

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

Digitally signed by
Judy G. Beale
Date: 2018.10.17
15:45:00 -0400

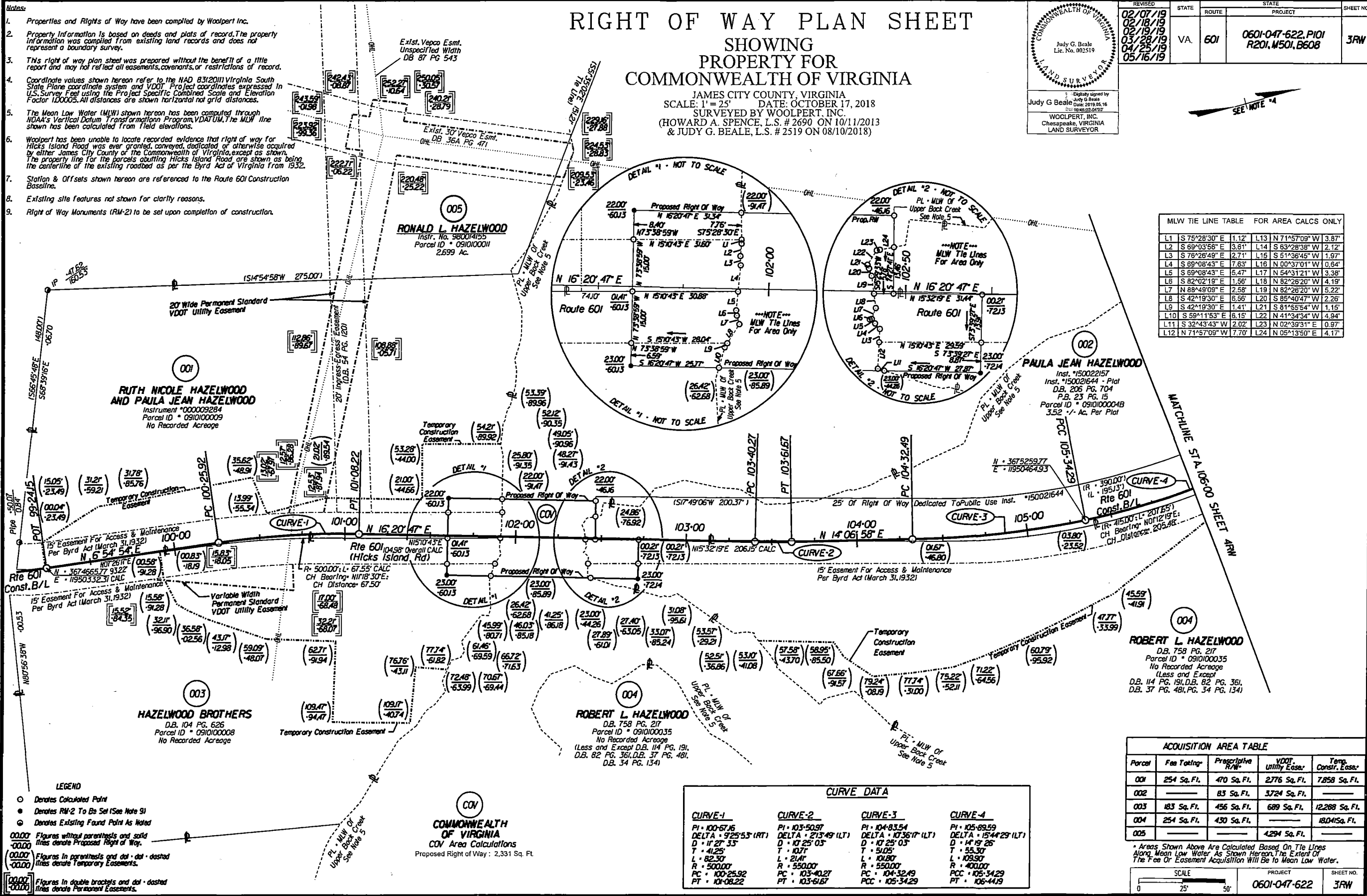
WOOLPERT, INC.
Chesapeake, VIRGINIA
LAND SURVEYOR

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



- 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 hereon 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 hereon 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 roadbed as per the Byrd Act of Virginia from 1932.
 7. Station & Offsets shown hereon 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.

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 63°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	0.84'
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 69°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
- 00.00' Figures without parenthesis and solid lines denote Proposed Right of Way.
- (00.00)' Figures in parenthesis and dot-dash lines denote Temporary Easements.
- [00.00]' Figures in double brackets and dot-dashed lines denote Permanent Easements.

CURVE-1	CURVE-2	CURVE-3	CURVE-4
PI • 100-67.16 DELTA • 92°53' (RT) D • 11' 27" 33" T • 41.25' L • 82.50' R • 500.00' PC • 100-25.92 PT • 101-08.22	PI • 103-50.97 DELTA • 213°49' (LT) D • 10' 25" 03" T • 10.71' L • 21.41' R • 550.00' PC • 103-40.27 PT • 103-61.67	PI • 104-83.54 DELTA • 103°36' (LT) D • 10' 25" 03" T • 54.05' L • 108.00' R • 550.00' PC • 104-32.49 PT • 105-34.29	PI • 105-89.59 DELTA • 154°29' (LT) D • 14' 19" 26" T • 55.30' L • 109.90' R • 400.00' PC • 105-34.29 PT • 106-44.19

Parcel	Fee Taking	Prescriptive R/W	VDOT Utility Easement	Temp. Constr. Easement
001	254 Sq. Ft.	470 Sq. Ft.	2,776 Sq. Ft.	7,858 Sq. Ft.
002	—	83 Sq. Ft.	3,724 Sq. Ft.	—
003	183 Sq. Ft.	456 Sq. Ft.	689 Sq. Ft.	12,288 Sq. Ft.
004	254 Sq. Ft.	430 Sq. Ft.	—	18,041 Sq. Ft.
005	—	—	4,294 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: 0 25' 50'

PROJECT: 0601-047-622

SHEET NO.: 3RW

8/11/2018 10:45:00