

# RIGHT OF WAY PLAN SHEET

## SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1" = 25' DATE: OCTOBER 17, 2018  
 SURVEYED BY WOOLPERT, INC.  
 (HOWARD A. SPENCE, L.S. # 2690 ON 10/11/2013 & JUDY G. BEALE, L.S. # 2519 ON 08/10/2018)

COMMONWEALTH OF VIRGINIA  
 LAND SURVEYOR

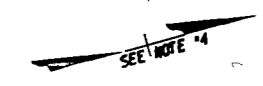
Judy G. Beale  
 Lic. No. 002519

I solemnly swear by the Great Seal of the Commonwealth of Virginia that I am a duly qualified and licensed Land Surveyor in the State of Virginia and that I have not been convicted of a crime involving moral turpitude within the last five years.

Judy G. Beale  
 Date: 2018.05.15  
 License: 02.2507

WOOLPERT, INC.  
 Chesapeake, VIRGINIA  
 LAND SURVEYOR

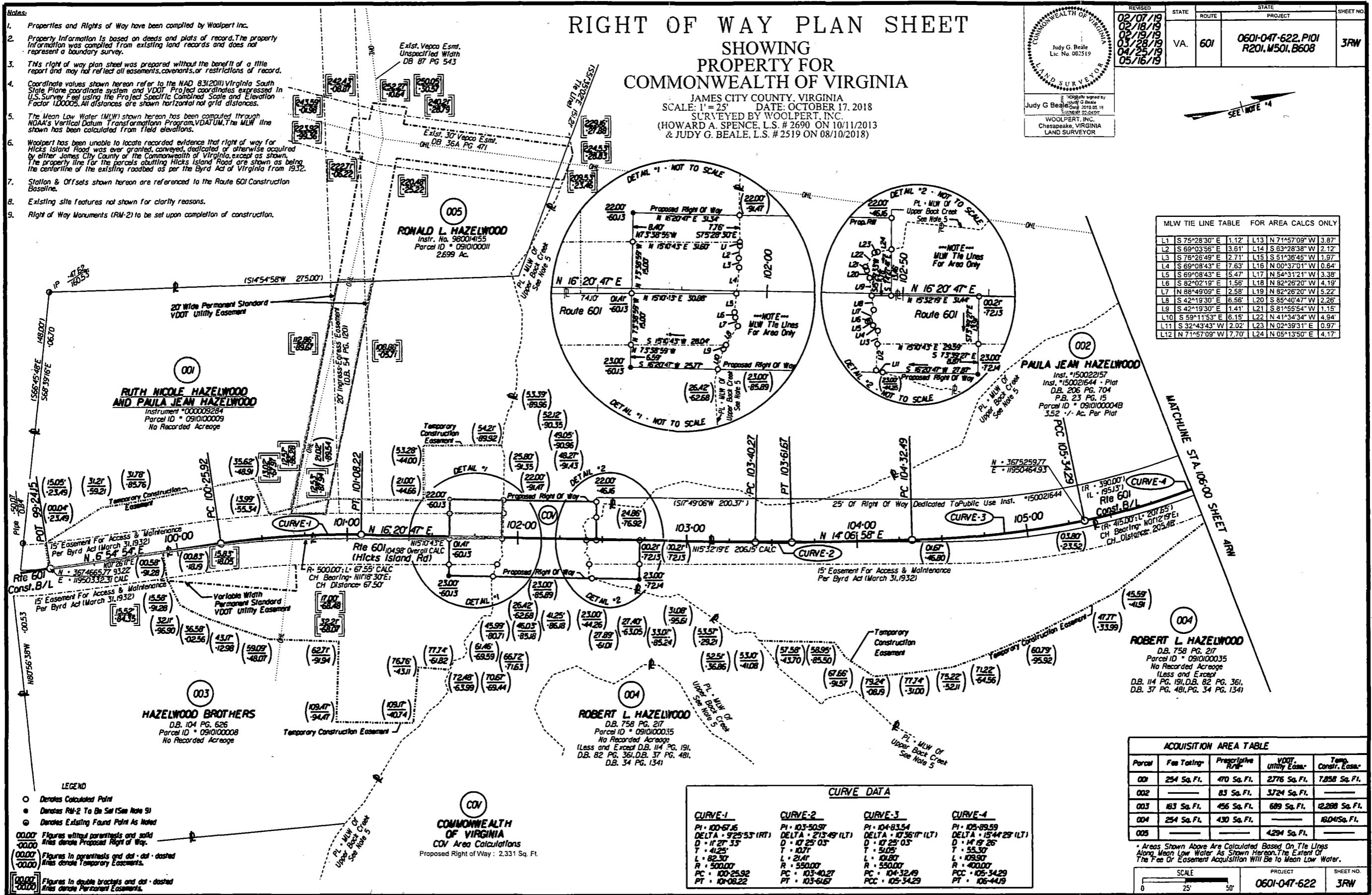
REVISED	STATE	ROUTE	PROJECT	SHEET NO.
02/07/19	VA.	601	0601-047-622, P101	3RW
02/18/19			R201, M501, B608	
02/19/19				
03/28/19				
04/25/19				
05/16/19				



