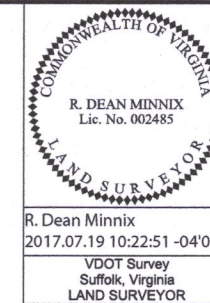


RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

City Of Poquoson, Virginia
Scale 1" = 25'
Surveyed By R. Dean Minnix, L.S.
October 23, 2006 &
Updated June 22, 2012



REVISED	STATE	ROUTE	PROJECT	SHEET NO.
03/29/17 04/14/17 05/10/17 06/06/17 06/29/17 07/19/17	VA.	172	0172-147-V05, RW-201 C-501	16RW

Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.
 1. Reduce the Easting 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
 2. Multiply by the US Survey Foot (3.2808333333333333)
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00004) for this County.
 A Reverse of This Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

GENERAL NOTES:

- Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
- Property Line Information Is Based on Highway Plans, Plats, 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 "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
- This Survey Datum Based On VDOT Project # 0172-147-V05, RW-201, UPC # 13427

LINE LEGEND

-----	DENOTES PERMANENT EASEMENTS
-----	DENOTES TEMPORARY EASEMENTS
-----	DENOTES EXISTING MONUMENTATION AS NOTED
-----	DENOTES PROPOSED R/W
-----	DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT
-----	DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-----	DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
-----	DENOTES PROPOSED PERMANENT VARIABLE WIDTH STANDARD EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER AND VDOT UTILITY
-----	DENOTES VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

WYTHE CREEK ROAD CONSTRUCTION @
 PI - 90-97.75
 DELTA - 2' 43" 05" (LT)
 D - 0' 57" 21"
 L - 142.20'
 T - 284.35'
 R - 5.994.00'
 PC - 89.55.55
 PRC - 92.39.90

NOW OR FORMERLY OXFORD RUN LLC
 Parcel ID: 27-01-00-000H
 Instrument *030026751
 PLAT Instrument *030026732
 14.569 AC

Parcel 060 Area Calculations
 Proposed Right of Way 31 Sq. Ft. / 0.0007 Acre
 Proposed Temporary Construction Easement 322 Sq. Ft. / 0.007 Acre
 Proposed Temporary Construction Easement For Entrances 731 Sq. Ft. / 0.017 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 749 Sq. Ft. / 0.017 Acre
 Proposed Permanent Drainage Easement 324 Sq. Ft. / 0.007 Acre

Parcel 067 Area Calculations
 Proposed Right of Way 1 Sq. Ft. / 0.0001 Acre
 Proposed Temporary Construction Easement 134 Sq. Ft. / 0.003 Acre
 Proposed Temporary Construction Easement For Entrances 282 Sq. Ft. / 0.007 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 321 Sq. Ft. / 0.007 Acre
 Proposed Permanent Drainage Easement 135 Sq. Ft. / 0.003 Acre

Parcel 047 Area Calculations
 Proposed Right of Way 2,417 Sq. Ft. / 0.055 Acre
 Proposed Temporary Construction Easement 3,476 Sq. Ft. / 0.080 Acre
 Proposed Temporary Construction Easement For Entrances 396 Sq. Ft. / 0.009 Acre
 Proposed Permanent VDOT Utility Easement 6,812 Sq. Ft. / 0.152 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 4,420 Sq. Ft. / 0.102 Acre

Parcel 046 Area Calculations
 Proposed Temporary Construction Easement 1,283 Sq. Ft. / 0.030 Acre
 Proposed Temporary Construction Easement For Entrances 249 Sq. Ft. / 0.006 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 3,981 Sq. Ft. / 0.091 Acre

MARY H BARR
 Parcel ID: 27-01-00-0058
 Instrument *000001914
 PDB 55 PG 169
 0.484 AC

JOEL R. FORTUNE & DELAINE G. FORTUNE
 Parcel ID: 27-01-00-0058-A
 Instrument *140014464
 PDB 12 PG 534
 0.459 AC

