



COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

W. Sheppard Miller, III
Chairman

1401 East Broad Street - Policy Division - CTB Section - #1106
Richmond, Virginia 23219

(804) 786-1830
Fax: (804) 225-4700

Agenda item # 14

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

December 4, 2024

MOTION

Made By: Mr. Stant, Seconded By: Mr. Coleman

Action: Motion Carried, Unanimously

**Title: Locality Land Conveyance, Various Streets,
City of Virginia Beach**

WHEREAS, sections 33.2-907 and 33.2-913 of the *Code of Virginia* allow the Commonwealth Transportation Board to transfer (convey) to the locality, upon petition of the locality's governing body, land and easements acquired incidental to the construction, reconstruction, alteration, maintenance or repair of the primary state highway system or the secondary state highway system, which constitutes a section of public road, and upon such transfer, such lands shall cease, if required, being a part of the primary state highway system or the secondary state highway system, respectively; and

WHEREAS, section 33.2-300 of the *Code of Virginia* further allows the Commonwealth Transportation Board to treat the Interstate System in the same manner in which it may treat the primary state highway system; and

WHEREAS, the City of Virginia Beach has requested, by resolution dated July 9, 2024, the conveyance of the land and easements for the portions of the rights of way of Greenwich Road, Clearfield Avenue, Cleveland Street, Witchduck Road, and Grayson Road, which roads are in the City's urban street system and portions of which were acquired as a part of Interstate 264, Project 0264-134-102, R201.

NOW, THEREFORE, BE IT RESOLVED that in accordance with the provisions of §§ 33.2-907 and 33.2-913 of the *Code of Virginia*, conveyance of the real estate requested and

Resolution of the Board
Proposed Locality Land Conveyance, Various Streets
City of Virginia Beach
December 4, 2024
Page Two

shown on the VDOT Right of Way and Utilities Conveyance Report dated October 1, 2024 for UPC 17630, is approved as set forth and, upon conveyance, the lands shall no longer be a part of the primary state highway system or the secondary state highway system.

BE IT FURTHER RESOLVED, the Commissioner of Highways is hereby authorized to execute, in the name of the Commonwealth, a deed or deeds conveying the real estate subject to such restrictions as may be deemed appropriate and to take such other actions as necessary to implement such conveyance.

####

CTB Decision Brief
Locality Land Conveyance
Various Streets
City of Virginia Beach

Issue: Sections 33.2-907 and 33.2-913 of the *Code of Virginia* allow the Commonwealth Transportation Board (CTB) to transfer (convey) to the locality, upon petition of the said locality's governing body, land and easements acquired incidental to the construction, reconstruction, alteration, maintenance or repair of the systems of state highways, which constitutes a section of public road, and upon such transfer, such sections of land shall cease, if required, being a part of the systems of state highways,.

Further, Va. Code § 33.2-300 allows the CTB to treat the Interstate System in the same manner in which it may treat the primary state highway system.

Facts: The City Council of Virginia Beach has petitioned, by Resolution 04286 dated July 9, 2024, for the transfer and conveyance of the land and easements for the portions of the rights of way of Greenwich Road, Clearfield Avenue, Cleveland Street, Witchduck Road, and Grayson Road, which roads are in the City's urban street system and portions of which were acquired as a part of Interstate 264, Project 0264-134-102, R201.

Recommendations: VDOT recommends that the land and easements be conveyed to the City of Virginia Beach for public street purposes.

Action Required by CTB: The *Code of Virginia* requires a majority vote of the CTB authorizing the Commissioner to execute the deed or deeds conveying such real estate to the City of Virginia Beach. The CTB will be presented with a resolution for a formal vote.

Result, if Approved: If said resolution is approved, the Commissioner will be authorized to execute a deed to convey the real estate.

Options: Approve, Deny, or Defer

Public Comments/Reactions: None

RES - 04286

RESOLUTION PETITIONING THE COMMONWEALTH OF VIRGINIA TO CONVEY CERTAIN REAL PROPERTY TO THE CITY OF VIRGINIA BEACH

WHEREAS, the Commonwealth of Virginia (the "Commonwealth") acquired parcels, rights-of-way, and easements located in the City of Virginia Beach (the "City") incidental to and for the construction, reconstruction, alteration, maintenance and repair of Interstate 264 as part of VDOT Project Number 0264-134-102, RW-201, C-501 (the "VDOT Project");

WHEREAS, all aspects of the VDOT Project are complete and portions of the parcels, rights-of-way, and easements acquired are no longer needed by the Commonwealth (collectively, the "Property"), as more particularly shown on VDOT Project Plan Sheet Nos. 3CRW, 4RW, 4ERW, 5RW, 5CRW, 5CRW(1), 7RW, 7CRW, 8RW(1), 8RW(2), 8CRW, 9RW, 10RW, 11RW, 11F RW(1), and 11F RW(2), attached hereto and incorporated herein as Exhibit A;

WHEREAS, the Property contains public infrastructure that the City maintains and will continue to maintain;

WHEREAS, portions of the Property are located adjacent to Kemps Lake and would facilitate the construction of the Kemps Lake Water Quality Improvement Project (CIP 100567) for the design and construction of water quality improvements to Kemps Lake, which is scheduled to begin this fall;

WHEREAS, pursuant to § 33.2-907 of the Code of Virginia (1950), as amended, the Commonwealth requires a formal petition from the locality for the transfer of the Property; and

WHEREAS, City staff and City Council believe it would be in the best interest of the City for the Property to be conveyed to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF VIRGINIA BEACH, VIRGINIA:

1. That the City hereby petitions the Commonwealth, pursuant to Section 33.2-907 of the Code of Virginia, as amended, to take such actions as necessary to complete the conveyance of the Property to the City and upon transfer, the Property shall cease being a part of the State Highway System.

2. That the City Manager, or his authorized designee, is hereby authorized to execute any and all documents to complete the conveyance of title to the Property so long as said documents contain such terms, conditions and modifications as may be acceptable to the City Manager and in a form deemed satisfactory by the City Attorney.

Adopted by the Council of the City of Virginia Beach, Virginia, on the 9th day of July, 2024.

APPROVED AS TO CONTENT:


PUBLIC WORKS, REAL ESTATE

APPROVED AS TO LEGAL
SUFFICIENCY:


CITY ATTORNEY

CA16486

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R-1

June 26, 2024

EXHIBIT A

12/2/2016
6:44:04 AM

Note: To Convert VA State Plane Coordinate NAD 83 Metric Values to VDOT Project Coordinates:
 1. Reduce the Existing 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Meters Respectively.
 2. Multiply by the US Survey Foot (0.3048006096)
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) 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 Plat And Deeds Of Record. Limited Field Work Was Performed In 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. All Properties Physical Improvements Are Not Shown Hereon.
6. This Survey Datum is Based On VDOT Project
2 0264-134-102, R201, UPC # 17830

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

City Of Norfolk, Virginia &
City Of Virginia Beach, Virginia
Scale 1" = 50'
Surveyed By R. Dean Minnix, L.S.
June 5, 2015

LIMITED ACCESS HIGHWAY By Revision of Highway Commission LIMITED ACCESS HIGHWAY By Resolution of Commonwealth Transportation Board dated October 5, 2010



STATE	ROUTE	STATE	PROJECT	SHEET NO
VA	264		0264-134-102, RW-201, C-501	3CRW

006
RUBY TUESDAY INC.
Instrument # 020034465
MB 54 PG 23
GPN #457-04-8882
0.7764 AC

Parcel 006 Area Calculations
Proposed Permanent VDOT Utility Easement Sq. Ft. 2,847 / 0.065 Acres

Parcel 040 Area Calculations
Proposed Right of Way and Limited Access Sq. Ft. 642,010.015 Acres
Proposed Temporary Construction Easement For Slope Sq. Ft. 1,882 / 0.036 Acres
Proposed Permanent VDOT Utility Easement Sq. Ft. 5,022 / 0.127 Acres
Proposed Permanent Drainage Easement Sq. Ft. 413 / 0.010 Acres

LINE TABLE

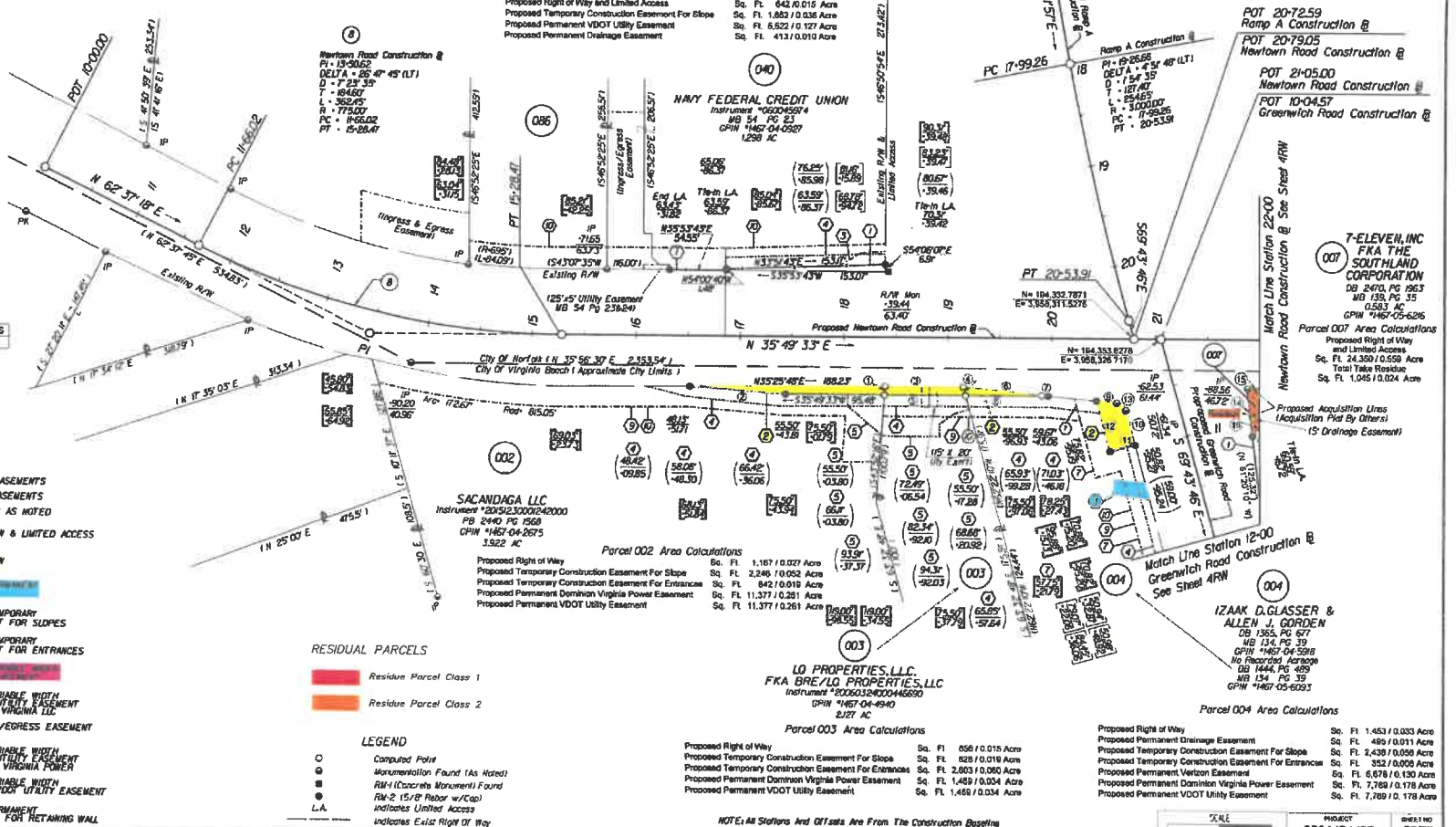
LINE	BEARING	DISTANCE
1	S45°34'30"E	8.89
2	S40°24'02"W	82.39
3	N33°47'35"E	76.00
4	S69°27'36"E	8.81
5	S35°49'33"W	77.89
6	N41°48'09"E	76.15
7	N40°59'40"E	8.29
8	S35°44'33"W	76.65
9	N40°59'48"E	10.55
10	S69°33'22"E	33.93
11	S20°28'38"W	25.00
12	N89°33'22"W	49.74
14	N81°15'47"W	45.48
15	N32°18'47"E	45.82
16	S12°28'09"E	60.40

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS
13	N73°30'09"E	11.17	11.89	10.00

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - DENOTES PROPOSED RW & LIMITED ACCESS
 - DENOTES PROPOSED RW
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT VDOT UTILITY EASEMENT REQUIRED FOR VIRGINIA POWER
 - PROPOSED NO INGRESS/EGRESS EASEMENT
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT VDOT UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
 - DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

- RESIDUAL PARCELS**
- Residue Parcel Class 1
 - Residue Parcel Class 2
- LEGEND**
- Computed Point
 - Monumentation Found (As Noted)
 - RM-1 (Concrete Monument) Found
 - RM-2 (5/8" Rebar w/Cap) Monumentation Found
 - Indicates Limited Access
 - Indicates Exist Right Of Way



NOTE: All Stations and Offsets are From The Construction Baseline
Bearings and Distances in Parenthesis are Record Data

Parcel 003 Area Calculations

Proposed Right of Way	Sq. Ft. 656 / 0.015 Acres
Proposed Permanent Drainage Easement	Sq. Ft. 428 / 0.010 Acres
Proposed Temporary Construction Easement For Slope	Sq. Ft. 2,803 / 0.060 Acres
Proposed Temporary Construction Easement For Entrances	Sq. Ft. 1,459 / 0.034 Acres
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft. 1,459 / 0.034 Acres
Proposed Permanent VDOT Utility Easement	Sq. Ft. 1,459 / 0.034 Acres

Parcel 004 Area Calculations

Proposed Right of Way	Sq. Ft. 1,453 / 0.033 Acres
Proposed Permanent Drainage Easement	Sq. Ft. 489 / 0.011 Acres
Proposed Temporary Construction Easement For Slope	Sq. Ft. 2,438 / 0.056 Acres
Proposed Temporary Construction Easement For Entrances	Sq. Ft. 352 / 0.008 Acres
Proposed Permanent Veition Easement	Sq. Ft. 6,876 / 0.159 Acres
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft. 7,789 / 0.178 Acres
Proposed Permanent VDOT Utility Easement	Sq. Ft. 7,789 / 0.178 Acres

SCALE 1" = 50'
PROJECT 0264-134-102
SHEET NO 3CRW

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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 (0.3048333333).
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) 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

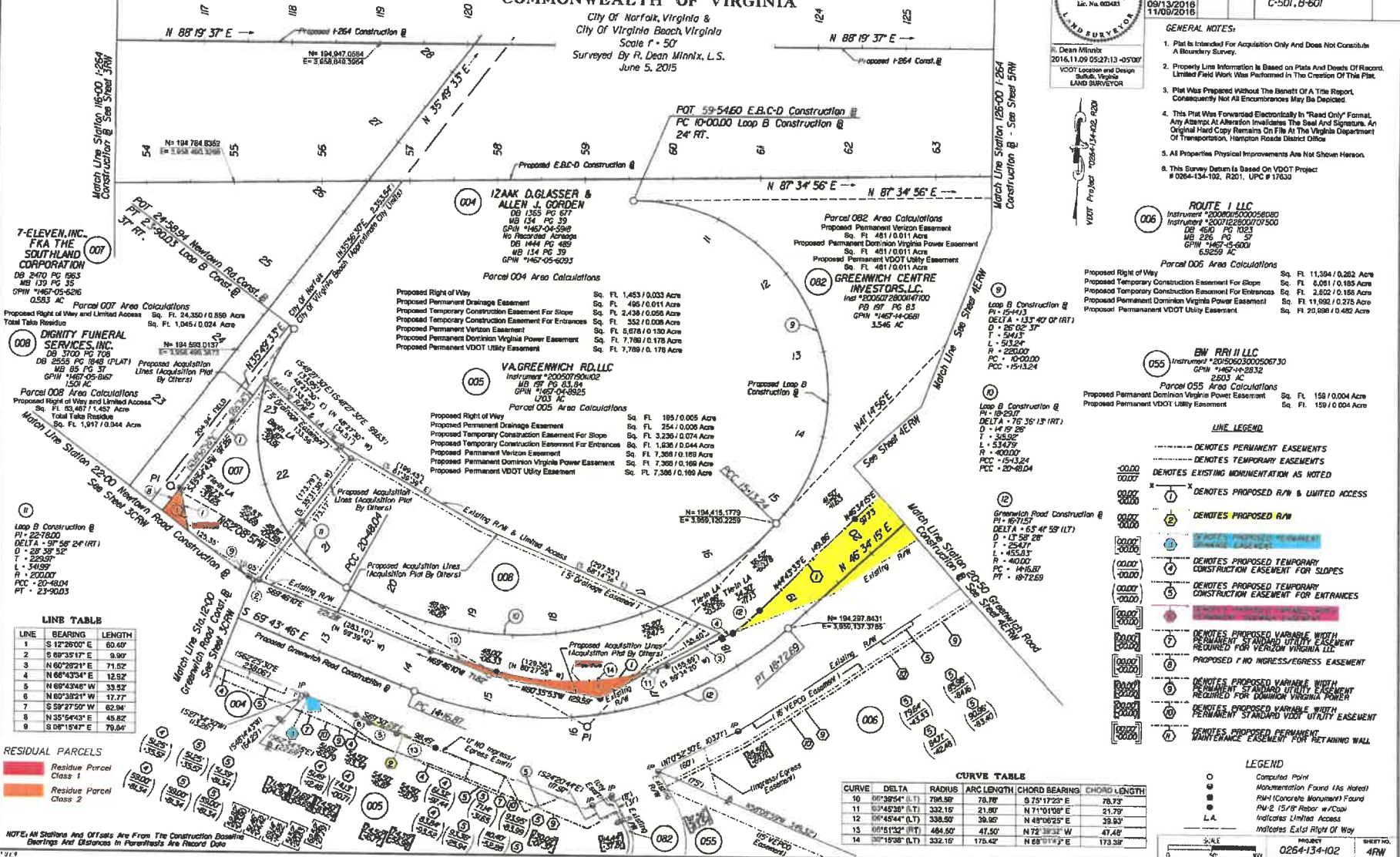
City Of Norfolk, Virginia & City Of Virginia Beach, Virginia
 Scale 1" = 50'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015



REVISION	DATE	ROUTE	STATE	PROJECT	SHEET NO.
04/27/2016	VA	264		0264-134-102, RW-201, C-501, B-601	4RW
05/04/2016					
05/09/2016					
06/03/2016					
06/28/2016					
09/13/2016					
11/09/2016					

- GENERAL NOTES:**
- Plan is Intended For Acquisition Only and Does Not Constitute A Boundary Survey.
 - Property Line Information is Based on Plans and Deeds of Record. Limited Field Work Was Performed in The Creation Of This Plan.
 - Plan Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encroachments May Be Detected.
 - This Plan 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.
 - All Properties Physical Improvements Are Not Shown Hereon.
 - This Survey Datum is Based On VDOT Project # 0264-134-102, R201, UPC # 17630

VDOT Project #0264-134-102, R201



7-ELEVEN, INC. FKA THE SOUTHLAND CORPORATION
 DB 2470 PG 683
 MB 139 PG 33
 GPIN *1467-05-6206
 0.583 AC

DIGNITY FUNERAL SERVICES, INC.
 DB 3700 PG 708
 DB 2255 PG 184 (PLAT)
 MB 69 PG 37
 GPIN *1467-05-6167
 1.501 AC

Parcel 008 Area Calculations
 Proposed Right of Way and Limited Access
 Sq. Ft. 1,045 / 0.024 Acre
 Total Take Roadside
 Sq. Ft. 1,917 / 0.044 Acre

Loop B Construction
 PI - 22-78.00
 DELTA - 07°58'24" (RT)
 D - 20'39'32"
 T - 22.93'
 L - 3.4639'
 R - 200.00'
 PCC - 20-40.04'
 PT - 23-90.03'

LINE TABLE

LINE	BEARING	LENGTH
1	S 12°28'01" E	60.407
2	S 69°35'17" E	9.307
3	N 60°28'21" E	71.82
4	N 66°43'34" E	12.92
5	N 68°43'46" W	33.52
6	N 60°38'21" W	17.77
7	S 59°27'30" W	62.94
8	N 33°54'43" E	45.82
9	S 08°12'47" E	70.44

RESIDUAL PARCELS

- Residue Parcel Class 1
- Residue Parcel Class 2

NOTE: All Stations and Offsets Are From The Construction Baseline Bearings and Distances in Parenthesis are Record Data

IZAMK D. GLASSER & ALLEN J. GORDEN
 DB 134 PG 37
 GPIN *1467-04-3948
 No Hearings Acquired
 DB 1444 PG 489
 MB 134 PG 39
 GPIN *1467-05-6093

Parcel 004 Area Calculations
 Proposed Right of Way
 Sq. Ft. 1,453 / 0.033 Acre
 Proposed Permanent Drainage Easement
 Sq. Ft. 466 / 0.011 Acre
 Proposed Temporary Construction Easement For Slope
 Sq. Ft. 2,436 / 0.056 Acre
 Proposed Temporary Construction Easement For Entrances
 Sq. Ft. 352 / 0.008 Acre
 Proposed Permanent VDOT Easement
 Sq. Ft. 5,678 / 0.130 Acre
 Proposed Permanent Dominion Virginia Power Easement
 Sq. Ft. 7,789 / 0.178 Acre
 Proposed Permanent VDOT Utility Easement
 Sq. Ft. 7,789 / 0.178 Acre

V.A. GREENWICH RD, LLC
 Instrument #200507180402
 MB 189 PG 43.04
 GPIN *1467-04-8925
 1.033 AC

Parcel 005 Area Calculations
 Proposed Right of Way
 Sq. Ft. 195 / 0.005 Acre
 Proposed Permanent Drainage Easement
 Sq. Ft. 254 / 0.006 Acre
 Proposed Temporary Construction Easement For Slope
 Sq. Ft. 3,236 / 0.074 Acre
 Proposed Temporary Construction Easement For Entrances
 Sq. Ft. 1,528 / 0.034 Acre
 Proposed Permanent VDOT Easement
 Sq. Ft. 7,368 / 0.169 Acre
 Proposed Permanent Dominion Virginia Power Easement
 Sq. Ft. 7,368 / 0.169 Acre

Parcel 002 Area Calculations
 Proposed Permanent VDOT Easement
 Sq. Ft. 481 / 0.011 Acre
 Proposed Permanent Dominion Virginia Power Easement
 Sq. Ft. 481 / 0.011 Acre
 Proposed Permanent VDOT Utility Easement
 Sq. Ft. 481 / 0.011 Acre

GREENWICH CENTRE INVESTORS, L.L.C.
 Instrument #20050728004700
 PG 89 PG 83
 GPIN *1467-14-0681
 3.546 AC

Parcel 006 Area Calculations
 Proposed Right of Way
 Sq. Ft. 11,394 / 0.262 Acre
 Proposed Temporary Construction Easement For Slope
 Sq. Ft. 6,051 / 0.138 Acre
 Proposed Temporary Construction Easement For Entrances
 Sq. Ft. 2,602 / 0.158 Acre
 Proposed Permanent Dominion Virginia Power Easement
 Sq. Ft. 11,992 / 0.275 Acre
 Proposed Permanent VDOT Utility Easement
 Sq. Ft. 20,986 / 0.482 Acre

