



Draper Aden Associates
 Engineering • Surveying • Environmental Services
 1000 Whitaker Avenue, Suite 100
 Charlottesville, VA 22902
 804-924-2000
 www.aden.com



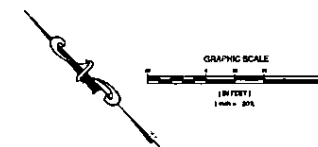
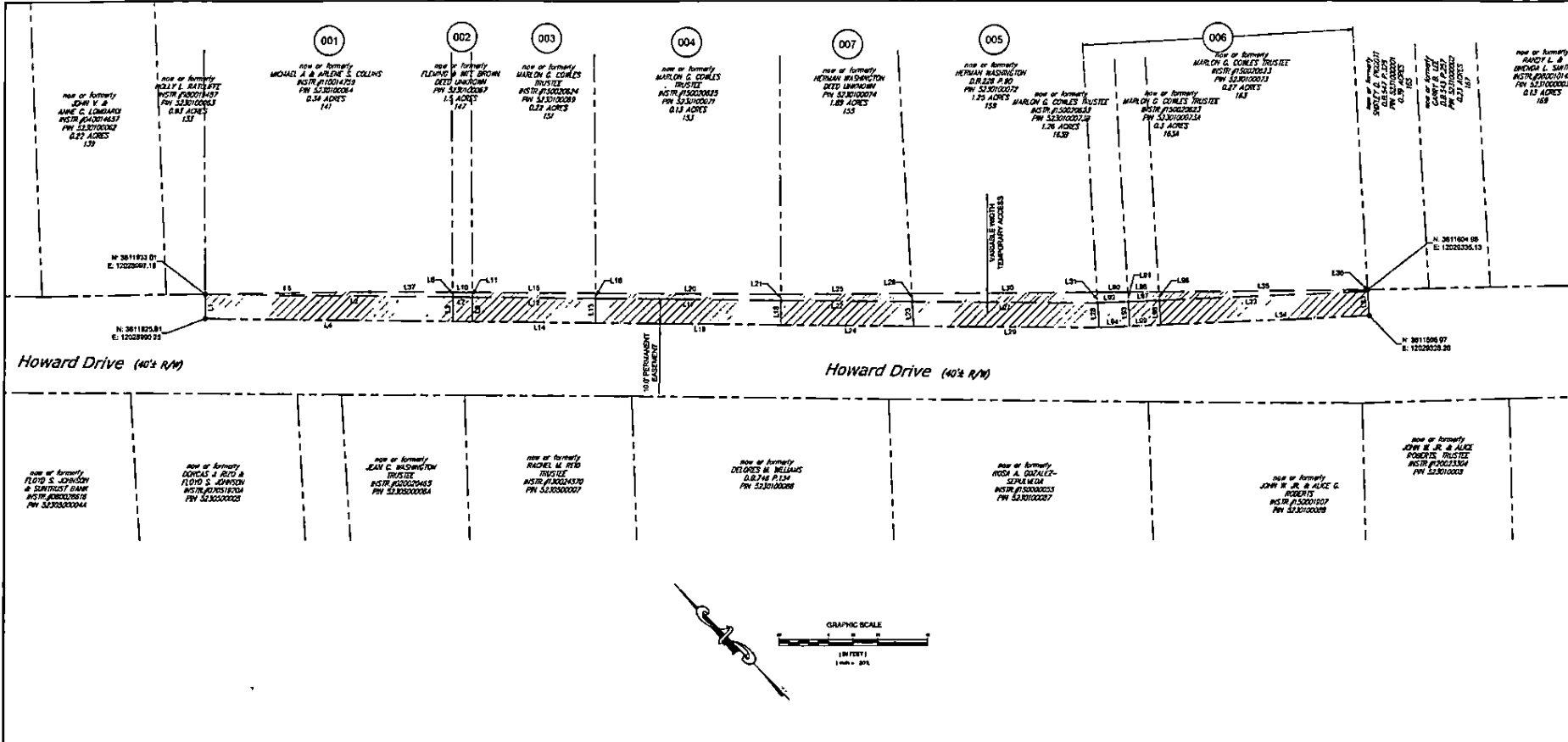
**VDOT RIGHT OF WAY PLAN - HOWARD DR
 GROVE AREA STORMWATER DRAINAGE
 & RELATED ROADWAY IMPROVEMENTS**
 JAMES CITY COUNTY, VIRGINIA

