



**Draper Aden Associates**  
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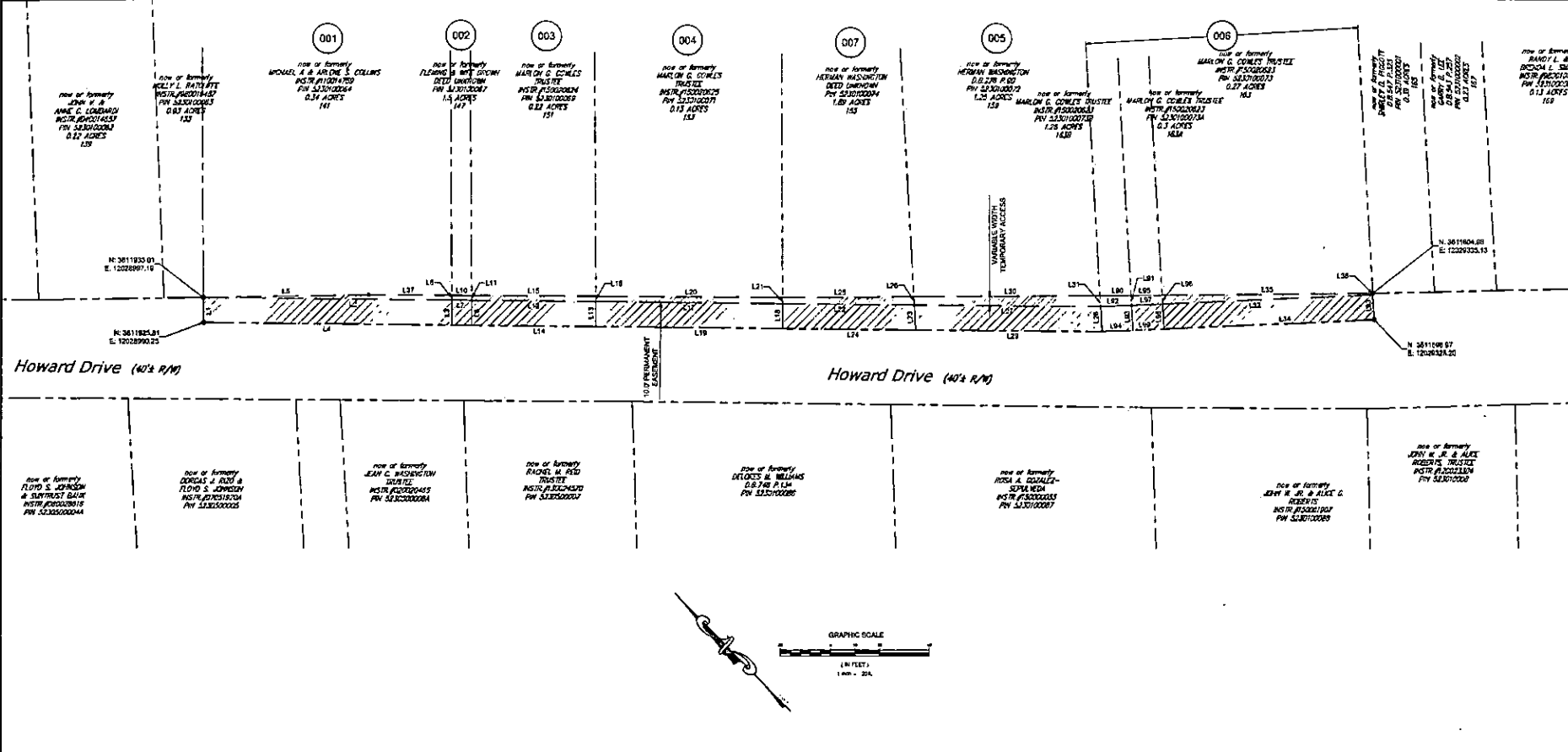


**VDOT RIGHT OF WAY PLAN - HOWARD DR  
 GROVE AREA STORMWATER DRAINAGE  
 & RELATED ROADWAY IMPROVEMENTS**  
 JAMES CITY COUNTY, VIRGINIA