Parcel 005 Area Calculations
 Proposed Permanent Dominion Virginia Power Easement
 Sq. Ft. 159 / 0.004 Acre
 Proposed Permanent VDOT Utility Easement
 Sq. Ft. 159 / 0.004 Acre

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
10	00°39'54" (LT)	798.89	78.78	S 75°17'23" E	78.73
11	00°45'38" (LT)	332.19	21.80	N 71°01'08" E	21.79
12	00°45'44" (LT)	338.50	39.95	N 48°06'23" E	39.93
13	00°51'32" (RT)	484.80	47.50	N 72°39'33" W	47.48
14	00°15'08" (LT)	332.19	175.42	N 85°11'13" E	173.38

ROUTE 1 LLC
 Instrument #20050620005800
 Instrument #20072200070500
 DB 460 PG 1021
 MB 236 PG 32
 GPIN *1467-15-6001
 6.9259 AC

Parcel 006 Area Calculations
 Proposed Right of Way
 Sq. Ft. 11,394 / 0.262 Acre
 Proposed Temporary Construction Easement For Slope
 Sq. Ft. 6,051 / 0.138 Acre
 Proposed Temporary Construction Easement For Entrances
 Sq. Ft. 2,602 / 0.158 Acre
 Proposed Permanent Dominion Virginia Power Easement
 Sq. Ft. 11,992 / 0.275 Acre
 Proposed Permanent VDOT Utility Easement
 Sq. Ft. 20,986 / 0.482 Acre

BW RR II LLC
 Instrument #200506000506730
 GPIN *1467-16-3932
 2.603 AC

Parcel 005 Area Calculations
 Proposed Permanent Dominion Virginia Power Easement
 Sq. Ft. 159 / 0.004 Acre
 Proposed Permanent VDOT Utility Easement
 Sq. Ft. 159 / 0.004 Acre

- LINE LEGEND**
- DENOTES TEMPORARY EASEMENTS
 - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - DENOTES PROPOSED R/W & LIMITED ACCESS
 - DENOTES PROPOSED R/W
 - DENOTES PROPOSED R/W
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VIRGINIA VIRGINIA LLC
 - PROPOSED 1' NO INGRESS/EGRESS EASEMENT
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA LLC
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA LLC
 - DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

LEGEND

- Computed Point
- Monumentation Found (As Noted)
- Monumentation Found
- RMH (Concrete Monument) Found
- RM-2 (5/8" Rebar w/ Cap)
- Indicates Limited Access
- Indicates Exist Right of Way

Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates:
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RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

City of Virginia Beach Virginia
 Scale 1" = 50'
 Surveyed by R. Dean Minnix, L.S.
 June 5, 2015

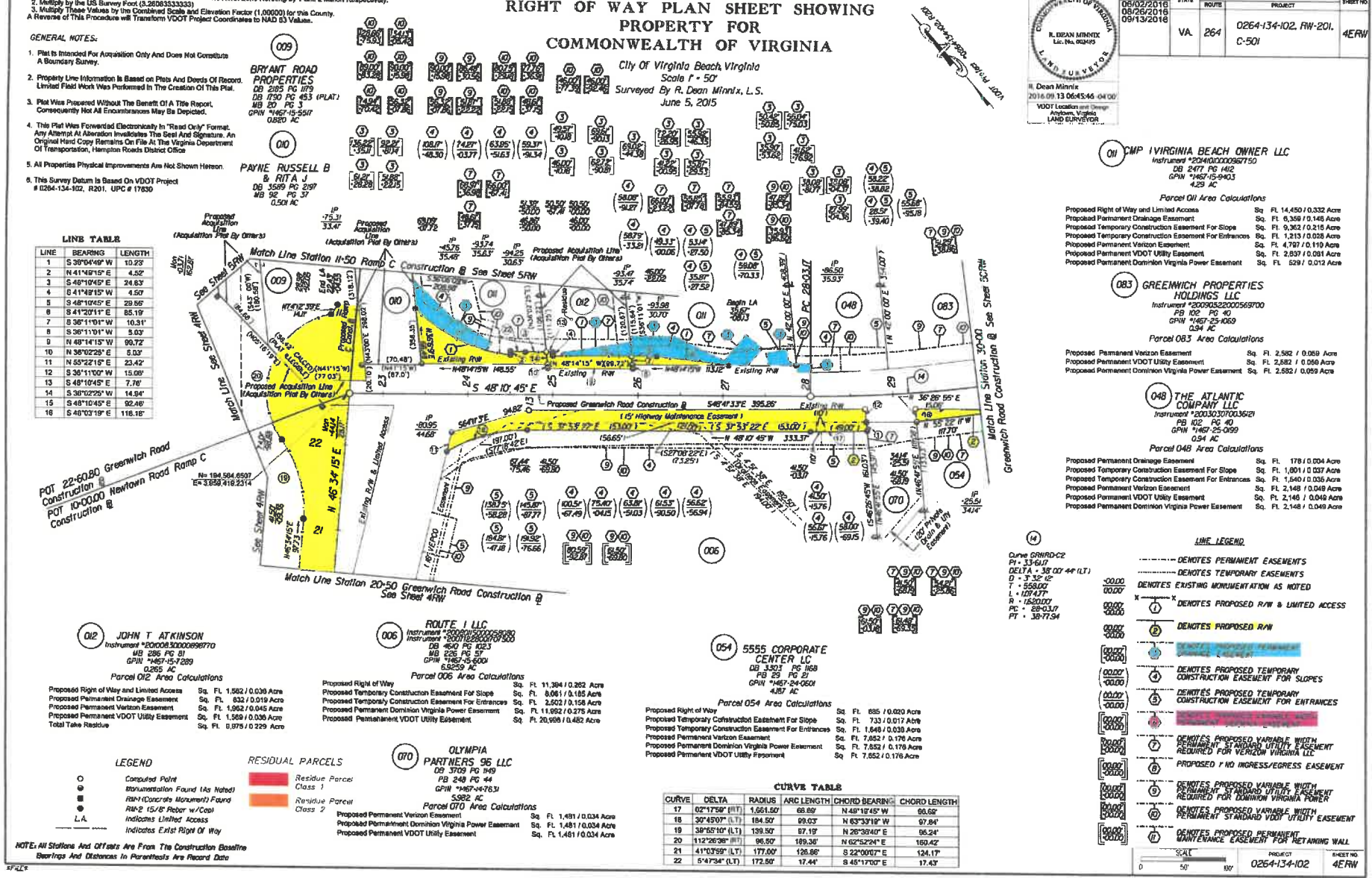


PROJECT	ROUTE	STATE	SHEET NO.
0264-134-102, RW-201, C-501	264	VA	4ERW

- GENERAL NOTES:**
1. Plat is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
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 5. All Properties Physical Improvements Are Not Shown Hereon.
 6. This Survey Datum is Based On VDOT Project # 0264-134-102, R201, UPC # 17630

LINE TABLE

LINE	BEARING	LENGTH
1	S 39°04'49" W	10.23
2	N 41°14'15" E	4.32
3	S 49°10'45" E	24.83
4	S 41°14'15" W	4.50
5	S 48°10'45" E	29.80
6	S 41°20'11" E	85.19
7	S 36°11'01" W	10.31
8	S 30°11'01" W	5.03
9	N 48°14'15" W	90.72
10	N 36°02'25" E	6.03
11	N 53°22'15" E	23.42
12	S 36°11'00" W	15.00
13	S 48°10'45" E	7.76
14	S 30°22'25" W	14.34
15	S 48°10'45" E	82.48
16	S 40°32'19" E	116.18



Parcel 009 Area Calculations

Proposed Right of Way and Limited Access	Sq. Ft.	14,450 / 0.332 Acre
Proposed Permanent Drainage Easement	Sq. Ft.	6,359 / 0.146 Acre
Proposed Temporary Construction Easement For Slopes	Sq. Ft.	0,362 / 0.016 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	1,213 / 0.028 Acre
Proposed Permanent Varizon Easement	Sq. Ft.	4,797 / 0.110 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	2,837 / 0.065 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	529 / 0.012 Acre

Parcel 083 Area Calculations

Proposed Permanent Varizon Easement	Sq. Ft.	2,502 / 0.058 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	2,882 / 0.066 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	2,582 / 0.059 Acre

Parcel 048 Area Calculations

Proposed Permanent Drainage Easement	Sq. Ft.	178 / 0.004 Acre
Proposed Temporary Construction Easement For Slopes	Sq. Ft.	1,801 / 0.021 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	1,540 / 0.036 Acre
Proposed Permanent Varizon Easement	Sq. Ft.	2,148 / 0.049 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	2,148 / 0.049 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	2,148 / 0.049 Acre

LINE LEGEND

- Curve GRW-02
P1 - 33-617
DELTA = 38.07 44 (LT)
D = 352.12'
I = 558.02'
L = 107.477'
R = 1620.00'
PC = 88-03.7'
PT = 39-77.34'
- DENOTES PERMANENT EASEMENTS
- - - - DENOTES TEMPORARY EASEMENTS
- DENOTES EXISTING MONUMENTATION AS NOTED
- ① DENOTES PROPOSED R/W & LIMITED ACCESS
- ② DENOTES PROPOSED R/W
- ③ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
- ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
- ⑤ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
- ⑥ PROPOSED 10' NO INGRESS/EGRESS EASEMENT
- ⑦ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
- ⑧ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT
- ⑨ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

Parcel 054 Area Calculations

Proposed Right of Way	Sq. Ft.	685 / 0.020 Acre
Proposed Temporary Construction Easement For Slopes	Sq. Ft.	733 / 0.017 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	1,649 / 0.030 Acre
Proposed Permanent Varizon Easement	Sq. Ft.	7,852 / 0.178 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	7,852 / 0.178 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	7,852 / 0.178 Acre

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
17	02°17'00" (RT)	1,861.60	68.89	N 48°18'45" W	66.69
18	32°15'00" (LT)	184.50	99.03	N 83°39'18" W	97.84
19	38°55'10" (LT)	159.50	87.19	N 20°32'00" E	88.24
20	112°26'38" (RT)	96.50	189.36	N 62°52'24" E	169.42
21	41°03'59" (LT)	177.60	126.86	S 22°00'07" E	124.17
22	5°47'34" (LT)	172.50	17.44	S 45°17'00" E	17.43

LEGEND

- Computed Point
- Monumentation Found (As Noted)
- RW (Concrete Monument) Found
- RW (15/18 Rebar w/Coil)
- Indicates Limited Access
- Indicates Exist Right of Way

RESIDUAL PARCELS

Residue Parcel Class 1	Residue Parcel Class 2
------------------------	------------------------

Parcel 012 Area Calculations

Proposed Right of Way and Limited Access	Sq. Ft.	1,562 / 0.036 Acre
Proposed Permanent Drainage Easement	Sq. Ft.	632 / 0.015 Acre
Proposed Permanent Varizon Easement	Sq. Ft.	1,962 / 0.045 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	1,569 / 0.036 Acre
Total Take Residue	Sq. Ft.	6,975 / 0.229 Acre

Parcel 006 Area Calculations

Proposed Right of Way	Sq. Ft.	11,394 / 0.262 Acre
Proposed Temporary Construction Easement For Slopes	Sq. Ft.	8,061 / 0.185 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	2,502 / 0.158 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	11,892 / 0.275 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	20,958 / 0.482 Acre

Parcel 070 Area Calculations

Proposed Permanent Varizon Easement	Sq. Ft.	1,481 / 0.034 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	1,481 / 0.034 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	1,481 / 0.034 Acre

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

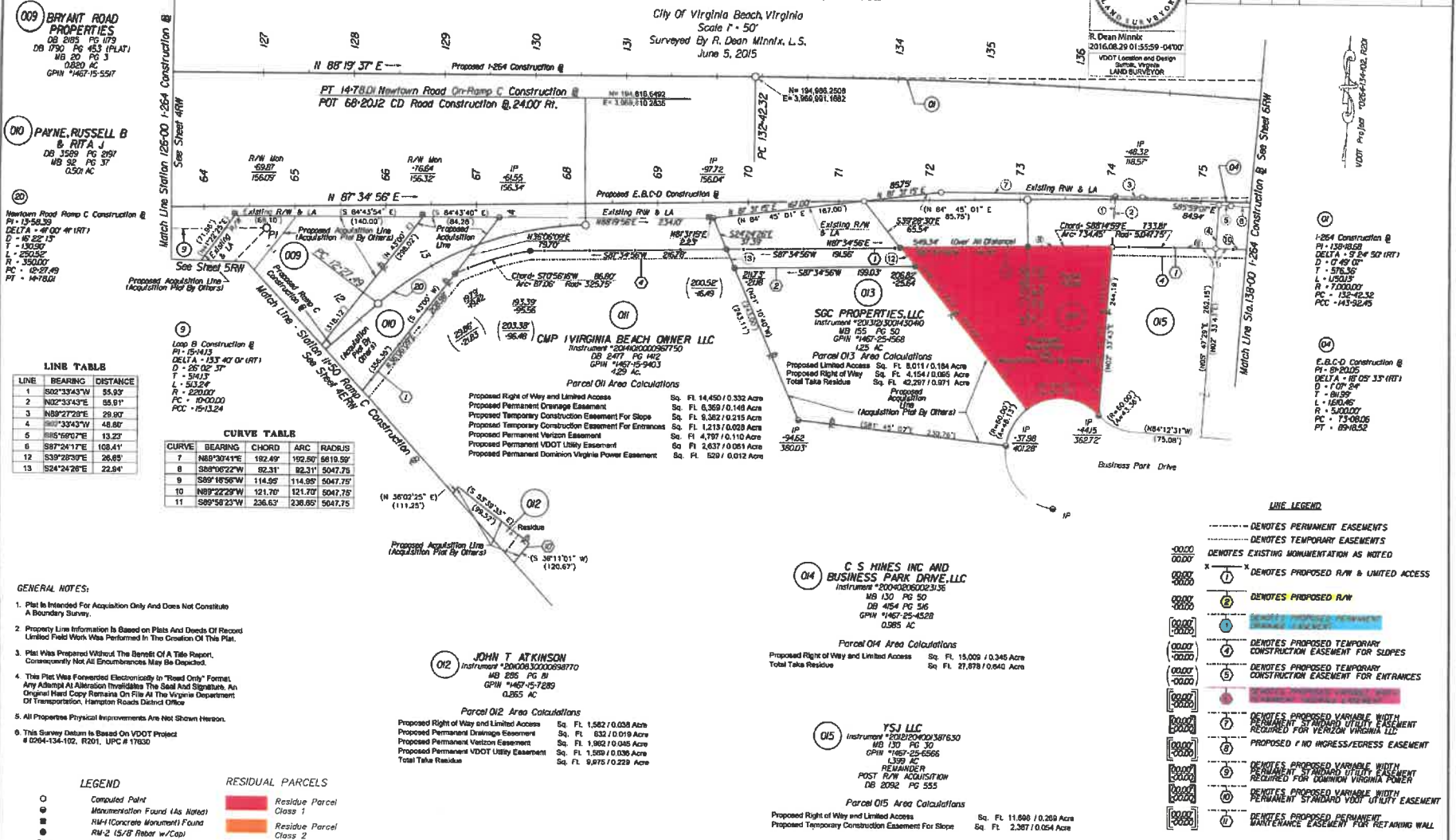
Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.
1. Reduce the Existing 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
2. Multiply by the US Survey Foot Conversion Factor (1.000003) for this County.
3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) 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 Virginia Beach, Virginia
Scale 1" = 50'
Surveyed By R. Dean Minkx, L.S.
June 5, 2015



DATE	STATE	ROUTE	PROJECT	SHEET NO.
08/07/2016 08/29/2016	VA	264	0264-134-102, RW-201, C-501	5RW



LINE TABLE

LINE	BEARING	DISTANCE
1	S02°33'43"W	55.93'
2	N02°33'43"E	55.91'
3	N89°27'28"E	29.90'
4	S07°33'43"W	48.90'
5	S05°59'07"E	13.22'
6	S87°24'17"E	108.41'
12	S39°28'30"E	26.85'
13	S24°24'28"E	22.84'

CURVE TABLE

CURVE	BEARING	CHORD	ARC RADJUS
7	N69°30'41"E	192.49'	192.50'
8	S88°06'22"W	82.31'	82.31'
9	S89°18'56"W	114.95'	114.95'
10	N89°22'28"W	121.70'	121.70'
11	S89°58'23"W	236.63'	236.65'

- GENERAL NOTES:**
1. Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
 2. Property Line Information Is Based On Plans And Deeds Of Record Limited Field Work Was Performed In The Creation Of This Plat.
 3. Plat Was Prepared Without The Benefit Of A Title Report, Consequently Not All Encumbrances May Be Disclosed.
 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. All Proposed Physical Improvements Are Not Shown Herein.
 6. This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPR # 17630

LEGEND

○	Computed Point	■	Residue Parcel Class 1
●	Monumentation Found (As Noted)	■	Residue Parcel Class 2
⊙	RM-1 (Concrete Monument) Found		
⊙	RM-2 (5/8" Rebar w/ Cap)		
G.A.	Utilities Over All Distances Indicate Lateral Right Of Way		

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

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - DENOTES PROPOSED R/W & LIMITED ACCESS
 - DENOTES PROPOSED R/W
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - DENOTES PROPOSED VARIABLE WITH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
 - PROPOSED / NO INGRESS/EGRESS EASEMENT
 - DENOTES PROPOSED VARIABLE WITH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
 - DENOTES PROPOSED VARIABLE WITH PERMANENT STANDARD VDOT UTILITY EASEMENT
 - DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

SCALE	PROJECT	SHEET NO.
1" = 50'	0264-134-102	5RW

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

City Of Virginia Beach, Virginia
 Scale F = 50'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015



REVISION	DATE	ROUTE	STATE	PROJECT	SHEET NO.
02/07/2015	03/10/2015	VA	264	0264-134-102, RW-201, C-501	SCRW
04/12/2015	05/07/2015				
06/15/2015	07/15/2015				
07/15/2015	08/05/2015				

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 (1.00000) for this County.
 A Reverse of This Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - ① DENOTES PROPOSED R/W & LIMITED ACCESS
 - ② DENOTES PROPOSED R/W
 - ③ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - ⑤ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
 - ⑥ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
 - ⑦ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH BEARING	CH LENGTH
12	01°08'19"	11,650.50'	32.80'	N 85°31'19" W	32.80'
13	00°31'26" (LT)	11,481.75'	13.55'	S 88°09'11" E	13.55'

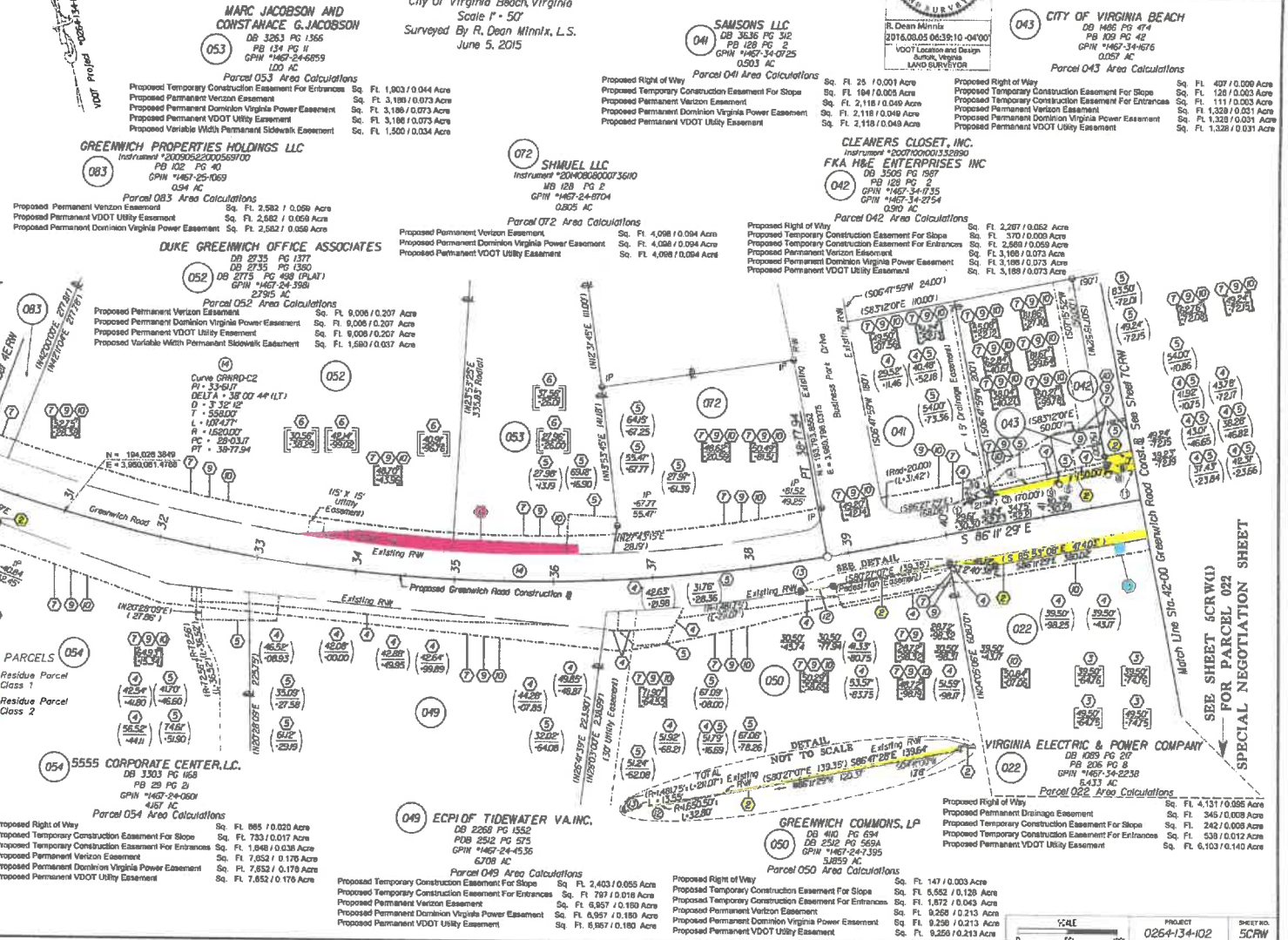
LINE TABLE

LINE	BEARING	LENGTH
1	N03°32'31"E	0.78'
2	S08°25'45"E	21.93'
3	N03°32'31"E	5.04'
4	N88°18'46"W	70.04'
5	N88°18'46"W	50.03'
6	N03°32'31"E	18.97'
7	S08°19'48"E	80.18'
8	N03°32'31"E	0.96'
9	S03°32'51"W	7.33'
10	N03°32'31"E	1.65'
11	N86°33'50"W	80.00'

- LEGEND**
- Computed Point
 - Monumentation Found (As Noted)
 - RM-1 (Concrete Monument) Found
 - RM-2 (5/8" Rebar w/ Cap) Found
 - L.A. Indicates Limited Access
 - Residue Parcel Class 1
 - Residue Parcel Class 2

- GENERAL NOTES:**
1. Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
 2. Property Line Information Is Based on Plats And Deeds Or Record Limited Field Work Was Performed In 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 Hand Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
 5. All Properties Physical Improvements Are Not Shown Hereon.
 6. This Survey Differs In Based On VDOT Project # 0264-134-102, UPC # 11730.

