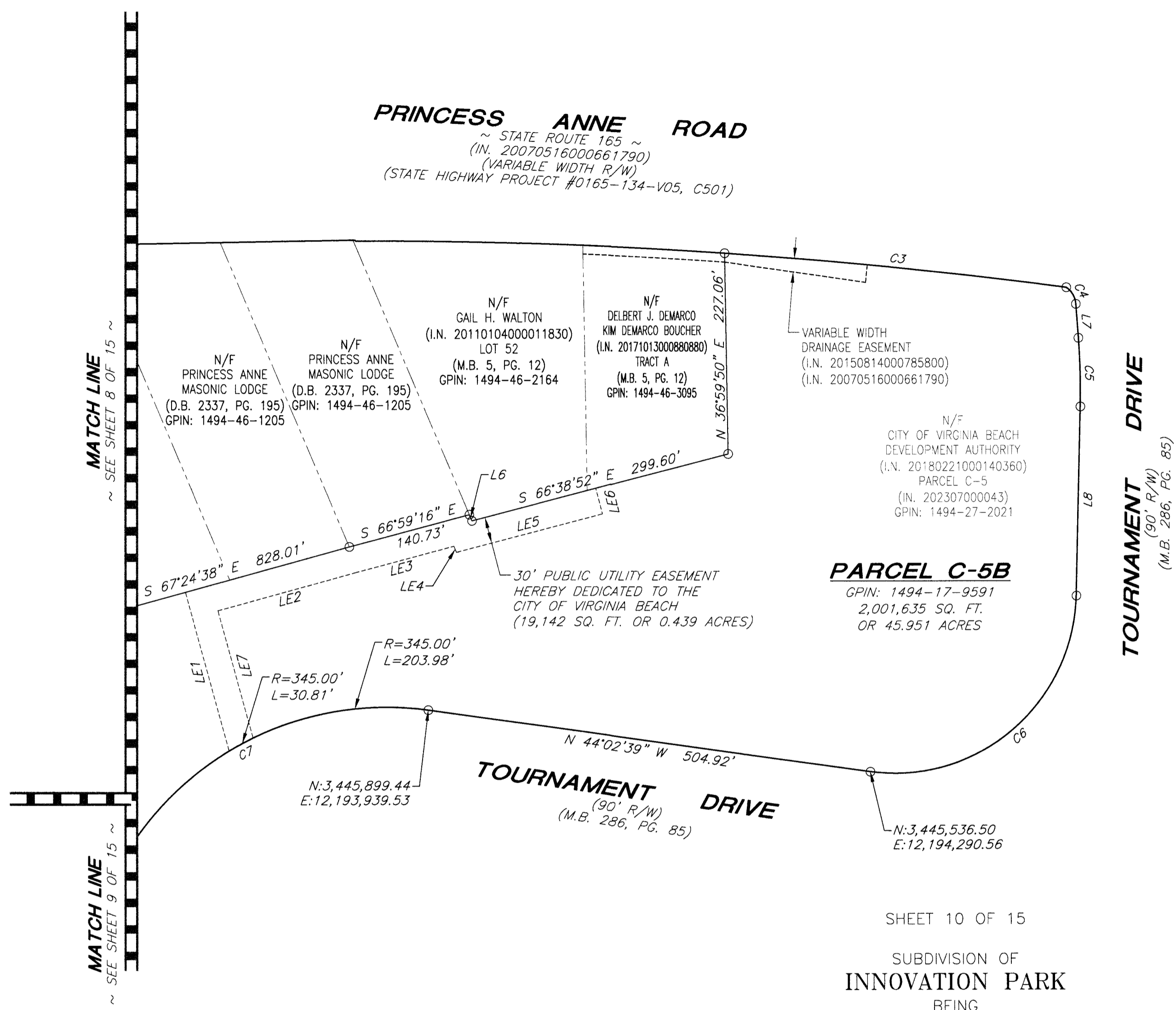
APPROVED: Beth Edwards 9/20/23  
 PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: D.J. R. Smith 9-8-23  
 DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE



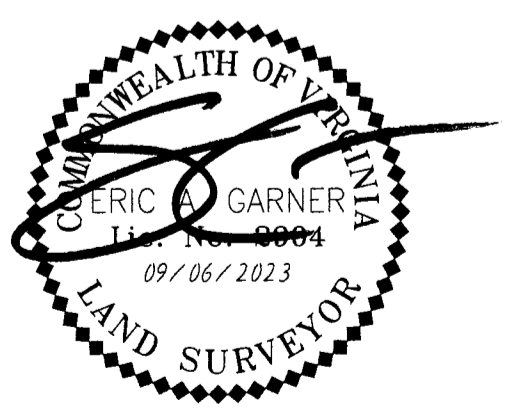
- LEGEND**
- DENOTES FOUND PIN OR PIPE
  - DENOTES CONCRETED STEEL PIN
- REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS
- REFER TO SHEET 2 OF 15 FOR LINE AND CURVE TABLES

VIRGINIA STATE PLANE  
 COORDINATE SYSTEM SOUTH  
 ZONE, NAD 1983 (1995 HARN)



LINE TABLE - 30' PUBLIC UTILITY EASEMENT (SHEET 10 OF 15)

LINE	BEARING	DISTANCE
LE1	N 22°35'22" E	186.20'
LE2	S 67°24'38" E	162.41'
LE3	S 66°59'16" E	114.47'
LE4	S 15°09'27" W	7.48'
LE5	S 66°38'52" E	170.95'
LE6	N 23°21'08" E	30.00'
LE7	N 22°35'22" E	149.24'



