

LOCATION MAP SCALE: NONE

GENERAL NOTES

- OWNER INFORMATION:

TAX MAP # 20*22, ACCOUNT # 303742000
UPTON FARMS, INC
5102 NANSEMOND PARKWAY
SUFFOLK, VIRGINIA 23435
757.488.3223
- THE BOUNDARY LINES SHOWN HEREON ARE BASED ON PLATS OF RECORD AND FOUND MONUMENTATION.
- THE MERIDIAN SOURCE OF THIS SURVEY IS BASED ON THE CITY OF SUFFOLK, VIRGINIA 1997 GEODETIC GROUND CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) / HIGH ACCURACY REFERENCE NETWORK OF 1994 (94 HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET. CONTROL STATIONS LASSITER 1932 AND STATION 122 WERE UTILIZED.
- THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF SUFFOLK, VIRGINIA, COMMUNITY PANEL NO. 510156 0140 D, MAP EFFECTIVE NOVEMBER 16, 2011. FLOOD ZONE DETERMINATION IS BASED ON F.I.R.M. AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. F.I.R.M. TIMMONS GROUP IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.
- THIS PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT AND IS DESIGNATED AS A RESOURCE MANAGEMENT AREA (RMA).
- THERE ARE NO DELINEATED WETLANDS ON PROPERTY.
- PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN INSTRUMENT NUMBER 20130308000052890. BUILDING SETBACKS SHOWN HEREON ARE PER DOCUMENT AND ARE AS FOLLOWS:

30' FROM RIGHT-OF-WAY LINE OF NORTHGATE COMMERCE PARKWAY
25' FROM RIGHT-OF-WAY LINE OF ANY OTHER STREET
25' FROM ANY PROPERTY ZONED FOR ANY USE OTHER THAN RESIDENTIAL
10' FROM THE TOP OF BANK OF ANY STORMWATER DETENTION FACILITY
- PROPERTY IS ZONED M-2 (HEAVY INDUSTRIAL).

SETBACK REQUIREMENTS PER THE CITY OF SUFFOLK'S UNIFIED DEVELOPMENT ORDINANCE (UDO) ARE AS FOLLOWS:

30' MINIMUM FRONT SETBACK
50' MINIMUM SIDE SETBACK*
50' MINIMUM REAR SETBACK*
*APPLIES ONLY TO THE SETBACK AREA MEASURED FROM A LOT LINE WHICH ABUTS A RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT. THE SIDE OR REAR SETBACK MAY BE REDUCED TO 50% OF THE ABOVE-REFERENCED REQUIREMENTS WHERE THE USE DOES NOT ABUT A RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT.

AREA TABLE

PARCEL 20*22 :	20,717,839 SQ. FT. / 475.616 ACRES
PROPOSED PARCEL H:	1,241,044 SQ. FT. / 28.490 ACRES
REMAINING AREA PARCEL 20*22 :	19,476,795 SQ. FT. / 447.126 ACRES

STATISTICS TABLE

TOTAL AREA	1,241,044 SQ. FT. / 28.490 ACRES
RIGHT-OF-WAY DEDICATION	0 SQ. FT. / 0 ACRES
RIGHT-OF-WAY RESERVATION	0 SQ. FT. / 0 ACRES
WETLANDS	0 SQ. FT. / 0 ACRES
EXISTING ZONING	M2 (HEAVY INDUSTRIAL DISTRICT)
TOTAL PARCELS	1 (D-2)

SUBDIVISION
OF PROPERTY OF
UPTON FARMS, INC
FORMERLY
UPTON PRODUCE COMPANY, INCORPORATED
(DEED BOOK 355, PAGE 395)
NORTHGATE COMMERCE PARK
SLEEPY HOLE BOROUGH, SUFFOLK, VIRGINIA

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
VIRGINIA BEACH OFFICE
2901 S. Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452
TEL 757.213.6679 | FAX 757.340.1415
www.timmons.com

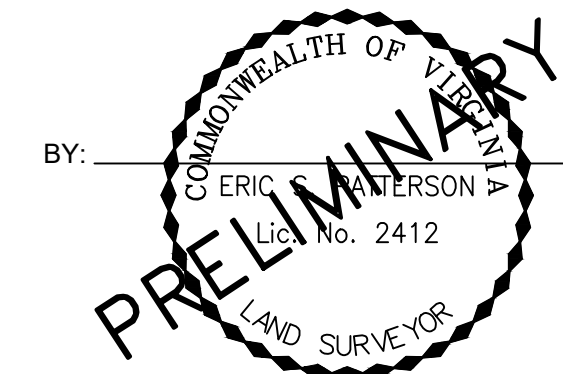
SCALE: AS SHOWN	CHECK BY: ESP	SHEET 1 OF 2
DATE: 04-13-18	DRAWN BY: KMT	JN: 41059

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO UPTON PRODUCE COMPANY, INCORPORATED FROM MARY H. UPTON, TOY D. SAVAGE, JR. AND UNITED VIRGINIA BANK/SEABOARD NATIONAL BY DEED DATED OCTOBER 11, 1972, RECORDED AS DEED BOOK 355 AT PAGE 395 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SUFFOLK, VIRGINIA.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY HIM/HER AND THAT STEEL PINS, AS SHOWN ON THIS PLAT BY SMALL CIRCLES, HAVE ACTUALLY BEEN PLACED AND THEIR LOCATIONS CORRECTLY SHOWN AND THAT THE PLAT DETAILS MEET THE STANDARDS FOR PLATS AS ADOPTED UNDER VC 42.1-82 OF THE VIRGINIA PUBLIC RECORDS ACT (VC 42.1-76, ET SEQ.).