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



MARC JACOBSON AND CONSTANACE J. GACOBSON
 DB 3263 PG 1366
 PB 134 PG II
 GPW *1467-24-6659
 LDD AC

Parcel 053 Area Calculations

Proposed Temporary Construction Easement For Entrances	Sq. Ft.	1,003 / 0.044 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Variable Width Permanent Sidewalk Easement	Sq. Ft.	2,795 AC
Proposed Permanent VDOT Utility Easement	Sq. Ft.	1,500 / 0.034 Acre

GREENWICH PROPERTIES HOLDINGS LLC
 Instrument *20090522000569700
 PB 102 PG 40
 GPN *1467-25-0669
 0.94 AC

Parcel 052 Area Calculations

Proposed Permanent VDOT Utility Easement	Sq. Ft.	2,582 / 0.059 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	2,682 / 0.058 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	2,682 / 0.058 Acre

DUKE GREENWICH OFFICE ASSOCIATES
 DB 2735 PG 1377
 DB 2735 PG 1380
 DB 2735 PG 1381
 GPN *1467-24-3981

Parcel 052 Area Calculations

Proposed Permanent VDOT Utility Easement	Sq. Ft.	9,006 / 0.207 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	9,006 / 0.207 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	9,006 / 0.207 Acre
Proposed Variable Width Permanent Sidewalk Easement	Sq. Ft.	1,580 / 0.037 Acre

5555 CORPORATE CENTER, L.C.
 DB 3303 PG 168
 PB 29 PG 21
 GPN *1467-24-0501
 4.67 AC

Parcel 054 Area Calculations

Proposed Right of Way	Sq. Ft.	985 / 0.022 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	783 / 0.017 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	1,848 / 0.038 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	7,652 / 0.176 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	7,652 / 0.176 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	7,652 / 0.176 Acre

ECPI OF TIDEWATER VA, INC.
 DB 2268 PG 1552
 PDB 2502 PG 575
 GPW *1467-24-5355
 6.708 AC

Parcel 049 Area Calculations

Proposed Temporary Construction Easement For Slope	Sq. Ft.	2,403 / 0.055 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	757 / 0.018 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	6,957 / 0.160 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	6,957 / 0.160 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	6,957 / 0.160 Acre

SAMSONS LLC
 DB 3636 PG 312
 PB 128 PG 2
 GPW *1467-34-0725
 0.503 AC

Parcel 041 Area Calculations

Proposed Right of Way	Sq. Ft.	25 / 0.001 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	194 / 0.005 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	2,116 / 0.049 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	2,116 / 0.049 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	2,116 / 0.049 Acre

SHMUEL LLC
 Instrument *2014080800073610
 MB 128 PG 2
 GPN *1467-24-5704
 0.825 AC

Parcel 072 Area Calculations

Proposed Permanent VDOT Utility Easement	Sq. Ft.	4,098 / 0.094 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	4,098 / 0.094 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	4,098 / 0.094 Acre

CLEANERS CLOSET, INC.
 Instrument *2007020001332890
 DB 3505 PG 1987
 PB 128 PG 2
 GPN *1467-34-7355
 0.900 AC

Parcel 042 Area Calculations

Proposed Right of Way	Sq. Ft.	2,287 / 0.052 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	370 / 0.009 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	2,569 / 0.059 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre

CITY OF VIRGINIA BEACH
 DB 4465 PG 474
 PB 109 PG 42
 GPN *1467-34-4676
 0.057 AC

Parcel 043 Area Calculations

Proposed Right of Way	Sq. Ft.	407 / 0.009 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	126 / 0.003 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	111 / 0.003 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	1,328 / 0.031 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	1,328 / 0.031 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	1,328 / 0.031 Acre

FKA MBE ENTERPRISES INC
 DB 3505 PG 1987
 PB 128 PG 2
 GPN *1467-34-7355
 0.900 AC

Parcel 042 Area Calculations

Proposed Right of Way	Sq. Ft.	2,287 / 0.052 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	370 / 0.009 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	2,569 / 0.059 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre

GREENWICH COMMONS, LP
 DB 410 PG 694
 DB 2312 PG 569A
 GPW *1467-24-3955
 5.859 AC

Parcel 050 Area Calculations

Proposed Right of Way	Sq. Ft.	147 / 0.003 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	552 / 0.012 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	1,872 / 0.043 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	9,256 / 0.213 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	9,256 / 0.213 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	9,256 / 0.213 Acre

5555 CORPORATE CENTER, L.C.
 DB 3303 PG 168
 PB 29 PG 21
 GPN *1467-24-0501
 4.67 AC

Parcel 054 Area Calculations

Proposed Right of Way	Sq. Ft.	985 / 0.022 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	783 / 0.017 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	1,848 / 0.038 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	7,652 / 0.176 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	7,652 / 0.176 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	7,652 / 0.176 Acre

ECPI OF TIDEWATER VA, INC.
 DB 2268 PG 1552
 PDB 2502 PG 575
 GPW *1467-24-5355
 6.708 AC

Parcel 049 Area Calculations

Proposed Temporary Construction Easement For Slope	Sq. Ft.	2,403 / 0.055 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	757 / 0.018 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	6,957 / 0.160 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	6,957 / 0.160 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	6,957 / 0.160 Acre

CLEANERS CLOSET, INC.
 Instrument *2007020001332890
 DB 3505 PG 1987
 PB 128 PG 2
 GPN *1467-34-7355
 0.900 AC

Parcel 042 Area Calculations

Proposed Right of Way	Sq. Ft.	2,287 / 0.052 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	370 / 0.009 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	2,569 / 0.059 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre

SHMUEL LLC
 Instrument *2014080800073610
 MB 128 PG 2
 GPN *1467-24-5704
 0.825 AC

Parcel 072 Area Calculations

Proposed Permanent VDOT Utility Easement	Sq. Ft.	4,098 / 0.094 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	4,098 / 0.094 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	4,098 / 0.094 Acre

CITY OF VIRGINIA BEACH
 DB 4465 PG 474
 PB 109 PG 42
 GPN *1467-34-4676
 0.057 AC

Parcel 043 Area Calculations

Proposed Right of Way	Sq. Ft.	407 / 0.009 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	126 / 0.003 Acre
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Proposed Permanent VDOT Utility Easement	Sq. Ft.	1,328 / 0.031 Acre

FKA MBE ENTERPRISES INC
 DB 3505 PG 1987
 PB 128 PG 2
 GPN *1467-34-7355
 0.900 AC

Parcel 042 Area Calculations

Proposed Right of Way	Sq. Ft.	2,287 / 0.052 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	370 / 0.009 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	2,569 / 0.059 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre

GREENWICH COMMONS, LP
 DB 410 PG 694
 DB 2312 PG 569A
 GPW *1467-24-3955
 5.859 AC

Parcel 050 Area Calculations

Proposed Right of Way	Sq. Ft.	147 / 0.003 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	552 / 0.012 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	1,872 / 0.043 Acre
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Proposed Permanent VDOT Utility Easement	Sq. Ft.	9,256 / 0.213 Acre

5555 CORPORATE CENTER, L.C.
 DB 3303 PG 168
 PB 29 PG 21
 GPN *1467-24-0501
 4.67 AC

Parcel 054 Area Calculations

Proposed Right of Way	Sq. Ft.	985 / 0.022 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	783 / 0.017 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	1,848 / 0.038 Acre
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Proposed Permanent VDOT Utility Easement	Sq. Ft.	7,652 / 0.176 Acre

ECPI OF TIDEWATER VA, INC.
 DB 2268 PG 1552
 PDB 2502 PG 575
 GPW *1467-24-5355
 6.708 AC

Parcel 049 Area Calculations

Proposed Temporary Construction Easement For Slope	Sq. Ft.	2,403 / 0.055 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	757 / 0.018 Acre
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Proposed Permanent VDOT Utility Easement	Sq. Ft.	6,957 / 0.160 Acre

CLEANERS CLOSET, INC.
 Instrument *2007020001332890
 DB 3505 PG 1987
 PB 128 PG 2
 GPN *1467-34-7355
 0.900 AC

Parcel 042 Area Calculations

Proposed Right of Way	Sq. Ft.	2,287 / 0.052 Acre
Proposed Temporary Construction Easement For Slope	Sq. Ft.	370 / 0.009 Acre
Proposed Temporary Construction Easement For Entrances	Sq. Ft.	2,569 / 0.059 Acre
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Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	3,188 / 0.073 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	3,188 / 0.073 Acre

SHMUEL LLC
 Instrument *2014080800073610
 MB 128 PG 2
 GPN *1467-24-5704
 0.825 AC

Parcel 072 Area Calculations

Proposed Permanent VDOT Utility Easement	Sq. Ft.	4,098 / 0.094 Acre
Proposed Permanent Dominion Virginia Power Easement	Sq. Ft.	4,098 / 0.094 Acre
Proposed Permanent VDOT Utility Easement	Sq. Ft.	4,098 / 0.094 Acre

Scale: 1" = 50'

PROJECT: 0264-134-102

SHEET NO.: SCRW

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 (3.280833333333333).
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) for this County.
 A Reverse of This Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

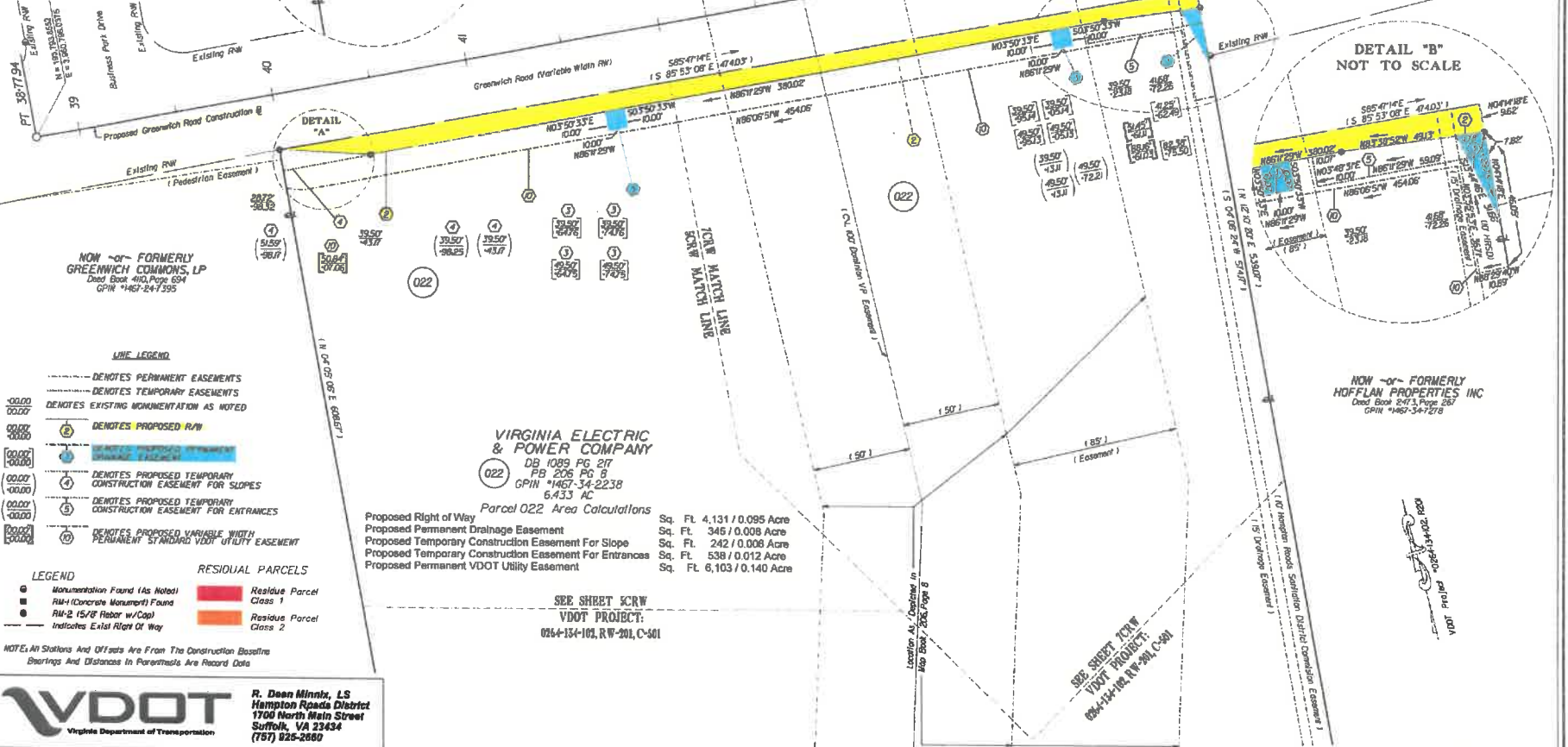
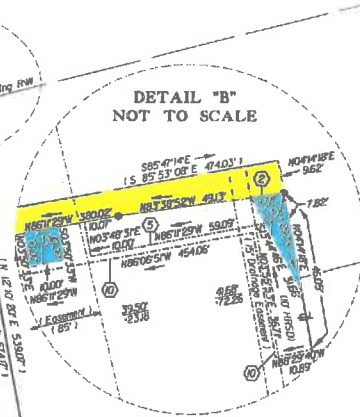
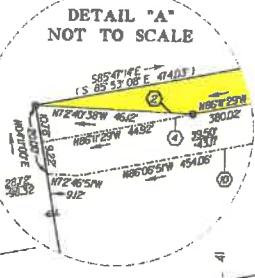
COMMONWEALTH OF VIRGINIA RIGHT OF WAY PLAT SHOWING SPECIAL NEGOTIATION PARCEL 022 PROPERTY STANDING IN THE NAME OF VIRGINIA ELECTRIC & POWER COMPANY

City of Virginia Beach, Virginia
 Scale 1" = 25'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015
 Plan Sheet Plat Revised March 4, 2016



GENERAL NOTES:

1. Plat is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information is Based on Plans And Deeds Of Record. Limited Field Work Was Performed In 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. All Properties Physical Improvements Are Not Shown Hereon.
6. This Survey Dishes In Based On VDOT Project # 0264-134-102, R201, UPC # 17830



NOW -or- FORMERLY
GREENWICH COMMONS, LP
 Deed Book 410, Page 694
 GPM #1467-247395

NOW -or- FORMERLY
HOFFMAN PROPERTIES INC
 Deed Book 347, Page 267
 GPM #465-347276

VIRGINIA ELECTRIC & POWER COMPANY
 DB 1089 PG 217
 PB 206 PG 6
 GPM #1467-34-2238
 6.433 AC

Parcel 022 Area Calculations
 Proposed Right of Way Sq. Ft. 4,131 / 0.095 Acre
 Proposed Permanent Drainage Easement Sq. Ft. 345 / 0.008 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 242 / 0.006 Acre
 Proposed Temporary Construction Easement For Entrances Sq. Ft. 538 / 0.012 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 6,103 / 0.140 Acre

SEE SHEET SCR
 VDOT PROJECT:
 0264-134-102, RW-201, C-501

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - DENOTES PROPOSED RW
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

- LEGEND**
- Monumentation Found (As Noted)
 - RM-1 (Concrete Monument) Found
 - RM-2 (5/8" Rebar w/ Cap)
 - Indicates Exist Right Of Way
 - Residue Parcel Class 1
 - Residue Parcel Class 2

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

VDOT
 Virginia Department of Transportation

R. Dean Minnix, LS
 Hampton Roads District
 1700 North Main Street
 Suffolk, VA 23434
 (757) 625-2680

UPC: 17830	PROJECT: 0264-134-102, RW-201, C-501	DRAWN BY: RDM, LS	PARCEL: 022
SCALE: 1" = 25'	DATE: 11-03-15 / REVISED 03-04-16	CHECKED BY: DMW, LS, CFM	SHEET 1 OF 1

SHEET NO	PROJECT	SHEET NO
SCRWH	0264-134-102	SCRWH

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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 (1.00000) 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

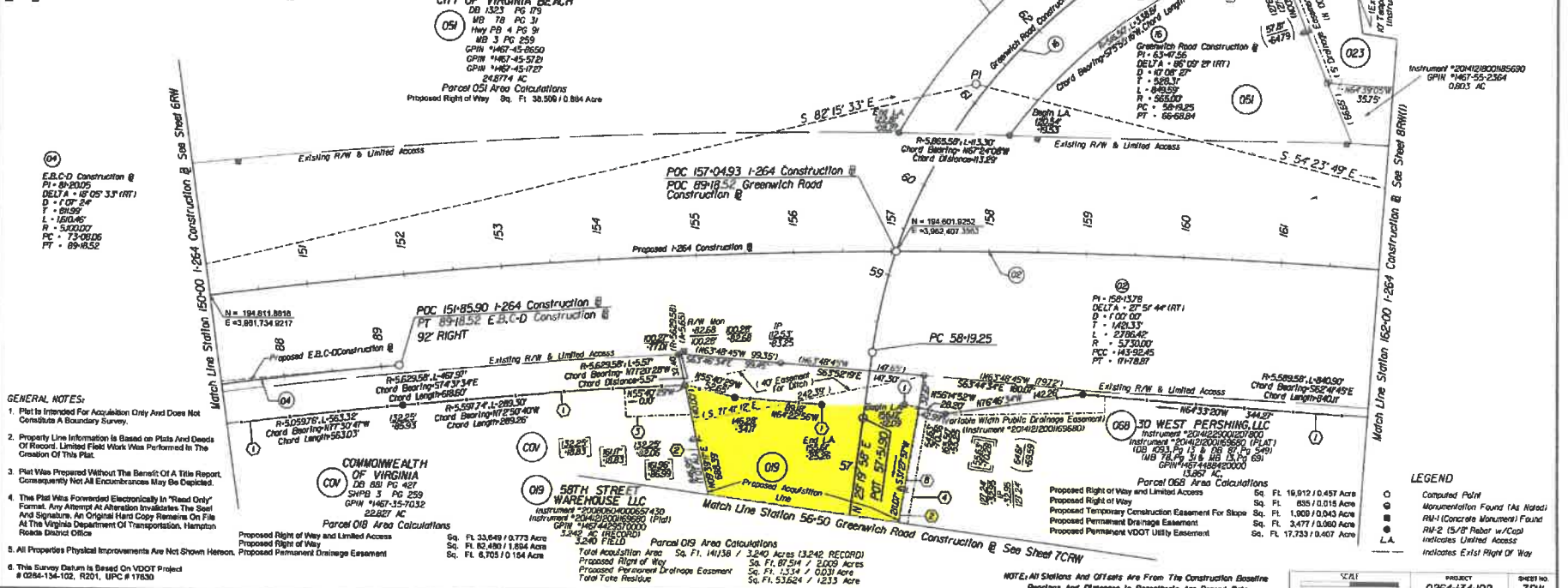
City Of Virginia Beach, Virginia
Scale 1" = 50'
Surveyed By R. Dean Minnix, L.S.
June 5, 2015



STATE	ROUTE	PROJECT	SHEET NO.
VA	264	0264-134-102, RW-201, C-501, B-603	7RW

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - DENOTES PROPOSED R/W & LIMITED ACCESS
 - DENOTES PROPOSED R/W
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
 - PROPOSED 10' INGRESS/EGRESS EASEMENT
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
 - DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

- RESIDUAL PARCELS**
- Residue Parcel Class 1
 - Residue Parcel Class 2



- GENERAL NOTES:**
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 - Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
 - This Plat Has 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.
 - All Properties Physical Improvements Are Not Shown Hereon.
 - This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPC # 17633

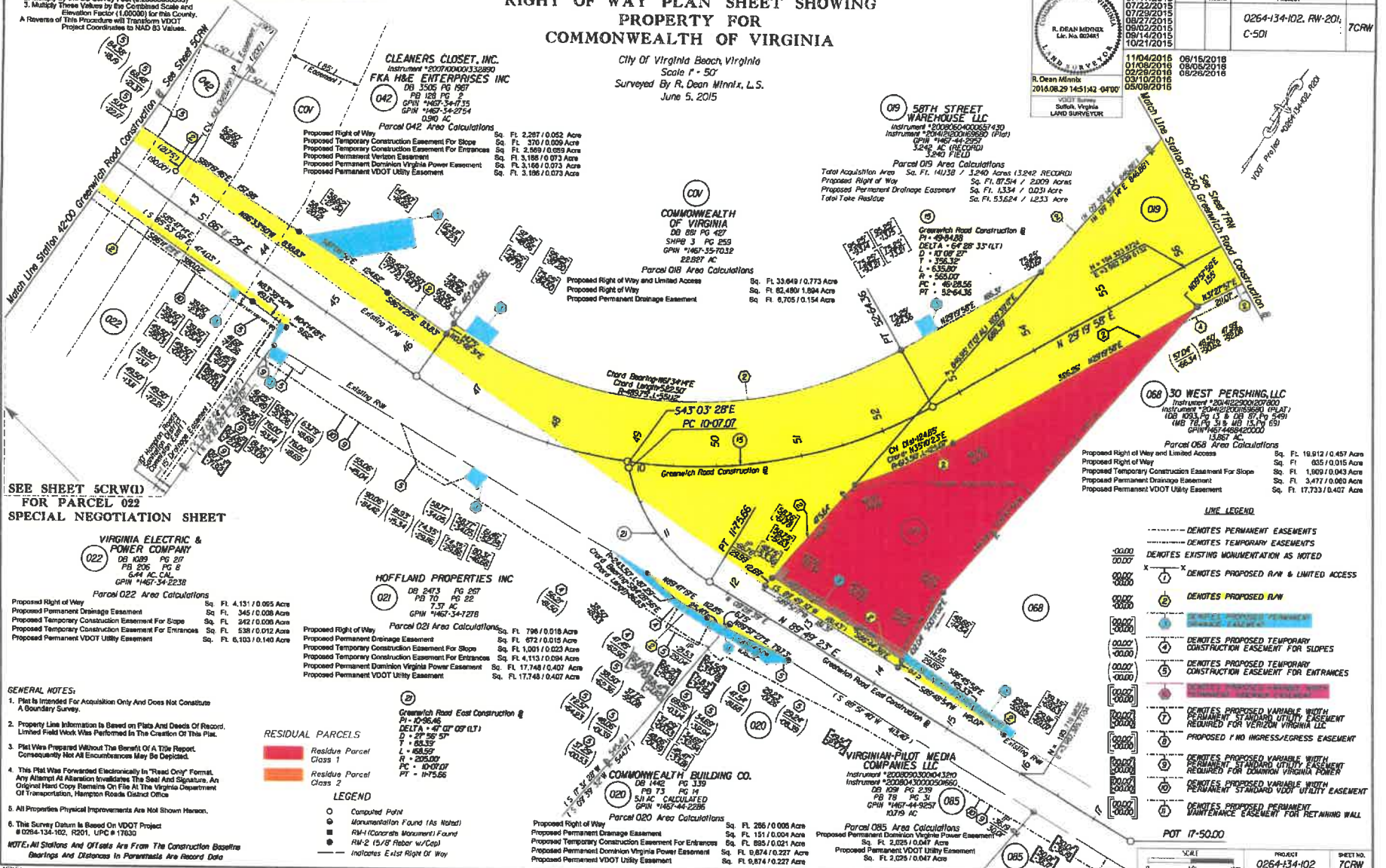
- LEGEND**
- Computed Point
 - Monumentation Found (As Noted)
 - RW-1 (Concrete Monument) Found
 - RW-2 (5/8" Rebar w/ Cap) Found
 - Indicates Limited Access
 - Indicates Existing Right Of Way

Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates:
1. Reduce the Existing 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Miles Respectively.
2. Multiply These Values by the Combined Scale and Elevation Factor (1.000000) 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 Virginia Beach, Virginia
Scale 1" = 50'
Surveyed By R. Dean Minnix, L.S.
June 5, 2015

REVISION	DATE	BY	REASON	PROJECT	SHEET NO.
07/17/2015	07/17/2015	R. DEAN MINNIX	LAND SURVEY	0264-134-102, RW-201, C-501	7CRW
07/29/2015	07/29/2015				
08/27/2015	08/27/2015				
09/02/2015	09/02/2015				
09/14/2015	09/14/2015				
10/21/2015	10/21/2015				
11/04/2015	08/15/2018				
01/08/2016	08/05/2018				
02/26/2016	08/26/2018				
03/10/2016					
05/08/2016					



SEE SHEET 5CRW1 FOR PARCEL 022 SPECIAL NEGOTIATION SHEET

VIRGINIA ELECTRIC & POWER COMPANY
DB 1089 PG 20
PB 206 PG 8
S44 AC, CAL
GPN *1467-34-2238

Parcel 022 Area Calculations
Proposed Right of Way Sq. Ft. 4,131 / 0.095 Acre
Proposed Permanent Drainage Easement Sq. Ft. 345 / 0.008 Acre
Proposed Temporary Construction Easement For Slopes Sq. Ft. 242 / 0.005 Acre
Proposed Temporary Construction Easement For Entrances Sq. Ft. 538 / 0.012 Acre
Proposed Permanent VDOT Utility Easement Sq. Ft. 6,103 / 0.140 Acre

RESIDUAL PARCELS
Residue Parcel Class 1
Residue Parcel Class 2

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

GENERAL NOTES:
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5. All Properties Physical Improvements Are Not Shown Hereon.
6. This Survey Datum is Based On VDOT Project # 0264-134-102, R201, UPC # 17630

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

LINE LEGEND

---	DENOTES PERMANENT EASEMENTS
---	DENOTES TEMPORARY EASEMENTS
---	DENOTES EXISTING MONUMENTATION AS NOTED
---	DENOTES PROPOSED R/W & LIMITED ACCESS
---	DENOTES PROPOSED R/W
---	DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
---	DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
---	DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
---	PROPOSED / NO INGRESS/EGRESS EASEMENT
---	DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
---	DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT
---	DENOTES PROPOSED PERMANENT VARIANCE EASEMENT FOR RETAINING WALL

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 (3.280833333).
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) 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 Virginia Beach, Virginia
 Scale 1" = 50'

Surveyed By R. Dean Minnix, L.S.
 June 5, 2015

LIMITED ACCESS HIGHWAY By Resolution of the Board of Supervisors
 LIMITED ACCESS HIGHWAY By Resolution of the Board of Supervisors
 PROJECT: 0264-134-102, RW-201, C-501
 SHEET NO: BRW11



- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - ① DENOTES PROPOSED R/W & LIMITED ACCESS
 - ② DENOTES PROPOSED R/W
 - ③ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES

- ⑦ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STAIRWAY UTILITY EASEMENT REQUIRED FOR VERMION VIRGINIA LLC
- ⑧ PROPOSED F.N.D. INGRESS/EGRESS EASEMENT
- ⑨ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STAIRWAY UTILITY EASEMENT REQUIRED FOR COMMON VIRGINIA POWER
- ⑩ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STAIRWAY VDOT UTILITY EASEMENT
- ⑪ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL



Greenwch Road Construction @
 PI = 634755
 DELTA = 86.09 21 (RT)
 D = 10' 00" 21"
 L = 528.34
 R = 565.00
 PC = 589425
 PT = 66-69.84

LINE TABLE

LINE	BEARING	DISTANCE
1	N55°05'31"W	13.21'
2	S34°54'28"W	12.67'
3	N82°00'10"W	38.12'
4	N82°00'10"W	23.12'
5	S18°43'01"W	14.37'

- RESIDUAL PARCELS**
- █ Residue Parcel Class 1
 - █ Residue Parcel Class 2

- LEGEND**
- Computed Point
 - Monumentation Found (As Noted)
 - RW-1 (Concrete Monument) Found
 - RW-2 (5/8" Rebar w/ Cap) Found
 - Indicates Exist Right of Way

**SEE SHEET BRW(2) FOR
OWNER REFERENCES AND
PARCEL AREA CALCULATIONS**

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS	DELTA
1	N85°08'50"W	51.04'	51.05'	1,771.58'	01°30'05" (RT)
7	S54°23'00"E	8.31'	8.11'	1,443.80'	001°33'37" (LT)
8	S87°18'22"E	174.62'	174.70'	1,878.50'	00°08'14" (LT)
10	N57°13'38"W	174.45'	174.33'	1,845.94'	09°04'31" (RT)
11	N20°27'00"W	24.24'	28.04'	20.00'	74°38'08" (RT)
13	S84°37'46"E	256.49'	256.74'	1,676.50'	09°46'28" (LT)
14	N64°04'14"W	288.49'	296.88'	1,645.98'	08°50'05" (RT)

- GENERAL NOTES:**
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SCALE: 1" = 50'
 PROJECT: 0264-134-102
 SHEET NO: BRW11

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A Review 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 Virginia Beach, Virginia
Scale 1" = 50'
Surveyed By R. Dean Minnix, L.S.
June 5, 2015

LIMITED ACCESS HIGHWAY By Resolution of Highway Commission
LIMITED ACCESS HIGHWAY By Resolution of Commonwealth Transportation Board



STATE	ROUTE	PROJECT	SHEET NO.
VA	264	0264-134-102, RW-201, C-501	BRW(2)

RESIDUAL PARCELS

Residual Parcel Class 1

Residual Parcel Class 2

Parcel 080 Area Calculations

Proposed Permanent Verizon Easement Sq. Ft. 4,338 / 0.100 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 3,801 / 0.087 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 4,335 / 0.100 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 15,468 / 0.359 Acre
 Proposed Temporary Construction Easement For Entrance Sq. Ft. 2,038 / 0.047 Acre

Parcel 025 Area Calculations

Proposed Permanent Verizon Easement Sq. Ft. 8,671 / 0.223 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 3,911 / 0.090 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 3,911 / 0.090 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 1,058 / 0.025 Acre

Parcel 026 Area Calculations

Proposed Right of Way Sq. Ft. 3,219 / 0.085 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 1,372 / 0.032 Acre
 Proposed Temporary Construction Easement For Entrance Sq. Ft. 1,425 / 0.033 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 10,075 / 0.231 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 10,075 / 0.231 Acre

Parcel 084 Area Calculations

Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 3,030 / 0.070 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 3,030 / 0.070 Acre

Parcel 068 Area Calculations

Proposed Right of Way and Limited Access Sq. Ft. 15,612 / 0.467 Acre
 Proposed Right of Way Construction Easement For Slope Sq. Ft. 1,800 / 0.043 Acre
 Proposed Permanent Drainage Easement Sq. Ft. 3,477 / 0.080 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 17,733 / 0.407 Acre

THE RUNNYMEDE CORPORATION
 DB 2822 PG 722
 DB 1461 PG 639
 Instrument *20141200186880
 Instrument *2015062200057960 (Plot)
 MB 234 PG 46
 GPN *1467-55-2394
 4.857 AC

Parcel 023 Area Calculations

Proposed Permanent Verizon Easement Sq. Ft. 4,041 / 0.093 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 4,041 / 0.093 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 4,041 / 0.093 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 8,939 / 0.206 Acre

**POC 75-64.00 Greenwich Road Construction @
 POT 10-00.00 Clearfield Avenue Construction @**

SEE SHEET 8RW(1) FOR BEARINGS & DISTANCES

CITY OF VIRGINIA BEACH
 Instrument *20141200186880
 Instrument *2015062200057960 (Plot)
 GPN *1467-55-2394

Parcel 069 Area Calculations

Proposed Permanent Verizon Easement Sq. Ft. 985 / 0.022 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 985 / 0.022 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 985 / 0.022 Acre

SOLUTIONS ENTERPRISES LLC
 Instrument *20150930074595
 Instrument *201604250073690
 Instrument *201604250073690 (Plot)
 GPN *1467-55-7079
 *1467-54-8995
 1753 AC

Parcel 028 Area Calculations

Proposed Temporary Construction Easement For Slope Sq. Ft. 1,018 / 0.023 Acre
 Proposed Temporary Construction Easement For Entrance Sq. Ft. 913 / 0.021 Acre
 Proposed Permanent Verizon Easement Sq. Ft. 4,839 / 0.104 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 8,251 / 0.189 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 4,839 / 0.104 Acre

30 WEST PERSHING, LLC
 Instrument *2014122001207800 / Instrument *201412200169690 (1 PLAT)
 103 1093.1 Pg 13 & DB 21 Pg 549 / 185 16 Pg 31 & WB 13 Pg 691
 GPN *1467-44-80420000
 13.867 AC

LEGEND

- Computed Point
- Monumentation Found (As Noted)
- RM-1 (Concrete Monument) Found
- RM-2 (15/8" Rebar w/Cap)
- Indicates Exist Right of Way

LINE LEGEND

- DENOTES PERMANENT EASEMENTS
- DENOTES TEMPORARY EASEMENTS
- DENOTES EXISTING MONUMENTATION AS NOTED
- ① DENOTES PROPOSED R/W & LIMITED ACCESS
- ② DENOTES PROPOSED R/W
- ③ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
- ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
- ⑤ DENOTES PROPOSED VERIZON EASEMENT
- ⑥ DENOTES PROPOSED DOMINION VIRGINIA POWER EASEMENT
- ⑦ PROPOSED NO IMPRESS/EGRESS EASEMENT
- ⑧ DENOTES PROPOSED VERIZON WITH CONDUIT EASEMENT
- ⑨ DENOTES PROPOSED VERIZON WITH PERMANENT STANDING VDOT UTILITY EASEMENT
- ⑩ DENOTES PROPOSED VERIZON WITH LIMITED ACCESS EASEMENT FOR RETAINING WALL

GENERAL NOTES:

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SCALE 1" = 50'
 PROJECT 0264-134-102
 SHEET NO. 8RW(2)

Parcel 032 Area Calculations

Proposed Right of Way Construction Easement For Entrance Sq. Ft. 3,587 / 0.080 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 451 / 0.010 Acre
 Proposed Permanent Verizon Easement Sq. Ft. 4,728 / 0.109 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 4,728 / 0.109 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 4,728 / 0.109 Acre

Parcel 030 Area Calculations

Proposed Right of Way Construction Easement For Slope Sq. Ft. 8,004 / 0.198 Acre
 Proposed Temporary Construction Easement For Entrance Sq. Ft. 1,417 / 0.033 Acre
 Proposed Permanent Verizon Easement Sq. Ft. 6,877 / 0.237 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 6,877 / 0.237 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 6,877 / 0.237 Acre

Parcel 033 Area Calculations

Proposed Right of Way Construction Easement For Slope Sq. Ft. 1,104 / 0.025 Acre
 Proposed Temporary Construction Easement For Entrance Sq. Ft. 1,104 / 0.025 Acre
 Proposed Permanent Verizon Easement Sq. Ft. 6,877 / 0.237 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 6,877 / 0.237 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 6,877 / 0.237 Acre

Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.
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2. Multiply by the US Survey Foot (1.2003333333).
3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) for this County.
A Reverse of This Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

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

GENERAL NOTES:

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6. This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPG # 17830.

RIGHT OF WAY PLAN SHEET SHOWING
PROPERTY FOR
COMMONWEALTH OF VIRGINIA

City Of Virginia Beach, Virginia
Scale 1" = 50'
Surveyed By R. Dean Minnix, L.S.
June 5, 2015



REVISED	STATE	ROUTE	PROJECT	SHEET NO
04/27/2016 05/09/2016 07/12/2016 12/15/2016 04/07/2017	VA.	264	0264-134-102, RW-201, C-501	8CRW

THE RUNNYMEDE CORPORATION

Parcel 045 Area Calculations
BD 474 PG 86
Center Book 86 PG 43
DG 2047 PG 583
GPN #167-65-7403
2.95 AC

Proposed Permanent Veriton Easement Sq. Ft. 2,722 / 0.063 Acre
Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 2,722 / 0.063 Acre
Proposed Permanent VDOT Utility Easement Sq. Ft. 2,722 / 0.063 Acre
Proposed Variable Width Permanent Sidewalk Easement Sq. Ft. 45 / 0.001 Acre

E. L. HUDSON ENTERPRISES, LLC

Parcel 078 Area Calculations
Instrument #2004126002300
GPN #167-65-7063
170.1 AC

Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 4,371 / 0.100 Acre
Proposed Permanent VDOT Utility Easement Sq. Ft. 4,371 / 0.100 Acre

032 TIDEWATER CABLE TV INC

Parcel 032 Area Calculations
SS 1650 PG 376
GPN #167-65-4006
1820 AC

Proposed Right of Way Sq. Ft. 3,697 / 0.083 Acre
Proposed Temporary Construction Easement For Entrances Sq. Ft. 641 / 0.019 Acre
Proposed Temporary Construction Easement For Slopes Sq. Ft. 63 / 0.002 Acre
Proposed Permanent Veriton Easement Sq. Ft. 4,736 / 0.109 Acre
Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 4,736 / 0.109 Acre
Proposed Permanent VDOT Utility Easement Sq. Ft. 4,736 / 0.109 Acre

030 CLEVELAND INTERSTATE ASSOCIATES LLC

Parcel 030 Area Calculations
Instrument #200412600514250
PG 159 PG 36
PB 143 PG 54
GPN #167-64-2804
GPN #167-64-3746
1,298 AC

Proposed Right of Way Sq. Ft. 5,054 / 0.139 Acre
Proposed Temporary Construction Easement For Slopes Sq. Ft. 9,430 / 0.219 Acre
Proposed Temporary Construction Easement For Entrances Sq. Ft. 1,412 / 0.032 Acre
Proposed Permanent Veriton Easement Sq. Ft. 8,877 / 0.227 Acre
Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 8,877 / 0.227 Acre
Proposed Permanent VDOT Utility Easement Sq. Ft. 8,877 / 0.227 Acre

LEGEND

- Computed Point
- Monumentation Found (As Noted)
- RM-1 Concrete Monument Found
- RM-2 (5/8" Rebar w/Cap) Indicates Exst Right Of Way

RESIDUAL PARCELS

- Residue Parcel Class 1
- Residue Parcel Class 2

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	0°14'22" (L)	1,578.50'	258.74'	S 84°37'49" E	258.49'
2	04°22'32" (R)	1,757.79'	134.29'	N 69°39'29" W	134.26'
3	0°10'18" (L)	1,705.98'	288.54'	S 80°14'18" E	288.26'
4	08°58'03" (R)	1,645.98'	258.68'	N 64°44'14" W	258.40'
5	04°29'22" (L)	1,705.98'	133.87'	S 87°00'11" E	133.84'
6	05°14'18" (R)	1,757.79'	189.28'	N 64°28'01" W	188.19'
7	00°58'02" (R)	1,645.98'	258.59'	N 64°44'54" W	258.39'
8	04°29'22" (L)	1,705.98'	133.87'	S 87°00'09" E	133.84'
9	0°10'18" (L)	1,705.98'	288.54'	S 80°14'18" E	288.26'

LINE TABLE

LINE	BEARING	LENGTH
1	S 16°48'00" W	13.67'
2	S 20°49'21" W	5.89'
3	N 24°13'22" E	12.05'

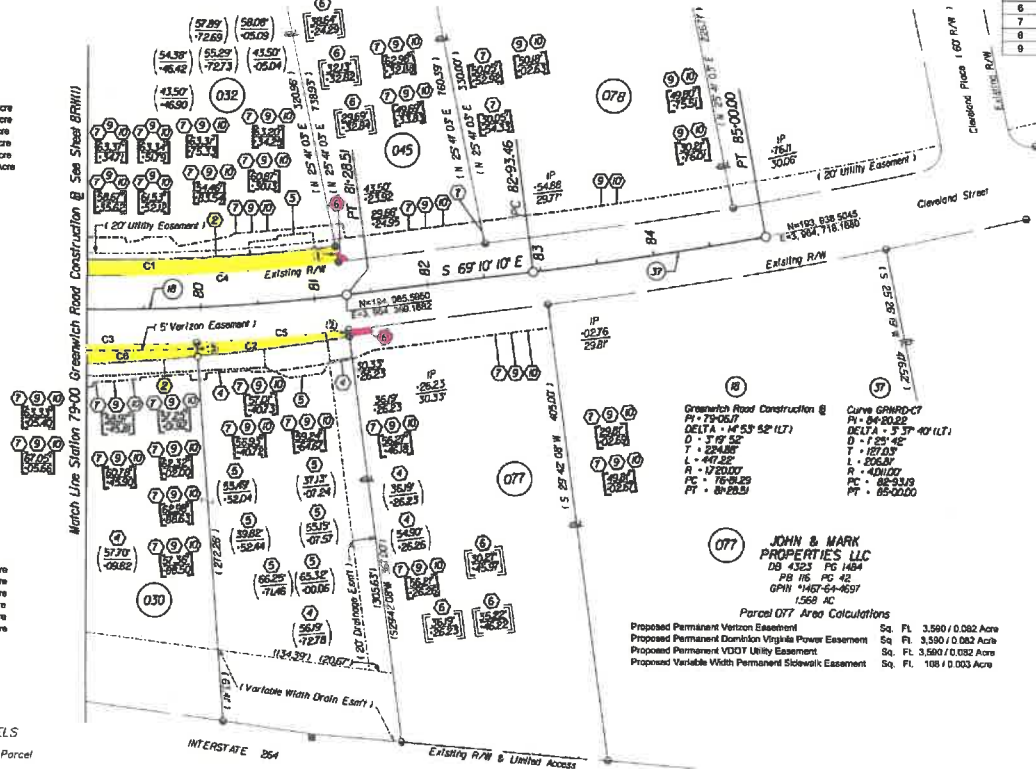
LINE LEGEND

- DENOTES PERMANENT EASEMENTS
- - - DENOTES TEMPORARY EASEMENTS
- DENOTES EXISTING MONUMENTATION AS NOTED
- ① DENOTES PROPOSED R/W & LIMITED ACCESS
- ② DENOTES PROPOSED R/W
- ③ DENOTES PROPOSED PERMANENT ORANGE EASEMENT
- ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
- ⑤ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
- ⑥ DENOTES PROPOSED VARIABLE WIDTH PERMANENT SIDEWALK EASEMENT
- ⑦ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERITON VIRGINIA LLC
- ⑧ PROPOSED NO INGRESS/EGRESS EASEMENT
- ⑨ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
- ⑩ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
- ⑪ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

SCALE 1" = 50'

PROJECT 0264-134-102

SHEET NO 8CRW



RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

City Of Virginia Beach Virginia
 Scale 1" = 50'
 Surveyed By R. Dean Minix, L.S.
 June 5, 2015



STATE	ROUTE	PROJECT	SHEET NO
VA	264	0264-134-102, RW-201, C-501	9RW

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 (0.304833531).
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) for this County.
 A Reverse of This Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - DENOTES TEMPORARY EASEMENTS
 - 0000 DENOTES EXISTING MONUMENTATION AS NOTED
 - ① DENOTES PROPOSED R/W & LIMITED ACCESS
 - ② DENOTES PROPOSED R/W
 - ③ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - ⑤ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
 - ⑥ PROPOSED R/W INGRESS/EGRESS EASEMENT
 - ⑦ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
 - ⑧ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
 - ⑨ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT FOR RETAINING WALL

RESIDUAL PARCELS

- Residue Parcel Class 1
- Residue Parcel Class 2

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
10	2°27'49" (LT)	667.07'	145.11'	N 60°41'49"W	144.82'
11	5°03'59" (LT)	687.07'	98.98'	N 89°27'42" W	58.98'

LINE TABLE

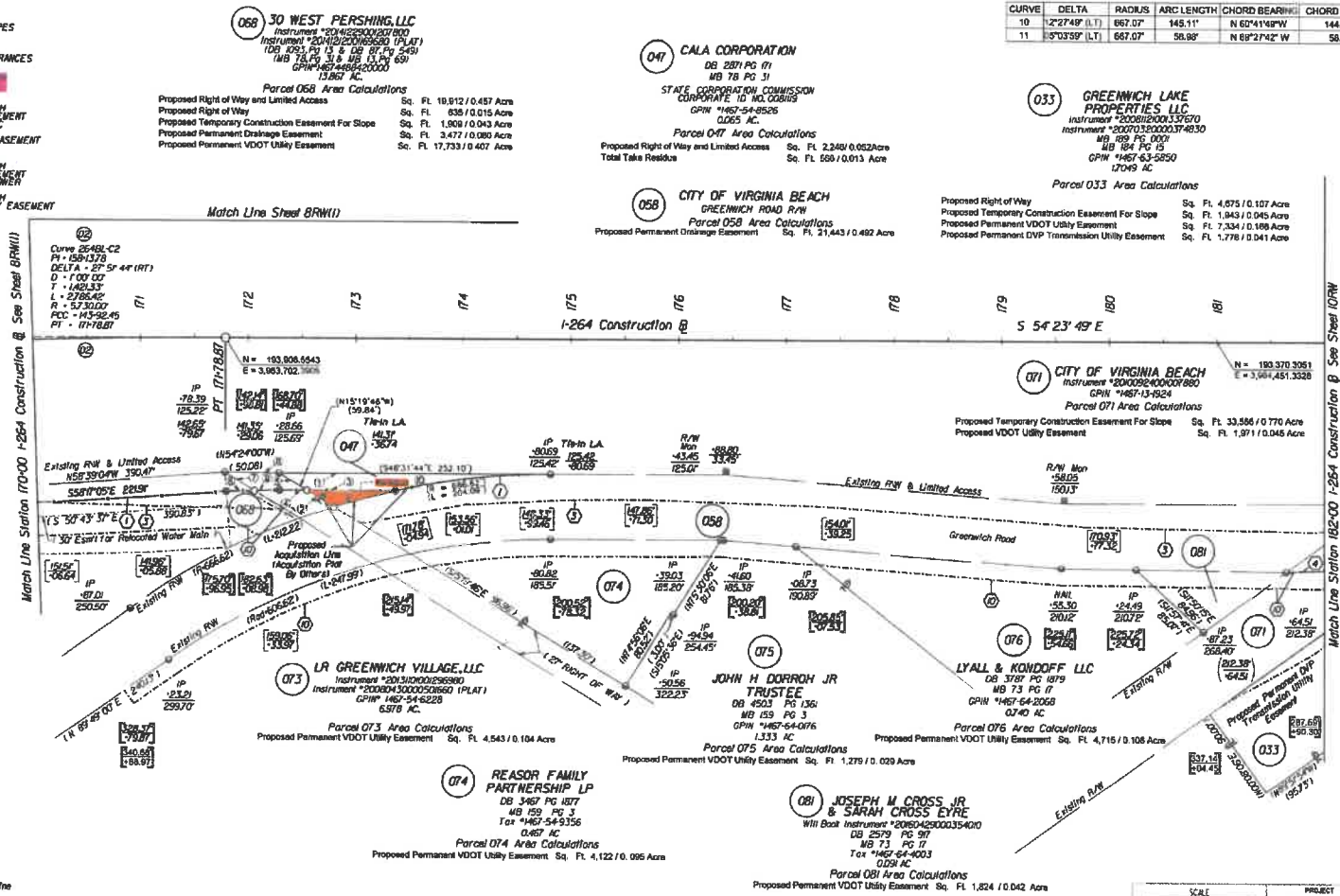
LINE	BEARING	LENGTH
1	S54°27'30"E	252.02'
2	N23°13'27"W	28.58'
3	N54°24'32"W	82.22'
4	N54°24'59"W	25.49'
5	N23°13'27"W	30.22'
6	N23°13'27"W	50.25'
7	N23°03'12"W	32.10'
8	N55°54'19"W	26.22'
9	S55°54'19"E	23.16'

