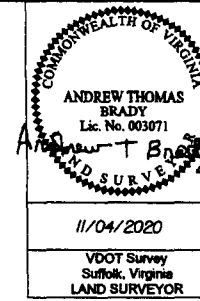


RIGHT OF WAY PLAN SHEET
SHOWING PROPERTY FOR
COMMONWEALTH OF VIRGINIA

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



REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	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

O'REILLY AUTOMOTIVE STORES INC.
Inst. #170008467
Inst. #180009342 (Plat)
1.140 AC.
Tax # 2320100071C

NORGE CENTER INC.
DB 330 PG 494
DB 243 PG 454
PB 68 PG 67
25,350 AC.
Tax # 2320100071

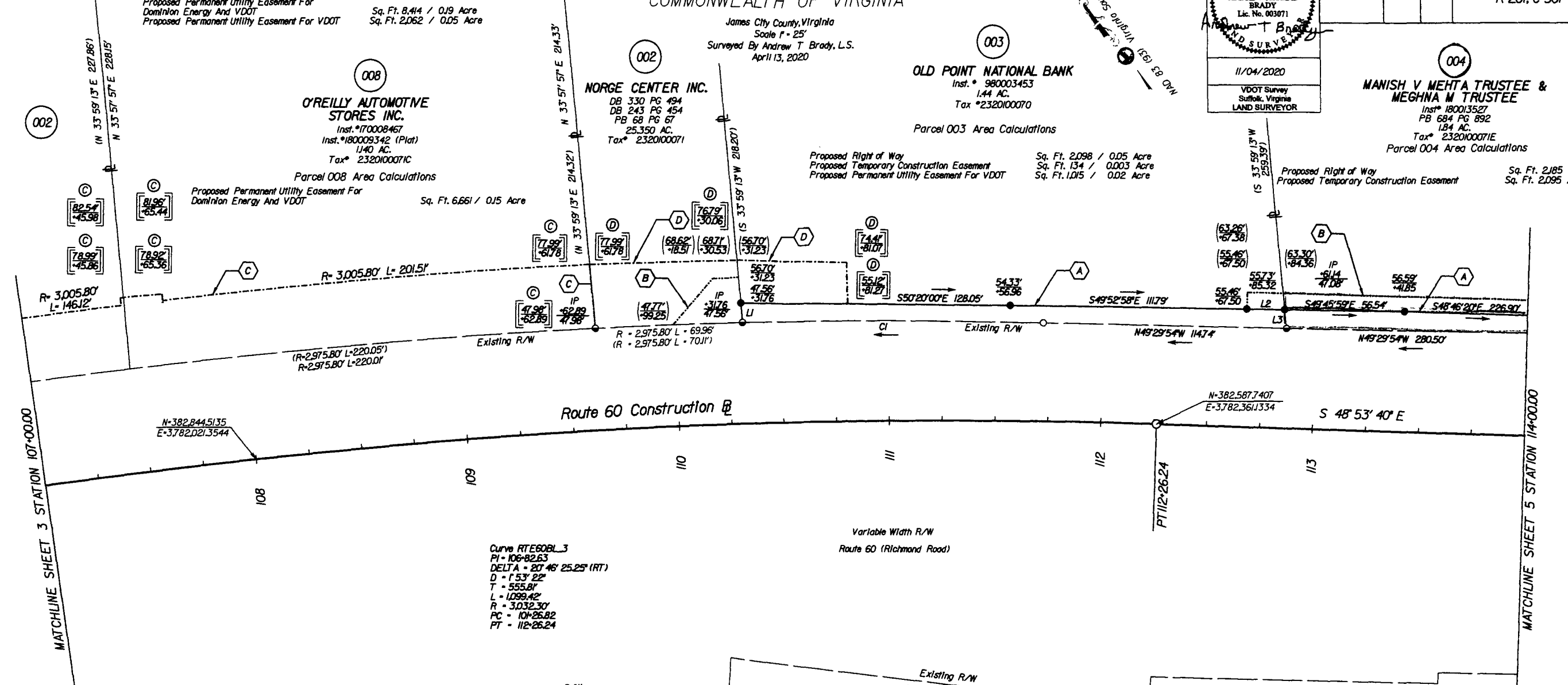
OLD POINT NATIONAL BANK
Inst. # 980003453
1.44 AC.
Tax # 2320100070

MANISH V MEHTA TRUSTEE & MEGHNA M TRUSTEE
Inst. # 180013527
PB 684 PG 892
1.84 AC.
Tax # 2320100071E

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



Curve RTE60BL3
PI = 106+82.63
DELTA = 20°46'25.25" (RT)
D = 1°53'22"
T = 555.81'
L = 1099.42'
R = 3,032.30'
PC = 104+26.82
PT = 112+26.24

N/F
KTP DEVELOPMENT LLC
Inst. #060015359
Inst. #060013607 (Plat)
14.348 AC.
Tax # 232100000C

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. # 170019888 (Plat)
5.938 AC.
Tax # 232100002D

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) 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

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.: 4RW

Mehta, Manish V; TR Instrument No. 210016779 08/17/2021 State Hwy Plat Bk 10 Pg 33