**REVISIONS**  
 08/15/22  
 REVISE PARCELS  
 08, 09, & 10

DESIGNED BY: AJH  
 DRAWN BY: JKH  
 CHECKED BY: CWC  
 SCALE: 1" = 20'  
 DATE: OCTOBER 04, 2020  
 PROJECT NUMBER:  
**B16108B-05**

**C0.3**



Owner:	Sheet:	Parcel #:	Total Area (SF):	Permanent Eas. (SF):	Temp. Easmt. (SF):
Michael A. & Adlene S. Collins	C0.3	5230100004	1121	1000	121
Fleming & wife Brown	C0.3	5230100057	96	60	16
Marion G. Cowles Trustee	C0.3	5230100059	603	500	103
Marion G. Cowles Trustee	C0.3	5230100071	923	750	173
Herman Washington	C0.3	5230100072	1036	750	286
Marion G. Cowles Trustee	C0.3	5230100073	1024	850	174
Marion G. Cowles Trustee	C0.3	5230100073A	172	125	47
Marion G. Cowles Trustee	C0.3	5230100073B	177	125	52
Herman Washington	C0.3	5230100074	566	534	154
Zach M. & Dana Lupan Rahemt	C0.4	5230200011	3626	3626	0
Afrada M. & Ethel M. Nelson	C0.6	5910200011	398	395	0
Barbara C. Cooper, et al	C0.6	5910200019	319	319	0
Graec Radcliff	C0.5	523020008A	137	137	0
Wayne S. Martins	C0.4	523020002D	1752	564	1160
Roland T. & Vivian J. Wallace	C0.6	5910200022A	4278	4278	0
Scott M. Gulkford & Cady E.	C0.6	591020001EJ	1099	1099	0
VEPCO ROW	C0.5	15381	15381	15381	0
Clifton White	C0.4	5230200024	405	135	270

Note: All easements are to be dedicated to VDOT.

**LINE TABLE**

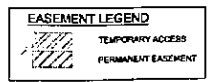
LINE	LENGTH	DIRECTION
L1	10.00'	S43°56'38"W
L2	100.00'	N49°03'24"W
L3	10.00'	N43°58'30"E
L4	100.00'	N49°03'24"W
L5	66.58'	S48°36'00"E
L6	1.93'	N43°46'54"E
L7	8.00'	S45°00'34"E
L8	10.00'	N43°38'36"E
L9	8.00'	S45°18'11"E
L10	1.98'	N43°44'40"E
L11	80.00'	N49°03'24"W
L12	10.00'	N43°58'30"E
L13	50.00'	S45°03'24"E
L14	50.00'	S45°03'24"E
L15	50.00'	S45°17'30"E
L16	2.15'	N43°53'28"E
L17	75.00'	S45°03'24"E
L18	10.00'	N43°58'36"E
L19	75.00'	S45°03'24"E
L20	75.00'	S45°17'32"E

**LINE TABLE**

LINE	LENGTH	DIRECTION
L21	2.46'	N43°37'37"E
L22	53.12'	N45°03'24"W
L23	10.02'	N40°59'47"E
L24	53.64'	S45°03'24"E
L25	62.94'	S45°59'54"E
L26	3.37'	N40°59'47"E
L27	73.80'	S45°11'05"E
L28	10.02'	N40°59'39"E
L29	79.00'	S45°11'05"E
L30	74.66'	S43°58'04"E
L31	4.37'	N44°37'08"E
L32	65.00'	S44°04'12"E
L33	10.00'	N40°57'01"E
L34	89.00'	S44°04'12"E
L35	85.12'	S46°02'45"E
L36	0.60'	S40°58'06"W
L37	33.42'	S45°18'52"E
L38	12.51'	S45°02'45"E
L39	3.94'	N40°59'42"E