LEGEND

- Compound Point
- Monumentation Found (As Noted)
- RM-1 (Concrete Monument) Found
- RM-2 (5/8" Rebar w/ Cop) Indicates Limited Access
- Indicates Exist Right of Way

- GENERAL NOTES:**
- Plot is Intended For Acquisition Only And Does Not Constitute A Boundary Survey
 - Property Line Information is Based on Plats And Deeds Of Record. Limited Field Work Was Performed In The Creation Of This Plot.
 - Plot Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
 - This Plot Was Forwarded Electronically in "Road Only" Format. Any Attempt At Alteration Investigate The Seal And Signature. An Original Hand Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
 - All Properties Physical Improvements Are Not Shown Hereon.
 - This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPC # 17830

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



SCALE: 1" = 50'

PROJECT	SHEET NO
0264-134-102	9RW

7/25/2014
7:47:00 AM

Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.
 1. Reduce the Existing 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
 2. Multiply by the US Survey Foot (0.3048333333333333).
 3. Multiply The Values by the Combined Scale and Elevation Factor (1.00000) 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 Plats And Deeds Of Record. Limited Field Work Was Performed In 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. All Properties Physical Improvements Are Not Shown Hereon.
 6. This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPC # 17633

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

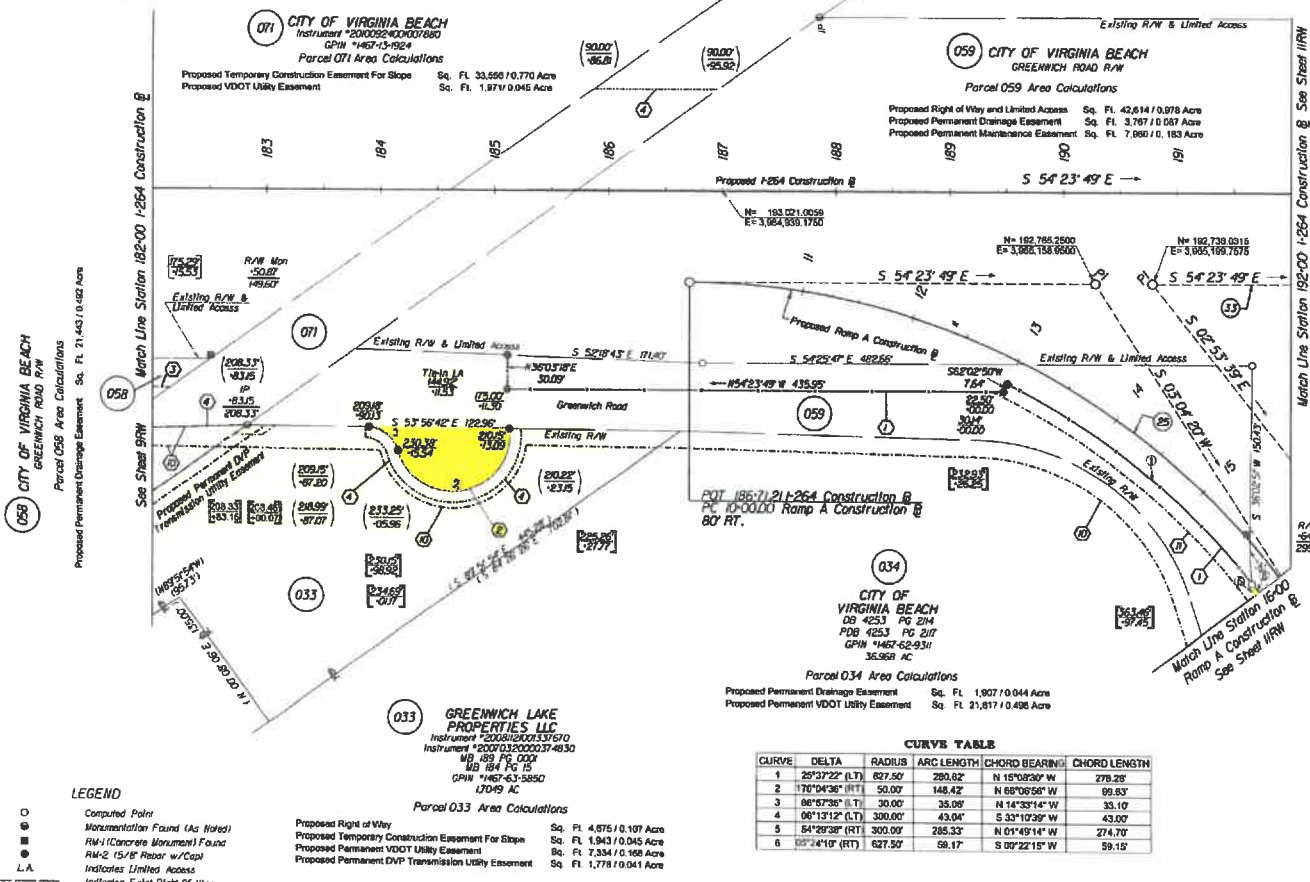
City Of Virginia Beach Virginia
 Scale 1" = 50'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015



DATE	ROUTE	PROJECT	SHEET NO.
04/14/2018 08/04/2018 05/09/2018 12/19/2018 12/28/2018	VA 264	0264-134-102, RW-201 C-501.B-602	10RW

R. Dean Minnix
 2016.12.29 07:48:59 -0500
 VDOT Location and Design
 Annapolis, Virginia
 LAND SURVEYOR

0264-134-102 - 2015-06-05



25 Ramp A Construction @
 PI = 1956.38
 DELTA = 57°28'09" (RT)
 D = 6'48" 53"
 T = 356.30'
 L = 650.00'
 R = 650.00'
 PC = 4900.00
 PTC = 16549'

33 Loop B Construction @
 PI = 2176.75
 DELTA = 105°29'50" (RT)
 D = 23'27" 53"
 T = 466.44'
 L = 504.67'
 R = 225.00'
 PC = 1404.00
 PTC = 2214.82

RESIDUAL PARCELS

Residue Parcel Class 1

Residue Parcel Class 2

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - ① DENOTES PROPOSED R/W & LIMITED ACCESS
 - ② DENOTES PROPOSED R/W
 - ③ DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT
 - ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - ⑤ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - ⑥ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
 - ⑦ PROPOSED NO INGRESS/EGRESS EASEMENT
 - ⑧ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
 - ⑨ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT
 - ⑩ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	25°37'22" (LT)	627.50'	280.62'	N 15°08'30" W	278.28'
2	170°04'36" (RT)	50.00'	148.42'	N 88°08'56" W	99.83'
3	86°57'38" (LT)	30.00'	35.09'	N 14°33'14" W	33.10'
4	96°13'12" (LT)	300.00'	43.04'	S 33°10'29" W	43.00'
5	54°29'38" (RT)	300.00'	285.33'	N 01°49'14" W	274.70'
6	107°24'10" (RT)	627.50'	58.17'	S 02°22'18" W	59.15'

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

- LEGEND**
- Computed Point
 - Monumentation Found (As Noted)
 - RW-1 (Concrete Monument) Found
 - RW-2 (5/8" Rebar w/ Cap)
 - L.A. Indicates Limited Access
 - Indicates Exist Right Of Way

Proposed Right of Way Sq. Ft. 4,875 / 0.107 Acre
 Proposed Temporary Construction Easement For Slopes Sq. Ft. 1,943 / 0.045 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 7,334 / 0.168 Acre
 Proposed Permanent DWP Transmission Utility Easement Sq. Ft. 1,778 / 0.041 Acre

Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.
 1. Reduce the Existing 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
 2. Multiply by the US Survey Foot (0.3048006096).
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) for this County.
 A Reverse of This Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

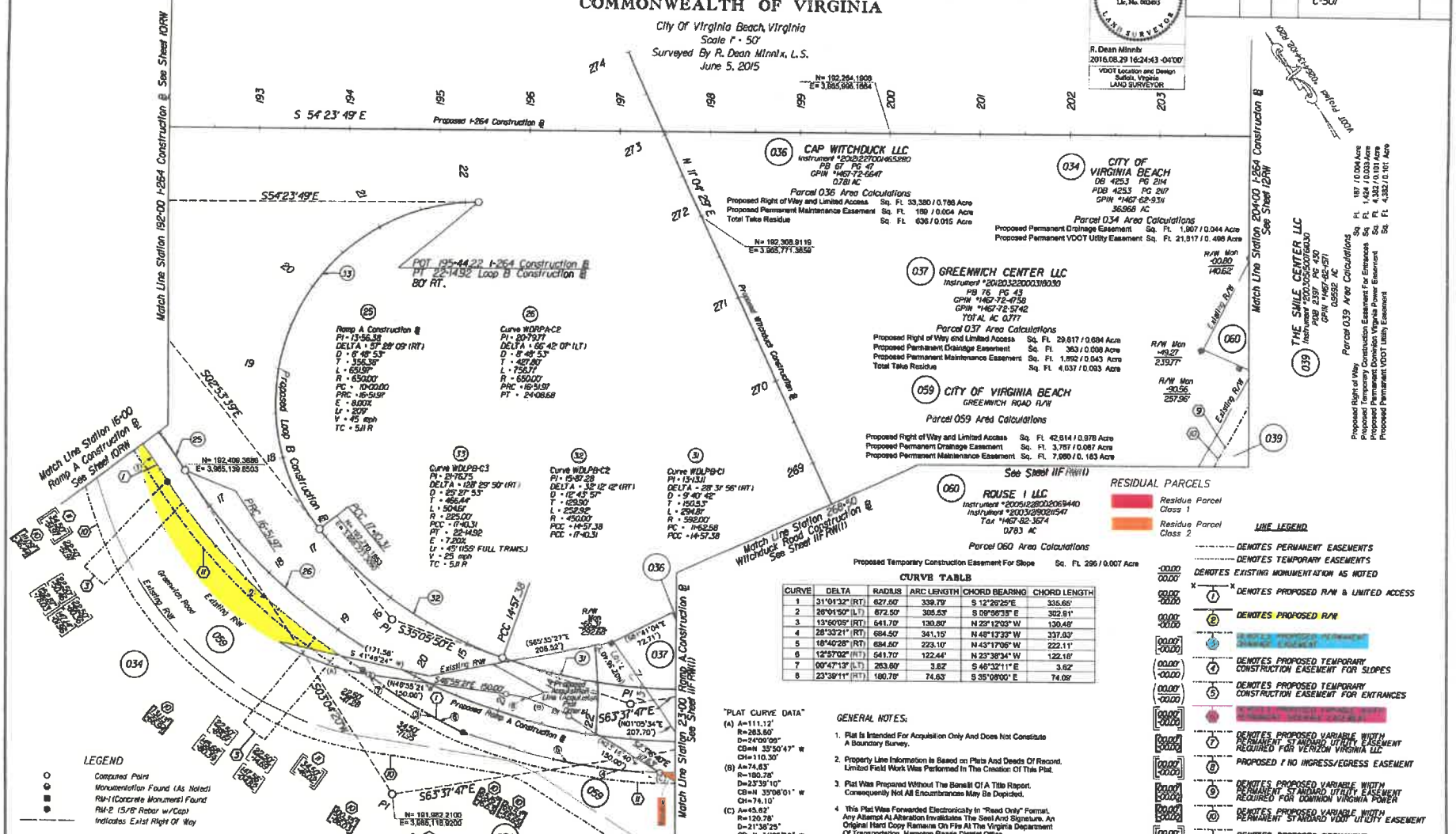
LIMITED ACCESS HIGHWAY By Repetition of Highway Commission LIMITED ACCESS HIGHWAY By Repetition of Commonwealth Transportation Commission

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

City of Virginia Beach Virginia
 Scale 1" = 50'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015



DATE	STATE	ROUTE	PROJECT	SHEET NO.
08/26/2016	VA	264	0264-134-102, RW-201, C-501	11RW

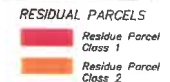


CURVE TABLE

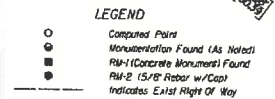
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	31°01'32" (RT)	627.60	339.79	S 12°26'25" E	335.65
2	20°01'50" (LT)	872.50	306.53	S 09°56'33" E	302.91
3	13°05'05" (RT)	641.70	130.80	N 29°12'35" W	136.40
4	28°33'21" (RT)	684.50	341.15	N 48°12'33" W	331.82
5	10°40'28" (RT)	684.50	223.10	N 45°17'08" W	222.11
6	12°57'02" (RT)	641.70	122.44	N 23°30'34" W	122.16
7	00°47'13" (LT)	283.60	3.82	S 48°32'11" E	3.62
8	23°39'11" (RT)	160.75	74.63	S 35°08'00" E	74.09

"PLAT CURVE DATA"
 (A) A=111.17'
 R=283.60'
 D=24°00'09"
 Ch=32°50'47" W
 Ch=110.30'
 (B) A=74.83'
 R=160.75'
 D=23°39'10"
 Ch=N 33°06'01" W
 Ch=74.10'
 (C) A=45.82'
 R=120.75'
 D=21°38'25"
 Ch=N 64°05'32" W
 Ch=45.35'

- GENERAL NOTES:**
1. Plat is Intended For Acquisition Only and Does Not Constitute a Boundary Survey.
 2. Property Line Information is Based on Plats and Deeds of Record. Limited Field Work Was Performed in 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 Retained On File At The Virginia Department of Transportation, Hampton Roads District Office.
 5. All Proposed Physical Improvements Are Not Shown Hereon.
 6. This Survey Datum is Based on VDOT Project #0264-134-102, R201. UPC # 17330



- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - X --- X DENOTES PROPOSED R/W & LIMITED ACCESS
 - ① DENOTES PROPOSED R/W
 - ② DENOTES PROPOSED R/W
 - ③ DENOTES PROPOSED R/W
 - ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - ⑤ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - ⑥ DENOTES PROPOSED R/W
 - ⑦ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR COMMON VIRGINIA POWER
 - ⑧ DENOTES PROPOSED R/W INGRESS/EGRESS EASEMENT
 - ⑨ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR COMMON VIRGINIA POWER
 - ⑩ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
 - ⑪ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL



NOTE: All Stationing And Off-sets Are From The Construction Baseline Bearings And Distances In Parenthesis Are Record Data



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 (3.2808333332).
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) for this County.
 A Reverse of this Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

LEGEND

- Contoured Point
- Monumentation Found (As Noted)
- RW (Concrete Monument) Found
- RW (Steel w/Cap)
- Indicates Exist Right Of Way

RESIDUAL PARCELS

- Residue Parcel Class 1
- Residue Parcel Class 2

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

City of Virginia Beach, Virginia
 Scale 1" = 50'
 Surveyed By R. Dean Minix, L.S.
 June 5, 2015

LIMITED ACCESS HIGHWAY By Resolution of Highway Commission LIMITED ACCESS HIGHWAY By Resolution of Commonwealth Transportation Board



STATE	ROUTE	PROJECT	SHEET NO.
VA	264	0264-134-102, RW-201, C-501	11FRW(1)

R. Dean Minix
 2016.08.29 16:26:01 -0400
 VDOT Location and Design
 Suffolk, Virginia
 LAND SURVEYOR

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
14	03°09'49" (RT)	732.42	42.44	S 29°28'09" E	46.43
15	14°34'26" (RT)	318.20	51.03	S 52°28'13" E	50.82
16	08°20'05" (LT)	885.20	144.70	S 36°58'25" E	144.66
17	31°12'00" (RT)	310.00	188.80	S 62°14'22" E	166.73
18	29°42'21" (RT)	120.78	62.62	N 58°48'13" W	81.82
19	21°30'29" (RT)	120.78	45.82	N 34°09'52" W	45.39
20	04°50'44" (RT)	955.29	84.17	N 37°13'43" W	84.14
21	03°29'23" (RT)	955.29	60.82	N 41°23'47" W	60.81

LINE LEGEND

- DENOTES PERMANENT EASEMENTS
- DENOTES TEMPORARY EASEMENTS
- DENOTES EXISTING MONUMENTATION AS NOTED
- DENOTES PROPOSED R/W & LIMITED ACCESS
- DENOTES PROPOSED R/W
- DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
- DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
- DENOTES PROPOSED VARIABLE WIDTH RIGHT OF WAY UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
- PROPOSED NO WGRESS/EGRESS EASEMENT
- DENOTES PROPOSED VARIABLE WIDTH RIGHT OF WAY UTILITY EASEMENT REQUIRED FOR COMMONWEALTH POWER
- DENOTES PROPOSED VARIABLE WIDTH RIGHT OF WAY UTILITY EASEMENT
- DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

LINE TABLE

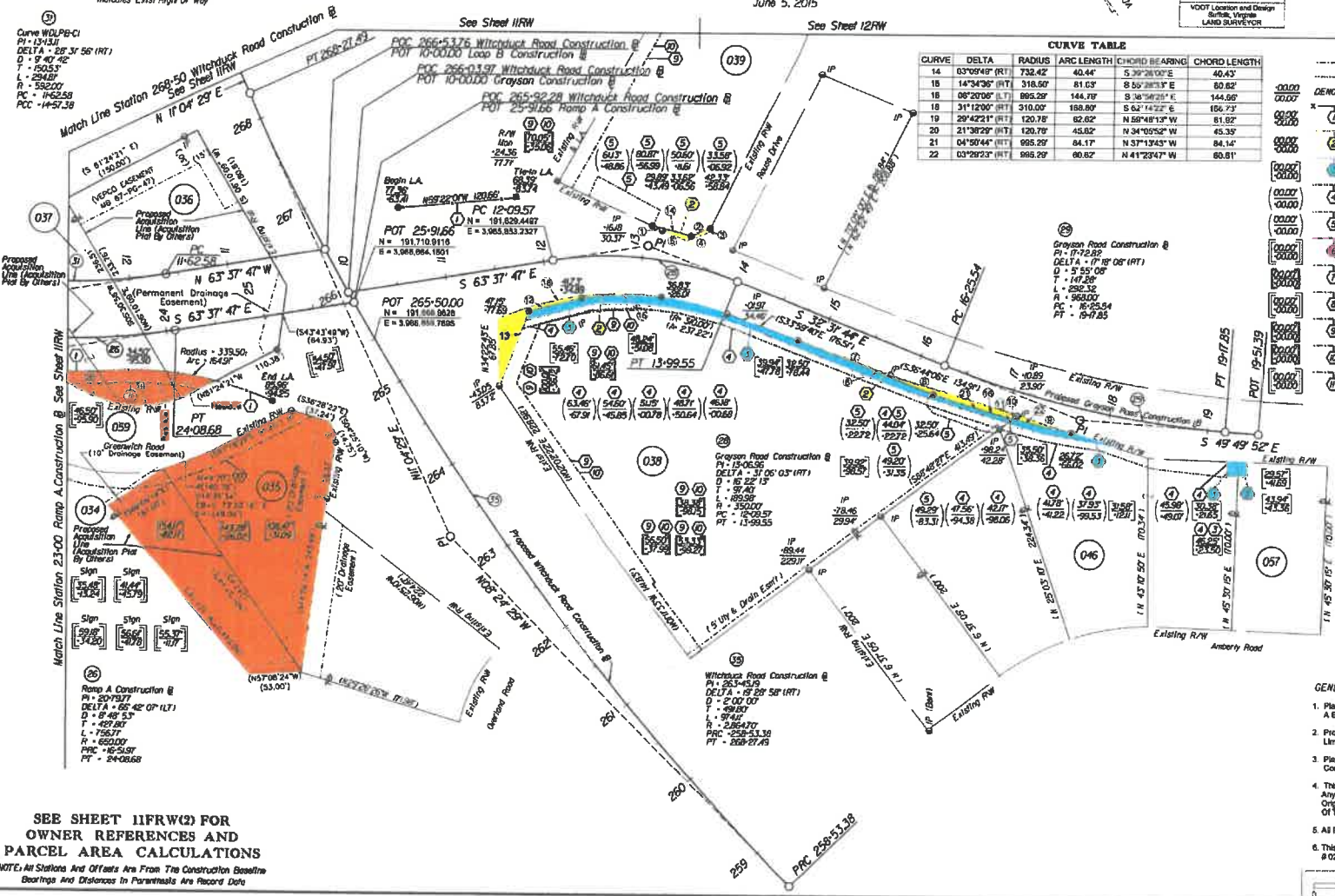
LINE	BEARING	LENGTH
1	N25°44'47" W	19.89
2	S76°44'59" E	21.01
3	S82°10'13" W	4.67
4	N74°58'45" W	23.74
5	N31°11'14" W	26.32
6	S32°31'44" E	147.21
7	S33°28'45" E	100.95
8	S38°44'10" E	154.78
9	S30°21'50" E	56.63
10	S88°48'04" W	6.50
11	S08°48'04" W	18.08
12	N68°30'07" W	54.38
13	S51°10'08" W	61.60

GENERAL NOTES:

1. Plat is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information is Based on Plats And Deeds Of Record. Limited Field Work Was Performed In 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 Altering Or Alteration Involves The Seal And Signature. An Original Hard Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
5. All Properties Physical Improvements Are Not Shown Hereon.
6. This Survey Datum is Based On VDOT Project # 0264-134-102, R201, UPC # 17630

SCALE	PROJECT	SHEET NO.
0 50 100	0264-134-102	11FRW(1)

© 2015 Virginia Department of Transportation - All Rights Reserved. This is a Property Acquisition Plat. This Property Acquisition Plat Shows.



SEE SHEET 11FRW(2) FOR OWNER REFERENCES AND PARCEL AREA CALCULATIONS
 NOTE: All Stations and Offsets Are From The Construction Baseline
 Bearings and Distances in Parentheticals Are Record Data

Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.
 1. Reduce the Existing 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
 2. Multiply by the US Survey Foot (0.3048333333).
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) for this County.
 A Reverse of This Procedure will Transform VDOT Project Coordinates to NAD 83 Values.

