

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

REVISIONS

03/29/17	REVISED
04/14/17	REVISED
05/10/17	REVISED
06/06/17	REVISED
06/29/17	REVISED
07/19/17	REVISED

STATE ROUTE PROJECT SHEET NO.
VA. 172 0172-147-V05, RW-201 C-501 16RW

COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
R. DEAN MINNIX
Lic. No. 002485

R. Dean Minnix
2017.07.19 10:22:51 -04'00"

VDOT Survey
Suffolk, Virginia
LAND SURVEYOR

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 (3.28083333333333).
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"
T - 142.20'
L - 284.35'
R - 5.99400'
PC - 89-55.55
PRC - 92-39.90

NOW OR FORMERLY OXFORD RUN LLC
Parcel ID: 27-20-00-000H
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

WYTHE CREEK ROAD CONSTRUCTION @
PI - 93-82.39
DELTA - 2' 43" 05" (RT)
D - 0' 57" 14"
T - 142.48'
L - 284.92'
R - 6.00600'
PRC - 92-39.90
PT - 95-24.82

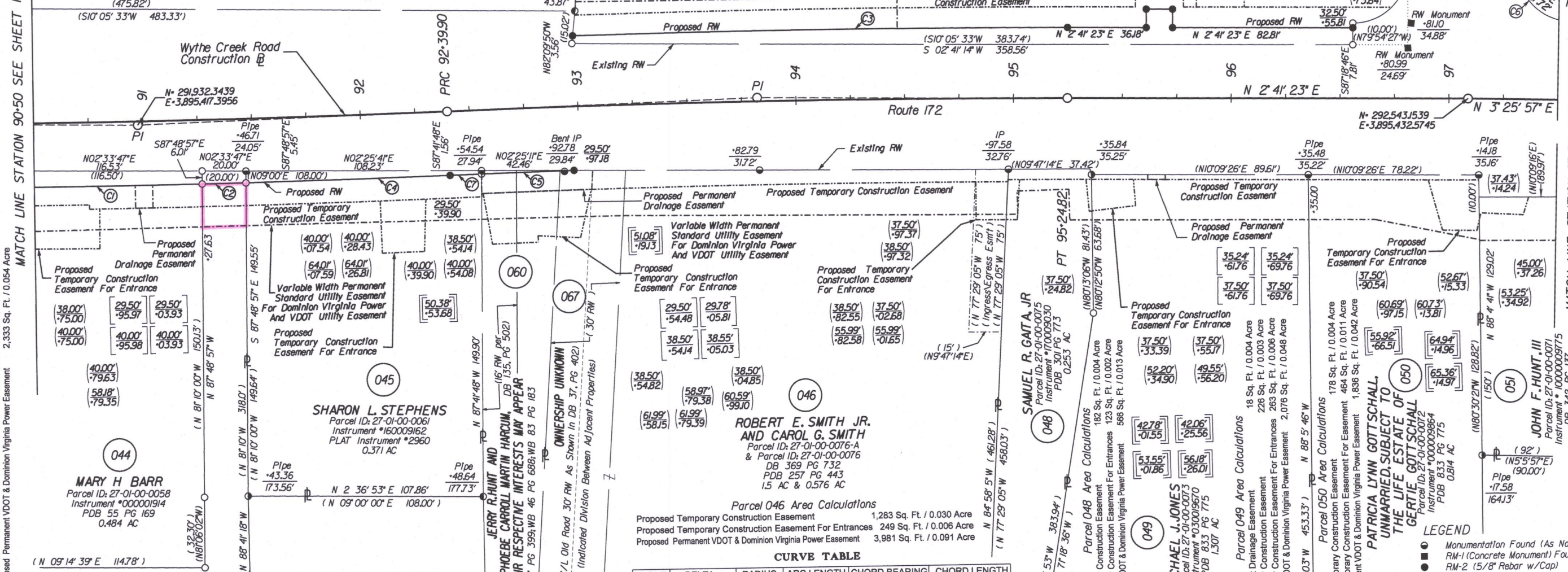
TRUSTEES UNDER A TRUST AGREEMENT MADE BY ROSANNA H. WHITE, ALSO KNOWN AS ROSANNA HUNT WHITE, DATED DECEMBER 6, 2001, AND WFP349 LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS THEIR INTERESTS MAY APPEAR

Parcel ID: 27-01-00-0080
Instrument *130020204
PLAT Instrument *030026732
0.835 AC

