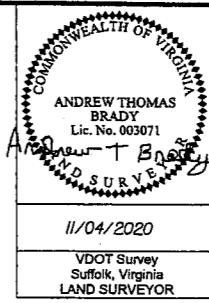
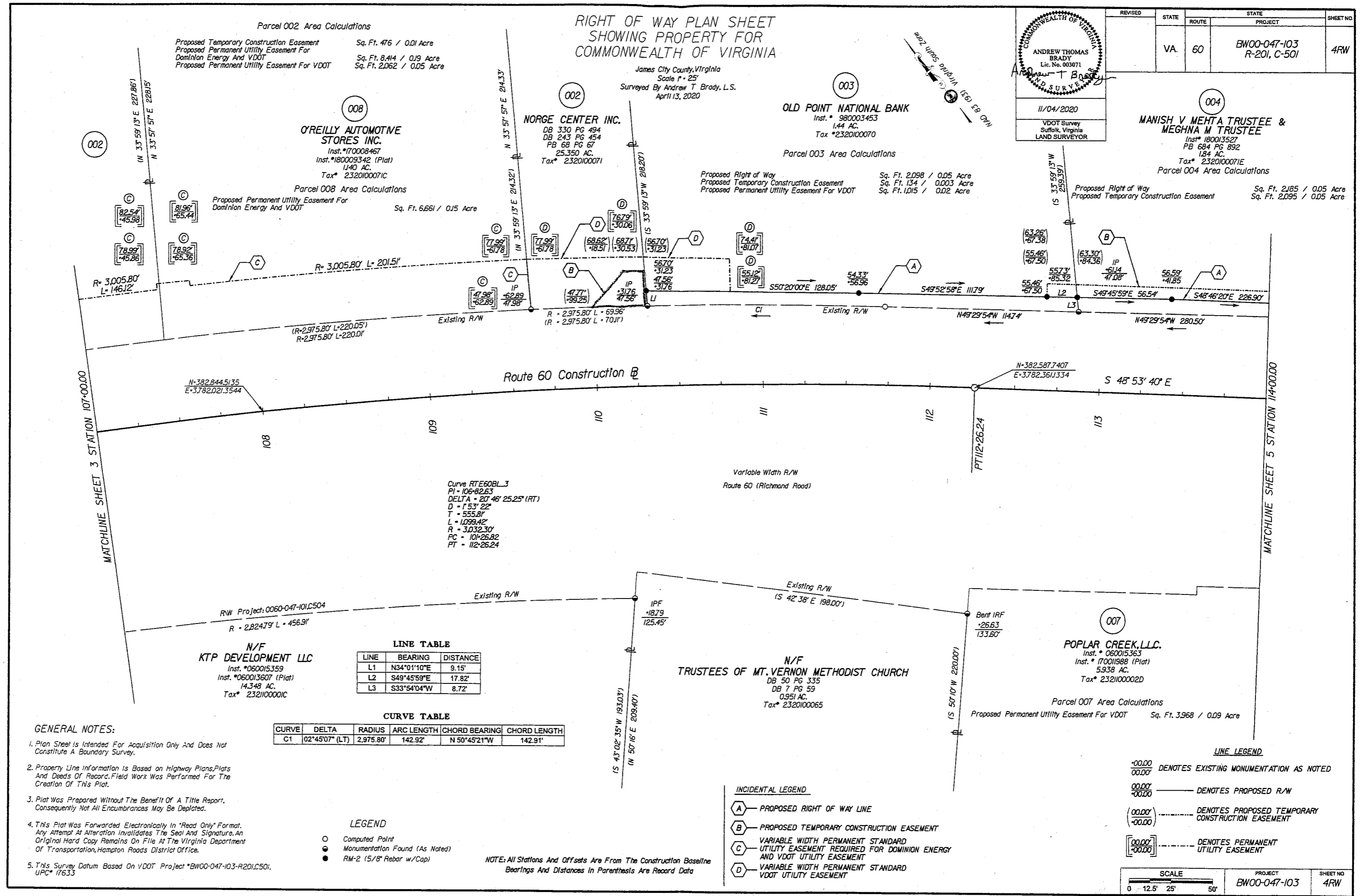


