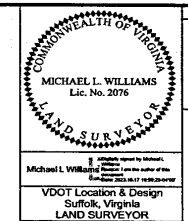


240004946

RIGHT OF WAY PLAN SHEET SHOWING PROPOSED RIGHT OF WAY & EASEMENTS

Conveyed By Deed To The COMMONWEALTH OF VIRGINIA

Grafton Magisterial District
York County, Virginia
Scale 1" = 25'
Plat By Michael L. Williams, L.S.
August 4, 2023



REVISED	STATE	ROUTE	STATE	PROJECT	SHEET NO.
	VA.	17		0017-099-665, R201, C-501	5RW

035
MIG INVESTMENTS, LLC
Inst.# 160018366
DB 574 PG 504
1.19 AC.
GPIN# R074-4022-0870

034
DAVID C. ROSSER III
Inst.# 210010852
0.74 AC.
GPIN# R074-3961-0960

004
BRIAN W. COOKE
Inst.# LR020010901
0.51 AC.
GPIN# R073-3916-1014

005
CENNAUER 1, LLC
Inst.# LR110016798
DB 544, PG 666
1.23 AC.
GPIN# R074-3864-1091

006
YU P. ALDRICH
Inst.# LR070011888
1.09 AC.
GPIN# R074-3773-1195

007
SHODON
Inst.# 160020892
5.12 AC.
GPIN# R074-3474-1446

008
THE GEORGE GROUP, LLC
Inst.# 220006863
2.44 AC.
GPIN# R074-4349-1950

003
YORKMINSTER PRESBYTERIAN
CHURCH OF YORKTOWN, VIRGINIA INC.
Inst.# LR110001344
13.8159 AC.
GPIN# R074-4326-1536

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GPIN# R074-4326-1536

Curve EX_R17NB_3
PI = 113+64.91
DELTA = 22° 13' 35.09" (RT)
D = 2' 31' 23"
T = 446.05'
L = 880.88'
R = 2,270.76'
PC = 109+18.86
PT = 117+89.74

GENERAL NOTES:

- Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
- Property Line Information Is Based on Plats And Deeds Of Record. Limited Field Work Was Performed In The Creation Of This Plat.
- Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
- All Property And/Or Easements Described Hereon Are Herby Acquired By Correlated Deed.
- 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.
- The Property's Physical Improvements Are Not Shown Hereon.
- This Survey Datum Is Based On NAD 83 (2011) State Plane Grid Virginia South Zone.
- Station And Offsets Are Based On The Construction Baseline.
- Bearings And Distances In Parenthesis Are From Record Data.
- Right Of Way Monumentation To Be Set Upon Completion Of Construction.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N58°44'17"E	14.31'
L2	S54°36'47"E	26.02'
L3	S35°08'26"E	31.70'
L4	N58°47'08"E	27.68'
L5	S54°36'47"E	46.66'
L6	N35°13'05"W	106.38'
L7	S34°06'30"E	106.50'
L8	S58°47'08"W	1.98'

AREA TABLE

PARCEL #	R/W TAKE	TEMPORARY CONSTRUCTION EASEMENT	DOMINION & VDOT UTILITY EASEMENT	PERMANENT VDOT UTILITY EASEMENT	YORK COUNTY UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT
003	11,229 SF	5,000 SF	35,108 SF	4,076 SF	3,362 SF	NA
004	NA	1,294 SF	420 SF	985 SF	404 SF	NA
005	NA	1,758 SF	NA	3,957 SF	1,063 SF	1,230 SF
006	NA	1,219 SF	851 SF	2,902 SF	NA	NA
007	1,356 SF	2,871 SF	5,747 SF	8,135 SF	NA	NA
008	1,323 SF	1,084 SF	9,085 SF	NA	NA	60 SF
034	NA	NA	2,117 SF	NA	NA	NA
035	NA	NA	2,359 SF	NA	NA	NA

- Station And Offset Denotes Found Point As Noted
- Station And Offset Denotes Proposed Right Of Way
- Station And Offset In Parenthesis Denotes Proposed Temporary Easement
- Station And Offset In Brackets Denotes Proposed Permanent Utility Easement
- Station And Offset In Double Brackets Denotes Proposed Permanent Drainage Easement

LEGEND

- Computed Point
- Found Point (As Noted)
- RM-2 (5/8" Rebar w/Cap)
- Indicates Existing Right Of Way
- Indicates Proposed Temporary Easement
- Indicates Proposed Permanent Drainage Easement
- Indicates Proposed Permanent Utility Easement