

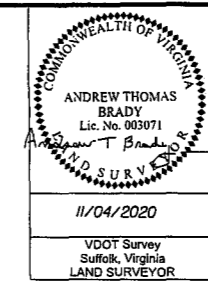
GENERAL NOTES:

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 *BW00-047-103-R201C501. UPC# 17633

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

James City County, Virginia
Scale 1" = 25'
Surveyed By Andrew T. Brady, L.S.
April 13, 2020

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
	VA.	60	BW00-047-103 R-201, C-501	3RW



11/04/2020
VDOT Survey
Suffolk, Virginia
LAND SURVEYOR

002
NORGE CENTER INC.
DB 406 PG 97
DB 333 PG 75
PB 68 PG 67
1,580 AC.
Tax# 2320100071B

Parcel 002 Area Calculations
Proposed Temporary Construction Easement Sq. Ft. 476 / 0.01 Acre
Proposed Permanent Utility Easement For Dominion Energy And VDOT Sq. Ft. 8,414 / 0.19 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 2,062 / 0.05 Acre

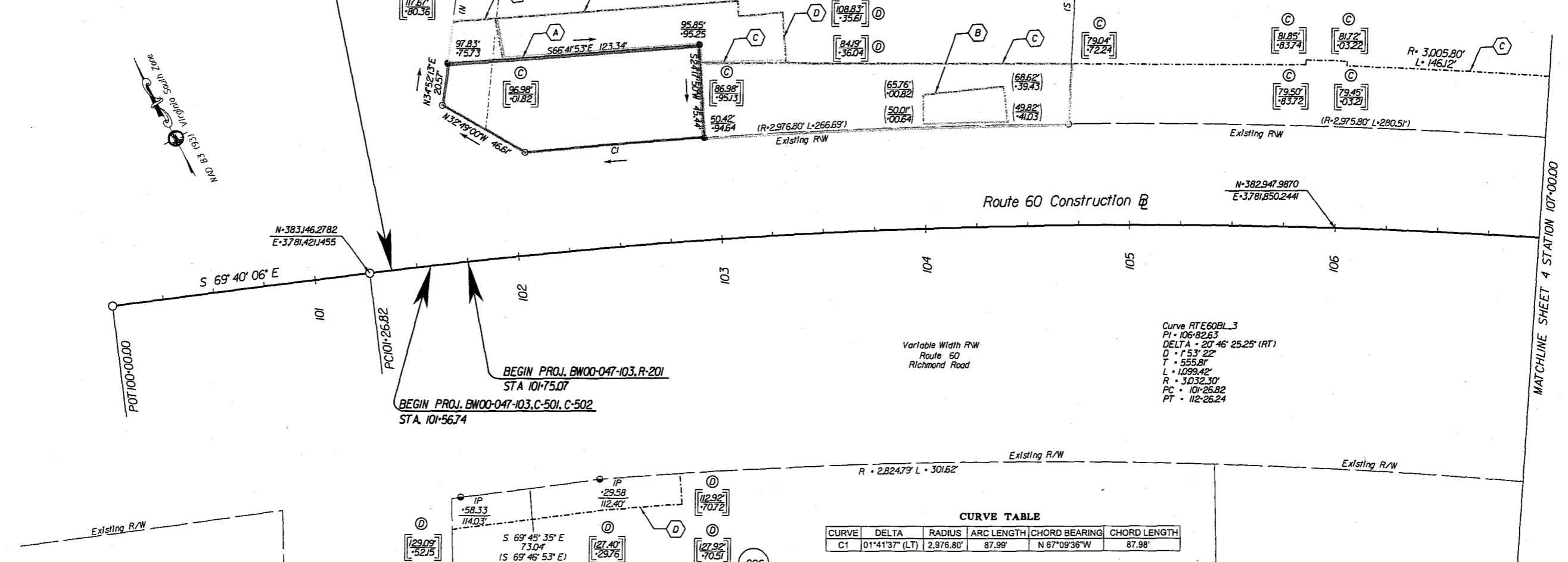
001
CITIZENS & FARMERS BANK
DB 243 PG 454
PB 68 PG 67
1,787 AC.
Tax# 2320100070

Parcel 001 Area Calculations
Proposed Right of Way Sq. Ft. 5,268 / 0.12 Acre
Proposed Temporary Construction Easement Sq. Ft. 695 / 0.02 Acre
Proposed Permanent Utility Easement For Dominion Energy And VDOT Sq. Ft. 6,258 / 0.14 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 3,067 / 0.07 Acre

BEGIN CONSTRUCTION
BEGIN PROJ. BW00-047-103, P-101 STA 101+37.54

BEGIN PROJ. BW00-047-103, R-201
STA 101+75.07

BEGIN PROJ. BW00-047-103, C-501, C-502
STA. 101+56.74



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°41'37" (LT)	2,976.80'	87.99'	N 67°09'36"W	87.98'

- LINE LEGEND**
- (00.00)--- DENOTES EXISTING MONUMENTATION AS NOTED
 - (00.00)--- DENOTES PROPOSED R/W
 - (00.00)--- DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - (00.00)--- DENOTES PERMANENT UTILITY EASEMENT

- INCIDENTAL LEGEND**
- (A) PROPOSED RIGHT OF WAY LINE
 - (B) PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - (C) VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION ENERGY AND VDOT UTILITY EASEMENT
 - (D) VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

N/F
KTP DEVELOPMENT LLC
Inst. *060015359
Inst. *060013607 Plat
4,348 AC.
Tax# 232100001C

- LEGEND**
- Computed Point
 - Monumentation Found (As Noted)
 - RM-2 (5/8" Rebar w/Cap)
 - Indicates Permanent 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 BW00-047-103	SHEET NO. 3RW
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