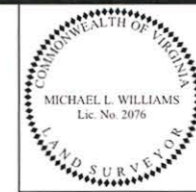


Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.  
 1. Reduce the Easting 2.5 Million Meters and the South and North Zone Northing 1 and 2 Million Respectively.  
 2. Multiply by the US Survey Foot (3.2808333333).  
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00005) for this County.  
 A Reverse of This Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

# RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

James City County, Virginia  
 Scale 1" = 25'  
 Surveyed By Michael L. Williams, L.S.  
 July 15, 2006  
 Updated July 01, 2016



REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	VA.	658	0658-0047-R97	3RW

MICHAEL L. WILLIAMS  
 2018.10.26 10:41:28-04'00"  
 VDOT Survey  
 Suffolk, Virginia  
 LAND SURVEYOR

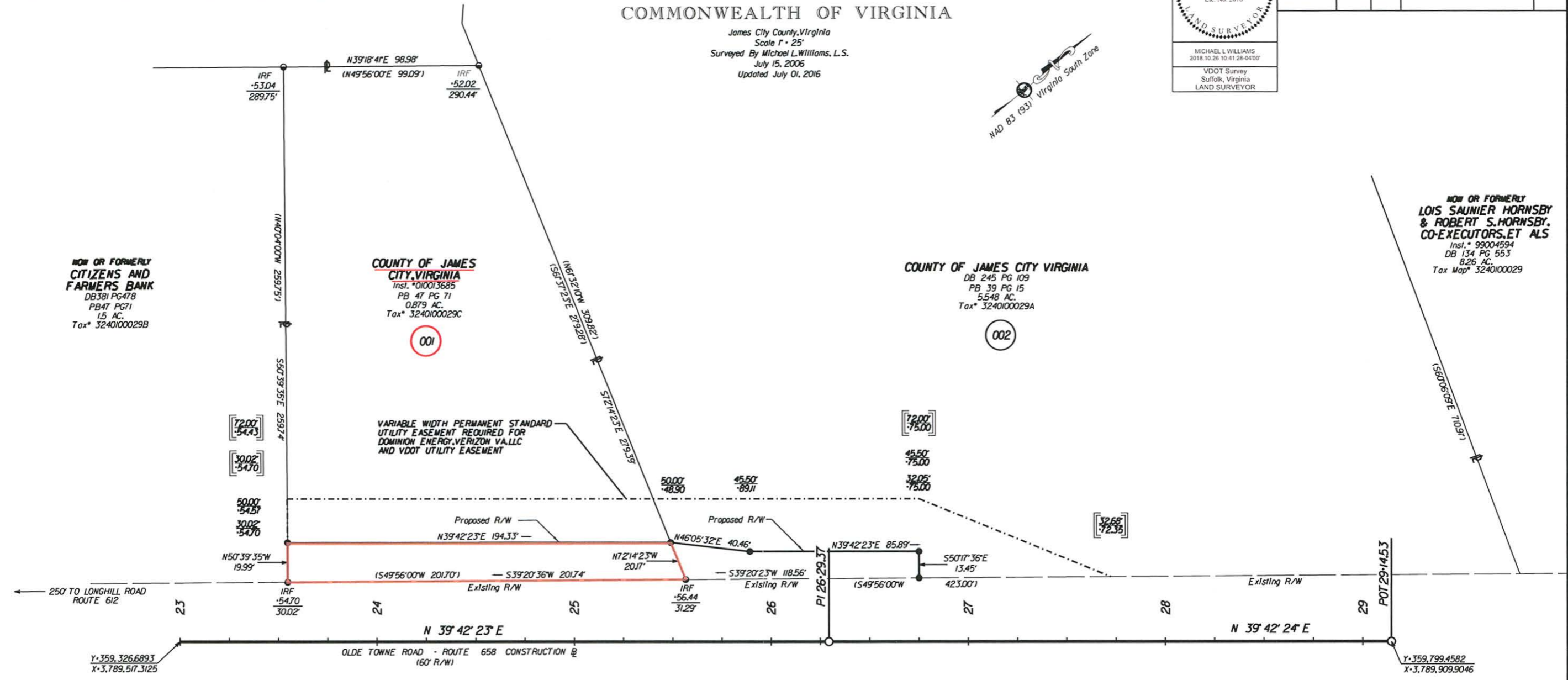


**NOW OR FORMERLY  
CITIZENS AND  
FARMERS BANK**  
 DB381 PG478  
 PB47 PG71  
 15 AC.  
 Tax# 3240100029B

**COUNTY OF JAMES  
CITY, VIRGINIA**  
 Inst. # 010013685  
 PB 47 PG 71  
 0.879 AC.  
 Tax# 3240100029C

**COUNTY OF JAMES CITY VIRGINIA**  
 DB 245 PG 109  
 PB 39 PG 15  
 5.548 AC.  
 Tax# 3240100029A

**NOW OR FORMERLY  
LOIS SAUNIER HORNSBY  
& ROBERT S. HORNSBY,  
CO-EXECUTORS, ET ALS**  
 Inst. # 99004594  
 DB 134 PG 553  
 8.26 AC.  
 Tax Map# 3240100029



- GENERAL NOTES:**
- Plan Sheet Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
  - Property Line Information Is Based on Highway Plans, Plats And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
  - Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
  - This Plat Was Forwarded Electronically In "Read Only" Format. Any Attempt At Alteration Invalidates The Seal And Signature. An Original Hard Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
  - This Survey Datum Based On VDOT Project #0612-0047-631.C501, UPC# 100921

- LEGEND**
- Computed Point
  - Monumentation Found (As Noted)
  - RM-2 (5/8" Rebar w/Cap)
  - - - - - Indicates Permanent Easement

**Parcel 001 Area Calculations**

Proposed Right of Way Sq. Ft. 3,834 / 0.09 Acre  
 Variable Width Permanent Standard Utility Easement Required For Dominion Energy, Verizon Virginia, LLC And VDOT Sq. Ft. 4,179 / 0.10 Acre

**Parcel 002 Area Calculations**

Proposed Right of Way Sq. Ft. 1,767 / 0.04 Acre  
 Variable Width Permanent Standard Utility Easement Required For Dominion Energy, Verizon Virginia, LLC And VDOT Sq. Ft. 5,293 / 0.12 Acre

- LINE LEGEND**
- 00.00 / 00.00 DENOTES EXISTING MONUMENTATION AS NOTED
  - 00.00 / 00.00 DENOTES PROPOSED R/W
  - 00.00 / 00.00 DENOTES VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT

**NOTE: All Stations And Offsets Are From The Construction Baseline  
Bearings And Distances In Parenthesis Are Record Data**

SCALE 0 12.5' 25' 50'	PROJECT 0658-0047-R97	SHEET NO. 3RW
--------------------------	--------------------------	------------------