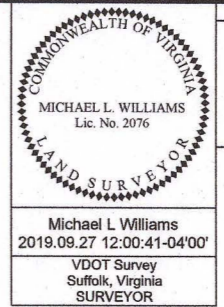


# RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

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.
11-30-17 04-06-18 07-15-19 09-27-19	VA.	612	0612-047-631, RW-201, C-501	5CRW

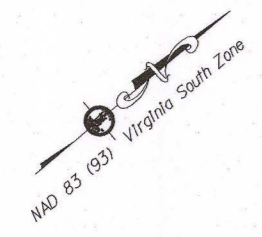
Michael L. Williams  
2019.09.27 12:00:41-04'00"  
VDOT Survey  
Suffolk, Virginia  
SURVEYOR

**LINE LEGEND**

00.00  
00.00' DENOTES EXISTING MONUMENTATION AS NOTED

(00.00')  
00.00' DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT

[00.00']  
00.00' DENOTES VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT



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

005  
**CITIZENS AND FARMERS BANK**  
DB 381 PG 478  
PB 47 PG 71  
1.5 Ac.  
Tax Parcel# 3240100029B  
\*4780

[72.02']  
-54.43'  
[50.02']  
-54.58'

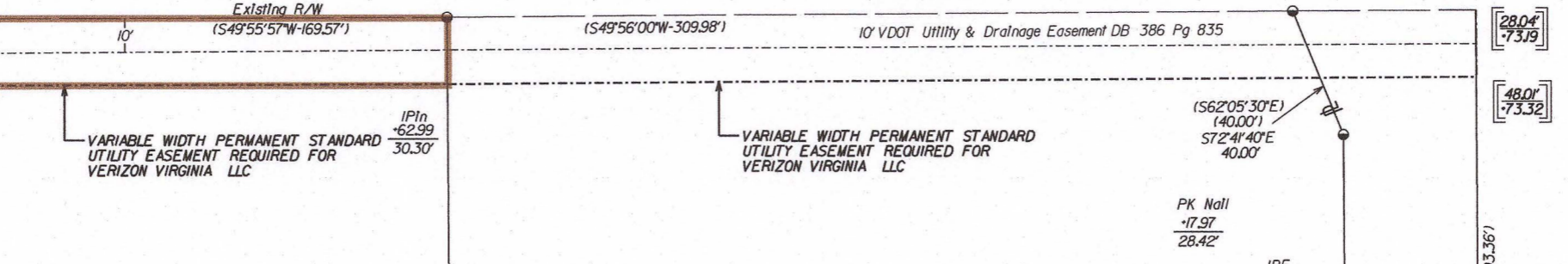
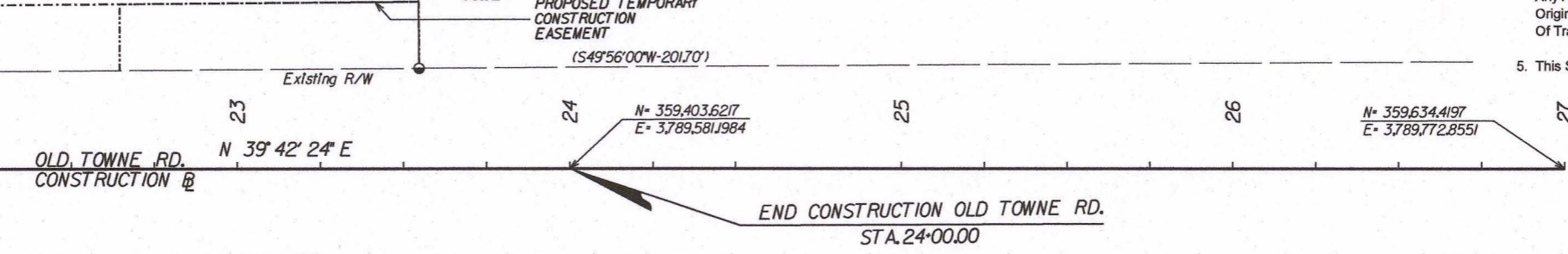
Parcel 005 Area Calculations

Proposed Right of Way Sq. Ft. 4,775 / 0.11 Acre  
Proposed Temporary Construction Easement Sq. Ft. 8,247 / 0.19 Acre  
Variable Width Permanent Standard Utility Easement Sq. Ft. 12,991 / 0.30 Acre  
Required For Dominion Energy And VDOT Utility Easement  
Proposed Permanent Drainage Easement Sq. Ft. 347 / 0.01 Acre

**GENERAL NOTES:**

1. Plan Sheet Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information Is Based on Highway Plans, Plans And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
3. Plat Was Prepared Without The Benefit Of A Title Report, Consequently Not All Encumbrances May Be Depicted.
4. 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.
5. This Survey Datum Based On VDOT Project #0612-0047-631, C501, UPC# 100921

MATCH LINE SHEET NO. 5 STA. 22+25



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

014  
**KCE OLDE TOWNE LLC**  
Inst. # 150018907  
PB 40 PG 20  
\*4854 3.241 Ac.  
Tax Parcel# 3240100030A

021  
**MC & CV PACIFIC LLC**  
DB 699 PG 704  
PDB 664 PG 418  
1,500 Ac.  
Tax Parcel# 3240100028  
\*5242

022  
**HORSLEY TREOLO HOLDINGS LLC**  
DB 150013136 PG  
PDB 326 PG 246  
1.45 Ac.  
Tax Parcel# 3240100028C

Parcel 014 Area Calculations

Proposed Right of Way Sq. Ft. 6,824 / 0.16 Acre  
Proposed Temporary Construction Easement Sq. Ft. 5,225 / 0.12 Acre  
Variable Width Permanent Standard Utility Easement Required For Dominion Energy And VDOT Utility Easement Sq. Ft. 17,565 / 0.40 Acre  
Variable Width Permanent Standard Utility Easement Required For Verizon Virginia LLC Sq. Ft. 2,850 / 0.07 Acre

Parcel 021 Area Calculations

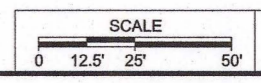
Variable Width Permanent Standard Utility Easement Required For Verizon Virginia LLC Sq. Ft. 5,181 / 0.12 Acre

Parcel 022 Area Calculations

Variable Width Permanent Standard Utility Easement Required For Verizon Virginia LLC Sq. Ft. 1,023 / 0.02 Acre

**LEGEND**

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



SCALE	PROJECT	SHEET NO.
0 12.5' 25' 50'	0612-047-631	5CRW