

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

REVISED	01-08-18	STATE	VA	ROUTE	612	PROJECT	0612-047-631-RW-201-C-501	SHEET NO	4RW
---------	----------	-------	----	-------	-----	---------	---------------------------	----------	-----

NOTE: All Stationing and Off-Center Area From The Construction Baseline. Bearings And Distances In Parentheses Are Based On Data

**001**  
LOIS SAUNIER HORNSBY & ROBERT S. HORNSBY, CO-EXECUTORS, ET ALS  
Inst. # 9900-6594  
DB 54 PG 553  
Tax Map # 322000029

**003**  
WILLIAMSBURG BUSINESS CENTER UNIT OWNERS ASSOCIATION, PHASE I  
DB 730 PG 342  
Inst. # 9900-6594  
DB 54 PG 553  
Tax Map # 322000029

**023**  
WILLIAMSBURG BUSINESS CENTER UNIT OWNERS ASSOCIATION, PHASE II  
DB 765 PG 01  
PB 63 PG 24  
Tax Map # 322000001

**005**  
CITIZENS AND FARMERS BANK  
DB 381 PG 478  
PB 47 PG 71  
Tax Map # 322000029

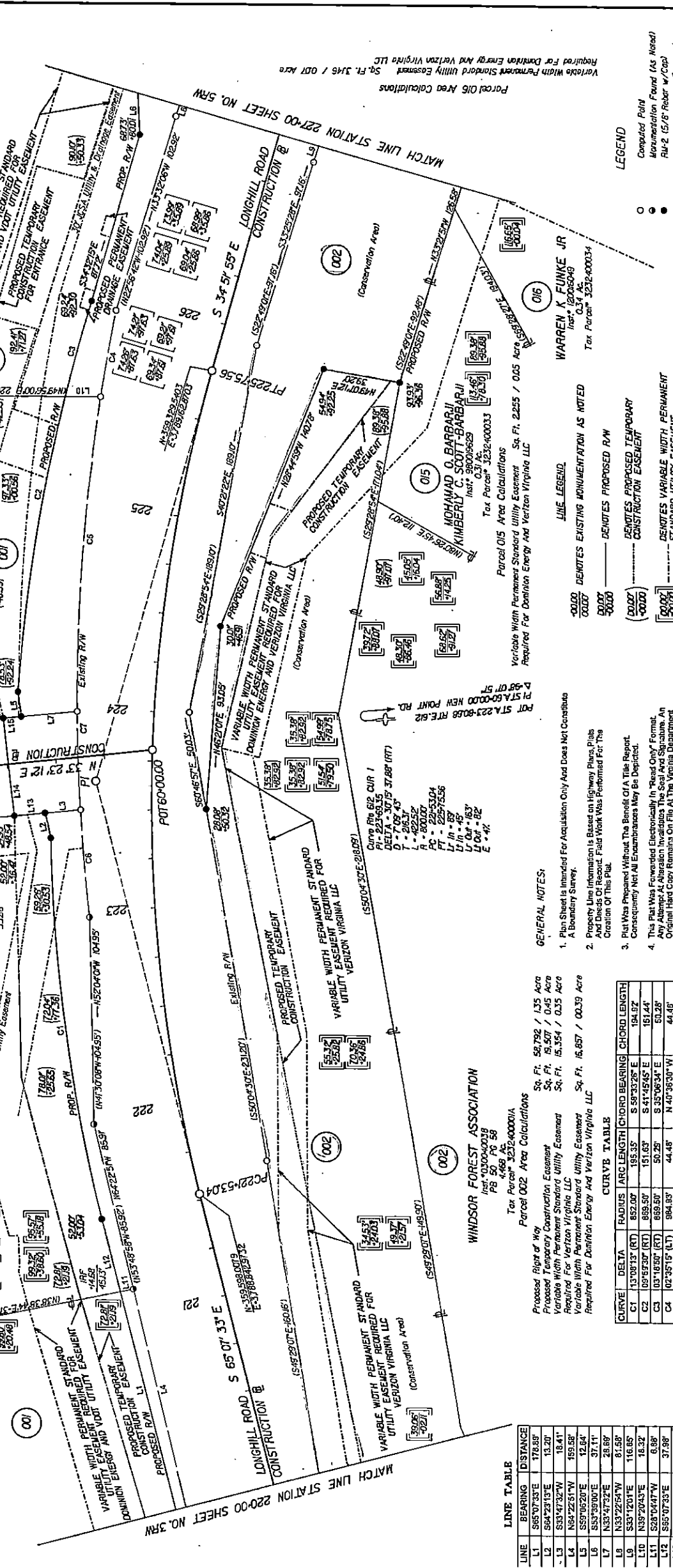
**002**  
WINDSOR FOREST ASSOCIATION  
Inst. # 03000-0038  
PB 50 PG 56  
Tax Map # 3220400001A

