6/29/2017
9:07:28 AM

r977150l6rw.dgn
Plotted By: R.Dean.Minnix

State Hwy Plat Book # 11 Pg. 161

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 (3.28083333333)
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:

1. Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information Is Based on Highway Plans, Plats, And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
3. Plat Was Prepared Without The Benefit Of A Title Report, Consequently Not All Encumbrances May Be Depicted.
4. 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
5. 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

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

NAD 83 (93) VIRGINIA SOUTH ZONE

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

R. Dean Minnix
2017.06.29 09:08:00 -04'00'
VDOT Survey
Suffolk, Virginia
LAND SURVEYOR

REVISED	STATE	STATE ROUTE	STATE 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

Wythe Creek Road Construction @
PI = 90+97.75
DELTA = 2° 43' 05" (LT)
D = 0° 57' 21"
T = 142.20'
L = 284.35'
R = 5,994.00'
PC = 89+55.55
PRC = 92+39.90

Wythe Creek Road Construction @
PI = 93+82.39
DELTA = 2° 43' 05" (RT)
D = 0° 57' 14"
T = 142.48'
L = 284.92'
R = 6,006.00'
PRC = 92+39.90
PT = 95+24.82

NOW OR FORMERLY
OXFORD RUN LLC
Parcel ID: 27-20-00-000H
Instrument #030026751
PLAT Instrument #030026732
14.569 AC

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
(047)
Parcel ID: 27-01-00-0080
Instrument #130020204
WFII000010614-00
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 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	6,612 Sq. Ft. / 0.152 Acre
Proposed Permanent VDOT & Dominion Virginia Power Easement	4,420 Sq. Ft. / 0.102 Acre

WILLIS EUGENE HUNT AND ANN FORREST HUNT
(052)
Parcel ID: 27-01-00-0078
DB 329 PG 281
PLAT Instrument #030026732
0.436 AC

Parcel 052 Area Calculations

Proposed Right of Way	949 Sq. Ft. / 0.022 Acre
Proposed Temporary Construction Easement	858 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

Huntlandia Way

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

Proposed Temporary Construction Easement For Entrance

Variable Width Permanent VDOT Utility Easement

Proposed Temporary Construction Easement

Proposed RW

Existing RW

Wythe Creek Road Construction @

N= 291,932.3439
E=3,895,417.3956

Route 172

N 2° 41' 23" E

N= 292,543.1539
E=3,895,432.5745

N 3° 25' 57" E

MATCH LINE STATION 90+50 SEE SHEET 15RW

MATCH LINE STATION 97+50 SEE SHEET 17RW

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

(044)

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

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

(045)

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

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

(046)

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

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

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

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

(058)

TRUSTEE OF THE OAKLAND REVOCABLE DECLARATION OF TRUST u/t/d May 11, 2016
Parcel ID: 27-01-00-0075
Instrument #160010792
PDB 301 PG 773
0.253 AC

(048)

PT 95+24.82

Parcel 048 Area Calculations

Proposed Temporary Construction Easement	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	568 Sq. Ft. / 0.013 Acre

MICHAEL J. JONES
Parcel ID: 27-01-00-0073
Instrument #030019670
PDB 83 PG 775
1.307 AC

(049)

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

PATRICIA LYNN GOTTSCHALL, UNMARRIED, SUBJECT TO THE LIFE ESTATE OF GERTIE GOTTSCHALL
Parcel ID: 27-01-00-0072
Instrument #000009864
PDB 83 PG 775
0.284 AC

(050)

Parcel 051 Area Calculations

Proposed Temporary Construction Easement For Entrance	169 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 #000009775
DB 342 PG 137
0.247 AC

(051)

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

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'

SCALE	PROJECT	SHEET NO.
0 25' 50'	0172-147-V05	16RW

170013574