SHEET 10 OF 15

SUBDIVISION OF INNOVATION PARK  
 BEING  
 PARCEL C-5,  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY (I.N. 202307000043)  
 AND  
 PARCEL D,  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20170718000601850)  
 AND PLAT SHOWING PROPOSED EASEMENTS ON  
 PARCELS E-1 AND TRACT 2  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20171018000898330)(M.B. 241, PG. 26)

VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

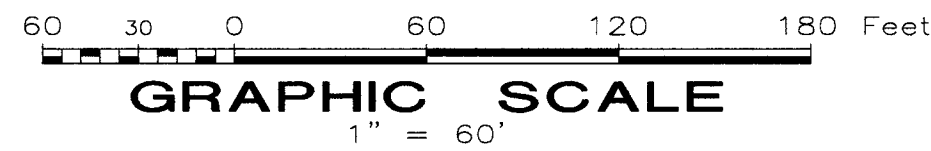


TECH.: MRB  
 JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
 REF: I-0180, V-0231  
 FB/P: 222-0145\_PA RD-GPS-TOPO.RWS

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APPROVED: DeB Edwards 9/20/23  
 FOR PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: D.B. ... 7-18-23  
 DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE



- LEGEND**
- DENOTES FOUND PIN OR PIPE
  - DENOTES CONCRETED STEEL PIN

REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS

REFER TO SHEET 2 OF 15 FOR LINE AND CURVE TABLES

VIRGINIA STATE PLANE  
 COORDINATE SYSTEM, SOUTH  
 ZONE, NAD 1983 (1993 HARN)

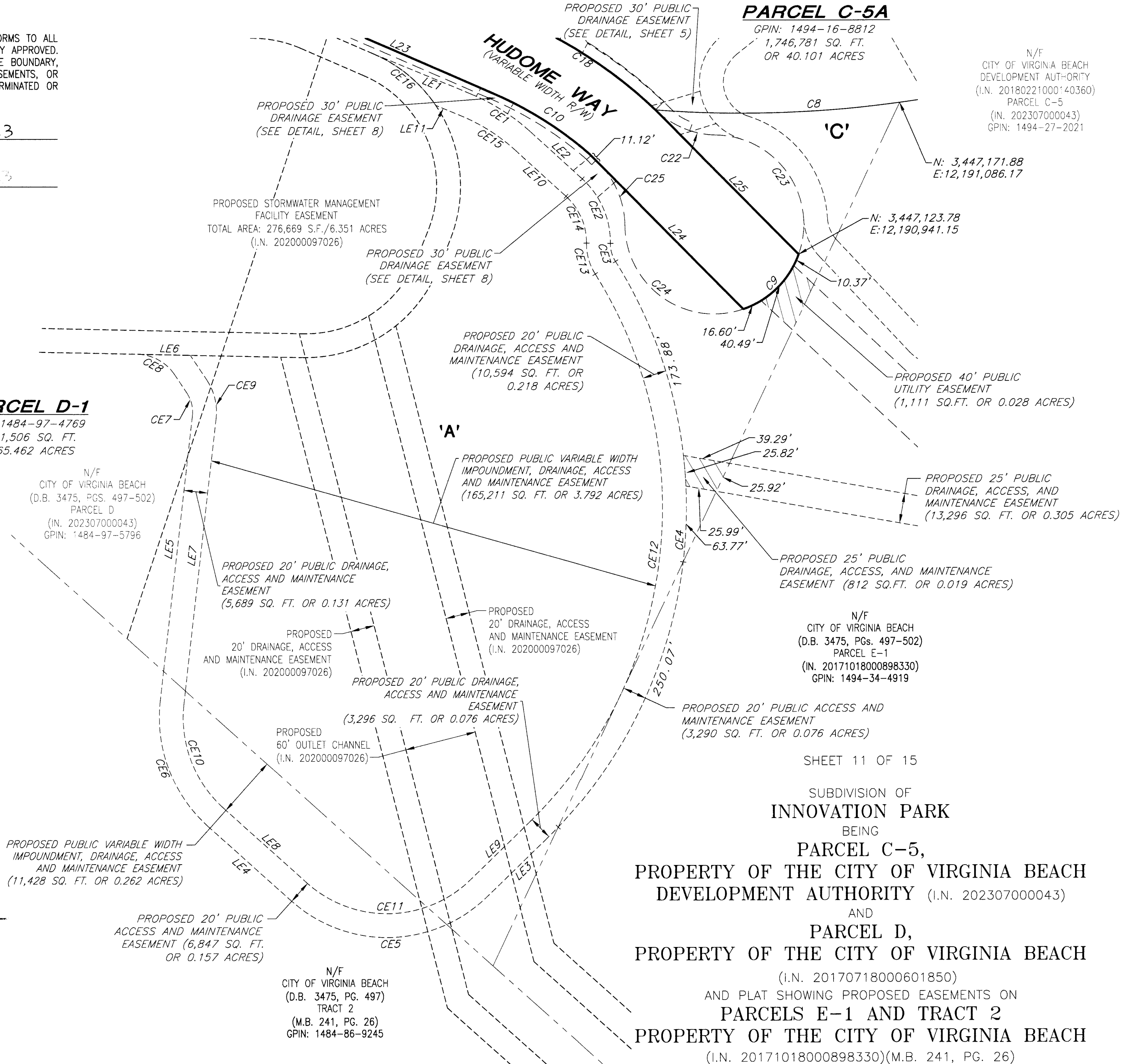
**PARCEL D-1**  
 GPIN: 1484-97-4769  
 2,851,506 SQ. FT.  
 OR 65.462 ACRES