BY: _____

OWNER'S NOTE

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

UPTON FARMS, INC

BY: _____

NAME: _____

TITLE: _____

NOTARY'S NOTE

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, TO WIT:

I, _____ A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSONS WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

REGISTRATION NUMBER: _____

THE UNDERSIGNED CERTIFIES THAT THIS 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 STREETS, BOUNDARIES OR OTHER LINES SHOWN ON THIS PLAT.

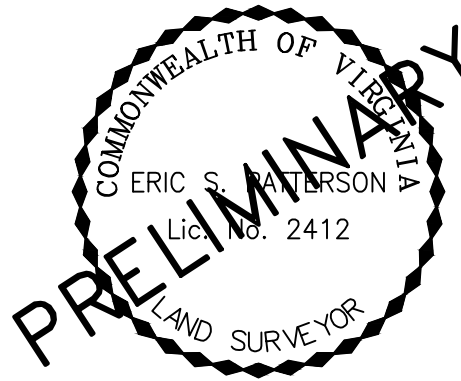
APPROVED: _____ DATE _____
AGENT, CITY OF SUFFOLK, VIRGINIA

APPROVED: _____ DATE _____
AGENT, CITY OF SUFFOLK, VIRGINIA

RESERVED FOR THE CITY OF SUFFOLK

SEE SHEET 2 FOR PLAT

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	50.00'	78.54'	50.00'	90°00'00"	S44°40'06"E	70.71'



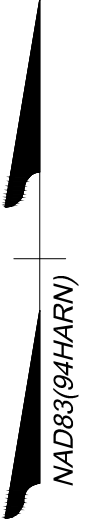
SUBDIVISION
OF PROPERTY OF
UPTON FARMS, INC
FORMERLY
UPTON PRODUCE COMPANY, INCORPORATED
(DEED BOOK 355, PAGE 395)
NORTHGATE COMMERCE PARK
SLEEPY HOLE BOROUGH, SUFFOLK, VIRGINIA

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SCALE: 1" = 100'	CHECK BY: ESP	SHEET 2 OF 2
DATE: 04-13-18	DRAWN BY: KMT	JN: 41059

LEGEND / ABBREVIATIONS	
(F)	FOUND
DH	DRILL HOLE
IR	IRON ROD
○	BOUNDARY MONUMENT FOUND
●	BOUNDARY MONUMENT SET



PARCEL D-1-A
(INST # 20060830000179020)
N/F
EXETER 101-103 INDUSTRIAL, LLC
(INST # 150060415)
TAX MAP # 20*25*D1
ZONED M-2

INDUSTRIAL DRIVE
(60' R/W) (P.C. 4, SL 70C-D)

15' VEPCO EASEMENT
(INST # 20130315000058060)

25' SETBACK
(SEE NOTE 7)

N 3,461,531.38
E 12,076,934.05

NORTHGATE COMMERCE PARKWAY
(VARIABLE WIDTH R/W)
(P.C. 3, SL 131E-132D)

PARCEL F
(INST # 20110322000049710)
N/F
AVERITT PROPERTIES, INC.
(INST # 170000822)
TAX MAP # 20*25*1A*1
ZONED M-2

PARCEL G
(INST # 20141107000183190)
N/F
BLUE BELL CREAMERIES, L.P.
(INST # 20141107000183870)
TAX MAP # 20*22*1
ZONED M-2

60' RIGHT-OF-WAY
RESERVATION
(P.C. 4, SL 70E-71A)

PARCEL H
TAX MAP # _____
ACCOUNT # _____
AREA = 1,241,044 SQ. FT. / 28.490 ACRES

PARCEL D-2
(P.C. 4, SL 70E-71A)
N/F
INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF SUFFOLK
(INST # 040003262)
(INST # 060003464)
TAX MAP # 20*25*D2
ZONED M-2

REMAINING LANDS OF
TAX MAP # 20*22
N/F
UPTON FARMS, INC
FORMERLY
UPTON PRODUCE COMPANY, INCORPORATED
(D.B. 355, P. 395)
ZONED M-2

- 80' RESERVATION FOR FUTURE
RIGHT-OF-WAY
(INST # 20080317000038430)
- 20' UTILITY EASEMENT
(INSTR. NO. 20080317000038430)
- 115.77' DRAINAGE EASEMENT
(INST # 20080317000038430)
- 15' MAINTENANCE EASEMENT
(INST # 20080317000038430)

25' SETBACK
(SEE NOTE 7)

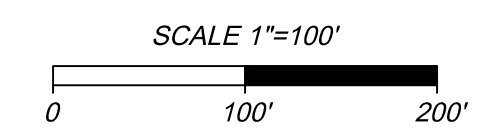
N89°40'02"W 1719.97'

REMAINING LANDS OF
TAX MAP # 20*22
N/F
UPTON FARMS, INC
FORMERLY
UPTON PRODUCE COMPANY, INCORPORATED
(D.B. 355, P. 395)
ZONED M-2

S89°39'57"E 697.58'

S3°57'26"W 291.73'

N 3,460,408.93
E 12,077,606.73



SEE SHEET 1 FOR NOTES AND CERTIFICATIONS

R:\905\41059-Northgate\DWG\41059V-PLAT-UPTON.dwg | Plotted on 4/13/2018 12:01 PM | by Kelly Tellefsen