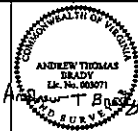


### RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

James City County, Virginia  
Scale P = 25'  
Surveyed By Andrew T. Brody, L.S.  
April 13, 2020



REVISED	STATE	ROUTE	PROJECT	SHEET NO
11/20/20 4/15/21	VA	60	BH00-047-103 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

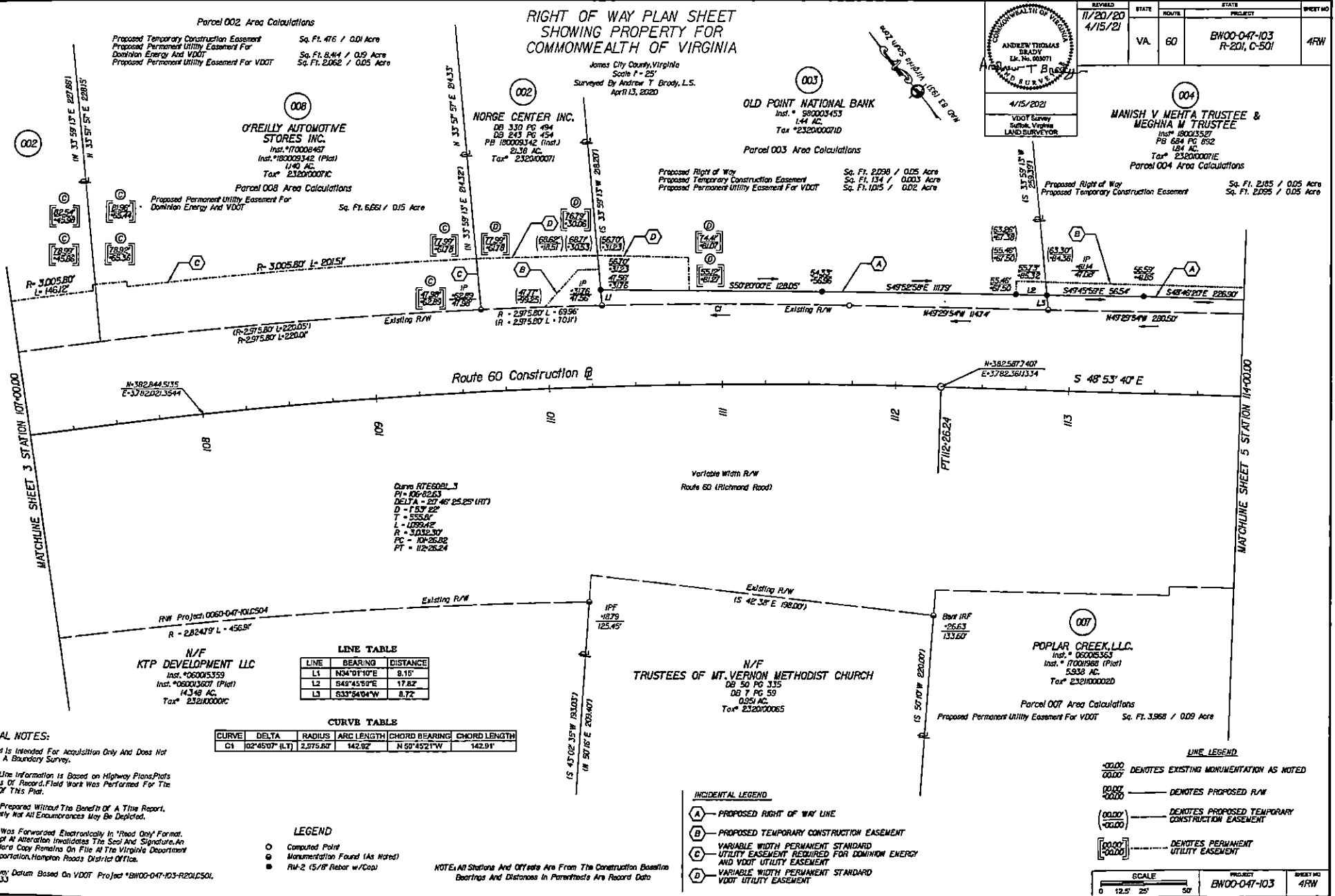
**008**  
**O'REILLY AUTOMOTIVE STORES INC.**  
 Inst. #170008467  
 Inst. #180009342 (Pilot)  
 1140 AC.  
 Tax# 23200007C  
**Parcel 008 Area Calculations**  
 Proposed Permanent Utility Easement For  
 Dominion Energy And VDOT Sq. Ft. 6,661 / 0.15 Acre

**002**  
**NORGE CENTER INC.**  
 DB 330 PG 494  
 DB 243 PG 454  
 PB 180009342 (Inst.)  
 2136 AC.  
 Tax# 23200007I

**003**  
**OLD POINT NATIONAL BANK**  
 Inst. # 990003453  
 144 AC.  
 Tax #23200007D  
**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

**004**  
**MANISH V MEHTA TRUSTEE & MEGHNA M TRUSTEE**  
 Inst. # 8002357  
 PB 684 PG 852  
 184 AC.  
 Tax# 23200007E  
**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

4/15/2021  
 VDOT Survey  
 Suffolk, Virginia  
 LAND SURVEYOR



**Curve RT60BL3**  
 PI = 107+05.63  
 DELTA = 27°46'25.25" (RT)  
 D = 113.9' 22"  
 T = 33.61'  
 L = 109.642'  
 R = 310.3230'  
 PC = 104+26.38  
 PT = 112+26.24

**N/F**  
**KTP DEVELOPMENT LLC**  
 Inst. #06005359  
 Inst. #060003801 (Pilot)  
 14348 AC.  
 Tax# 232100000C

**N/F**  
**TRUSTEES OF MT. VERNON METHODIST CHURCH**  
 DB 50 PG 335  
 DB 1 PG 59  
 0.951 AC.  
 Tax# 232000065

**POPLAR CREEK, L.L.C.**  
 Inst. # 06005363  
 Inst. # 17001988 (Pilot)  
 5338 AC.  
 Tax# 232100002D

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N34°01'10"E	8.15'
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)	2,975.82'	142.92'	N50°45'21"W	142.91'

- LEGEND**
- Computed Point
  - Monumentation Found (As Noted)
  - RM-2 (15.8" Rebar w/Coq)

NOTE: All Stations And Offsets Are From The Construction Baseline Bearings And Distances In Parentheses 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**
- DENOTES EXISTING MONUMENTATION AS NOTED
  - DENOTES PROPOSED R/W
  - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
  - 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/Plots 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 "Road Only" Format. Any Attempt At Alteration Invalidates The Seal And Signature. An Original Here Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
  - This Survey Datum Based On VDOT Project #BH00-047-103-R201C501, UTM 17633

SCALE	PROJECT	SHEET NO
0 12.5 25 50	BH00-047-103	4RW