N/F  
 CITY OF VIRGINIA BEACH  
 (D.B. 3475, PGS. 497-502)  
 PARCEL D  
 (I.N. 202307000043)  
 GPIN: 1484-97-5796

N/F  
 CITY OF VIRGINIA BEACH  
 (D.B. 3475, PG. 497)  
 TRACT 2  
 (M.B. 241, PG. 26)  
 GPIN: 1484-86-9245

**PARCEL C-5A**  
 GPIN: 1494-16-8812  
 1,746,781 SQ. FT.  
 OR 40.101 ACRES

N/F  
 CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY  
 (I.N. 20180221000140360)  
 PARCEL C-5  
 (I.N. 202307000043)  
 GPIN: 1494-27-2021



PROPOSED PUBLIC VARIABLE WIDTH  
 IMPOUNDMENT, DRAINAGE, ACCESS  
 AND MAINTENANCE EASEMENT  
 (11,428 SQ. FT. OR 0.262 ACRES)

PROPOSED 20' PUBLIC  
 ACCESS AND MAINTENANCE  
 EASEMENT (6,847 SQ. FT.  
 OR 0.157 ACRES)

PROPOSED PUBLIC VARIABLE WIDTH  
 IMPOUNDMENT, DRAINAGE, ACCESS  
 AND MAINTENANCE EASEMENT  
 (165,211 SQ. FT. OR 3.792 ACRES)

PROPOSED 20' PUBLIC  
 DRAINAGE, ACCESS AND  
 MAINTENANCE EASEMENT  
 (10,594 SQ. FT. OR  
 0.218 ACRES)

PROPOSED STORMWATER MANAGEMENT  
 FACILITY EASEMENT  
 TOTAL AREA: 276,669 S.F./6.351 ACRES  
 (I.N. 202000097026)

PROPOSED 20' PUBLIC ACCESS AND  
 MAINTENANCE EASEMENT  
 (3,290 SQ. FT. OR 0.076 ACRES)

PROPOSED 25' PUBLIC  
 DRAINAGE, ACCESS, AND MAINTENANCE  
 EASEMENT (812 SQ.FT. OR 0.019 ACRES)

PROPOSED 25' PUBLIC  
 DRAINAGE, ACCESS, AND  
 MAINTENANCE EASEMENT  
 (13,296 SQ. FT. OR 0.305 ACRES)

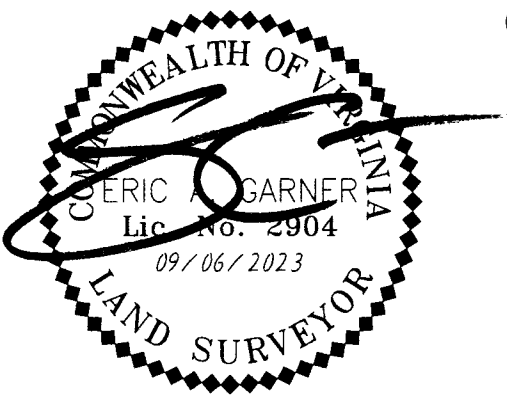
PROPOSED 40' PUBLIC  
 UTILITY EASEMENT  
 (1,111 SQ.FT. OR 0.028 ACRES)

SHEET 11 OF 15

SUBDIVISION OF  
**INNOVATION PARK**  
 BEING  
**PARCEL C-5,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY (I.N. 202307000043)  
 AND  
**PARCEL D,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20170718000601850)  
 AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20171018000898330)(M.B. 241, PG. 26)

**IMPOUNDMENT EASEMENT 'A' INSET**

VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

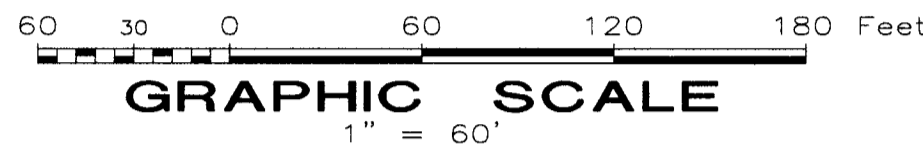


TECH.: MRB  
 JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
 REF: I-0180, V-0231  
 FB/P: 222-0145\_PA RD-GPS-TOPO.RW5

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

APPROVED: *[Signature]* 9/20/23  
 PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