LIMITED ACCESS HIGHWAY By Resolution of Highway Commission
 LIMITED ACCESS HIGHWAY By Resolution of Commonwealth Transportation

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

CITY OF VIRGINIA BEACH, VIRGINIA
 Scale 1" = 50'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015



REVISED	DATE	PROJECT	SHEET NO.
09/28/2016	09/28/2016	0264-134-102, RW-201, C-501	11FRW121

LEGEND
 ○ Computed Point
 ● Monumentation Found (As Noted)
 ■ RW 14 (Concrete Monument) Found
 ■ RW 2 - 15'-0" Polar w/Cont
 ● Indicates Exist Right Of Way

LINE LEGEND
 --- DENOTES PERMANENT EASEMENTS
 - - - DENOTES TEMPORARY EASEMENTS
 --- DENOTES EXISTING MONUMENTATION AS NOTED
 ① DENOTES PROPOSED R/W & LIMITED ACCESS
 ② DENOTES PROPOSED R/W
 ③ DENOTES PROPOSED PERMANENT EASEMENT
 ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 ⑤ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 ⑥ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT REQUIRED FOR VERLON VIRGINIA LLC
 ⑦ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT REQUIRED FOR COMMON VIRGINIA POWER
 ⑧ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
 ⑨ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

RESIDUAL PARCELS
 ■ Residue Parcel Class 1
 ■ Residue Parcel Class 2

RODION KREMEN, PAVEL KREMEN, and STELLA KREMEN
 057 Instrument *201305400063350
 15,530.22 Sq Ft
 Parcel 057 Area Calculations
 Proposed Permanent Drainage Easement Sq. Ft. 127 / 0.003 Acre

GENERAL NOTES:
 1. Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
 2. Property Line Information Is Based on Plats And Deeds Of Record. Limited Field Work Was Performed In 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. All Properties Physical Improvements Are Not Shown Hereon.
 6. This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPC # 17830

SCALE	PROJECT	SHEET NO.
0 50' 100'	0264-134-102	11FRW121

036 CAP WITCHDUCK, LLC
 Instrument *2012122700463280
 PG 67 PG 47
 GPN *1467-12-6647
 0781 AC

Parcel 036 Area Calculations
 Proposed Right of Way and Limited Access Sq. Ft. 33,360 / 0.768 Acre
 Proposed Permanent Maintenance Easement Sq. Ft. 169 / 0.004 Acre
 Total Take Residue Sq. Ft. 6361 / 0.146 Acre

037 GREENWICH CENTER LLC
 Instrument *2010032200038030
 PG 76 PG 43
 GPN *1467-72-4758
 GPN *1467-72-3742
 TOTAL AC 0377

Parcel 037 Area Calculations
 Proposed Right of Way and Limited Access Sq. Ft. 29,617 / 0.684 Acre
 Proposed Permanent Drainage Easement Sq. Ft. 363 / 0.008 Acre
 Proposed Permanent Maintenance Easement Sq. Ft. 1,899 / 0.043 Acre
 Total Take Residue Sq. Ft. 4,037 / 0.093 Acre

039 THE SMILE CENTER LLC
 Instrument *200305500761030
 PG 237 PG 430
 GPN *1467-82-1571
 09592 AC

Parcel 039 Area Calculations
 Proposed Right of Way Sq. Ft. 167 / 0.004 Acre
 Proposed Temporary Construction Easement For Entrances Sq. Ft. 1,424 / 0.033 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 4,382 / 0.101 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 4,382 / 0.101 Acre

Parcel 038 Area Calculations
 Proposed Right of Way Sq. Ft. 2,285 / 0.053 Acre
 Proposed Permanent Drainage Easement Sq. Ft. 6,473 / 0.149 Acre
 Proposed Temporary Construction Easement For Slopes Sq. Ft. 6,544 / 0.150 Acre
 Proposed Temporary Construction Easement For Entrances Sq. Ft. 1,420 / 0.033 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 8,300 / 0.193 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 8,300 / 0.193 Acre

VIRGINIA BEACH FREE WILL BAPTIST CHURCH INC
 Instrument *2009045400044240
 Instrument *20080909015390 (PLAT)
 PG 225 PG 67
 GPN *1467-72-9262
 2,383 AC

046 KENNETH H. LOUK AND ANNA LOUK
 DB 604 PG 450
 DB 600 PG 192
 MB 34 PG 15
 GPN *1467-81-2932
 *1467-81-3815
 37,855 Sq Ft

Parcel 046 Area Calculations
 Proposed Right of Way Sq. Ft. 189 / 0.004 Acre
 Proposed Permanent Drainage Easement Sq. Ft. 759 / 0.017 Acre
 Proposed Temporary Construction Easement For Slopes Sq. Ft. 2,657 / 0.060 Acre

035 5121 GREENWICH ROAD, LLC
 Instrument *200706030006990
 PG 92 PG 20
 GPN *1467-72-5465
 0828 AC

Parcel 035 Area Calculations
 Proposed Permanent VDOT Utility Easement Sq. Ft. 2,401 / 0.055 Acre

059 CITY OF VIRGINIA BEACH
 GREENWICH ROAD R/W
 Parcel 059 Area Calculations

Proposed Right of Way and Limited Access Sq. Ft. 42,814 / 0.978 Acre
 Proposed Permanent Drainage Easement Sq. Ft. 3,767 / 0.087 Acre
 Proposed Permanent Maintenance Easement Sq. Ft. 7,690 / 0.183 Acre

034 CITY OF VIRGINIA BEACH
 DB 4253 PG 214
 PG 4253 PG 217
 GPN *1467-62-9317
 35,969 AC

Parcel 034 Area Calculations
 Proposed Permanent Drainage Easement Sq. Ft. 1,807 / 0.044 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 21,617 / 0.496 Acre

SEE SHEET 11FRW0 FOR BEARINGS & DISTANCES

NOTE: All Stations and Offsets Are From The Construction Bearing And Distances In Parenthesis Are Record Data

FOR INDEX OF SHEETS SEE SHEET 1B

THIS PROJECT WAS DEVELOPED UTILIZING THE DEPARTMENT'S ENGINEERING DESIGN PACKAGE (GEOPAK).
GEOPAK COMPUTER IDENTIFICATION NO. 17630



COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION

FHWA 534 DATA 4A103

STATE	FEDERAL AID PROJECT	ROUTE	STATE PROJECT	SHEET NO.
VA.	STP-5403(650) NHPP-264-6(106) SEE TABULATION BELOW FOR NUMBERS	264	(FO) 0264-134-102 SEE TABULATION BELOW FOR SECTION NUMBERS	1

DESIGN EXCEPTIONS TO RTE. I-264 SHOULDER			
Sta. To Sta.	Design Speed (mph)	Reason for Exception	Approval Date
156+62 to 157+44	70	Shoulder Width	8/6/2014
196+87 to 198+73	70	Bridge Width	8/5/2014
DESIGN EXCEPTIONS TO WITCHDUCK RD. VERTICAL CLEARANCE			
Sta. To Sta.	Design Speed (mph)	Reason for Exception	Approval Date
272+12 to 273+84	40	Vertical Clearance	8/5/2014

FUNCTIONAL CLASSIFICATION AND TRAFFIC DATA	
Rte. I-264 Interstate - Divided - Flat 70 mph Min. Design Speed	
AAWDT (2015)	Fr: 0.383 Mile East of WBL I-64 To: 0.472 Mile East of Witchduck Rd 113,000 (Between Newtown Road & Witchduck Road, EB Only)
AAWDT (2039)	129,000 (Between Newtown Road & Witchduck Road, EB Only)
DHV (2039)	10,320 (PM)
D (%) (design hour)	100% (EB PM Hour)
T (%) (design hour)	3
V (MPH)	*

* See plan and profile sheets for horizontal and vertical curve design speed for C-D road, ramps, loops, and all other roads.

FOR ADDITIONAL FUNCTIONAL CLASSIFICATION AND TRAFFIC DATA SEE SHEET 1B(1)

PORTIONS OF THESE PLANS CONTAIN CRITICAL INFRASTRUCTURE INFORMATION (CII). UNAUTHORIZED RELEASE OR REPRODUCTION OF THESE DOCUMENTS MAY RESULT IN CIVIL PENALTY OR OTHER ACTION.

THIS PROJECT IS GRANDFATHERED UNDER THE PROVISIONS OF SECTION 9VAC25-870-48 OF THE VSMR REGULATIONS ADOPTED SEPTEMBER 13, 2011 AND UTILIZES THE TECHNICAL CRITERIA OF PART 11C (9VAC25-870-93 ET SEQ.) FOR DETERMINING ITS POST DEVELOPMENT STORMWATER MANAGEMENT DESIGN.

I-264 / WITCHDUCK ROAD INTERCHANGE & RAMP EXTENSION (C-D ROAD)

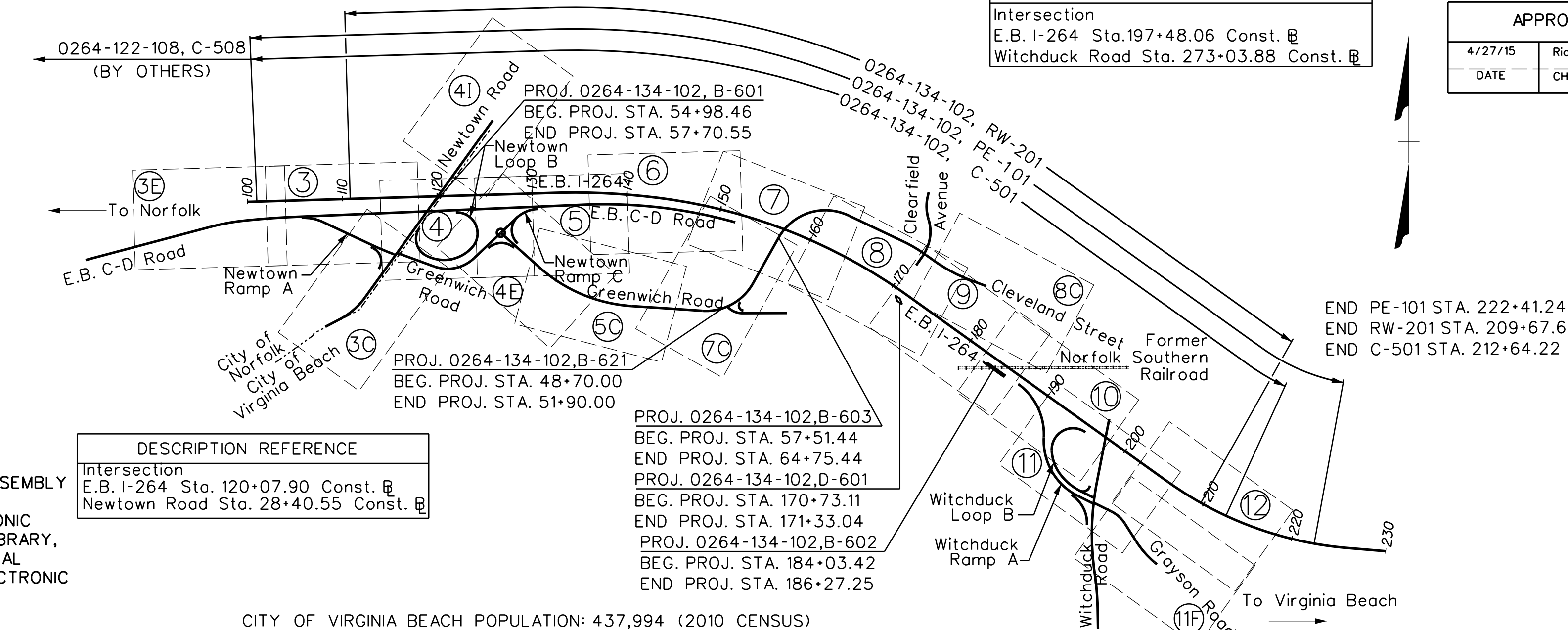
CITY OF NORFOLK AND
CITY OF VIRGINIA BEACH, VIRGINIA

From: 0.383 Mile East of WBL I-64
To: 0.472 Mile East of Witchduck Rd

CONVENTIONAL SIGNS

STATE LINE	---
COUNTY LINE	----
CITY, TOWN OR VILLAGE	-----
RIGHT OF WAY LINE	-----
FENCE LINE	-----
UNFENCED PROPERTY LINE	-----
FENCED PROPERTY LINE	-----
WATER LINE	-----
SANITARY SEWER LINE	-----
GAS LINE	-----
ELECTRIC UNDERGROUND CABLE	-----
TRAVELED WAY	-----
GUARD RAIL	-----
RETAINING WALL	-----
RAILROADS	-----
BASE OR SURVEY LINE	-----
LEVEE OR EMBANKMENT	-----
BRIDGES	-----
CULVERTS	-----
DROP INLET	-----
POWER POLES	-----
TELEPHONE OR TELEGRAPH POLES	-----
TELEPHONE OR TELEGRAPH LINES	-----
HEDGE	-----
TREES	-----
HEAVY WOODS	-----
GROUND ELEVATION	-----
GRADE ELEVATION	-----

BEGIN PE-101 STA. 100+99.50
BEGIN RW-201 STA. 110+83.30
BEGIN C-501 STA. 100+99.50



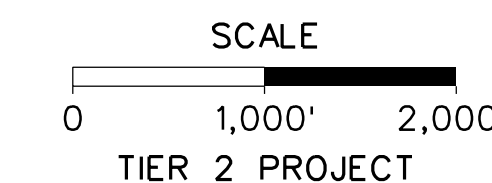
DESCRIPTION	REFERENCE
Intersection	E.B. I-264 Sta. 197+48.06 Const. B
Witchduck Road	Sta. 273+03.88 Const. B

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION									
TOTAL TAKE FOR PARCELS:									
007	008	009	010	012	013	014	015	016	035
036	037	047							
4/22/15	Kim Pryor								
DATE	INFRASTRUCTURE INVESTMENT DIRECTOR								
4/22/15	B.A. Thrasher								
DATE	STATE LOCATION AND DESIGN ENGINEER								
4/23/15	John W. Lawson								
DATE	CHIEF FINANCIAL OFFICER								
4/27/15	Mohammad Mirshahi								
DATE	FOR CHIEF ENGINEER								
APPROVED FOR RIGHT OF WAY									
4/27/15	Richard L. Walton Jr.								
DATE	CHIEF OF POLICY								

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION									
TOTAL TAKE FOR PARCELS:									
019									
6/26/15	Kim Pryor								
DATE	INFRASTRUCTURE INVESTMENT DIRECTOR								
6/29/15	B.A. Thrasher								
DATE	STATE LOCATION AND DESIGN ENGINEER								
6/29/15	John W. Lawson								
DATE	CHIEF FINANCIAL OFFICER								
6/29/15	Mohammad Mirshahi								
DATE	FOR CHIEF ENGINEER								
APPROVED FOR RIGHT OF WAY									
6/30/15	Richard L. Walton Jr.								
DATE	CHIEF OF POLICY								

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION (PARTIAL TAKES)									
9/23/15	Kim Pryor								
DATE	INFRASTRUCTURE INVESTMENT DIRECTOR								
10/26/15	B.A. Thrasher								
DATE	STATE LOCATION AND DESIGN ENGINEER								
11/2/15	John W. Lawson								
DATE	CHIEF FINANCIAL OFFICER								
11/2/15	Mohammad Mirshahi								
DATE	FOR CHIEF ENGINEER								

APPROVED FOR RIGHT OF WAY									
11/2/15	Richard L. Walton Jr.								
DATE	CHIEF OF POLICY								



THE COMPLETE ELECTRONIC PDF VERSION OF THE PLAN ASSEMBLY AS AWARDED, HAS BEEN SEALED AND SIGNED USING DIGITAL SIGNATURES AND THE OFFICIAL PLAN ASSEMBLY IN ELECTRONIC FORMAT IS STORED IN THE VDOT CENTRAL OFFICE PLAN LIBRARY. INCLUDING ALL SUBSEQUENT REVISIONS, WILL BE THE OFFICIAL CONSTRUCTION PLANS. FOR INFORMATION RELATIVE TO ELECTRONIC FILES AND LAYERED PLANS, SEE THE GENERAL NOTES.

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT'S 2016 ROAD AND BRIDGE SPECIFICATIONS, 2016 ROAD AND BRIDGE STANDARDS, 2011 WORK AREA PROTECTION MANUAL AND AS AMENDED BY CONTRACT PROVISIONS AND THE COMPLETE ELECTRONIC .PDF VERSION OF THE PLAN ASSEMBLY.

ALL CURVES ARE TO BE SUPERELEVATED, TRANSITIONED AND WIDENED IN ACCORDANCE WITH STANDARD TC-5.11R AND TC-5.11 LLS, EXCEPT WHERE OTHERWISE NOTED.

THE ORIGINAL APPROVED TITLE SHEET(S), INCLUDING ORIGINAL SIGNATURES, ARE FILED IN THE VDOT CENTRAL OFFICE PLAN LIBRARY. ANY MISUSE OF ELECTRONIC FILES, INCLUDING SCAINED SIGNATURES, IS ILLEGAL AND ENFORCED TO THE FULL EXTENT OF THE LAW.

CITY OF VIRGINIA BEACH POPULATION: 437,994 (2010 CENSUS)
CITY OF NORFOLK POPULATION: 242,803 (2010 CENSUS)
LENGTH OF PROJECT BASED ON I-264 CONSTRUCTION BASELINE

STATE PROJECT NO.	SECTION	FEDERAL AID PROJECT NO.	TYPE CODE	UPC NO.	LENGTH INCLUDING BRIDGE(S)		LENGTH EXCLUDING BRIDGE(S)		BRIDGE PLAN NO.	TYPE PROJECT	DESCRIPTION	
					FEET	MILES	FEET	MILES				
0264-134-102	PE-101	STP-5403(650)		17630 108041	12,141.74	2.30	11,645.82	2.21		PRELIM. ENG.	FR: 0.383 Mile East of WBL I-64 To: 0.472 Mile East of Witchduck Rd	
	RW-201	PHASE-EXEMP-T0		17630 108041	9,884.34	1.87	9,388.42	1.78		RIGHT-OF-WAY	FR: 0.383 Mile East of WBL I-64 To: 0.472 Mile East of Witchduck Rd	
	C-501	NHPP-264-6(106)	I000	17630 108041	11,164.72	2.11	10,668.80	2.02		CONSTRUCTION	FR: 0.383 Mile East of WBL I-64 To: 0.287 Mile East of Witchduck Rd	
	B-601	NHPP-264-6(106)	X281	17630 108041	272.09	0.05			288-30	BRIDGE	I-264 Bridge Over Newtown Road	
	B-602	NHPP-264-6(106)	X171	17630 108041	223.83	0.04			182-03C	BRIDGE	I-264 Bridge Over Former Norfolk Southern Railroad	
	B-603	NHPP-264-6(106)	X431	17630 108041	724.00	0.14			286-76	BRIDGE	Greenwich Road Bridge Over I-264	
	B-621	NHPP-264-6(106)	X020	17630 108041	320.00	0.06			299-09	BRIDGE	Greenwich Road Bridge Over Lake 2	
	D-601	NHPP-264-6(106)	X028	17630 108041	65.33	0.01					CONSTRUCTION	Quadruple 8' x 6' Box Culvert Extension

REVISION	DATE	DESCRIPTION
2/29/16		
4/14/16		
4/27/16		
5/9/16		
6/2/16		
6/15/16		
7/12/16		
8/5/16		
8/26/16		
9/13/16		
11/9/16		
12/2/16		
12/19/16		
12/28/16		
1/7/17		
1/30/17		
3/22/17		
4/7/17		

RECOMMENDED FOR APPROVAL FOR CONSTRUCTION									
6/27/17	Kim Pryor								
DATE	INFRASTRUCTURE INVESTMENT DIRECTOR								
6/27/17	Susan H. Keen								
DATE	STATE LOCATION AND DESIGN ENGINEER								
6/30/17	Kendal R. Wolus								
DATE	STATE STRUCTURE AND BRIDGE ENGINEER								
7/10/17	John W. Lawson								
DATE	CHIEF FINANCIAL OFFICER								

APPROVED FOR CONSTRUCTION									
7/10/17	Mohammad Mirshahi								
DATE	FOR CHIEF ENGINEER								

APPROVED									
DATE	DIVISION ADMINISTRATOR								
	FEDERAL HIGHWAY ADMINISTRATION								
	U.S. DEPARTMENT OF TRANSPORTATION								

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PROJECT 0264-134-102
SHEET NO. 1

PROJECT MANAGER: Salwa J. Hofheimer, P.E. (757) 494-5486, Hampton Roads District
SURVEYED BY: Woopert, Inc. (757) 399-6882; Danny Williams, L.S., (757) 925-2656, Hampton Roads District
DESIGNED BY: Kline-Horn and Associates, Inc. (757) 213-8600
SUBSURFACE UTILITY BY: DATE Rice Associates, Inc. (757) 306-4260, June 2015

K:\VAB_RDW\16176002_1-264-Design\Front_Ends\dl7630001.dgn

7/17/2017



Right of Way and Utilities
Conveyance Report

Report Date: 10/1/2024

UPC: 17630

Project Number		UPC		City / County			District		
0264-134-102, R201		17630		Virginia Beach			Hampton Roads		
Parcel	Parcel Name	Plan Sheet	Instrument Type	Record Dt.	Recordation Reference	Plat Book	Plat Page	Notes	
002	Sacandaga LLC	3C, 3C RW	Deed	02/27/2017	Instrument #20170227000163470	19	75	All property to be conveyed.	
003	LQ Properties L.L.C.	3C, 3CRW	Deed	01/06/2017	Instrument #20170106000019590	19	55	All property to be conveyed.	
004	Gordon, Allen J., Glasser, Izaak D., Denny's, Inc.	3C, 3CRW, 4, 4RW	Certificate of Take - 516045	01/06/2017	Instrument #20170106000019720	19	58	All property to be conveyed.	
			Final Order	08/21/2018	Instrument #20180821000691240				
005	Va. Greenwich Rd. LLC	4, 4RW	Deed	05/09/2017	Instrument #20170509000386980	19	86	All property to be conveyed.	
006	Route 1 LLC	4, 4E, 4ERW, 4RW	Certificate of Take - 516053	01/06/2017	Instrument #20170106000020140	19	60	All property to be conveyed.	
			Amended Certificate of Take - 516053	01/23/2020	Instrument #20200123000077980	21	5		
			Final Order	03/04/2020	Instrument #20200304000215850				
007	7-Eleven, Inc.	3C, 4	Certificate of Take - 516020	05/16/2016	Instrument #20160516000406250	19	7	A portion of the property to be conveyed. Contains residue property. As shown on Sheets 3CRW and 4RW, outlined in RED.	
			Final Order	07/14/2021	Instrument #202103056867				
014	Business Park Drive LLC, C. S. Hines, Inc.	5, 5RW	Certificate of Take - 516044	12/21/2016	Instrument #20161221001155700	19	53	A portion of the property to be conveyed. Contains residue property. As shown on Sheet 5RW, outlined in RED.	
			Final Order	10/17/2018	Instrument #20181017000851660				
019	58th Street Warehouse, LLC	7, 7C, 7RW, 7CRW	Certificate of Take - 516002	03/15/2016	Instrument #20160315000211930	18	136	A portion of the property to be conveyed. Contains residue property. As shown on Sheets 7RW and 7CRW, outlined in RED.	
			Final Order	11/27/2017	Instrument #20171127001008780				
020	Commonwealth Building Company, LLC	7C, 7CRW	Deed	07/07/2016	Instrument #20160707000580620	19	20	All property to be conveyed.	
021	Hoffland Properties Inc.	7C, 7CRW	Certificate of Take - 516027	09/23/2016	Instrument #20160923000853880	19	33	All property to be conveyed.	
			Final Order	09/20/2018	Instrument #20180920000774410				
022	Virginia Electric & Power Company	5CRW	Deed	07/07/2016	Instrument #20160707000580600	19	19	All property to be conveyed.	

