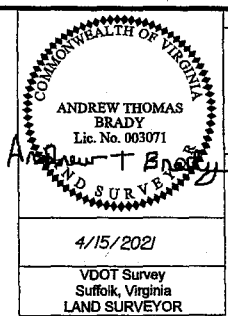
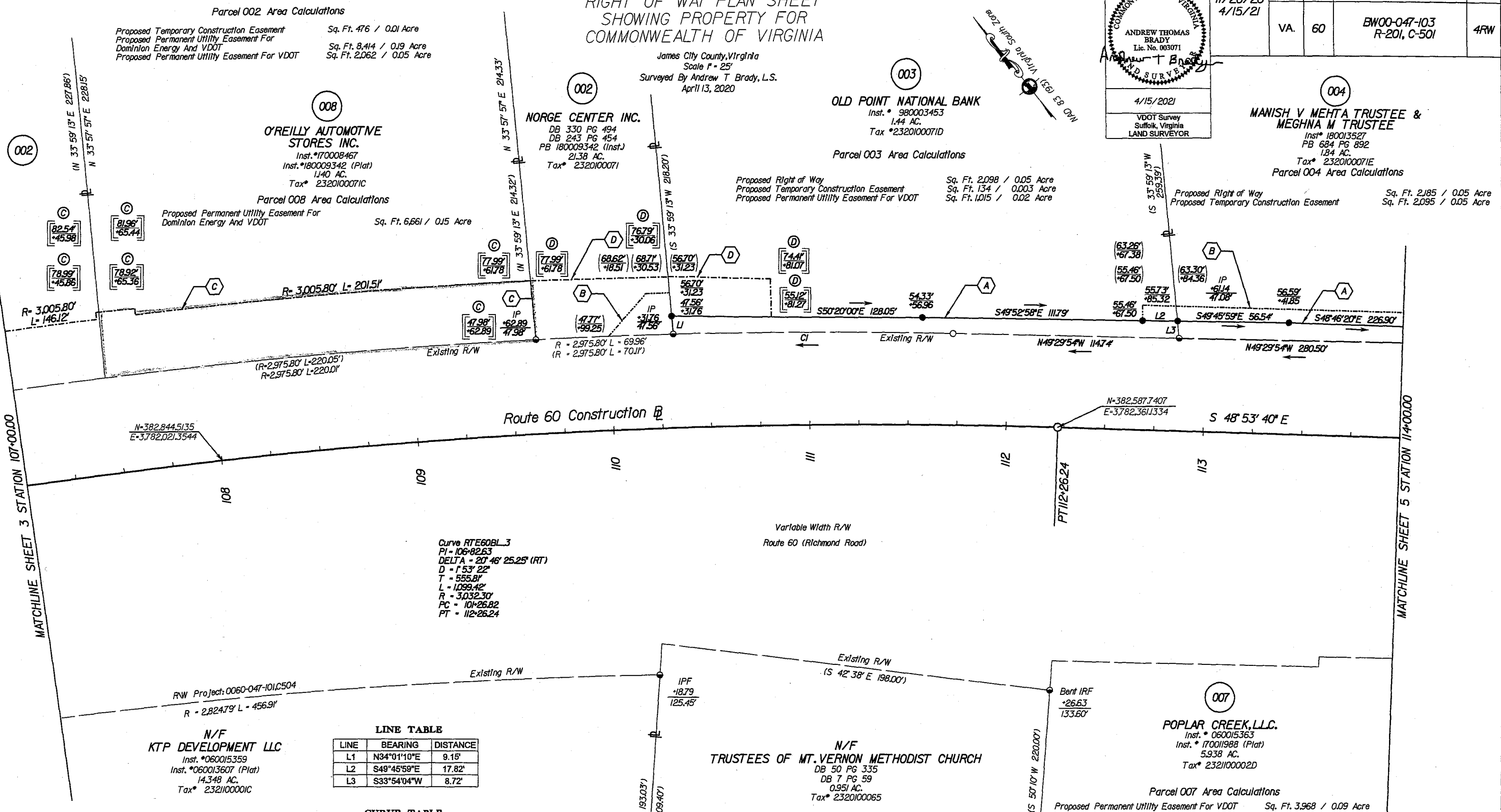


RIGHT OF WAY PLAN SHEET
SHOWING PROPERTY FOR
COMMONWEALTH OF VIRGINIA

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



REVISED	STATE	ROUTE	PROJECT	SHEET NO.
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

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'

Curve RTE60BL3
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 TRUSTEES OF MT. VERNON METHODIST CHURCH
DB 50 PG 335
DB 7 PG 59
0.951 AC.
Tax* 2320100065

POPLAR CREEK, LLC.
Inst. * 060015363
Inst. * 17001988 (Plat)
5.938 AC.
Tax* 232100002D

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

- 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, Plats 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

- 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 / 00.00' DENOTES EXISTING MONUMENTATION AS NOTED
 - 00.00' / 00.00' DENOTES PROPOSED R/W
 - (00.00' / 00.00') DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 - [00.00' / 00.00'] DENOTES PERMANENT UTILITY EASEMENT

SCALE
0 12.5' 25' 50'

PROJECT	SHEET NO.
BW00-047-103	4RW

O'Reilly Automotive Stores Inc Instrument #210009632 5/11/2021 state hwy plat book 11 page 8