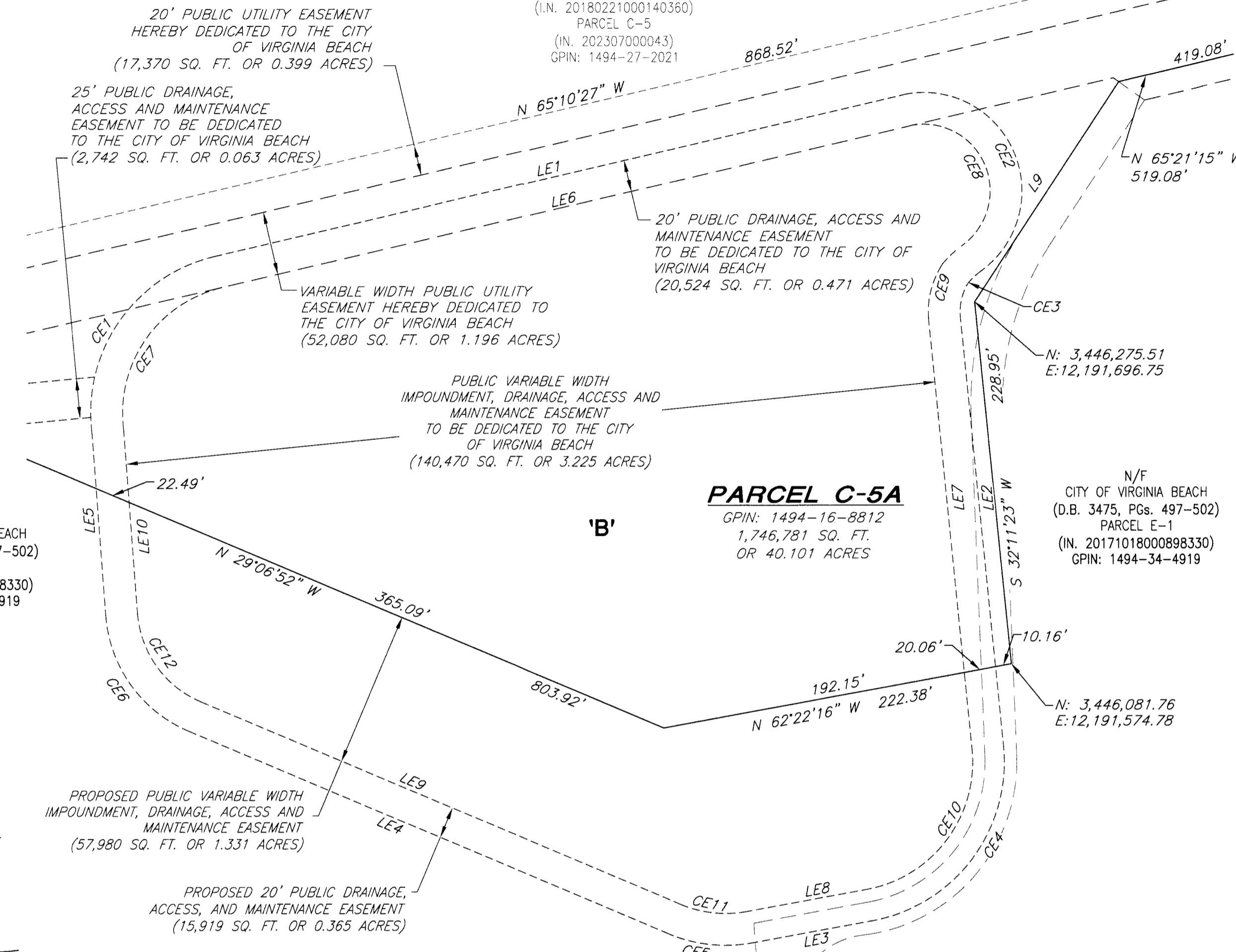
APPROVED: *[Signature]* 9-18-23  
 DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE



VIRGINIA STATE PLANE  
 COORDINATE SYSTEM, SOUTH  
 ZONE, NAD 1983 (1995 HARN)

REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS  
 REFER TO SHEET 2 OF 15 FOR LINE AND CURVE TABLES  
 REFER TO SHEET 14 OF 15 FOR VARIABLE WIDTH PUBLIC UTILITY EASEMENT

**IMPOUNDMENT EASEMENT 'B' INSET**



N/F  
 CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY  
 (I.N. 20180221000140360)  
 PARCEL C-5  
 (I.N. 202307000043)  
 GPIN: 1494-27-2021

**PARCEL C-5A**  
 GPIN: 1494-16-8812  
 1,746,781 SQ. FT.  
 OR 40.101 ACRES

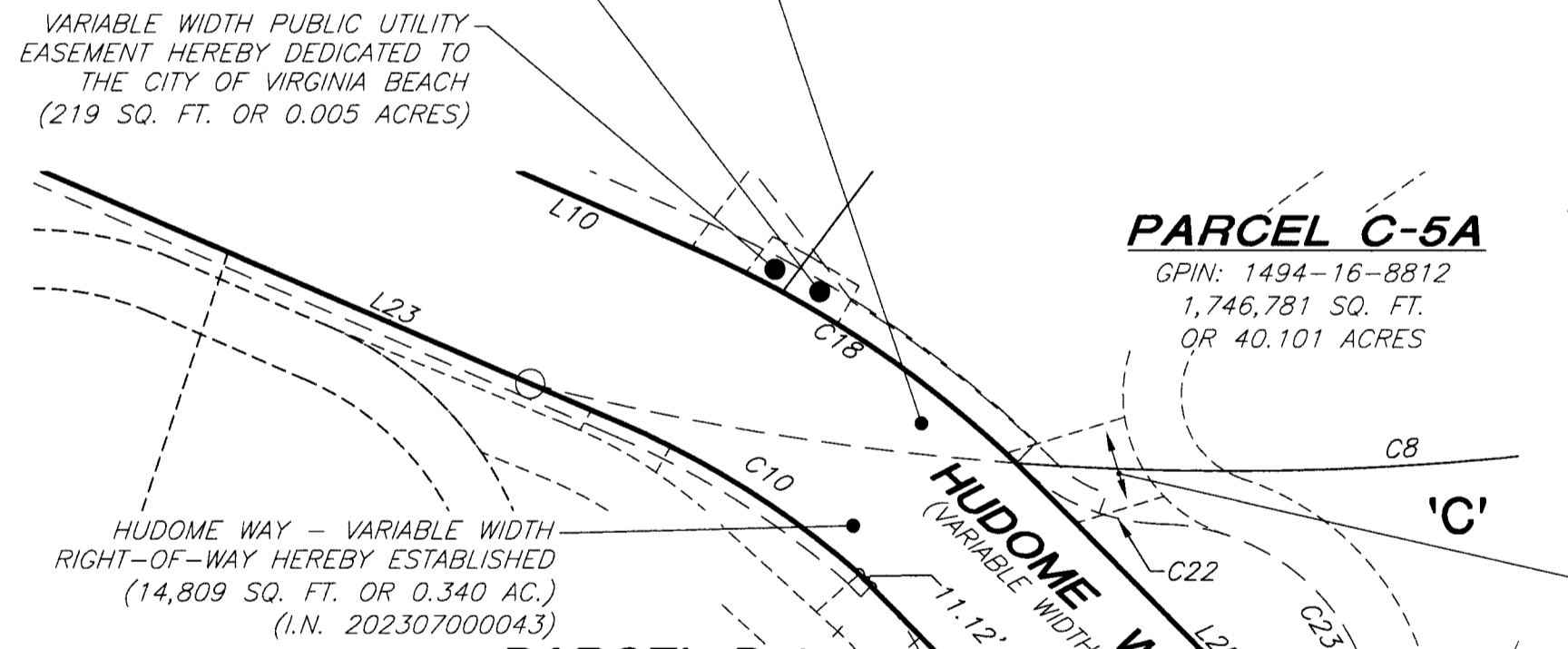
N/F  
 CITY OF VIRGINIA BEACH  
 (D.B. 3475, PGS. 497-502)  
 PARCEL E-1  
 (I.N. 20171018000898330)  
 GPIN: 1494-34-4919