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 6,612 Sq. Ft. / 0.152 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 4,420 Sq. Ft. / 0.102 Acre

Variable Width Permanent Standard Utility Easement For Dominion Virginia Power And VDOT Utility Easement
Proposed Temporary Construction Easement

MATCH LINE STATION 90+50 SEE SHEET 15RW



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

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

SCALE 0 25' 50'

PROJECT 0172-147-V05 SHEET NO. 16RW

PLAT INSTRUMENT # 170015636

WILLIS EUGENE HUNT AND ANN FORREST HUNT
Parcel ID: 27-01-00-0078
DB 329 PG 281
DB Instrument *030026732
0.436 AC

Parcel 052 Area Calculations
Proposed Right of Way 849 Sq. Ft. / 0.022 Acre
Proposed Temporary Construction Easement 856 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

Parcel 051 Area Calculations
Proposed Temporary Construction Easement For Entrance 168 Sq. Ft. / 0.004 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 1,802 Sq. Ft. / 0.041 Acre

JOHN F. HUNT, III
Parcel ID: 27-01-00-0071
Instrument *10000091715
DB 342 PG 137
DB Instrument *030026732
0.247 AC

Parcel 051 Area Calculations
Proposed Temporary Construction Easement For Entrance 168 Sq. Ft. / 0.004 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 1,802 Sq. Ft. / 0.041 Acre

PATRICIA LYNN GOTTSCHALL UNMARRIED, SUBJECT TO THE LIFE ESTATE OF GERTIE GOTTSCHALL
Parcel ID: 27-01-00-0072
Instrument *030009864
PDB 833 PG 775
PDB Instrument *030026732
0.814 AC

Parcel 049 Area Calculations
Proposed Permanent Drainage Easement 18 Sq. Ft. / 0.004 Acre
Proposed Temporary Construction Easement 226 Sq. Ft. / 0.003 Acre
Proposed Temporary Construction Easement For Entrances 263 Sq. Ft. / 0.006 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 2,076 Sq. Ft. / 0.048 Acre

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

Parcel 048 Area Calculations
Proposed Temporary Construction Easement For Entrances 182 Sq. Ft. / 0.004 Acre
Proposed Temporary Construction Easement For Entrances 123 Sq. Ft. / 0.002 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 566 Sq. Ft. / 0.013 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 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

MARY H BARR
Parcel ID: 27-01-00-0058
Instrument *00000914
PDB 55 PG 169
0.484 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

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

Parcel 058 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

JERRY RHUNT AND PHOEBE CARROLL MARTIN HARCUM
DB 135, PG 502
DB 37, PG 399, WB 46 PG 688, WB 83 PG 183

OWNERSHIP UNKNOWN
IC/L Old Road 30' RW As Shown In DB 37, PG 402
(Indicated Division Between Adjacent Properties)

ROBERT E. SMITH JR. AND CAROL G. SMITH
Parcel ID: 27-01-00-0076-A
& Parcel ID: 27-01-00-0076
DB 369 PG 732
PDB 257 PG 443
1.5 AC & 0.576 AC

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

SAMUEL R. GAITHER JR.
Parcel ID: 27-01-00-0075
Instrument *170009030
PDB 501 PG 773
0.253 AC

Parcel 048 Area Calculations
Proposed Temporary Construction Easement For Entrances 182 Sq. Ft. / 0.004 Acre
Proposed Temporary Construction Easement For Entrances 123 Sq. Ft. / 0.002 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 566 Sq. Ft. / 0.013 Acre

MICHAEL J. JONES
Parcel ID: 27-01-00-0073
Instrument *030009670
PDB 833 PG 775
1.307 AC

Parcel 049 Area Calculations
Proposed Permanent Drainage Easement 18 Sq. Ft. / 0.004 Acre
Proposed Temporary Construction Easement 226 Sq. Ft. / 0.003 Acre
Proposed Temporary Construction Easement For Entrances 263 Sq. Ft. / 0.006 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 2,076 Sq. Ft. / 0.048 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 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 043 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 042 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 6,612 Sq. Ft. / 0.152 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 4,420 Sq. Ft. / 0.102 Acre

NOW OR FORMERLY WFP 349 LLC
Parcel ID: 27-01-00-0080-B
Instrument *130020204
PLAT Instrument *030026732
0.362 AC

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 6,612 Sq. Ft. / 0.152 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 4,420 Sq. Ft. / 0.102 Acre