**RIGHT OF WAY PLAN SHEET
SHOWING PROPERTY FOR
COMMONWEALTH OF VIRGINIA**

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

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

Parcel 008 Area Calculations
 Proposed Permanent Utility Easement For Dominion Energy And VDOT Sq. Ft. 6,661 / 0.15 Acre

Curve RTE60BL3
 PI - 106+82.63
 DELTA - 20°46'25.25" (RT)
 D - 153' 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* 232100001C

**N/F
TRUSTEES OF MT. VERNON METHODIST CHURCH**
 DB 50 PG 335
 DB 7 PG 59
 0.951 AC.
 Tax* 2320100065

Parcel 007 Area Calculations
 Proposed Permanent Utility Easement For VDOT Sq. Ft. 3,968 / 0.09 Acre

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'

GENERAL NOTES:

1. Plan Sheet Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information Is Based on Highway Plans, Plats And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
3. Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
4. 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.
5. This Survey Datum Based On VDOT Project *BW00-047-103-R201,C501, UPC* 17633

- 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**
- 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

SCALE 0 12.5' 25' 50'	PROJECT BW00-047-103	SHEET NO. 4RW
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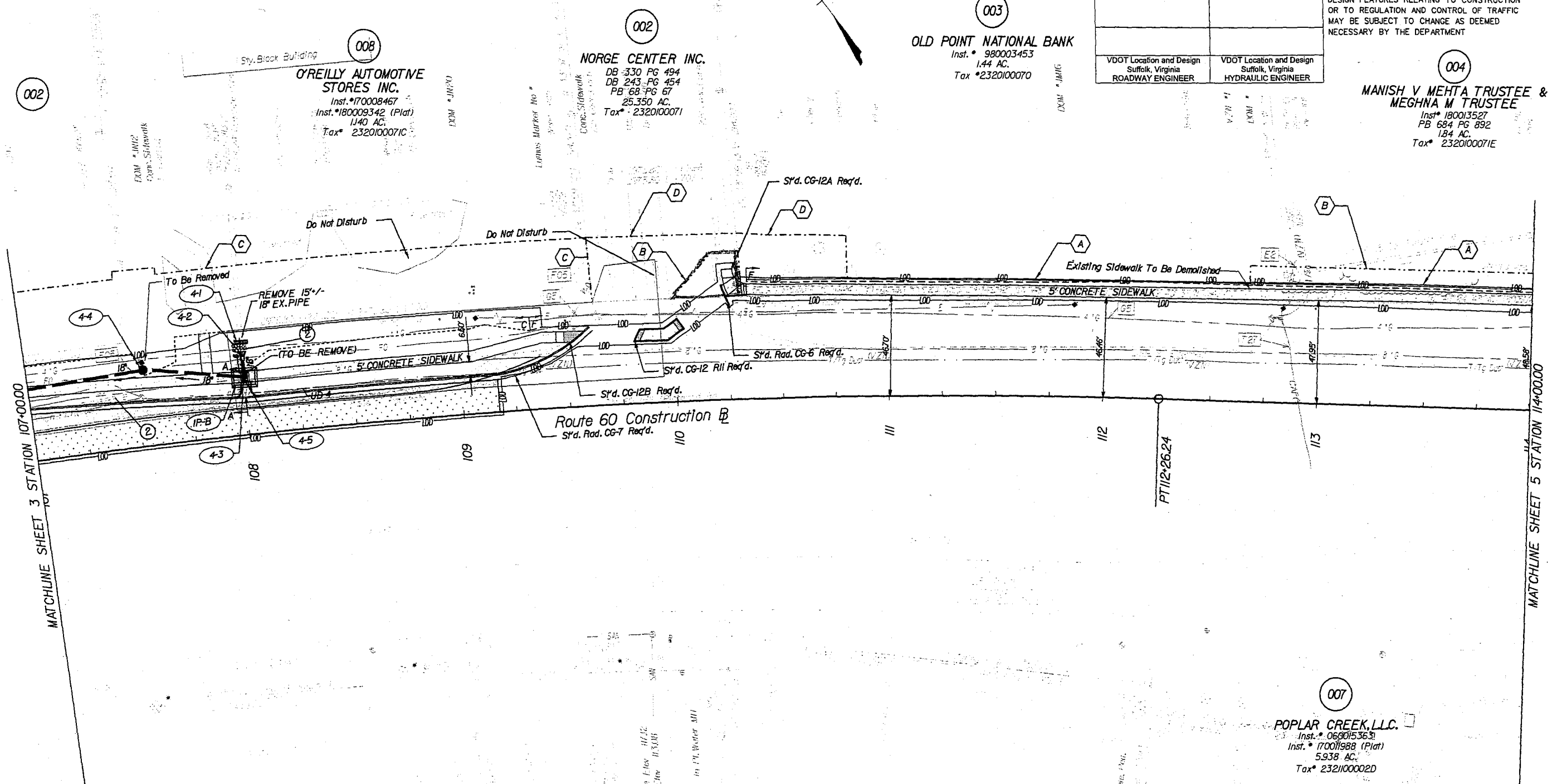
SURVEYED BY BOB HARMON, L.S. (757) 925-2662 (Hampton Roads District)
 DESIGN BY DAWN HARRIS, E.L.T. (757) 956-3209 (Hampton Roads District)
 SUBSURFACE UTILITY BY JMT INC. (757) 499-1094 (Virginia Beach, VA) (1/25/2019)