HUDOME WAY - AREA HEREBY DEDICATED TO THE CITY OF VIRGINIA BEACH FOR RIGHT-OF-WAY PURPOSES (63,652 SQ. FT. OR 1.461 AC.) (I.N. 202307000043)

VARIABLE WIDTH PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO THE CITY OF VIRGINIA BEACH (316 SQ. FT. OR 0.007 ACRES)

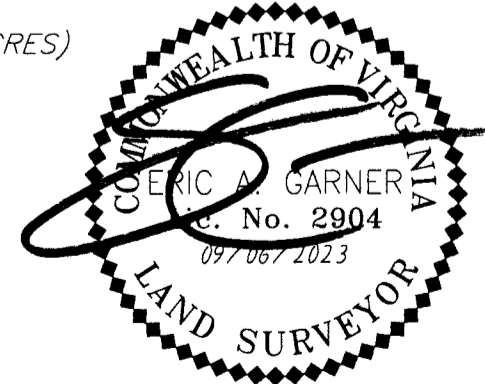
VARIABLE WIDTH PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO THE CITY OF VIRGINIA BEACH (219 SQ. FT. OR 0.005 ACRES)

N/F  
 CITY OF VIRGINIA BEACH  
 (D.B. 3475, PGS. 497-502)  
 PARCEL E-1  
 (I.N. 20171018000898330)  
 GPIN: 1494-34-4919



SHEET 12 OF 15

SUBDIVISION OF  
**INNOVATION PARK**  
 BEING  
**PARCEL C-5,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY (I.N. 202307000043)  
 AND  
**PARCEL D,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20170718000601850)  
 AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20171018000898330)(M.B. 241, PG. 26)



**CURVE TABLE - PUBLIC ACCESS EASEMENTS "A" & "B" (SHEET 11 OF 15)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C22	75.00'	55.81'	54.53'	S 29°36'14" E	42°38'03"	29.27'
C23	75.00'	142.00'	121.72'	S 03°19'42" W	108°26'50"	104.14'
C24	75.00'	141.87'	121.64'	N 16°42'44" W	108°22'44"	103.95'
C25	75.00'	57.76'	56.34'	N 15°19'41" E	44°07'19"	30.39'

**PUBLIC ACCESS EASEMENT 'A' & 'B' INSET**

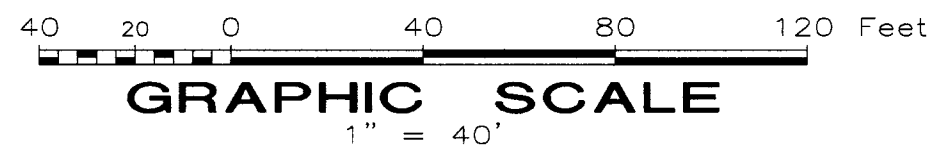


TECH.: MRB  
 JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
 REF: I-0180, V-0231  
 FB/P: 222-0145\_PA RD-GPS-TOPO.RWS

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APPROVED: [Signature] 9/20/23  
 FOR PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: [Signature] 9/20/23  
 DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE



- LEGEND**
- DENOTES FOUND PIN OR PIPE
  - DENOTES CONCRETED STEEL PIN
- REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS
- REFER TO SHEET 2 OF 15 FOR LINE AND CURVE TABLES



TECH.: MRB  
 JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
 REF: I-0180, V-0231  
 FB/P: 222-0145\_PA RD-GPS-TOPO.RWS

N/F  
 CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY  
 (I.N. 20180221000140360)  
 PARCEL C-5  
 (I.N. 202307000043)  
 GPIN: 1494-27-2021

**PARCEL C-5A**

GPIN: 1494-16-8812  
 1,746,781 SQ. FT.  
 OR 40.101 ACRES

HUDOME WAY - AREA HEREBY DEDICATED TO THE CITY OF VIRGINIA BEACH FOR RIGHT-OF-WAY PURPOSES (63,652 SQ. FT. OR 1.461 AC.) (I.N. 202307000043)

HUDOME WAY - VARIABLE WIDTH RIGHT-OF-WAY HEREBY ESTABLISHED (14,809 SQ. FT. OR 0.340 AC.) (I.N. 202307000043)

**PARCEL D-1**

GPIN: 1484-97-4769  
 2,851,506 SQ. FT.  
 OR 65.462 ACRES

PROPOSED PUBLIC ACCESS EASEMENT "B" (4,257 SQ. FT. OR 0.098 ACRES)

PROPOSED PUBLIC ACCESS EASEMENT "A" (4,268 SQ. FT. OR 0.098 ACRES)

PROPOSED 20' PUBLIC DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT (2,851 SQ. FT. OR 0.059 ACRES)

PROPOSED 40' PUBLIC UTILITY EASEMENT (1,111 SQ. FT. OR 0.026 ACRES)

PUBLIC VARIABLE WIDTH IMPOUNDMENT, DRAINAGE, ACCESS AND MAINTENANCE EASEMENT TO BE DEDICATED TO THE CITY OF VIRGINIA BEACH (17,477 SQ. FT. OR 0.401 ACRES)