Parcel 044 Area Calculations
 Proposed Right of Way 813 Sq. Ft. / 0.019 Acre
 Proposed Permanent Drainage Easement 131 Sq. Ft. / 0.003 Acre
 Proposed Temporary Construction Easement 1,089 Sq. Ft. / 0.025 Acre
 Proposed Temporary Construction Easement For Entrances 1,288 Sq. Ft. / 0.030 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 2,333 Sq. Ft. / 0.054 Acre

Parcel 045 Area Calculations
 Proposed Right of Way 384 Sq. Ft. / 0.009 Acre
 Proposed Temporary Construction Easement 1,134 Sq. Ft. / 0.026 Acre
 Proposed Temporary Construction Easement For Entrances 486 Sq. Ft. / 0.011 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 2,184 Sq. Ft. / 0.050 Acre

Parcel 045 Area Calculations
 Proposed Right of Way 115 Sq. Ft. / 0.003 Acre
 Proposed Temporary Construction Easement 210 Sq. Ft. / 0.005 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 395 Sq. Ft. / 0.009 Acre

SHARON L. STEPHENS
 Parcel ID: 27-01-00-0061
 Instrument *160009162
 PLAT Instrument *2960
 0.371 AC

JERRY R. HUNT AND PHOEBE CARROLL MARTIN HARCUM, DB AS THEIR RESPECTIVE INTERESTS MAY APPEAR
 DB 37 PG 399; WB 46 PG 688; WB 83 PG 183

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Parcel 049 Area Calculations
 Proposed Temporary Construction Easement 18 Sq. Ft. / 0.0004 Acre
 Proposed Temporary Construction Easement For Entrances 226 Sq. Ft. / 0.005 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 2,076 Sq. Ft. / 0.048 Acre

Parcel 050 Area Calculations
 Proposed Temporary Construction Easement 178 Sq. Ft. / 0.004 Acre
 Proposed Temporary Construction Easement For Entrances 464 Sq. Ft. / 0.011 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 1,836 Sq. Ft. / 0.042 Acre

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Parcel 051 Area Calculations
 Proposed Temporary Construction Easement For Entrances 189 Sq. Ft. / 0.004 Acre
 Proposed Permanent VDOT & Dominion Virginia Power Easement 1,802 Sq. Ft. / 0.041 Acre

Parcel 052 Area Calculations
 Proposed Right of Way 949 Sq. Ft. / 0.022 Acre
 Proposed Temporary Construction Easement 866 Sq. Ft. / 0.020 Acre
 Proposed Temporary Construction Easement For Entrances 638 Sq. Ft. / 0.015 Acre
 Proposed Permanent VDOT Utility Easement 1,713 Sq. Ft. / 0.039 Acre

TRUSTEES UNDER A TRUST AGREEMENT MADE BY ROSANNA H. WHITE, ALSO KNOWN AS ROSANNA HUNT WHITE, DATED DECEMBER 6, 2001, AND WFP349 LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS THEIR INTERESTS MAY APPEAR

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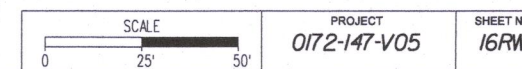
CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°06'28" (RT)	6023.50'	116.46'	S 01°36'29" W	116.46'
C2	00°11'25" (RT)	6023.50'	20.00'	S 00°57'32" W	20.00'
C3	02°09'24" (RT)	6038.50'	227.30'	N 01°36'41" E	227.29'
C4	00°53'31" (RT)	6038.50'	93.77'	S 00°25'04" W	93.77'
C5	00°24'26" (LT)	5976.50'	42.49'	S 00°18'52" W	42.49'
C6	89°48'59" (RT)	25.00'	39.19'	S 47°25'42" W	35.30'
C7	00°08'21" (LT)	5976.50'	14.51'	S 00°02'29" W	14.51'



LEGEND
 ● Monumentation Found (As Noted)
 ■ RM-1 (Concrete Monument) Found
 ■ RM-2 (5/8" Rebar w/Cap)
 ○ Computed Point

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



PLAT INSTRUMENT # 170015635

MATCH LINE STATION 90+50 SEE SHEET 15RW

MATCH LINE STATION 97+50 SEE SHEET 17RW