PAC PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
	VA.	60	BW00-047-103 R-201, C-501	4

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



008
 Sty. Block Building
O'REILLY AUTOMOTIVE STORES INC.
 Inst. #170008467
 Inst. #180009342 (Plat)
 1,140 AC.
 Tax # 2320100071C

002
NORGE CENTER INC.
 DB 330 PG 494
 DB 243 PG 454
 PB 68 PG 67
 25,350 AC.
 Tax # 2320100071

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

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

007
POPLAR CREEK, LLC.
 Inst. # 069015363
 Inst. # 17001988 (Plat)
 5,938 AC.
 Tax # 232100002D

- INCIDENTAL LEGEND**
- C** DENOTES CONSTRUCTION LIMITS IN CUTS
 - F** DENOTES CONSTRUCTION LIMITS IN FILLS
 - DENOTES AREAS OF PROPOSED CONCRETE SIDEWALK
 - DENOTES AREA OF PAVEMENT TO BE DEMOLISHED
 - DENOTES AREA OF PROPOSED PAVEMENT
 - DENOTES AREA OF RESURFACING
 - DENOTES DRAINAGE STRUCTURE NUMBERS
 - DENOTES EXIST'G. STRUCTURE AND PIPE TO BE CLEANED OUT.
 - DENOTES EXIST'G. STRUCTURE AND PIPE TO BE REMOVED.

- LINE 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

- SHEET NOTES:**
- 1) SEE GENERAL NOTES FOR E&S LEGEND.
 - 2) IF EXISTING INCIDENTALS LABELED "DO NOT DISTURB" ARE DISTURBED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETURN THEM TO THEIR ORIGINAL STATE.

REFERENCES
 (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

Mainline Profile	4A
Drainage Descr.	2B(1)
E&S Legend	2

SCALE 0 25' 50'	PROJECT BW00-047-103	SHEET NO. 4
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SURVEYED BY BOB HARWAL, L.S. (757) 925-2662, (Hampton Roads District)
 DESIGN BY GAVIN HARRIS, E.L.T. (757) 956-3209, (Hampton Roads District)
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OLD POINT NATIONAL BANK
 Inst. # 980003453
 1.44 AC.
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REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	VA.	60	EW00-047-103 R-201, C-501	4

