



# LAND FOR SALE

**SAM'S CLUB OUTPARCEL**

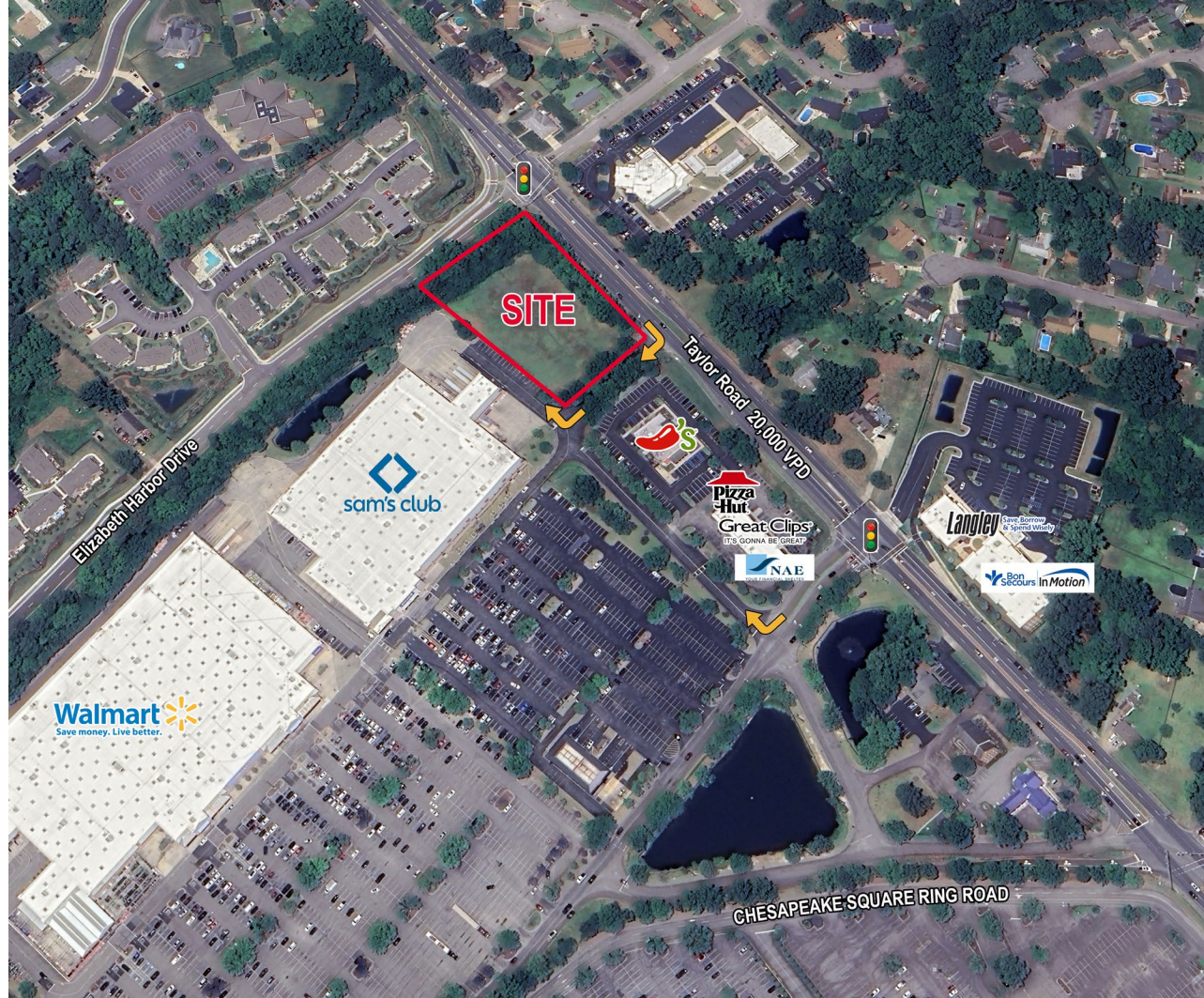
**Taylor Road, Chesapeake, VA 23321**

**CUSHMAN & WAKEFIELD**  
**THALHIMER**



# PROPERTY HIGHLIGHTS

- 2.2 acres available for sale
- Located at the corner of Taylor Road and Elizabeth Harbor Drive
- Next to Sam's Club and Walmart
- Zoned O-I (Office & Institution) - allows for sit down restaurant
- Sale price - \$1,000,000