REVISIONS

06/15/23	REVISE PARCELS
08L, 006, & 010	

DESIGNED BY: ALM
 DRAWN BY: KMD
 CHECKED BY: GWC
 SCALE: 1" = 20'
 DATE: OCTOBER 04, 2023
 PROJECT NUMBER: B161089-05

C0.3



Owner:	Sheet:	Parcel #:	Total Area (SF):	Permanent Easmt. (SF):	Temp. Easmt. (SF):
Michael A. & Arlene S. Collins	C0.3	5230100064	1121	1000	121
Fleming & wife Brown	C0.3	5230100067	96	80	16
Marion G. Cowles Trustee	C0.3	5230100069	603	500	103
Marion G. Cowles Trustee	C0.3	5230100071	923	750	173
Herman Washington	C0.3	5230100072	1036	750	288
Marion G. Cowles Trustee	C0.3	5230100073A	1024	850	174
Marion G. Cowles Trustee	C0.3	5230100073A	172	125	47
Marion G. Cowles Trustee	C0.3	5230100073B	177	125	52
Herman Washington	C0.3	5230100074	888	834	164
Zach M. & Dana Lupan Rahama	C0.4	5230200011	3828	3828	0
Ashlea M. & Ethel M. Nelson	C0.8	5910200011	396	390	0
Barbara C. Cooper, et al	C0.8	5910200018	319	319	0
Grace Radcliff	C0.8	5230200024D	137	137	0
Wayne S. Mastine	C0.4	5230200024D	1752	884	1168
Robert T. & Vivian J. Wallace	C0.8	5910200022A	4278	4278	0
Scott M. Guldord & Carolyn E.	C0.6	5910200018J	1099	1099	0
VEPCO ROW	C0.5		15381	15381	0
Cliton White	C0.4	5230200024	405	135	270

Note: All easements are to be dedicated to VDOT.

LINE	LENGTH	DIRECTION
L1	10.07	S43°59'36"W
L2	100.00	N45°02'24"W
L3	10.07	N43°56'36"E
L4	100.07	N40°02'24"W
L5	68.89	S45°35'03"E
L6	1.83	N43°05'04"E
L7	8.00	S43°02'24"E
L8	10.00	N43°28'36"E
L9	8.00	S45°18'11"E
L10	1.06	N43°44'40"E
L11	82.00	N45°02'24"W
L12	10.00	N43°56'36"E
L13	80.00	S43°02'24"E
L14	80.00	S43°02'24"E
L15	80.00	S45°18'39"E
L16	2.19	N43°53'28"E
L17	75.00	S43°02'24"E
L18	10.00	N43°56'36"E
L19	75.00	S45°02'24"E
L20	75.00	S45°17'25"E

LINE	LENGTH	DIRECTION
L21	2.46	N43°33'37"E
L22	83.12	N45°02'24"W
L23	10.02	N40°08'47"E
L24	83.84	S45°02'24"E
L25	52.94	S45°08'54"E
L26	3.37	N40°08'47"E
L27	75.00	S45°11'09"E
L28	10.02	N40°08'39"E
L29	75.00	S45°11'09"E
L30	74.90	S43°08'54"E
L31	4.37	N41°07'09"E
L32	85.00	S45°04'12"E
L33	10.00	N40°07'01"E
L34	85.00	S45°04'51"E
L35	85.10	S46°05'45"E
L36	0.58	S40°59'08"W
L37	31.47	S45°19'52"E
L38	12.51	S48°03'45"E
L39	3.94	N43°08'42"E

LINE	LENGTH	DIRECTION
L40	12.50	S48°04'12"E
L41	10.02	N40°08'47"E
L42	12.50	S48°04'49"E
L43	12.51	S48°05'45"E
L44	3.51	N40°09'30"E
L45	12.50	S48°04'12"E
L46	10.02	N40°09'28"E
L47	12.50	S48°04'57"E

