

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 (3.28083333333333).
 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

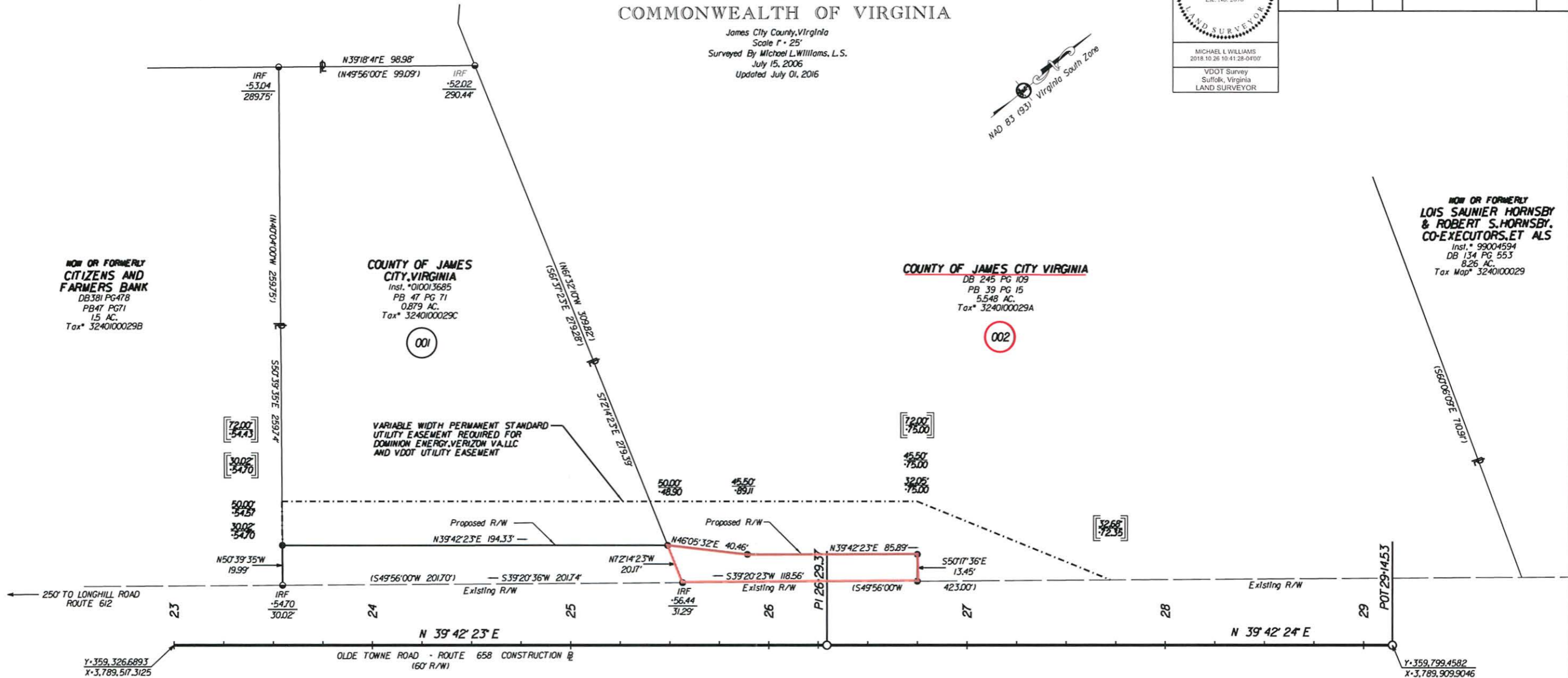
James City County, Virginia
 Scale 1" = 25'
 Surveyed By Michael L. Williams, L.S.
 July 15, 2006
 Updated July 01, 2016



COMMONWEALTH OF VIRGINIA
 MICHAEL L. WILLIAMS
 Lic. No. 2076
 LAND SURVEYOR

MICHAEL L. WILLIAMS
 2018.10.26 10:41:28-04907
 VDOT Survey
 Suffolk, Virginia
 LAND SURVEYOR

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



**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

VARIABLE WIDTH PERMANENT STANDARD
UTILITY EASEMENT REQUIRED FOR
DOMINION ENERGY, VERIZON VALLC
AND VDOT UTILITY 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

- 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 (1 1/2" Rebar w/ Cap)
 - - - - - Indicates Permanent Easement

- 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
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