



**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

ANDREW THOMAS
BRADY
Lic. No. 003071
LAND SURVEYOR

11/04/2020
VDOT Survey
Stafford, Virginia
LAND SURVEYOR

MANISH V MEHTA TRUSTEE &
MEGHNA M TRUSTEE
Inst. # 180013527
PB 684 PG 892
1.84 AC.
Tax # 2320100071E
Parcel 004 Area Calculations

OLD POINT NATIONAL BANK
Inst. # 980003453
1.44 AC.
Tax # 2320100070
Parcel 003 Area Calculations

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)
1.40 AC.
Tax # 2320100071C
Parcel 008 Area Calculations

Proposed Permanent Utility Easement For
Dominion Energy And VDOT
Sq. Ft. 6,661 / 0.15 Acre

Proposed Right of Way
Proposed Temporary Construction Easement
Proposed Permanent Utility Easement For VDOT
Sq. Ft. 2,098 / 0.05 Acre
Sq. Ft. 134 / 0.003 Acre
Sq. Ft. 1,015 / 0.02 Acre

Proposed Right of Way
Proposed Temporary Construction Easement
Sq. Ft. 2,185 / 0.05 Acre
Sq. Ft. 2,095 / 0.05 Acre

MATCHLINE SHEET 3 STATION 107+00.00

MATCHLINE SHEET 5 STATION 114+00.00

Curve RTE60BL_3
PI = 106+82.63
DELTA = 20°46'25.25" (RT)
D = 53'22"
T = 555.81'
L = 1,099.42'
R = 3,032.30'
PC = 101+26.82
PT = 112+26.24

N/F
KTP DEVELOPMENT LLC
Inst. # 060015359
Inst. # 060013607 (Plat)
14.348 AC.
Tax # 2321100001C

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)

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

SCALE
0 12.5 25 50

PROJECT
BW00-047-103

SHEET NO.
4RW