**LINE TABLE**

LINE	LENGTH	DIRECTION
L39	12.50'	S45°02'45"E
L40	12.90'	S44°04'53"E





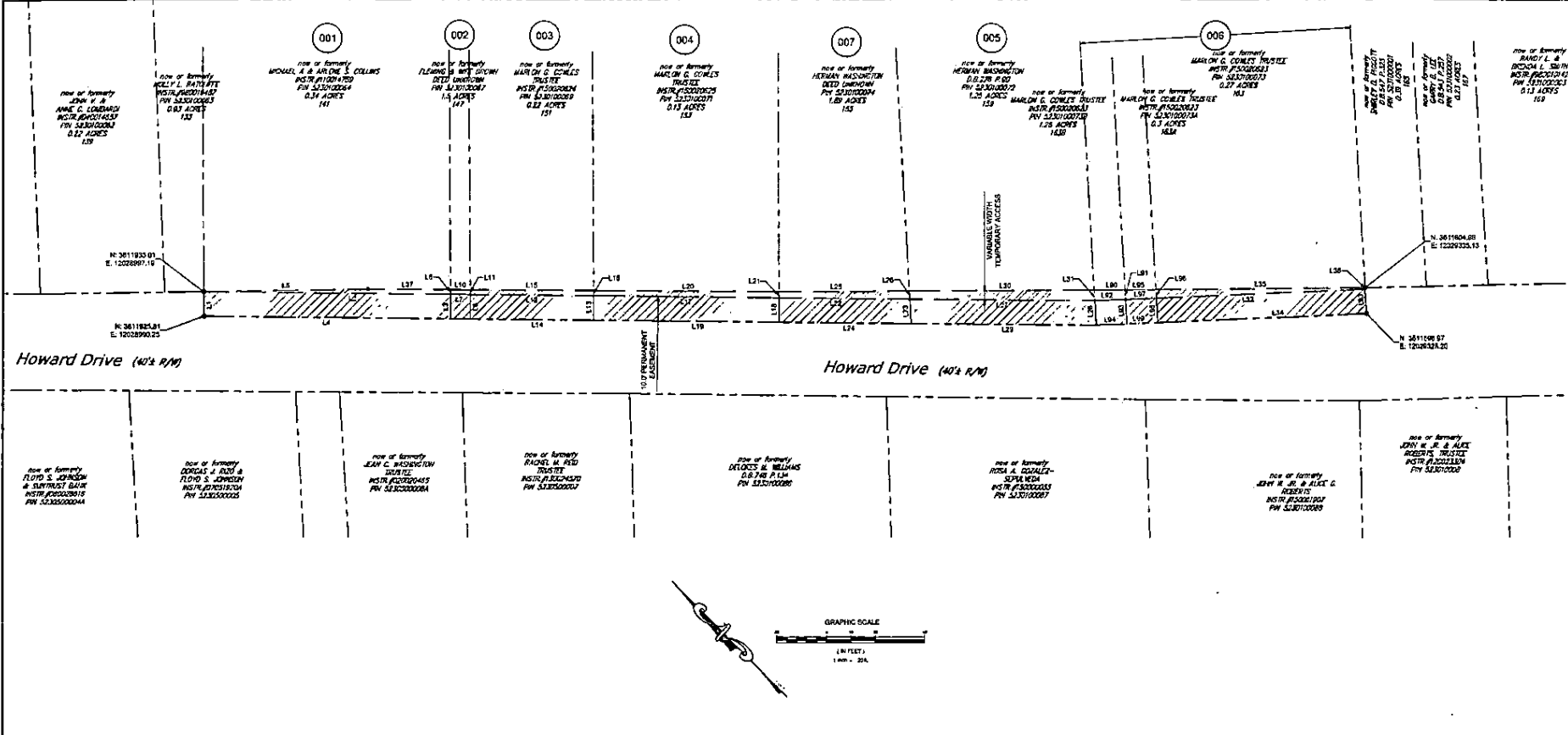
**Draper Aden Associates**  
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**VDOT RIGHT OF WAY PLAN - HOWARD DR  
 GROVE AREA STORMWATER DRAINAGE  
 & RELATED ROADWAY IMPROVEMENTS**  
 JAMES CITY COUNTY, VIRGINIA

