GENERAL AND SURVEY NOTES

1. THE TOTAL AREA ENCOMPASSED BY THIS SUBDIVISION = 190,254 SQUARE FEET/4.3676 ACRES.

2. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET. VERTICAL DATUM = NAVD 88.

3. COPYRIGHT ©2026, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SEAL ARE NOT VALID.

4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY OR THE RESULT OF A COMPILATION FROM OTHER DEEDS/PLATS.

5. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X' AND 'AE' AS SHOWN ON F.E.M.A'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 51005C0213D, DATED 1/17/2010.

OWNER'S STATEMENT:

THE SUBDIVISION OF THE FOLLOWING DESCRIBED LAND, "RESUBDIVISION OF LOTS 8-13, PORTIONS OF LOTS 30-35 & CLOSED PORTION OF CAMBRIDGE STREET BLOCK 35 EUCLID PLACE (MB 4, P 62) LOCATED IN VIRGINIA BEACH, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED SAL PROPERTIES, L.L.C., WHO CERTIFY THAT THEY ARE THE FEE SIMPLE OWNER OF SAID LAND AND THAT THERE ARE NOT ENCUMBRANCES ON THIS PROPERTY.

COVINGTON (RIVERBEND) WMB, L.L.C.

BY: _____

NOTARY'S NOTE:
COMMONWEALTH OF VIRGINIA
CITY OF COVINGTON, TO WIT:

I, _____, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT COVINGTON (RIVERBEND) WMB, L.L.C., WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES_____
_____
NOTARY PUBLIC NOTARY REGISTRATION NUMBER & SEAL

DIRECTORS NOTE: 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 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: _____
　　　　　　　　PLANNING DIRECTOR　　　　　DATE

APPROVED: _____
　　　　　　　　DIRECTOR OF PUBLIC WORKS　　　DATE

SURVEYOR'S CERTIFICATION

SURVEYOR'S NOTE

I, JACK W. SHOEMAKER, A LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DESCRIBED BELOW.

NOT VALID UNTIL SEALED

_____
JACK W. SHOEMAKER 　　　　　　DATE
VIRGINIA PROFESSIONAL LAND SURVEYOR 0403 002186

317-319 THACKER AVENUE SUBDIVISION PLAT

VALLEY LAND SERVICES
FIRST ORDER LLC DBA VALLEY LAND SERVICES
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958

SITE ADDRESS: 317-319 THACKER AVENUE
COVINGTON, VIRGINIA

CLIENT: ASMNDDS

JOB NO: V250339	DRAWN BY: CPM	APPROVED BY: GCN

DATE: JANUARY 20, 2026.
REVISIONS:

No.	DATE	DESCRIPTION

NO SCALE

SHEET 1 OF 2

1

CURVE TABLE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S37°46'37"W	25.46'
L2	N27°08'42"W	34.16'
L3	N33°15'00"E	35.43'
L4	S89°09'23"E	73.13'
L5	S88°18'36"E	62.84'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	130.33'	436.18'	17°07'11"	N11°04'25"W	129.84'
C2	74.24'	50.00'	85°04'38"	N62°54'40"W	67.61'
C3	145.87'	482.87'	17°18'29"	N65°54'10"E	145.31'
C4	68.18'	50.00'	78°07'47"	S18°11'22"W	63.02'
C5	127.41'	496.18'	14°42'46"	S13°31'06"E	127.06'
C6	112.35'	140.00'	45°58'48"	S23°57'44"W	109.36'

THAKER AVENUE
(60' WIDE PUBLIC RIGHT-OF-WAY)

VA SOUTH ZONE
1983 (HARN1993)

PARCEL 27-A-7
LANDS N/F HIGHLANDS
COMMUNITY BANK
DEED NOT FOUND

PARCEL 27-A-6
LANDS N/F CJI PROPERTY
HOLDINGS II LLC
DEED NOT FOUND

PARCEL 27-A-5
LANDS N/F COVINGTON
(RIVERBEND) WMB LLC
INSTR. NO. 060000528

PROPOSED LOT 1
146,764 S.F.
3.3692 AC.

PROPOSED LOT 2
43,490 S.F.
0.9983 AC.