## NEIGHBORHOOD DEMOGRAPHICS

  
POPULATION

  
AVERAGE  
HOUSEHOLD INCOME

  
DAYTIME  
POPULATION

1 Mile	7,117	\$104,997	7,802
3 Miles	64,573	\$84,301	58,019
5 Miles	146,005	\$82,087	137,465

## Nearby Retailers



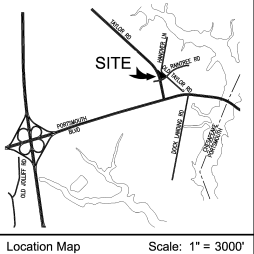
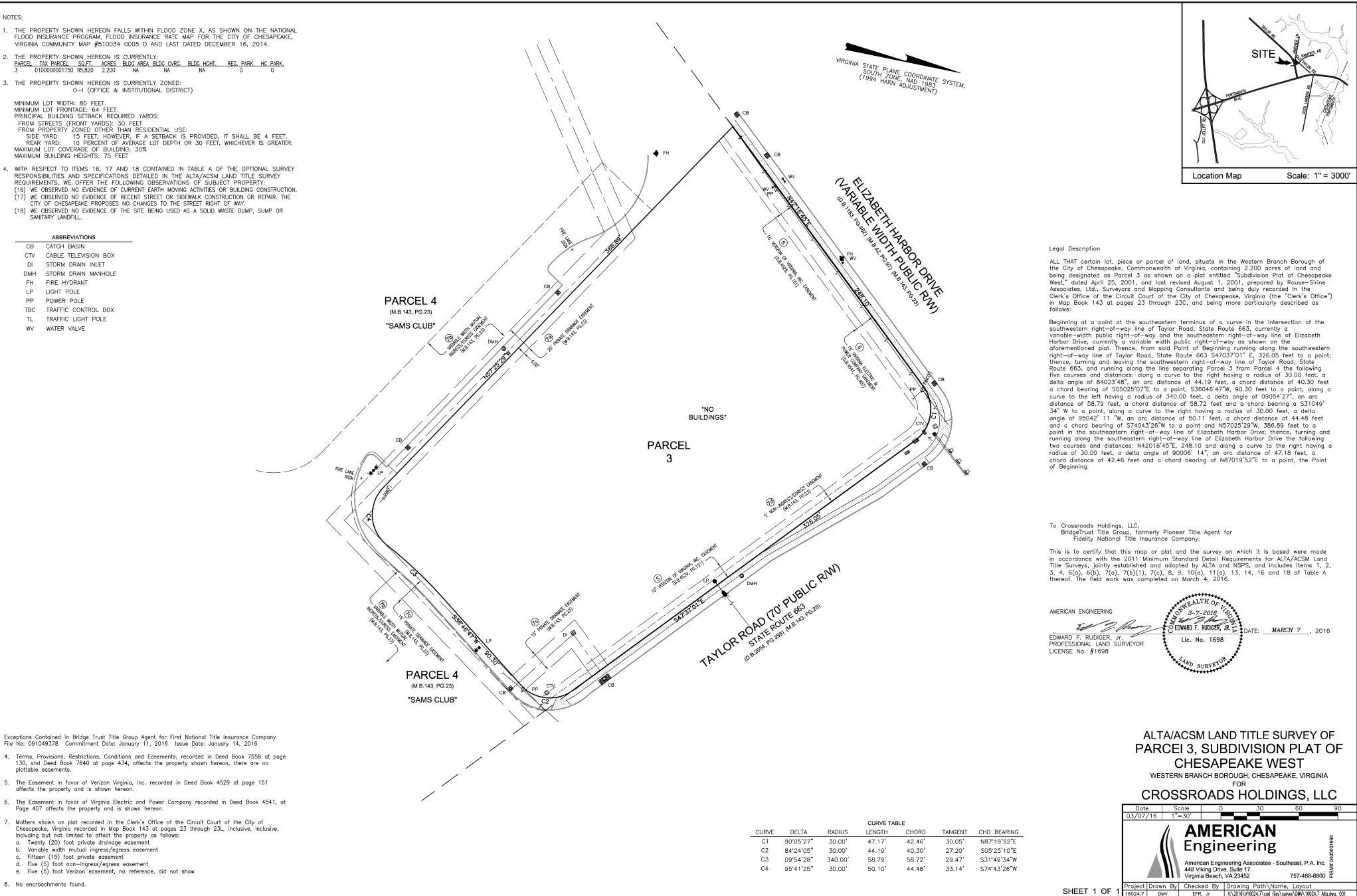
PARCEL PLAN