**REVISIONS**  
 001/002  
 REVERSE PARCELS  
 00, 00, & 010

DESIGNED BY: AJM  
 DRAWN BY: KMS  
 CHECKED BY: CMC  
 SCALE: 1" = 20'  
 DATE: OCTOBER 04, 2025  
 PROJECT NUMBER:  
 B16108B-05  
**C0.3**



Owner	Sheet	Parcel #	Total Area (SF)	Permanant Eas. (SF)	Temp. Eas. (SF)
McIwain A & Adene S. Collins	CO.3	5230100004	1121	1000	121
Fleming & wife Brown	CO.3	5230100067	96	80	16
Marion G. Cowles Trustee	CO.3	5230100069	603	500	103
Marion G. Cowles Trustee	CO.3	5230100071	923	750	173
Herman Washington	CO.3	5230100072	1036	780	256
Marion G. Cowles Trustee	CO.3	5230100073	1024	850	174
Marion G. Cowles Trustee	CO.3	5230100073A	172	125	47
Marion G. Cowles Trustee	CO.3	5230100073B	177	125	52
Herman Washington	CO.3	5230100074	568	534	154
Zach M. & Dana Lujan Raharua	CO.4	5230200011	3628	3628	0
Ahmed M. & Elnel M. Nelson	CO.5	5910200011	396	395	0
Barbara C. Cooper, et al	CO.6	5910200019	310	310	0
Grace Redcliff	CO.5	523020008A	137	137	0
Wayne S. Miranda	CO.4	5230200024D	1752	684	1168
Roland T. & Vivian J. Wallace	CO.6	5910200022A	4278	4278	0
Scott M. Guldjord & Caitlyn E.	CO.6	5910200018J	1099	1099	0
VEPCO ROW	CO.5	15381	15381	15381	0
Cifton White	CO.4	5230200024	405	135	270

Note: All easements are to be dedicated to VDOT.

LINE	LENGTH	DIRECTION
L1	10.00'	S43°56'36"W
L2	150.00'	N45°03'24"W
L3	10.00'	N43°59'20"E
L4	100.00'	N43°00'24"W
L5	88.58'	S48°36'00"E
L6	1.87'	N43°48'34"E
L7	8.00'	S43°30'24"E
L8	15.00'	N43°30'36"E
L9	8.00'	S45°18'11"E
L10	1.98'	N43°44'40"E
L12	80.00'	N45°00'24"W
L13	10.00'	N43°56'36"E
L14	50.00'	S48°30'24"E
L15	50.00'	S45°18'23"E
L16	2.15'	N43°50'28"E
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L18	10.00'	N43°56'36"E
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LINE	LENGTH	DIRECTION
L21	2.46'	N43°32'37"E
L22	33.12'	N45°03'24"W
L23	10.62'	N45°00'47"E
L24	59.84'	S45°00'24"E
L25	82.94'	S45°00'24"E
L26	3.37'	N45°00'47"E
L27	76.80'	S45°11'32"E
L28	10.02'	N46°30'26"E
L29	78.00'	S45°11'00"E
L30	74.85'	S43°38'34"E
L31	4.37'	N41°07'08"E
L33	65.00'	S48°04'12"E
L33	10.00'	N43°57'01"E
L34	65.00'	S44°04'51"E
L35	65.12'	S45°00'43"E
L36	0.50'	S47°58'06"W
L37	33.47'	S45°18'52"E
L38	12.51'	S45°00'43"E
L39	3.94'	N46°59'42"E

LINE	LENGTH	DIRECTION
L83	12.60'	S48°04'12"E
L84	12.52'	S48°04'12"E
L85	12.51'	S48°04'12"E
L86	3.51'	N45°00'26"E
L87	12.80'	S48°04'12"E
L88	10.02'	N45°00'26"E
L89	12.50'	S48°04'12"E