- Notes:**
1. Properties and Rights of Way have been compiled by Woolpert Inc.
  2. Property Information is based on deeds and plats of record. The property information was compiled from existing land records and does not represent a boundary survey.
  3. This right of way plan sheet was prepared without the benefit of a title report and may not reflect all easements, covenants, or restrictions of record.
  4. Coordinate values shown herein refer to the NAD 83(2011) Virginia South State Plane coordinate system and VDOT Project coordinates expressed in U.S. Survey Feet using the Project Specific Combined Scale and Elevation Factor 1.00005. All distances are shown horizontal not grid distances.
  5. The Mean Low Water (MLW) shown herein has been computed through NOAA's Vertical Datum Transformation Program, VDATUM. The MLW line shown has been calculated from field elevations.
  6. Woolpert has been unable to locate recorded evidence that right of way for Hicks Island Road was ever granted, conveyed, dedicated or otherwise acquired by either James City County or the Commonwealth of Virginia, except as shown. The property line for the parcels abutting Hicks Island Road are shown as being the centerline of the existing road as per the Byrd Act of Virginia from 1932.
  7. Station & Offsets shown herein are referenced to the Route 601 Construction Baseline.
  8. Existing site features not shown for clarity reasons.
  9. Right of Way Monuments (RM-2) to be set upon completion of construction.

**MLW TIE LINE TABLE FOR AREA CALCS ONLY**

L1	S 75°28'30" E	1.12'	L13	N 71°57'09" W	3.87'
L2	S 69°03'56" E	3.61'	L14	S 83°28'38" W	2.12'
L3	S 76°26'49" E	2.71'	L15	S 51°36'45" W	1.97'
L4	S 69°08'43" E	7.63'	L16	N 00°37'01" W	0.64'
L5	S 69°08'43" E	5.47'	L17	N 54°31'21" W	3.38'
L6	S 82°02'19" E	1.56'	L18	N 82°26'20" W	4.19'
L7	N 88°49'09" E	2.58'	L19	N 82°26'20" W	5.22'
L8	S 42°19'30" E	6.56'	L20	S 85°40'47" W	2.26'
L9	S 42°19'30" E	1.41'	L21	S 81°55'54" W	1.15'
L10	S 59°11'53" E	6.15'	L22	N 41°34'34" W	4.94'
L11	S 32°43'43" W	2.02'	L23	N 02°39'31" E	0.97'
L12	N 71°57'09" W	7.70'	L24	N 05°13'50" E	4.17'



- LEGEND**
- Denotes Calculated Point
  - Denotes RM-2 To Be Set (See Note 9)
  - Denotes Existing Found Point As Noted
  - 0000' Figures without parenthesis and solid lines denote Proposed Right of Way.
  - 0000' Figures in parenthesis and dot-dashed lines denote Temporary Easements.
  - 0000' Figures in double brackets and dot-dashed lines denote Permanent Easements.

**CURVE DATA**

CURVE-1	CURVE-2	CURVE-3	CURVE-4
PI • 100-67.6	PI • 103-50.97	PI • 104-83.54	PI • 105-89.59
DELTA • 92°53' (RT)	DELTA • 213°49' (LT)	DELTA • 107°36' (LT)	DELTA • 15°44' 29" (LT)
D • 11' 27" 33"	D • 10' 25" 03"	D • 10' 25" 03"	D • 14' 19" 26"
T • 41.25'	T • 10.77'	T • 51.05'	T • 55.30'
L • 82.50'	L • 21.41'	L • 10.80'	L • 109.90'
R • 500.00'	R • 550.00'	R • 550.00'	R • 400.00'
PC • 100-25.92	PC • 103-40.27	PC • 104-32.49	PC • 105-34.29
PT • 101-08.22	PT • 103-61.67	PCC • 105-34.29	PT • 106-44.9

**ACQUISITION AREA TABLE**

Parcel	Fee Taking	Prescriptive R/W	VDOT Utility Easement	Temp. Constr. Easement
001	254 Sq. Ft.	470 Sq. Ft.	2776 Sq. Ft.	7858 Sq. Ft.
002	—	83 Sq. Ft.	3724 Sq. Ft.	—
003	183 Sq. Ft.	456 Sq. Ft.	689 Sq. Ft.	12,288 Sq. Ft.
004	254 Sq. Ft.	430 Sq. Ft.	—	16,041 Sq. Ft.
005	—	—	4294 Sq. Ft.	—

\* Areas Shown Above Are Calculated Based On Tie Lines Along Mean Low Water As Shown Hereon. The Extent Of The Fee Or Easement Acquisition Will Be To Mean Low Water.

SCALE	PROJECT	SHEET NO.
0 25' 50'	0601-047-622	3RW