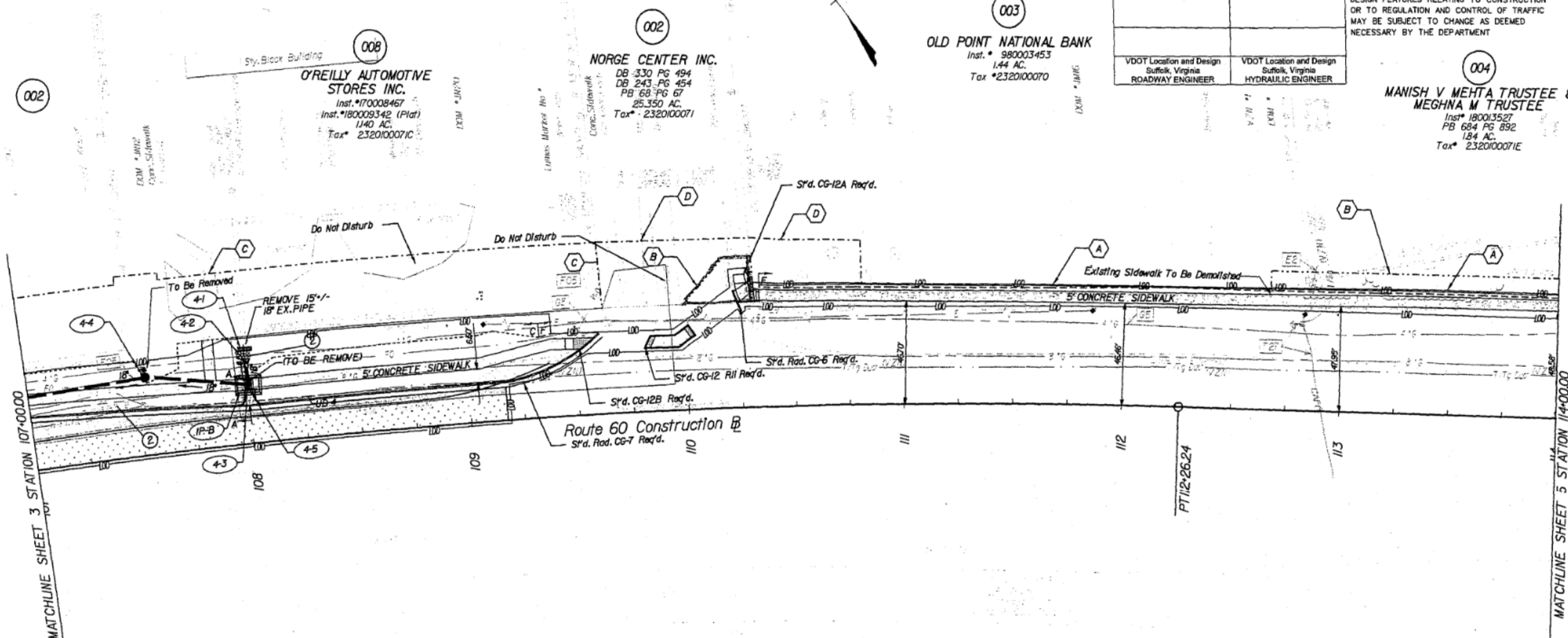
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004

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

VDOT Location and Design
 Suffolk, Virginia
 ROADWAY ENGINEER

VDOT Location and Design
 Suffolk, Virginia
 HYDRAULIC ENGINEER



INCIDENTAL LEGEND

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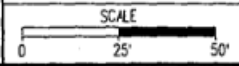
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 (PROFILES, DETAIL & DRAINAGE
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Mainline Profile	4A
Drainage Descr.	2B(1)
E&S Legend	2

007

POPLAR CREEK, LLC.
 Inst. # 069015363
 Inst. # 17001988 (Plat)
 5938 AC.
 Tax # 232100002D

