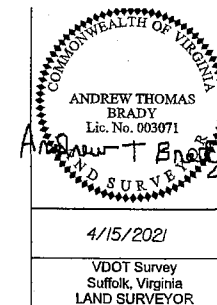
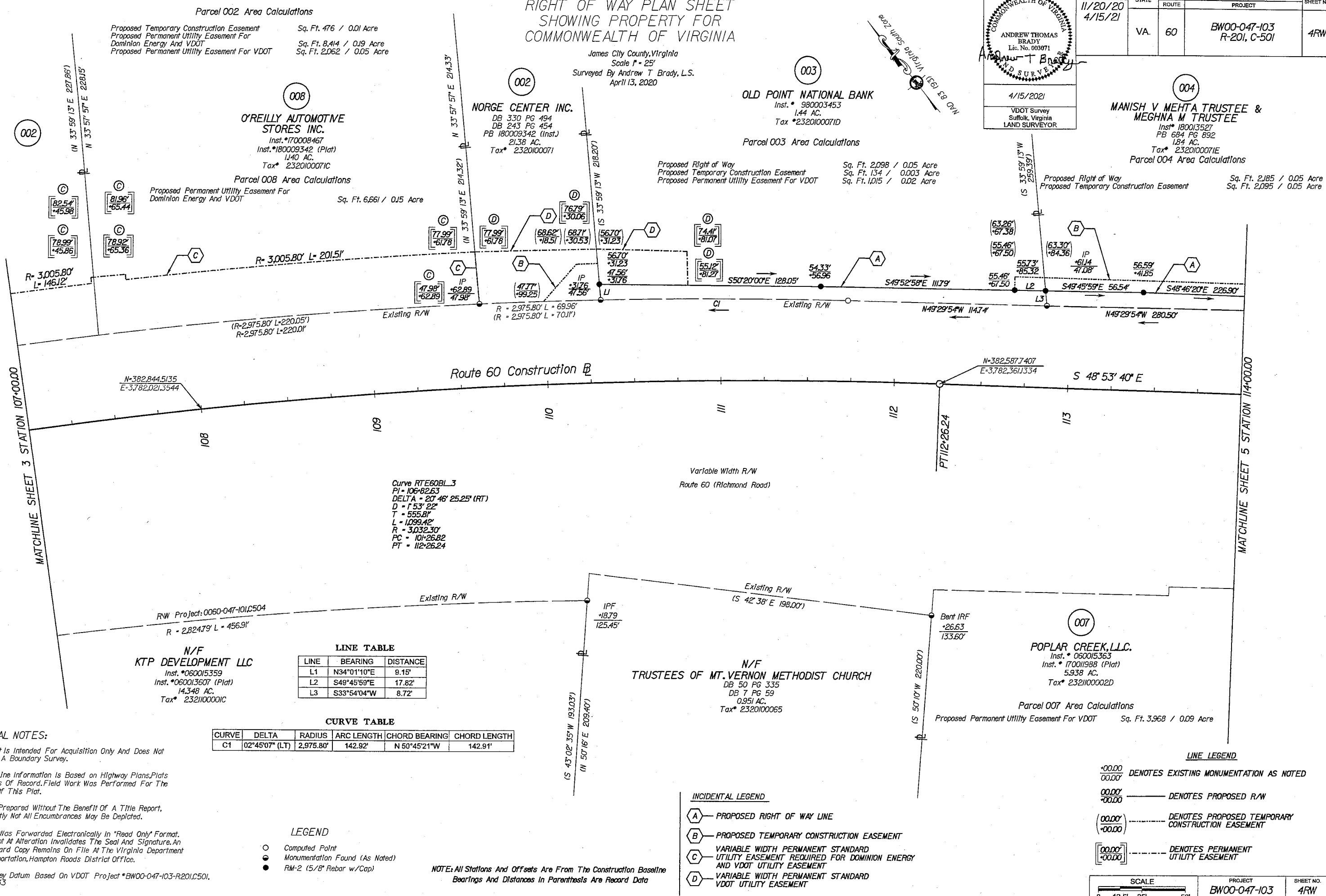


RIGHT OF WAY PLAN SHEET  
SHOWING PROPERTY FOR  
COMMONWEALTH OF VIRGINIA

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



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



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\* 2321100001C

N/F  
TRUSTEES OF MT. VERNON METHODIST CHURCH  
DB 50 PG 335  
DB 7 PG 59  
0.951 AC.  
Tax\* 2320100006S

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

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'

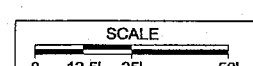
- LEGEND
- Computed Point
  - Monumentation Found (As Noted)
  - RM-2 (5/8" Rebar w/Cap)

- 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-R201.C501, UPC\* 17633

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



PROJECT	SHEET NO.
BW00-047-103	4RW

Old Point National Bank of Phoebus NA Instrument #210008578 4/29/2021 Plat Book 10 Page 541