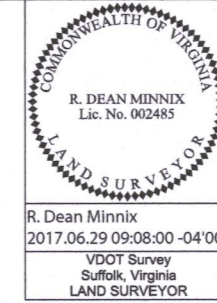


Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.
1. Reduce the Easting 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
2. Multiply by the US Survey Foot (3.2808333333)
3. Multiply These Values by the Combined Scale and Elevation Factor (1.00004) for this County.
A Reverse of This Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

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	VA.	172	0172-147-V05, RW-201 C-501	16RW

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: 27-01-00-000H
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

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'
PC - 92-39.90
PT - 95-24.82

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

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
WF1000010614-00
PLAT Instrument *030026732
0.835 AC

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

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

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 135, PG 502 AS THEIR RESPECTIVE INTERESTS MAY APPEAR
DB 37 PG 399; WB 46 PG 688; WB 83 PG 183

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

TRUSTEE OF THE OAKLAND REVOCABLE DECLARATION OF TRUST
U/I/D May 11, 2016
Parcel ID: 27-01-00-0075
Instrument *000007192
PDB 30 PG 713
0.253 AC

MICHAEL J. JONES
Parcel ID: 27-01-00-0073
Instrument *030026730
PDB 83 PG 715
1.307 AC

PATRICIA LYNN GOTTSCHELL UNMARRIED, SUBJECT TO THE LIFE ESTATE OF GERTIE GOTTSCHELL
Parcel ID: 27-01-00-0072
Instrument *000009984
PDB 83 PG 715
0.814 AC

JOHN F. HUNT, III
Parcel ID: 27-01-00-0071
Instrument *1000009715
DB 342 PG 137
0.247 AC

Parcel 051 Area Calculations
Proposed Temporary Construction Easement For Entrance 189 Sq. Ft. / 0.004 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement 1,802 Sq. Ft. / 0.041 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	SHEET NO.
0172-147-V05	16RW

170013573