Parcel 001 Area Calculations  
Sq. Ft. 2,976 / 0.07 Acre  
Sq. Ft. 4,782 / 0.11 Acre  
Sq. Ft. 6,833 / 0.16 Acre  
Sq. Ft. 5,014 / 0.14 Acre  
Sq. Ft. 7,118 / 0.16 Acre  
Sq. Ft. 14,755 / 0.34 Acre

Parcel 002 Area Calculations  
Sq. Ft. 56,792 / 1.25 Acre  
Sq. Ft. 19,507 / 0.45 Acre  
Sq. Ft. 15,354 / 0.35 Acre  
Sq. Ft. 16,857 / 0.39 Acre

Parcel 003 Area Calculations  
Sq. Ft. 1,793 / 0.04 Acre  
Sq. Ft. 1,469 / 0.03 Acre  
Sq. Ft. 1,459 / 0.03 Acre  
Sq. Ft. 5,014 / 0.14 Acre  
Sq. Ft. 7,118 / 0.16 Acre  
Sq. Ft. 14,755 / 0.34 Acre

Parcel 005 Area Calculations  
Sq. Ft. 4,775 / 0.11 Acre  
Sq. Ft. 8,247 / 0.19 Acre  
Sq. Ft. 12,991 / 0.30 Acre  
Sq. Ft. 3,147 / 0.07 Acre



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S85°07'33"E	178.39'
L2	S64°23'13"E	13.20'
L3	S33°47'32"W	18.41'
L4	N31°22'51"E	159.58'
L5	S59°05'20"E	12.04'
L6	S33°47'32"E	37.11'
L7	N33°47'32"E	28.69'
L8	S33°22'54"W	81.50'
L9	S33°12'01"E	116.65'
L10	N39°20'43"E	18.32'
L11	S39°20'43"E	0.88'
L12	S55°07'33"E	37.98'
L13	N33°47'32"E	15.76'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	13°08'13" (RT)	882.00'	195.33'	S 59°33'28" E	194.92'
C2	09°57'30" (RT)	889.50'	151.63'	S 41°45'45" E	151.44'
C3	03°16'50" (RT)	889.50'	50.29'	S 35°06'34" E	50.28'
C4	02°35'15" (LT)	984.93'	44.48'	N 40°36'30" W	44.48'
C5	10°48'13" (LT)	984.93'	163.43'	N 42°52'54" W	163.43'

**GENERAL NOTES:**

- Plan Sheet is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
- Property Line Information is Based on Highway Plans, Plans And Deeds of Record. Field Work Was Performed For The Creation of This Plan.
- Plan Was Prepared Without The Benefit of A Title Report. Consequently Not All Encumbrances May Be Depicted.
- This Plan Was Forwarded Electronically In "Read Only" Format. Any Attempts At Alteration Invalidates The Seal And Signature. An Original Hard Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.

**LEGEND**

- Contested Point
- Monumentation Found (As Noted)
- 152.6' Rebar w/CPG Indicates Permanent Easement

**LINE LEGEND**

- 0000 DENOTES EXISTING MONUMENTATION AS NOTED
- 0007 DENOTES PROPOSED R/W
- 0008 DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- 0009 DENOTES VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT

Required For Dominion Energy And Verizon Virginia LLC  
Sq. Ft. 3,145 / 0.07 Acre  
Parcel 016 Area Calculations  
Sq. Ft. 2,255 / 0.05 Acre  
Variable Width Permanent Standard Utility Easement  
Required For Dominion Energy And Verizon Virginia LLC