BLDG. HT=19'
1-STORY
MASONRY BUILDING
32,115 S.F. FOOTPRINT
317-319 THACKER AVENUE
(POSTED ON BUILDING)

PARCEL 33-A-5
LANDS N/F TEACHERS
RETIREMENT SYSTEM OF THE...
DEED NOT FOUND

INDUSTRIAL DRIVE
(50' WIDE PUBLIC RIGHT-OF-WAY)

JACKSON RIVER

VEPCO EASEMENT

S89°34'53"E 156.70'
S89°34'53"E 256.41'
N89°34'53"W 173.00'
N01°19'46"E(S) 411.68'
S47°47'44"W(S) 109.49'
S47°47'44"W(S) 118.38'
S00°58'20"W 266.16'

15' SIDE SETBACK
15' REAR SETBACK
15' FRONT SETBACK

Title Block

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CLIENT: ASMNDDS
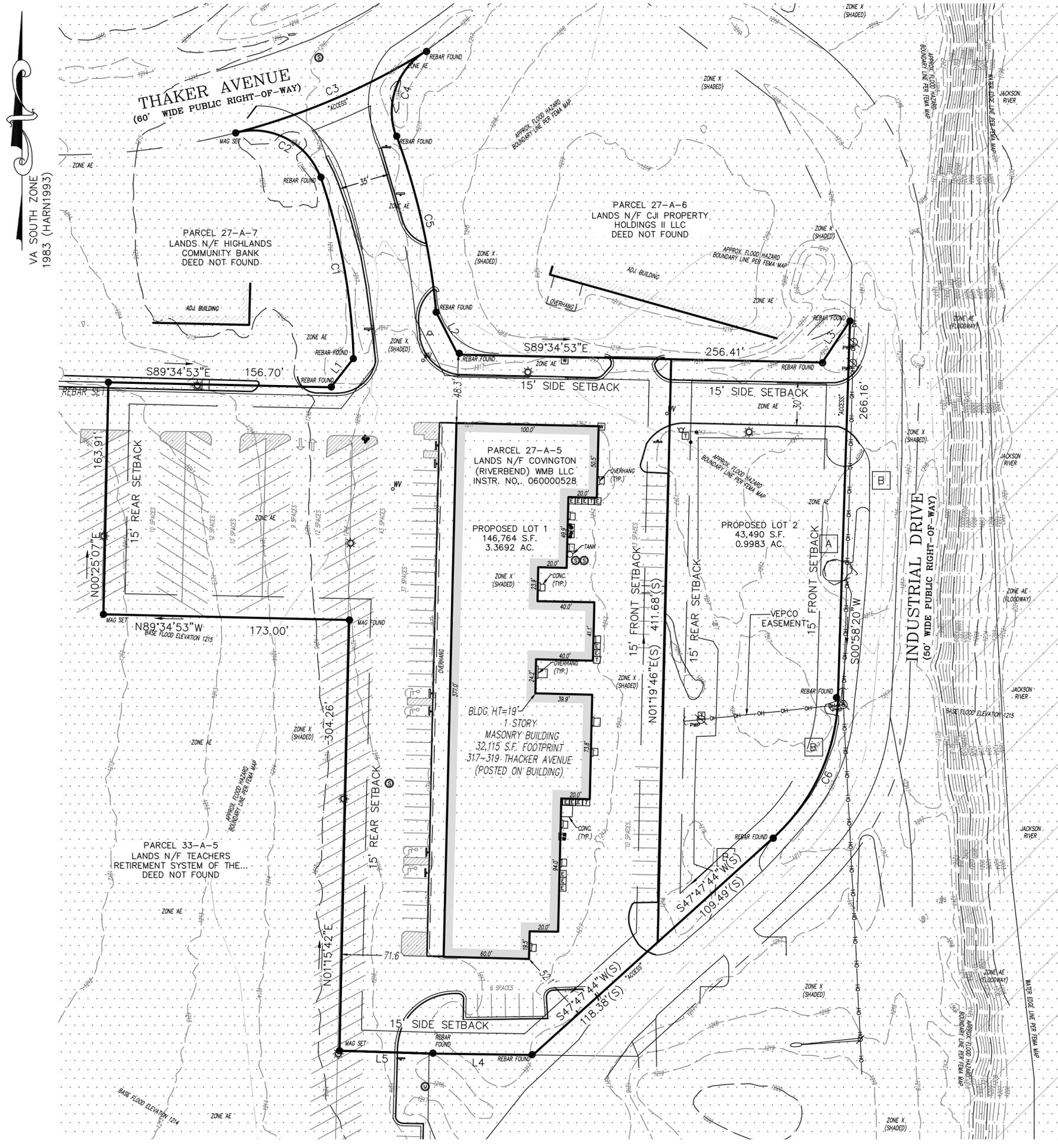
JOB NO: V250339	DRAWN BY: CPM	APPROVED BY: GCN

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REVISIONS:

No.	DATE	DESCRIPTION

SCALE: 1" = 50'
0'   50'   100'   150'