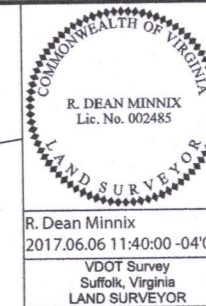


# RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

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 04/28/17 05/10/17 06/06/17	VA.	172	0172-147-V05, RW-201 C-501	17RW

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.

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	89°48'59" (RT)	25.00'	39.19'	S 47°25'42" W
				35.30'

Parcel 052 Area Calculations  
949 Sq. Ft. / 0.022 Acre  
866 Sq. Ft. / 0.020 Acre  
638 Sq. Ft. / 0.015 Acre  
1,713 Sq. Ft. / 0.039 Acre

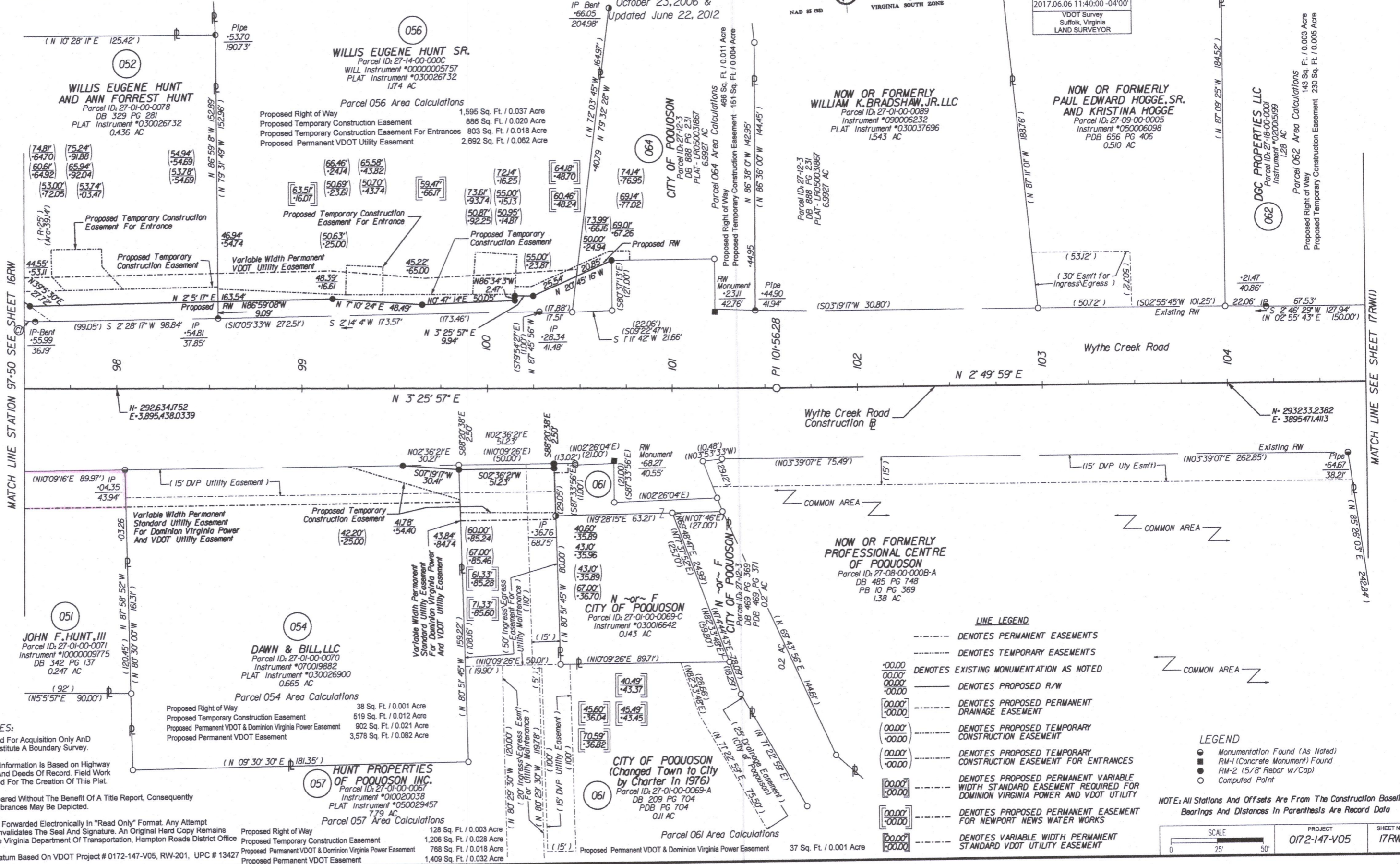
Proposed Right of Way  
Proposed Temporary Construction Easement  
Proposed Temporary Construction Easement For Entrances  
Proposed Permanent VDOT Utility Easement

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

Parcel 054 Area Calculations  
38 Sq. Ft. / 0.001 Acre  
519 Sq. Ft. / 0.012 Acre  
902 Sq. Ft. / 0.021 Acre  
3,578 Sq. Ft. / 0.082 Acre

Parcel 057 Area Calculations  
128 Sq. Ft. / 0.003 Acre  
1,206 Sq. Ft. / 0.028 Acre  
788 Sq. Ft. / 0.018 Acre  
1,409 Sq. Ft. / 0.032 Acre

- 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 # 13421



- 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 PROPOSED PERMANENT EASEMENT FOR NEWPORT NEWS WATER WORKS
  - DENOTES VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
- 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. 17RW
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State Hwy Plat Book # 11 Pl 159

MATCH LINE SEE SHEET 17RW11

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