

NOW OR FORMERLY
OLD DOMINION
PAPER COMPANY

26' STRIP RESERVED FOR R/W FOR SPUR TRACK

CITY OF NORFOLK
65,218.74 SQ. FT.
OR 1.4972 ACRES

KANTOR ASSOCIATES
A VIRGINIA GENERAL PARTNERSHIP
116,053.04 SQ. FT.
OR 2.6642 ACRES

NOW OR FORMERLY
ATLANTIC EQUIPMENT
REALTY COMPANY

FORMERLY
CITY OF NORFOLK
NOW
KOTARIDES BAKING COMPANY, INC.

E. PRINCESS ANNE ROAD
(UNDETERMINED RIGHT-OF-WAY)

Survey Notes

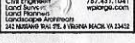
FRONT AND CORNER	50' (SEE NOTE "5" AND "6" BELOW)
SIDE YARD	15'
REAR YARD	15' AND 0' (SEE NOTES "3" AND "4" BELOW)

- (NOTES: PER APPENDIX A-NORFOLK BUILDING ORDINANCE)
- NO PARKING, LOADING RAILROAD RIGHT-OF-WAY OR STORAGE OF ANY KIND SHALL BE PERMITTED IN THESE REQUIRED YARDS.
 - EXCEPT THAT 50 FEET WILL BE REQUIRED WHEN A FRONT OR CORNER SIDE YARD ABUTS AN ARTERIAL STREET.
 - EXCEPT WHERE THE SIDE AND REAR YARD ABUTS A RAILROAD RIGHT-OF-WAY IN WHICH CASE NO YARD IS REQUIRED.
 - WHERE THE REQUIRED REAR YARD ABUTS A ONE-FAMILY RESIDENCE DISTRICT WITHOUT AN INTERVENING STREET OR ALLEY, NO PARKING, LOADING SPACES OR RAILROAD RIGHT-OF-WAY OR EASEMENTS MAY BE LOCATED IN THE REQUIRED REAR YARD. ELEVATOR SHAFTS, PARKING AND LOADING SPACES SHALL BE PERMITTED EXCEPT WITHIN THE FIRST FIVE FEET OF THE REQUIRED YARD AS MEASURED FROM THE PROPERTY LINE.
 - EXCEPT THAT 50 FEET WILL BE REQUIRED WHEN A FRONT OR CORNER SIDE YARD ABUTS VIRGINIA BEACH BOULEVARD OR PRINCESS ANNE ROAD.
 - NO LOADING SPACES OR RAILROAD RIGHT-OF-WAY OR EASEMENT EXCEPT FOR INGRESS OR EGRESS SHALL BE LOCATED WITHIN THE FIRST 25 FEET OF THE REQUIRED YARD MEASURED FROM THE STREET RIGHT-OF-WAY. PARKING MAY BE LOCATED WITHIN TEN FEET OF THE REQUIRED YARD MEASURED FROM THE STREET RIGHT-OF-WAY.
 - THERE ARE 48 REGULAR PARKING SPACES ON THIS PROPERTY.
 - THERE IS 1 HANDICAP PARKING SPACE ON THIS PROPERTY.
 - THE MAXIMUM BUILDING HEIGHT IN THIS DISTRICT IS 45 FEET. THE HEIGHT OF THE 65,731.46 SQ. FT., 1 STORY BLOCK BUILDING IS 33.35'

PHYSICAL SURVEY
OF
116,053.04 SQ. FT. OR 2.6642 ACRES
KANTOR ASSOCIATES
A VIRGINIA GENERAL PARTNERSHIP AND
65,218.74 SQ. FT. OR 1.4972 ACRES
CITY OF NORFOLK
PLAT
SHOWING PROPERTY IN
NORTHERN PART OF SECTION 2
NORFOLK INDUSTRIAL PARK
TO BE SOLD BY
CITY OF NORFOLK, VA. TO
KANTOR ASSOCIATES
A VIRGINIA GENERAL PARTNERSHIP
PLAT RECORDED IN MAP BOOK 29, PAGE 119 IN THE
CLERK'S OFFICE OF THE CIRCUIT COURT OF NORFOLK, VIRGINIA
FOR
EAST COAST REALTY INVESTMENT ASSOCIATES

SCALE: 1"=30'
APRIL 1, 2003

FLOOD INFORMATION THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNITY PANEL NO. 510104 00100 DATED APRIL 17, 1984.
W.P. LARGE, 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. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/all EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN. THIS TITLE PLAN AND THE MAPS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS OR THE PROPERTY, EXCEPT AS SHOWN.



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