NOTES:

1. THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF CHESAPEAKE, VIRGINIA COMMUNITY MAP #910034-0005-D AND LAST DATED DECEMBER 16, 2014.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY:  
PARCEL TAX PARCEL SOLE ACCESS BLDG AREA BLDG CVRG BLDG HGT REG. PARK HC PARK  
3 010000001750 95.820 2.200 NA NA NA 0 0
3. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED:  
O-1 (OFFICE & INSTITUTIONAL DISTRICT)
- MINIMUM LOT WIDTH: 80 FEET  
MINIMUM LOT FRONTAGE: 64 FEET  
PRINCIPAL BUILDING SETBACK REQUIRED YARDS:  
FROM STREETS (FRONT YARDS): 30 FEET  
FROM PROPERTY ZONED OTHER THAN RESIDENTIAL USE:  
SIDE YARD: 15 FEET; HOWEVER, IF A SETBACK IS PROVIDED, IT SHALL BE 4 FEET.  
REAR YARD: 10 PERCENT OF AVERAGE LOT DEPTH OR 30 FEET, WHICHEVER IS GREATER.  
MAXIMUM LOT COVERAGE OF BUILDING: 30%  
MAXIMUM BUILDING HEIGHTS: 75 FEET
4. WITH RESPECT TO ITEMS 16, 17 AND 18 CONTAINED IN TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS DETAILED IN THE ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS, WE OFFER THE FOLLOWING OBSERVATIONS OF SUBJECT PROPERTY:  
(16) WE OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING ACTIVITIES OR BUILDING CONSTRUCTION.  
(17) WE OBSERVED NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR. THE CITY OF CHESAPEAKE PROPOSES NO CHANGES TO THE STREET RIGHT OF WAY.  
(18) WE OBSERVED NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

ABBREVIATIONS	
CB	CATCH BASIN
CTV	CABLE TELEVISION BOX
DI	STORM DRAIN INLET
DMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT
LP	LIGHT POLE
PP	POWER POLE
TBC	TRAFFIC CONTROL BOX
TL	TRAFFIC LIGHT POLE
WV	WATER VALVE



Legal Description

ALL THAT certain lot, piece or parcel of land, situate in the Western Branch Borough of the City of Chesapeake, Commonwealth of Virginia, containing 2.200 acres of land and being designated as Parcel 3 as shown on a plat entitled "Subdivision Plat of Chesapeake West," dated April 25, 2001, and last revised August 1, 2001, prepared by Rouse-Sirine Associates, Ltd., Surveyors and Mapping Consultants and being duly recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia (the "Clerk's Office") in Map Book 143 at pages 23 through 23C, and being more particularly described as follows:

Beginning at a point at the southeastern terminus of a curve at the intersection of the southwestern right-of-way line of Taylor Road, State Route 663, currently a variable-width public right-of-way and the southeastern right-of-way line of Elizabeth Harbor Drive, currently a variable width public right-of-way as shown on the aforementioned plat. Thence, from said Point of Beginning running along the southwestern right-of-way line of Taylor Road, State Route 663 54703701° E, 326.05 feet to a point; thence, turning and leaving the southwestern right-of-way line of Taylor Road, State Route 663, and running along the line separating Parcel 3 from Parcel 4 the following five courses and distances: along a curve to the right having a radius of 30.00 feet, a delta angle of 84023'48", an arc distance of 44.19 feet, a chord distance of 40.30 feet a chord bearing of S05025'07"E to a point; S36046'47"W, 90.30 feet to a point, along a curve to the left having a radius of 340.00 feet, a delta angle of 98054'27", an arc distance of 58.79 feet, a chord distance of 58.72 feet and a chord bearing of S31049'34" W to a point, along a curve to the right having a radius of 30.00 feet, a delta angle of 95042' 11" W, an arc distance of 50.11 feet, a chord distance of 44.48 feet and a chord bearing of S74043'26"W to a point and N57025'29"W, 386.89 feet to a point in the southeastern right-of-way line of Elizabeth Harbor Drive; thence, turning and running along the southeastern right-of-way line of Elizabeth Harbor Drive the following two courses and distances: N42016'45"E, 248.10 and along a curve to the right having a radius of 30.00 feet, a delta angle of 90006' 14", an arc distance of 47.18 feet, a chord distance of 42.48 feet and a chord bearing of N87019'52"E to a point, the Point of Beginning.

To Crossroads Holdings, LLC,  
BridgeTrust Title Group, formerly Pioneer Title Agent for  
Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16 and 18 of Table A thereof. The field work was completed on March 4, 2016.

AMERICAN ENGINEERING

EDWARD F. RUDISER, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE No. #1698



ALTA/ACSM LAND TITLE SURVEY OF  
PARCEL 3, SUBDIVISION PLAT OF  
CHESAPEAKE WEST  
WESTERN BRANCH BOROUGH, CHESAPEAKE, VIRGINIA  
FOR  
CROSSROADS HOLDINGS, LLC

CURVE		DELTA	RADIUS	CURVE TABLE		CHORD	TANGENT	CHD. BEARING
				LENGTH				
C1		90°05'27"	30.00'	47.17'	42.46'	30.05'	27.20'	N87°19'52"E
C2		84°24'05"	30.00'	44.19'	40.30'	27.20'	27.20'	S05°25'10"E
C3		09°54'28"	340.00'	58.79'	58.72'	29.47'	29.47'	S31°49'34"W
C4		95°41'25"	30.00'	50.10'	44.48'	33.14'	33.14'	S74°43'26"W

Exceptions Contained in Bridge Trust Title Group Agent for First National Title Insurance Company  
File No: 091049378 Commitment Date: January 11, 2016 Issue Date: January 14, 2016

4. Terms, Provisions, Restrictions, Conditions and Easements, recorded in Deed Book 7558 at page 130, and Deed Book 7840 at page 434, affects the property shown hereon, there are no plottable easements.
5. The Easement in favor of Verizon Virginia, Inc. recorded in Deed Book 4529 at page 151 affects the property and is shown hereon.
6. The Easement in favor of Virginia Electric and Power Company recorded in Deed Book 4541, at Page 407 affects the property and is shown hereon.
7. Matters shown on plat recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia recorded in Map Book 143 at pages 23 through 23L, inclusive, inclusive, including but not limited to affect the property as follows:  
a. Twenty (20) foot private drainage easement  
b. Variable width mutual ingress/egress easement  
c. Fifteen (15) foot private easement  
d. Five (5) foot non-ingress/egress easement  
e. Five (5) foot Verizon easement, no reference, did not show
8. No encroachments found.