L=21.33'

N: 3,447,150.50  
 E: 12,191,124.77

PROPOSED PUBLIC VARIABLE WIDTH IMPOUNDMENT, DRAINAGE, ACCESS AND MAINTENANCE EASEMENT (4,831 SQ. FT. OR 0.111 ACRES)

PROPOSED PUBLIC VARIABLE WIDTH IMPOUNDMENT, DRAINAGE, ACCESS AND MAINTENANCE EASEMENT (12,697 SQ. FT. OR 0.291 ACRES)

PROPOSED 20' PUBLIC DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT (7,376 SQ. FT. OR 0.169 ACRES)

N: 3,446,987.42  
 E: 12,191,039.17

N/F  
 CITY OF VIRGINIA BEACH  
 (D.B. 3475, PGS. 497-502)  
 PARCEL E-1  
 (I.N. 20171018000898330)  
 GPIN: 1494-34-4919

SHEET 13 OF 15

**IMPOUNDMENT EASEMENT 'C' INSET**

CURVE TABLE - IMPOUNDMENT EASEMENT 'C'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	50.00'	107.75'	88.08'	N 27°13'07" E	123°28'04"	92.99'
CE2	1013.07'	101.05'	101.01'	S 88°11'24" E	5°42'54"	50.57'
CE3	40.00'	65.26'	58.26'	S 38°35'29" E	93°28'56"	42.51'
CE4	40.00'	102.62'	76.71'	N 78°48'34" W	146°59'57"	135.03'
CE5	50.00'	34.99'	34.28'	N 14°44'13" E	40°05'36"	18.24'
CE6	75.00'	90.71'	85.28'	N 00°08'03" E	69°17'56"	51.83'
CE7	30.00'	64.65'	52.85'	N 27°13'07" E	123°28'04"	55.79'
CE8	993.07'	99.05'	99.01'	S 88°11'24" E	5°42'54"	49.57'
CE9	20.00'	32.63'	29.13'	S 38°35'29" E	93°28'56"	21.25'
CE10	20.00'	51.31'	38.35'	N 78°48'34" W	146°59'57"	67.52'
CE11	30.00'	20.99'	20.57'	N 14°44'13" E	40°05'36"	10.95'
CE12	95.00'	114.90'	108.03'	N 00°08'03" E	69°17'56"	65.66'

LINE TABLE - IMPOUNDMENT EASEMENT 'C'

LINE	BEARING	DISTANCE
LE1	S 08°08'59" W	109.81'
LE2	S 27°41'28" W	184.14'
LE3	N 05°18'35" W	109.31'
LE4	S 08°08'59" W	106.37'
LE5	S 27°41'28" W	180.70'
LE6	N 05°18'35" W	109.31'

SUBDIVISION OF  
**INNOVATION PARK**

BEING

**PARCEL C-5,**

PROPERTY OF THE CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY (I.N. 202307000043)

AND

**PARCEL D,**

PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20170718000601850)

AND PLAT SHOWING PROPOSED EASEMENTS ON

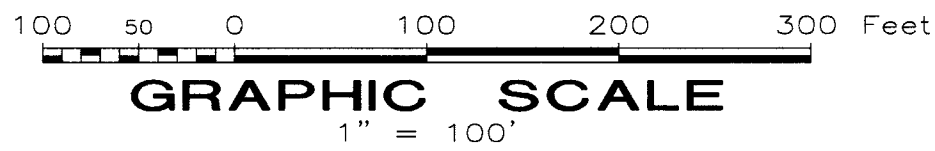
**PARCELS E-1 AND TRACT 2**

PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20171018000898330)(M.B. 241, PG. 26)

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

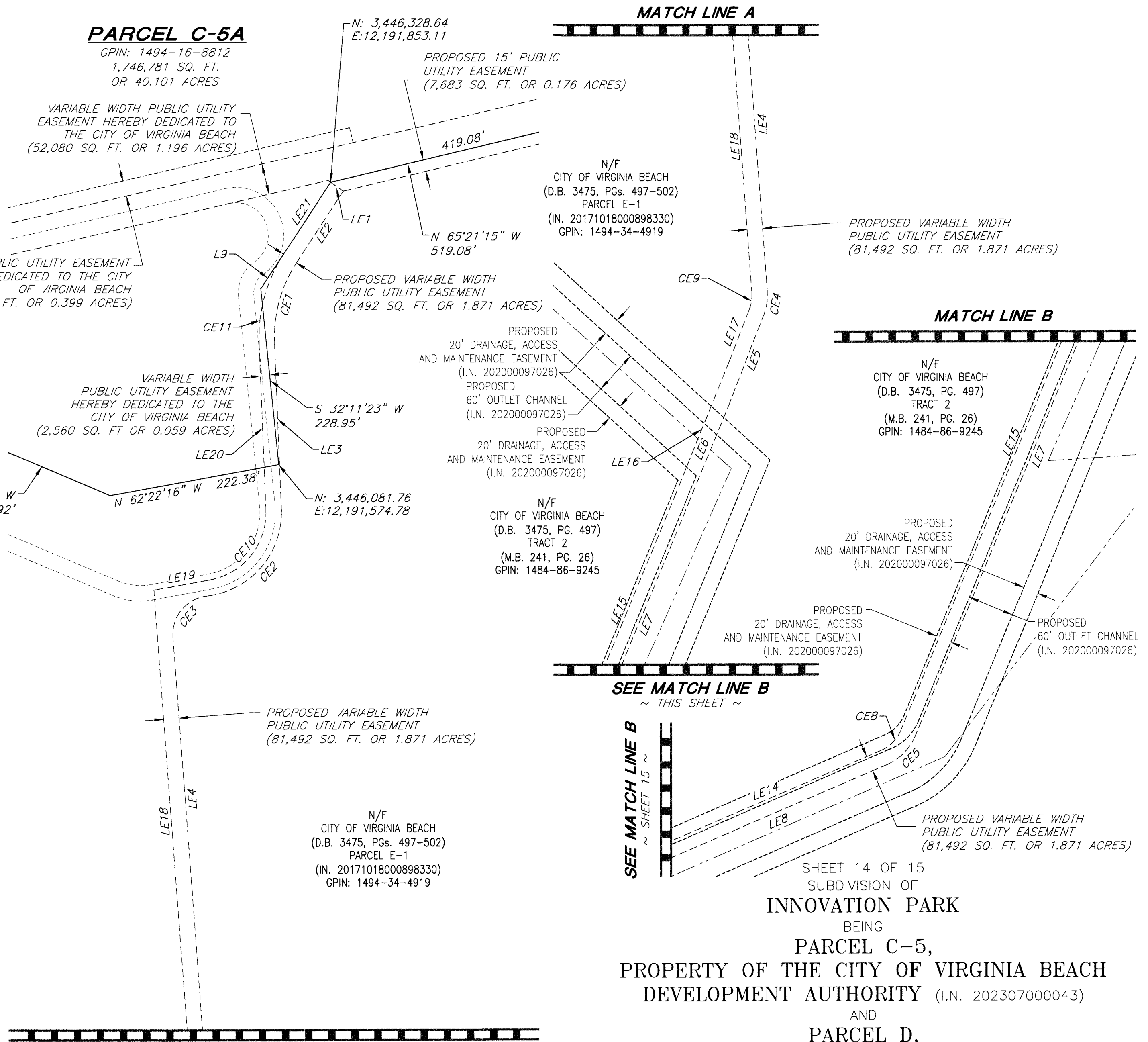
APPROVED: [Signature] 9/20/23  
 FOR PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: [Signature] 9-18-23  
 DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE



- LEGEND**
- DENOTES FOUND PIN OR PIPE
  - DENOTES CONCRETED STEEL PIN
- REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS
- REFER TO SHEET 2 OF 15 FOR LINE AND CURVE TABLES
- REFER TO SHEET 15 OF 15 FOR PUBLIC UTILITY EASEMENT LINE AND CURVE TABLES

VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (1993 HARN)



MATCH LINE A

MATCH LINE B

SEE MATCH LINE B ~ THIS SHEET ~

SEE MATCH LINE B ~ SHEET 15 ~

SEE MATCH LINE A ~ THIS SHEET ~

SHEET 14 OF 15  
 SUBDIVISION OF  
**INNOVATION PARK**  
 BEING  
**PARCEL C-5,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY (I.N. 202307000043)  
 AND  
**PARCEL D,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20170718000601850)  
 AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20171018000898330)(M.B. 241, PG. 26)  
 VIRGINIA BEACH, VIRGINIA JUNE 07, 2023

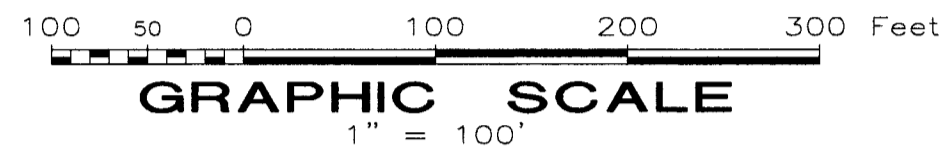


TECH.: MRB  
 JOB: 222-0145 DWG: 222-0145\_Plat.dwg  
 REF: I-0180, V-0231  
 FB/P: 222-0145\_PA RD-GPS-TOPO.RW5

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO ALL 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 SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

APPROVED: Seth Edwards 9/20/23  
 FDE PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA DATE

APPROVED: D. R. Smith 11-8-23  
 PR DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA DATE



