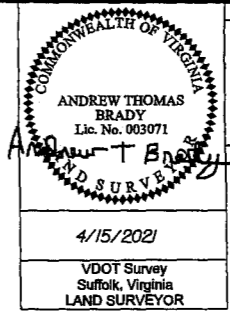
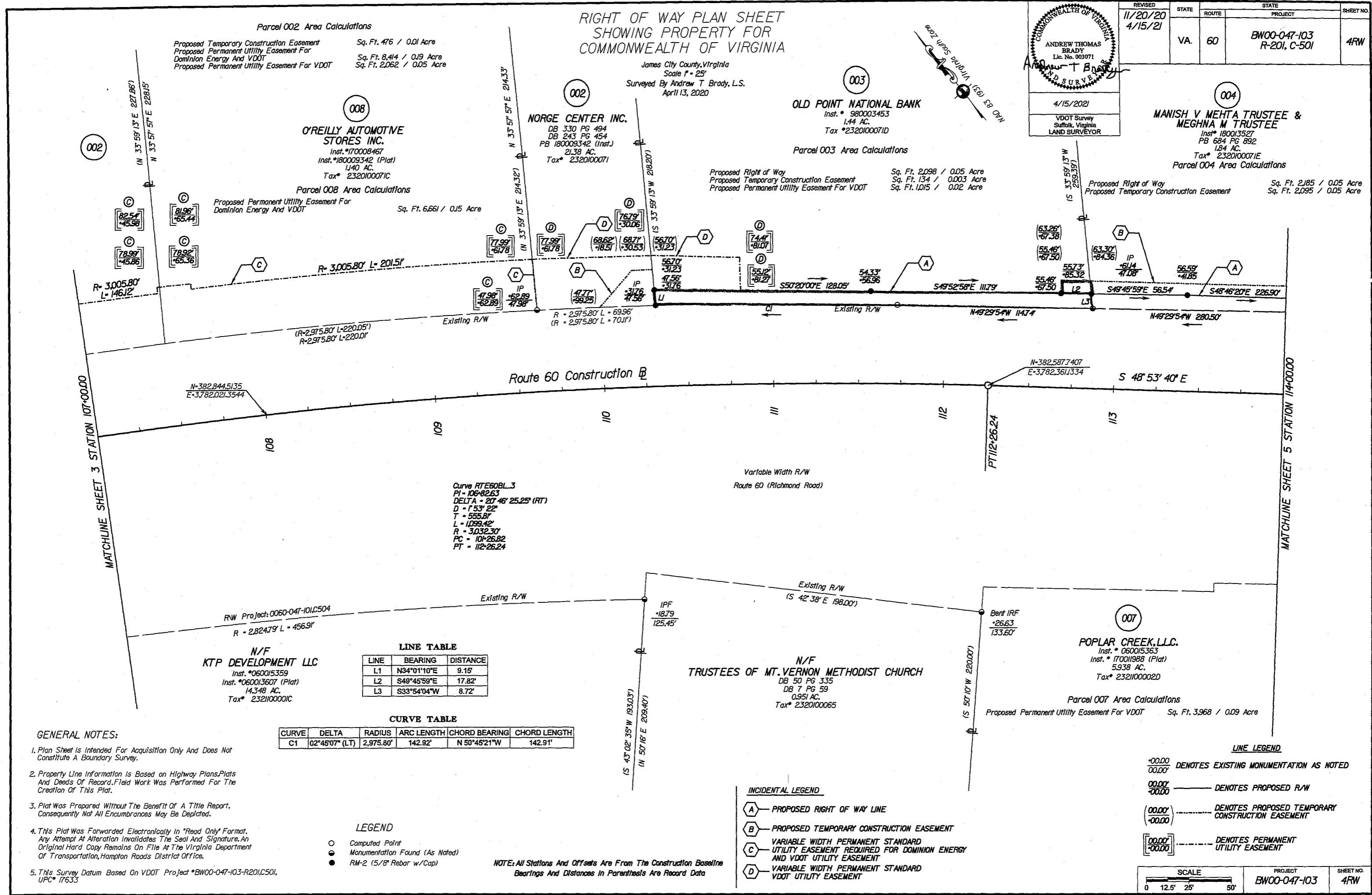


RIGHT OF WAY PLAN SHEET
SHOWING PROPERTY FOR
COMMONWEALTH OF VIRGINIA

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



REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
11/20/20 4/15/21	VA.	60	BW00-047-103 R-201, C-501	4RW



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

Parcel 008 Area Calculations
Proposed Permanent Utility Easement For Dominion Energy And VDOT Sq. Ft. 6,661 / 0.15 Acre

Parcel 003 Area Calculations
Proposed Right of Way Sq. Ft. 2,098 / 0.05 Acre
Proposed Temporary Construction Easement Sq. Ft. 134 / 0.003 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 1,015 / 0.02 Acre

Parcel 004 Area Calculations
Proposed Right of Way Sq. Ft. 2,185 / 0.05 Acre
Proposed Temporary Construction Easement Sq. Ft. 2,095 / 0.05 Acre

Parcel 007 Area Calculations
Proposed Permanent Utility Easement For VDOT Sq. Ft. 3,968 / 0.09 Acre

Curve RTE60BL_3
PI - 106+82.63
DELTA - 20°46'25.25" (RT)
D - 153' 22"
T - 555.81'
L - 1099.42'
R - 3,032.30'
PC - 10+26.82
PT - 112+26.24

N/F KTP DEVELOPMENT LLC
Inst. *060015359
Inst. *060013607 (Plat)
14.348 AC.
Tax* 232100001C

LINE TABLE

LINE	BEARING	DISTANCE
L1	N34°01'10"E	9.15'
L2	S49°45'59"E	17.82'
L3	S33°54'04"W	8.72'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	02°45'07" (LT)	2,975.80'	142.92'	N 50°45'21"W	142.91'

LEGEND
○ Computed Point
● Monumentation Found (As Noted)
● RM-2 (5/8" Rebar w/Cap)

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

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

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

- GENERAL NOTES:**
- Plan Sheet is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
 - Property Line Information is Based on Highway Plans, Plats And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
 - Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
 - 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.
 - This Survey Datum Based On VDOT Project *BW00-047-103-R201C501, UPC* 17633

SCALE	PROJECT	SHEET NO.
0 12.5' 25' 50'	BW00-047-103	4RW

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