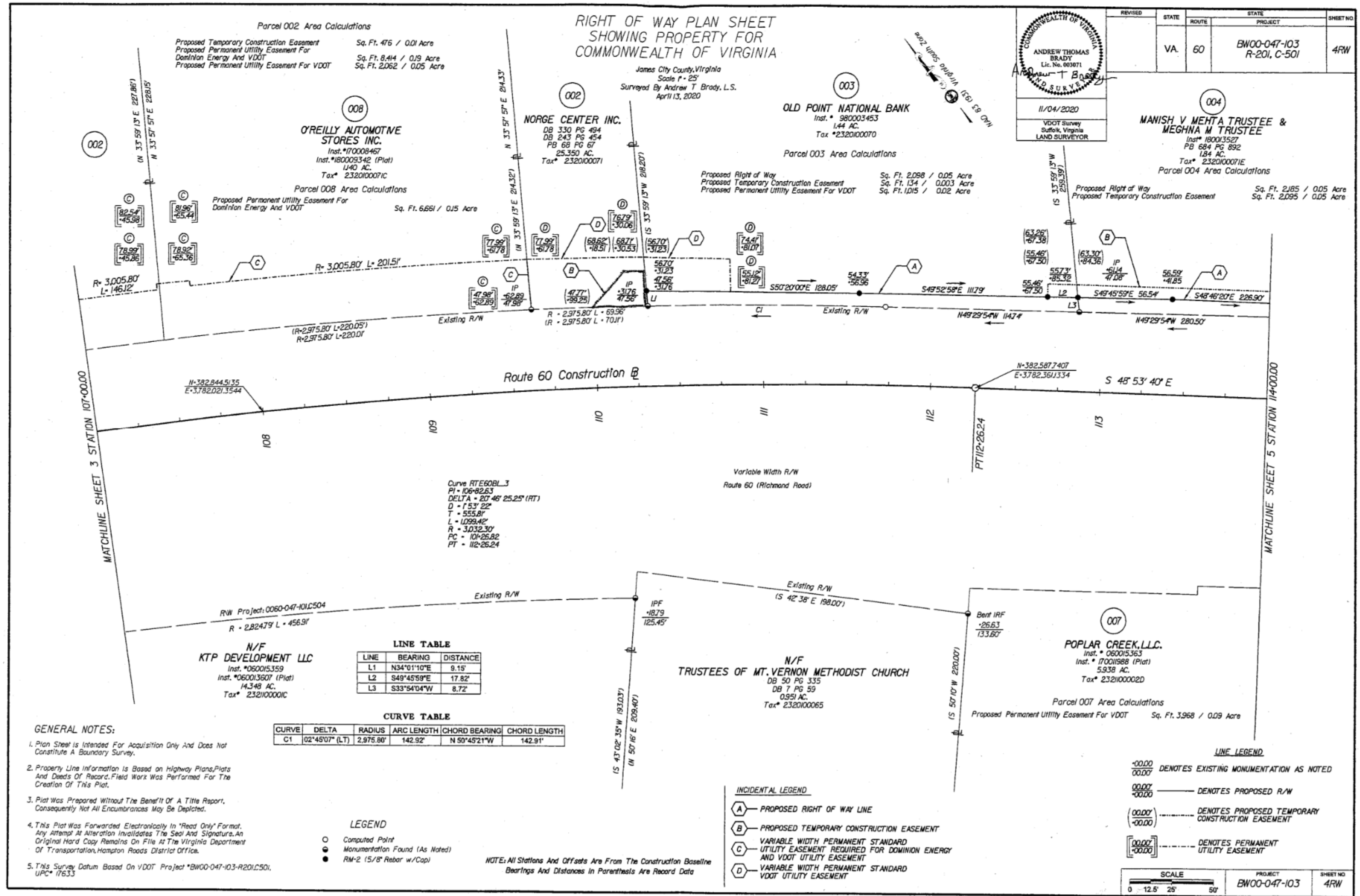


PROJECT	SHEET NO.
EW00-047-103	4

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

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 Inst. *060013607 (Plat)
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 Tax* 232100001C

**N/F
TRUSTEES OF MT. VERNON METHODIST CHURCH**
 DB 50 PG 335
 DB 7 PG 59
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 Tax* 2320100065

Parcel 007 Area Calculations
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 Inst. *060015363
 Inst. *170011588 (Plat)
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 Tax* 232100002D
 Proposed Permanent Utility Easement For VDOT Sq. Ft. 3,968 / 0.09 Acre

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<p>SCALE</p>	<p>PROJECT BW00-047-103</p>	<p>SHEET NO. 4RW</p>
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