**LEGEND**

- DENOTES FOUND PIN OR PIPE
- DENOTES CONCRETED STEEL PIN

REFER TO SHEET 1 OF 15 FOR ADDITIONAL NOTES AND CERTIFICATIONS

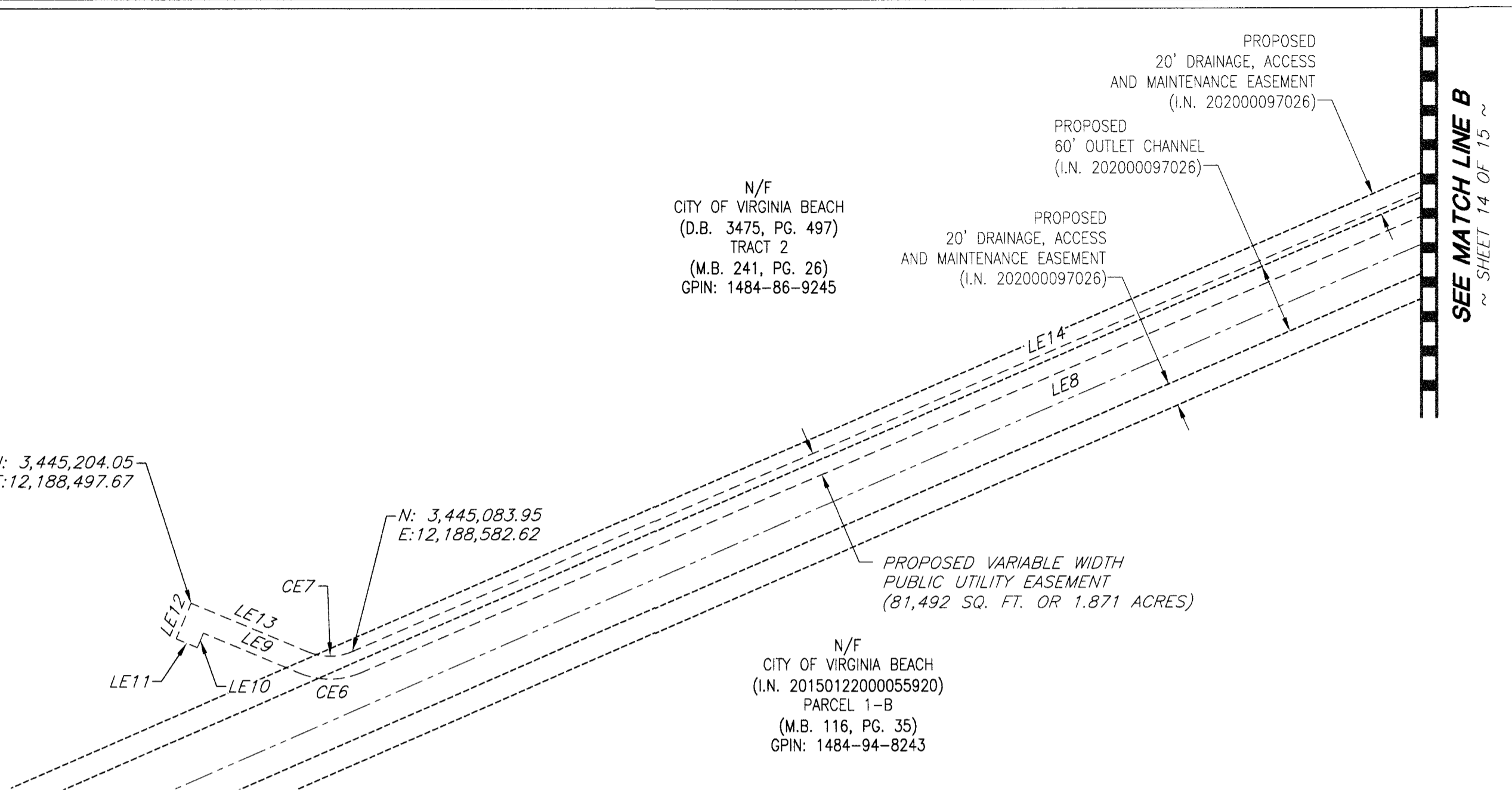
REFER TO SHEET 2 OF 15 FOR LINE AND CURVE TABLES

PUBLIC UTILITIES IS TO HAVE PERPETUAL ACCESS TO LANDSTOWN RD VIA EXISTING FARM ROADS AND/OR ALL-WEATHER SURFACE ROADS PROPOSED WITH FUTURE DEVELOPMENT.

VIRGINIA STATE PLANE SOUTH COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (1993 HARN)

N: 3,445,204.05  
 E: 12,188,497.67

N: 3,445,083.95  
 E: 12,188,582.62



LINE TABLE  
 VARIABLE WIDTH PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
LE1	S 18°48'07" E	20.01'
LE2	S 71°14'04" W	109.17'
LE3	S 35°39'44" W	214.81'
LE4	S 33°44'05" W	857.03'
LE5	S 59°14'44" W	124.33'
LE6	S 60°18'19" W	135.90'
LE7	S 60°30'36" W	797.22'
LE8	N 75°12'03" W	1325.61'
LE9	N 29°21'11" W	90.45'
LE10	S 60°38'49" W	13.73'
LE11	N 29°21'11" W	20.00'
LE12	N 60°38'49" E	33.73'
LE13	S 29°21'11" E	110.45'
LE14	S 75°12'03" E	1325.61'
LE15	N 60°30'36" E	797.19'
LE16	N 60°18'19" E	22.25'
LE17	N 60°18'19" E	57.13'
LE18	S 58°30'14" E	15.29'
LE19	N 59°14'44" E	74.47'
LE20	N 33°44'05" E	919.57'
LE21	S 62°22'16" E	73.74'

CURVE TABLE - VARIABLE WIDTH PUBLIC UTILITY EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CE1	180.00'	111.75'	109.97'	S 53°26'54" W	35°34'20"	57.74'
CE2	109.00'	163.34'	148.48'	S 78°35'29" W	85°51'31"	101.39'
CE3	50.00'	76.61'	69.33'	S 77°37'40" W	87°47'10"	48.10'
CE4	70.00'	31.17'	30.91'	S 46°29'25" W	25°30'39"	15.85'
CE5	70.00'	54.11'	52.77'	S 82°39'16" W	44°17'22"	28.49'
CE6	70.00'	56.01'	54.53'	N 52°16'37" W	45°50'52"	29.60'
CE7	50.00'	40.01'	38.95'	S 52°16'37" E	45°50'52"	21.15'
CE8	50.00'	38.65'	37.69'	N 82°39'16" E	44°17'22"	20.35'
CE9	13.00'	17.83'	16.47'	N 21°00'25" E	78°35'47"	10.64'
CE10	37.00'	50.76'	46.87'	N 21°00'25" E	78°35'47"	30.28'
CE11	37.00'	39.57'	37.71'	S 89°08'36" E	61°16'43"	21.92'

SHEET 15 OF 15

SUBDIVISION OF  
**INNOVATION PARK**  
 BEING  
**PARCEL C-5,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 DEVELOPMENT AUTHORITY (I.N. 202307000043)  
 AND  
**PARCEL D,**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20170718000601850)  
 AND PLAT SHOWING PROPOSED EASEMENTS ON  
**PARCELS E-1 AND TRACT 2**  
 PROPERTY OF THE CITY OF VIRGINIA BEACH  
 (I.N. 20171018000898330)(M.B. 241, PG. 26)

VIRGINIA BEACH, VIRGINIA JUNE 07, 2023



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