026	Cox Cable of Tidewater Inc.	8, 8RW(1), 8RW(2)	Certificate of Take - 516050 Final Order	01/12/2017 08/21/2018	Instrument #20170112000031830 Instrument #20180821000691090	19	64	All property to be conveyed.
030	Cleveland Interstate Associates LLC	8, 8C, 8RW(1), 8RW(2), 8CRW	Certificate of Take - 516037 Final Order	12/01/2016 07/18/2019	Instrument #20161201001091410 Instrument #20190718000592170	19	39	All property to be conveyed.
032	Tidewater Cable TV, Inc.	8, 8C, 8CRW, 8RW(1), 8RW(2)	Certificate of Take - 516051 Amended Certificate of Take - 516051 Amended Certificate of Take - 516051 Final Order	01/12/2017 05/16/2017 07/06/2017 08/21/2018	Instrument #20170112000031330 Instrument #20170516000408830 Instrument #20170706000565070 Instrument #20180821000691090	19	61 87	All property to be conveyed.
033	Greenwich Lake Properties, LLC	9, 9RW, 10, 10RW	Certificate of Take - 516048 Final Order	01/12/2017 10/31/2018	Instrument #20170112000034140 Instrument #20181031000894330	19	66	All property to be conveyed.
035	5121 Greenwich Road, LLC	11F, 11FRW(1), 11FRW(2)	Certificate of Take - 516019 Final Order	04/14/2016 12/07/2017	Instrument #20160414000304530 Instrument #20171207001047700	19	2	All property to be conveyed. Contains residue property.
036	CAP Witchduck, LLC	11, 11F	Certificate of Take - 516031 Final Order	10/12/2016 01/15/2020	Instrument #20161012000922840 Instrument #20200115000051230	19	34	A portion of the property to be conveyed. As shown on Sheet 11FRW, outlined in RED.
037	Greenwich Center LLC	11, 11RW, 11F, 11FRW(1), 11FRW(2)	Certificate of Take - 516018 Final Order	04/15/2016 11/09/2017	Instrument #20160415000308420 Instrument #20171109000969830	19	3	A portion of the property to be conveyed. As shown on Sheet 11RW and 11FRW, outlined in RED.
038	Virginia Beach Free Will Baptist Church, Inc.	11F, 11FRW(1), 11FRW(2)	Deed	03/06/2017	Instrument #20170306000187360	19	77	All property to be conveyed.
039	The Smile Center LLC	11F, 11FRW(1), 11FRW(2)	Deed	02/06/2017	Instrument #20170206000104840	19	71	All property to be conveyed.
041	Samsons LLC	5C, 5CRW	Deed	06/14/2016	Instrument #20160614000505990	19	16	All property to be conveyed.
042	Cleaners Closet, Inc.	5C, 5CRW, 7C, 7CRW	Deed	08/16/2016	Instrument #20160816000722790	19	26	All property to be conveyed.
43	Virginia Beach, City of	5C	Deed of Easement	12/21/2016	Instrument #20161221001153930	19	42	All property to be conveyed.
045	The Runnymede Corporation	8C, 8CRW	Agreement	02/17/2017	Instrument #20170217000140820	19	74	All property to be conveyed.
046	Louk, Kenneth H., Louk, Anna L.	11F, 11FRW(1), 11FRW(2)	Deed	06/02/2016	Instrument #20160602000467060	19	12	All property to be conveyed.
047	CALA Corporation	9, 9RW	Deed	11/29/2016	Instrument #20161129001081650	19	38	A portion of the property to be conveyed. Contains residue property. As shown on Sheet 9RW outlined in RED.
048	The Atlantic Company LLC	4E, 4ERW	Certificate of Take - 516040 Final Order	12/01/2016 07/14/2020	Instrument #20161201001091450 Instrument #20200714000609420	19	40	Final Order includes Agreement dated 01/31/2020. All property to be conveyed.

050	Greenwich Commons, LP	5C, 5CRW	Certificate of Take - 516036 Final Order	10/27/2016 12/03/2018	Instrument # 20161027000975060 Instrument #20181203000987440	19	37	All property to be conveyed.
052	Duke Greenwich Office Associates LP	5C, 5CRW	Certificate of Take - 516041 Final Order	12/21/2016 09/13/2019	Instrument #20161221001155740 Instrument #20190913000780040	19	54	All property to be conveyed.
053	Jacobson, Marc , Jacobson, Constance G.	5C, 5CRW	Agreement Deed of Easement	09/13/2016 09/13/2016	Instrument #20160913000816000 Instrument #20160913000816010	19	30 31	All property to be conveyed.
054	5555 Corporate Center, L.C.	4E, 4ERW, 5C, 5CRW	Certificate of Take - 516033 Final Order	10/27/2016 09/11/2018	Instrument #20161027000972060 Instrument #20180911000753500	19	36	All property to be conveyed.
057	Kremen, Rodion , Kremen, Pavel , Kremen, Stella	11F, 11FRW(1), 11FRW(2)	Agreement	07/15/2016	Instrument #20160715000607860	19	22	All property to be conveyed.
068	30 West Pershing, LLC	7, 7RW, 7C, 7CRW, 8, 8RW(1), 8RW(2), 9, 9RW	Certificate of Take - 516046 Amended Certificate of Take - 516046 Final Order	01/12/2017 11/29/2018 07/15/2019	Instrument #20170112000032080 Instrument #20181129000976030 Instrument #20190715000575000	19	65 3	A portion of the property to be conveyed. As shown on Sheet 9RW, outlined in RED.
077	John & Mark Properties LLC	8C, 8CRW	Agreement	03/14/2017	Instrument #20170314000210200	19	79	All property to be conveyed.

STATE OF VIRGINIA
 LAND SURVEYOR
 R. DEAN MINNIX
 Lic. No. 002463
 R. Dean Minnix
 2016 12 02 06 45 25 -0500
 VDOT Location and Design
 Andrews Virginia
 LAND SURVEYOR

DATE	STATE	ROUTE	PROJECT	SHEET NO.
04/27/2016 05/04/2016 05/09/2016 12/07/2016	VA	264	0264-134-102, RW-201, C-501	3CRW

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

City of Norfolk, Virginia &
City of Virginia Beach, Virginia
Scale 1" = 50'
Surveyed By R. Dean Minnix, L.S.
June 5, 2015

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 (3.28033333333333)
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00080) 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 Plats And Deeds Of Record Limited Field Work Was Performed In 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 Attempts 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. All Properties Physical Improvements Are Not Shown Hereon.
 6. This Survey Datum is Based On VDOT Project # 0264-134-102, R201, UPC # 17830

Parcel 006 Area Calculations
 Proposed Permanent VDOT Utility Easement Sq. Ft. 2,847 / 0.065 Acre

Parcel 040 Area Calculations
 Proposed Right of Way and Limited Access Sq. Ft. 642 / 0.015 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 1,852 / 0.028 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 5,522 / 0.127 Acre
 Proposed Permanent Drainage Easement Sq. Ft. 413 / 0.010 Acre

LINE TABLE

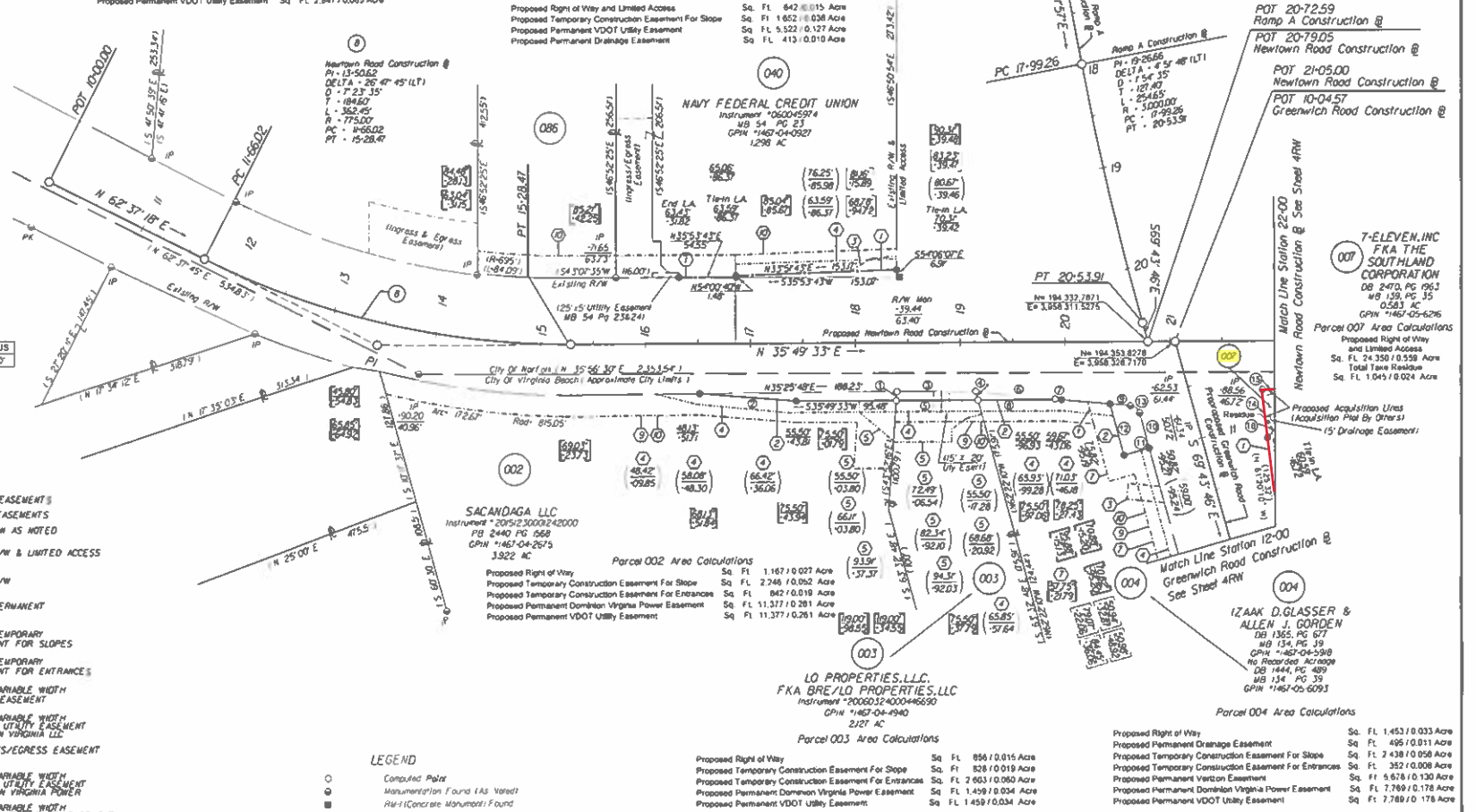
LINE	BEARING	DISTANCE
1	S49°54'35"E	8.89
2	S40°14'04"W	92.39
3	N05°57'35"E	75.00
4	S69°37'36"E	8.81
5	S35°49'33"W	77.99
6	N41°48'06"E	76.15
7	N40°59'46"E	6.29
8	S35°49'33"W	79.05
9	N40°59'46"E	16.35
10	S89°33'27"E	33.93
11	S20°32'54"W	25.00
12	N69°33'22"W	49.74
14	N61°15'47"W	45.48
15	N35°54'43"E	45.82
16	S12°28'00"E	60.40

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS
13	N73°38'09"E	11.17	11.85	10.00'

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - DENOTES PROPOSED R/W & LIMITED ACCESS
 - DENOTES PROPOSED R/W
 - DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT SIDEWALK EASEMENT
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIGN VIRGINIA LLC
 - DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR COMMONWEALTH OF VIRGINIA
 - DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

- LEGEND**
- Computed Point
 - Monumentation Found (As Noted)
 - R/W Concrete Monument Found
 - R/W 15'x18" Meter w/ Cap
 - LA Indicates Limited Access
 - Indicates E-Right Of Way



Parcel 002 Area Calculations
 Proposed Right of Way Sq. Ft. 1,167 / 0.027 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 2,246 / 0.052 Acre
 Proposed Temporary Construction Easement For Entrances Sq. Ft. 842 / 0.019 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 11,377 / 0.261 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 11,377 / 0.261 Acre

Parcel 003 Area Calculations
 Proposed Right of Way Sq. Ft. 856 / 0.016 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 826 / 0.019 Acre
 Proposed Temporary Construction Easement For Entrances Sq. Ft. 2,603 / 0.060 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 1,459 / 0.034 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 1,459 / 0.034 Acre

Parcel 004 Area Calculations
 Proposed Right of Way Sq. Ft. 1,453 / 0.033 Acre
 Proposed Permanent Drainage Easement Sq. Ft. 495 / 0.011 Acre
 Proposed Temporary Construction Easement For Slope Sq. Ft. 2,438 / 0.056 Acre
 Proposed Temporary Construction Easement For Entrances Sq. Ft. 352 / 0.008 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 9,678 / 0.230 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq. Ft. 7,789 / 0.176 Acre
 Proposed Permanent VDOT Utility Easement Sq. Ft. 7,789 / 0.176 Acre

NOTE: All Stations and Offsets are From The Construction Baseline Bearings and Distances in Parenthals are Record Data

SCALE 0 50 100
 PROJECT 0264-134-102
 SHEET NO. 3CRW

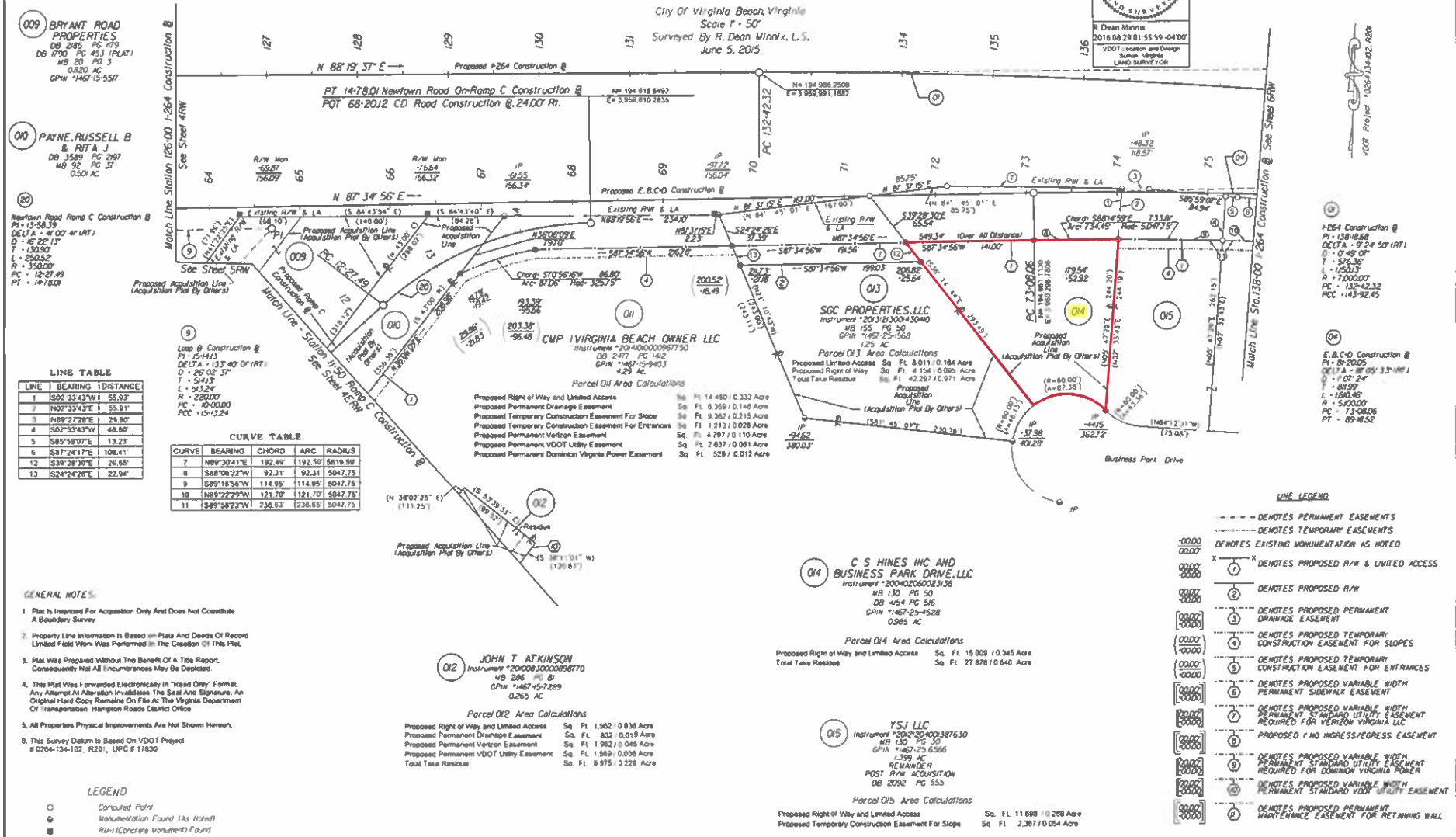
Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.
 1. Reduce the Easting 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
 2. Multiply by the US Survey Feet (1.2003333333).
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) 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 Virginia Beach, Virginia
 Scale 1" = 50'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015



REVISED	DATE	NOVITY	PROJECT	SHEET NO.
08/05/2016 08/28/2016	VA.	264	0264-134-102, RW-201, C-501	5RW



LINE TABLE

LINE	BEARING	DISTANCE
1	S02°33'43"W	55.93'
2	N00°33'43"E	35.91'
3	N89°17'28"E	26.90'
4	S02°33'43"W	48.90'
5	S85°58'07"E	13.23'
6	S87°24'17"E	108.41'
12	S39°28'30"W	26.65'
13	S24°24'26"E	22.94'

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS
7	N88°30'41"E	192.49'	192.50'	5619.56'
8	S88°08'22"W	92.31'	92.31'	5047.75'
9	S89°16'56"W	114.95'	114.95'	5047.75'
10	N89°22'25"W	121.70'	121.70'	5047.75'
11	S89°58'23"W	236.63'	236.65'	5047.75'

- GENERAL NOTES:**
1. Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey
 2. Property Line Information Is Based On Plat And Deeds Of Record Limited Field Work Was Performed In The Creation Of This Plat.
 3. Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encroachments 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. All Properties Physical Improvements Are Not Shown Herein.
 6. This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPC # 17630

- LEGEND**
- Computed Point
 - ⊙ Monumentation Found (As Noted)
 - ⊙ (Concrete Monument) Found
 - ⊙ (5/8" Iron) (C/C) Found
 - ⊙ Indicates Over All Distance
 - Indicates Excl Right Of Way

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


- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - X X X DENOTES EXISTING PROPOSED R/W & LIMITED ACCESS
 - ① DENOTES PROPOSED R/W
 - ② DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT
 - ③ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - ⑤ DENOTES PROPOSED VARIABLE WIDTH PERMANENT SIDEWALK EASEMENT
 - ⑥ DENOTES PROPOSED VARIABLE WIDTH PERMANENT UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA, LLC
 - ⑦ PROPOSED 1' NO INGRESS/EGRESS EASEMENT
 - ⑧ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
 - ⑨ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
 - ⑩ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

SCALE	PROJECT	SHEET NO.
1" = 50'	0264-134-102	5RW

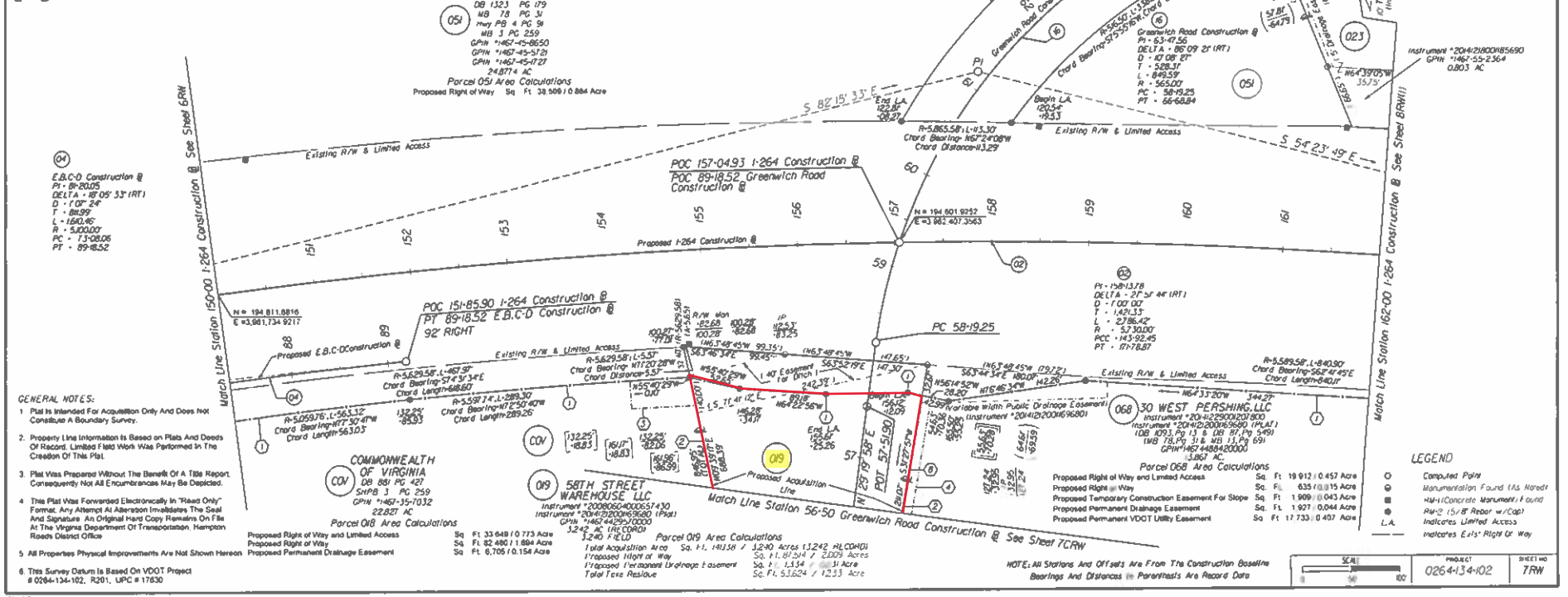
Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates.
1. Reduce the Easting -2.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
2. Multiply by the US Survey Foot (3.2808333333).
3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) 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 Virginia Beach, Virginia
Scale 1" = 50'
Surveyed By R. Dean Minnix, L.S.
June 5, 2015

 R. DEAN MINNIX L.S. No. 18844 LAND SURVEYOR	REVISION	DATE	PROJECT	SHEET NO.
	07/17/2015 07/22/2015 07/29/2015 08/27/2015 09/02/2015 10/21/2015 01/08/2016	VA	0264-134-102, RW-201, C-501, B-603	7RW

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - ① DENOTES PROPOSED R/W & LIMITED ACCESS
 - ② DENOTES PROPOSED R/W
 - ③ DENOTES PROPOSED PERMANENT CONSTRUCTION EASEMENT FOR SLOPES
 - ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - ⑤ DENOTES PROPOSED VARIABLE WIDTH PERMANENT SIDEWALK EASEMENT
 - ⑥ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
 - ⑦ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR COMMONWEALTH POWER
 - ⑧ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
 - ⑨ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL



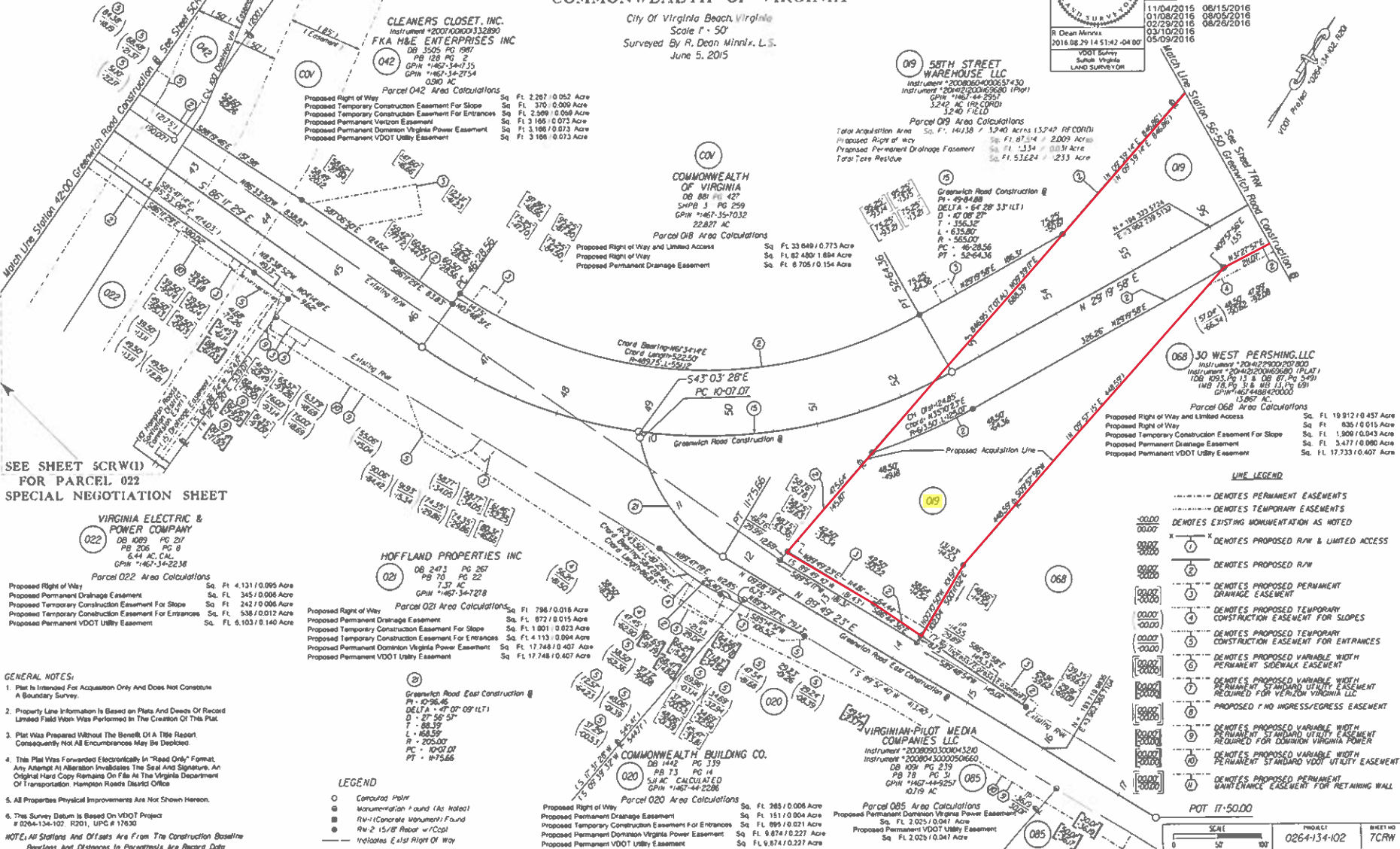
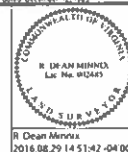
- GENERAL NOTES:**
1. Plat is Intended For Acquisition Only And Does not Constitute A Boundary Survey.
 2. Property Line Information is Based on Plats And Deeds of Record. Limited Field Work Was Performed in the Creation of This Plat.
 3. Plat Was Prepared Without the Benefit of a Title Report. Consequently 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. All Properties Physical Improvements Are Not Shown Hereon.
 6. This Survey Datum is Based On VDOT Project 0264-134-102, R201, UPC = 17830

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 Feet (1.236333333).
3. Multiply These Values by the Combined Scale and Elevation Factor (1,000.00) for the 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 Virginia Beach, Virginia
Scale: 1" = 50'
Surveyed By: Dean Minnix, L.S.
June 5, 2015

NO.	DATE	REVISION	BY	CHKD	PROJECT	SHEET NO.
01	07/17/2015				0264-134-102, RW-201, C-501	7CRW
02	07/29/2015					
03	08/27/2015					
04	09/02/2015					
05	10/21/2015					
06	11/04/2015					
07	11/08/2015					
08	02/29/2016					
09	03/10/2016					
10	05/02/2016					



SEE SHEET SCR(W)
FOR PARCEL 022
SPECIAL NEGOTIATION SHEET

VIRGINIA ELECTRIC & POWER COMPANY
DB 1089 PG 27
PB 206 PG 8
GPN 1467-34-2238

Parcel 022 Area Calculations
Proposed Right of Way Sq Ft. 4,131 / 0.095 Acre
Proposed Permanent Drainage Easement Sq Ft. 345 / 0.008 Acre
Proposed Temporary Construction Easement For Slopes Sq Ft. 242 / 0.006 Acre
Proposed Temporary Construction Easement For Entrances Sq Ft. 538 / 0.012 Acre
Proposed Permanent VDOT Utility Easement Sq Ft. 5,103 / 0.140 Acre

HOFFLAND PROPERTIES INC
DB 2473 PG 267
PB 70 PG 22
GPN 1467-34-2278

Parcel 021 Area Calculations
Proposed Right of Way Sq Ft. 798 / 0.018 Acre
Proposed Permanent Drainage Easement Sq Ft. 873 / 0.015 Acre
Proposed Right of Way Sq Ft. 1,801 / 0.053 Acre
Proposed Temporary Construction Easement For Entrances Sq Ft. 4,113 / 0.094 Acre
Proposed Permanent Dominion Virginia Power Easement Sq Ft. 17,748 / 0.407 Acre
Proposed Permanent VDOT Utility Easement Sq Ft. 17,748 / 0.407 Acre

Greenwich Road East Construction #
PI - 079646
DELTA = 47° 07' 02" (LT)
D = 27° 56' 57"
L = 88.39
R = 88.39
PC = 4207.07
PT = 1475.65

Parcel 020 Area Calculations
Proposed Right of Way Sq Ft. 285 / 0.006 Acre
Proposed Permanent Drainage Easement Sq Ft. 151 / 0.004 Acre
Proposed Temporary Construction Easement For Entrances Sq Ft. 899 / 0.021 Acre
Proposed Permanent Dominion Virginia Power Easement Sq Ft. 9,874 / 0.227 Acre
Proposed Permanent VDOT Utility Easement Sq Ft. 9,874 / 0.227 Acre

Parcel 005 Area Calculations
Proposed Permanent Dominion Virginia Power Easement Sq Ft. 2,025 / 0.047 Acre
Proposed Permanent VDOT Utility Easement Sq Ft. 2,025 / 0.047 Acre

LINE LEGEND

- DENOTES PERMANENT EASEMENTS
- - - - DENOTES TEMPORARY EASEMENTS
- DENOTES EXISTING MONUMENTATION AS NOTED
- X X DENOTES PROPOSED R/W & LIMITED ACCESS
- ① DENOTES PROPOSED R/W
- ② DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT
- ③ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
- ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
- ⑤ DENOTES PROPOSED VARIABLE WIDTH PERMANENT SIDEWALK EASEMENT
- ⑥ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
- ⑦ PROPOSED F NO INGRESS/EGRESS EASEMENT
- ⑧ DENOTES PROPOSED VARIABLE WIDTH PERMANENT SIDEWALK EASEMENT
- ⑨ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
- ⑩ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
- ⑪ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

GENERAL NOTES:
1. Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information Is Based on Plats And Deeds Of Record Limited Field Work Was Performed In The Creation Of This Plat.
3. Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Disclosed.
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. All Properties Physical Improvements Are Not Shown Hereon.
6. This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPC # 17630
NOTE: All Stations And Offsets Are From The Construction Baseline Bearings And Distances In Parenthesis Are Record Data

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 These Values by the US Survey Foot (3.28083333333333)
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) 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 Virginia Beach, Virginia
 Scale 1" = 50'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015



DATE	PROJECT	SHEET NO.
02/28/2018	0264-134-102, RW-201, C-501	9RW
04/14/2018		
05/04/2018		
05/08/2018		
05/29/2018		
12/19/2018		
12/28/2018		
07/24/2018		

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - ① DENOTES PROPOSED R/W & LIMITED ACCESS
 - ② DENOTES PROPOSED R/W
 - ③ DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT
 - ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - ⑤ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - ⑥ DENOTES PROPOSED VARIABLE WIDTH PERMANENT SIDEWALK EASEMENT
 - ⑦ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
 - ⑧ PROPOSED TWO WAY INGRESS/EGRESS EASEMENT
 - ⑨ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
 - ⑩ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
 - ⑪ DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT FOR RETAINING WALL

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
10	12°27'49" (LT)	667.07'	145.11'	N 60°41'49"W	144.82'
11	25°03'59" (LT)	667.07'	58.98'	N 69°27'42"W	58.96'

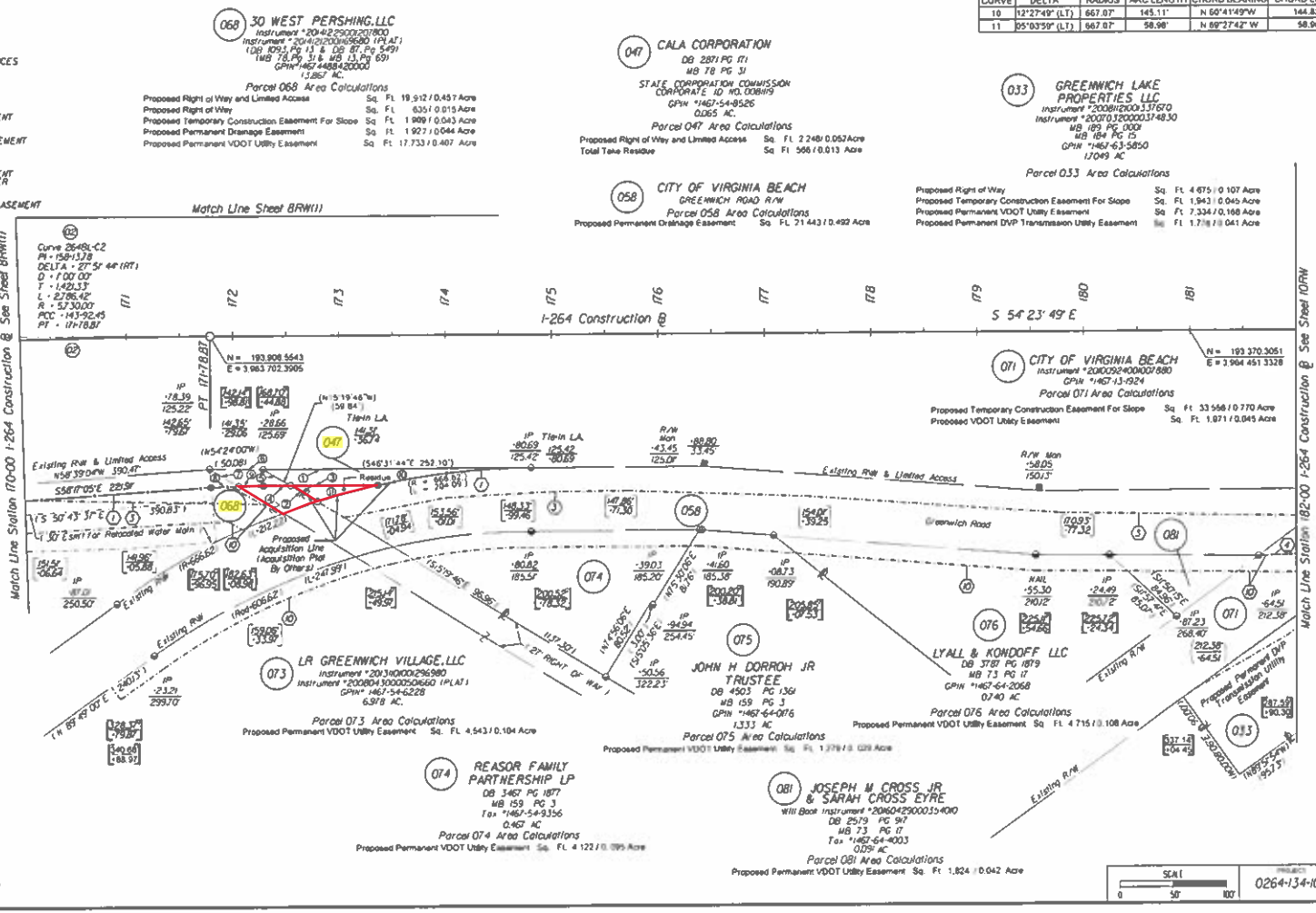
LINE TABLE

LINE	BEARING	LENGTH
1	S54°27'30"E	252.07'
2	N23°13'27"W	29.56'
3	N54°24'32"W	82.22'
4	N54°24'32"W	25.46'
5	N23°13'27"W	30.23'
6	N53°51'27"W	50.26'
7	N23°03'12"W	32.18'
8	N55°54'18"W	26.22'
9	S55°54'18"E	23.18'

- LEGEND**
- Computed Point
 - Monumentation Found (As Noted)
 - RM (Concrete Monument) Found
 - RM 2 1/2" Redwood (As Noted)
 - L.A. Indicates Limited Access
 - Indicates Easement Right Of Way

- GENERAL NOTES:**
1. Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
 2. Property Line Information Is Based on Plats And Deeds Of Record. Limited Field Ver. Was Performed In 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 "Road Only" Format. Any Attempt At Alteration Invalidates The Seal And Signature. An Original Hand Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
 5. All Properties Physical Improvements Are Not Shown Herein.
 6. This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPC # 17630

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



SCALE	PROJECT	SHEET NO.
0 50 100	0264-134-102	9RW

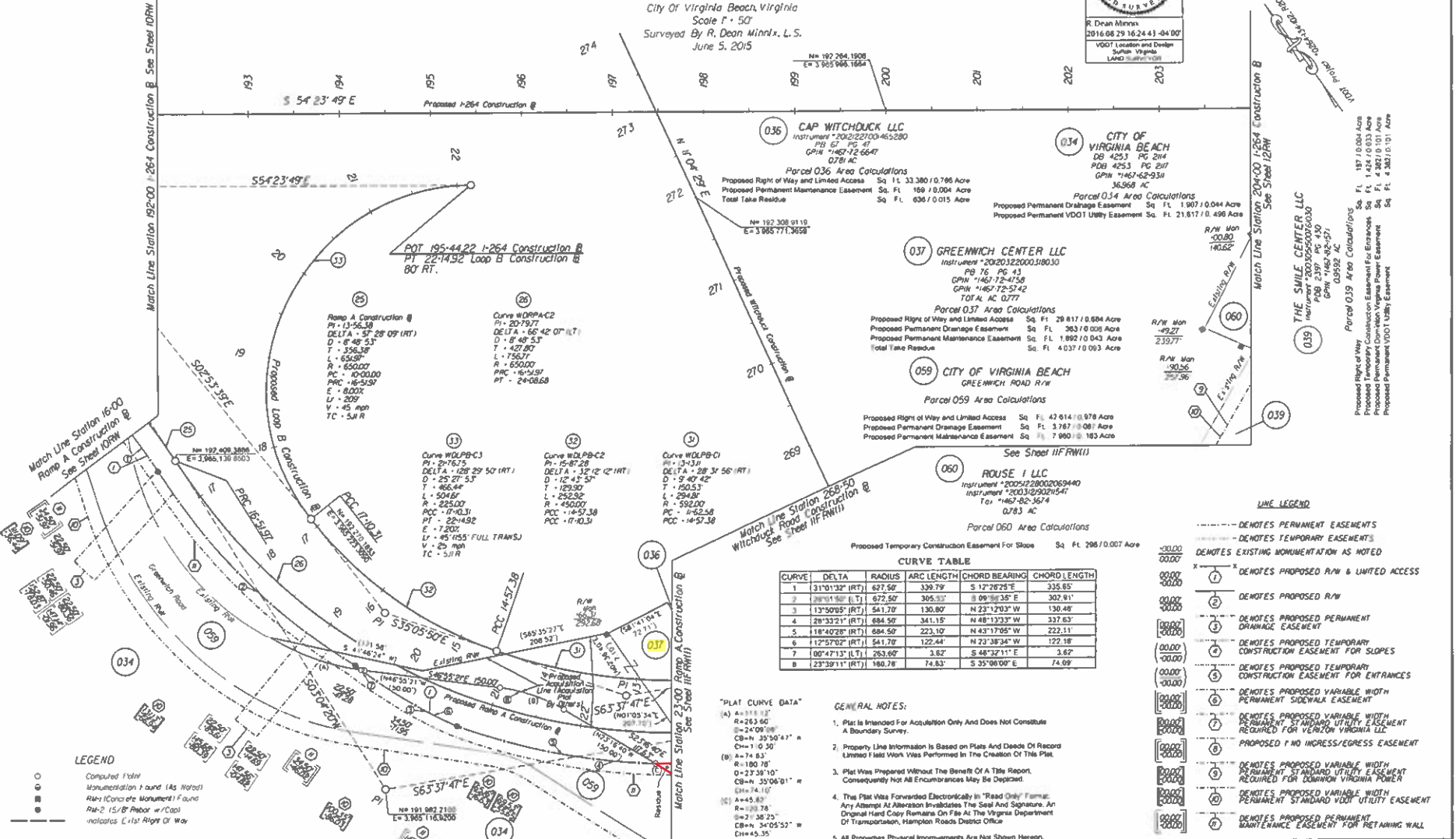
Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates:
 1. Reduce the Easting 2.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
 2. Multiply by the US Survey Foot (3.28083333333333).
 3. Multiply These Values by the Contained Scale and Elevation Factor (1.00000) 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 Virginia Beach, Virginia
 Scale 1" = 50'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015



DATE	SCALE	PROJECT	SHEET NO.
08/26/2018	1"=50'	0264-134-102, RW-201, C-501	11RW



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	31°01'32" (RT)	637.50'	338.79'	S 12°26'25" E	335.85'
2	28°11'30" (L)	672.50'	305.53'	S 09°08'35" E	302.91'
3	13°50'05" (RT)	561.70'	130.80'	N 23°12'03" W	130.48'
4	26°33'21" (RT)	684.50'	341.15'	N 48°11'03" W	337.63'
5	18°40'28" (RT)	684.50'	223.10'	N 43°17'05" W	222.11'
6	12°57'02" (RT)	561.70'	122.44'	N 23°38'34" W	122.18'
7	00°47'13" (LT)	253.60'	3.82'	S 48°32'11" E	3.62'
8	23°39'11" (RT)	188.78'	74.83'	S 35°08'00" E	74.09'

"PLAT CURVE DATA"
 (A) A=111.15'
 R=2409.90'
 CB=N 35°04'37" W
 Ch=110.50'
 (B) A=74.83'
 R=180.78'
 Ch=23.38'10"
 CB=N 35°06'01" W
 Ch=74.10'
 (C) A=45.83'
 R=103.78'
 Ch=21.38'25"
 CB=N 34°05'57" W
 Ch=45.35'

- GENERAL NOTES:**
1. Plat is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
 2. Property Line Information Is Based on Plats And Deeds Of Record Unless Field Work Was Performed In The Creation Of This Plat.
 3. Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
 4. The 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. All Properties Physical Improvements Are Not Shown Hereon.
 6. This Survey Datum Is Based On VDOT Project # 0264-134-102, R201, UPC # 11630

- LINE LEGEND**
- DENOTES PERMANENT EASEMENTS
 - - - - DENOTES TEMPORARY EASEMENTS
 - DENOTES EXISTING MONUMENTATION AS NOTED
 - ① DENOTES PROPOSED R/W & LIMITED ACCESS
 - ② DENOTES PROPOSED R/W
 - ③ DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT
 - ④ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
 - ⑤ DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
 - ⑥ DENOTES PROPOSED VARIABLE WIDTH PERMANENT SIDEWALK EASEMENT
 - ⑦ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERIZON VIRGINIA LLC
 - ⑧ PROPOSED F.W.O. INGRESS/EGRESS EASEMENT
 - ⑨ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION VIRGINIA POWER
 - ⑩ DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
 - ⑪ DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

LEGEND

- Computed Value
- Monumentation 1/4" and 1/8" Station
- Monumentation 1/4" and 1/8" Station
- Monumentation 1/4" and 1/8" Station
- Monumentation 1/4" and 1/8" Station
- indicates 1/4" Right Of Way

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

Note: To Convert VA State Plane Coordinates NAD 83 Metric Values to VDOT Project Coordinates:
 1. Reduce the Easting 7.5 Million Meters and the South and North Zone Northing by 1 and 2 Million Respectively.
 2. Multiply the (1) Survey Foot (3.28083333333333)
 3. Multiply These Values by the Combined Scale and Elevation Factor (1.00000) 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 Virginia Beach, Virginia
 Scale 1" = 50'
 Surveyed By R. Dean Minnix, L.S.
 June 5, 2015



DATE	STATUS	PROJECT	SHEET NO.
08/05/2018	REVISED	0264-134-102, RW-201	11FRW121
08/26/2018	REVISED	0264-134-102, RW-201	11FRW121

036 CAP WITCHDUCK, LLC
 Instrument *200922100465280
 PB 67 PG 41
 GPH *1467-72-6641
 0.728 AC
Parcel 036 Area Calculations
 Proposed Right of Way and Limited Access Sq Ft 33,380 / 0.768 Acre
 Proposed Permanent Drainage Easement Sq Ft 169 / 0.004 Acre
 Proposed Permanent Maintenance Easement Sq Ft 638 / 0.015 Acre
 Total Take Reserve

037 GREENWICH CENTER LLC
 Instrument *2008032200038030
 PB 76 PG 43
 GPH *1467-72-4758
 GPH *1467-72-5742
 TOTAL AC 0.771
Parcel 037 Area Calculations
 Proposed Right of Way and Limited Access Sq Ft 29,817 / 0.684 Acre
 Proposed Permanent Drainage Easement Sq Ft 363 / 0.008 Acre
 Proposed Permanent Maintenance Easement Sq Ft 1,882 / 0.043 Acre
 Total Take Reserve Sq Ft 4,037 / 0.093 Acre

039 THE SMILE CENTER LLC
 Instrument *2003050076030
 PDB 2391 PG 430
 GPH *1467-82-1571
 0.9582 AC
Parcel 039 Area Calculations
 Proposed Right of Way Sq Ft 189 / 0.004 Acre
 Proposed Temporary Construction Easement For Entrances Sq Ft 1,424 / 0.033 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq Ft 4,382 / 0.101 Acre
 Proposed Permanent VDOT Utility Easement Sq Ft 4,382 / 0.101 Acre

038 VIRGINIA BEACH FREE WILL BAPTIST CHURCH INC
 Instrument *2009042400044240
 Instrument *20080000093390 1PLAT1
 PB 795 PG 57
 GPH *1467-72-9262
 2.383 AC
Parcel 038 Area Calculations
 Proposed Right of Way Sq Ft 2,285 / 0.053 Acre
 Proposed Permanent Drainage Easement Sq Ft 8,473 / 0.195 Acre
 Proposed Temporary Construction Easement For Slopes Sq Ft 8,544 / 0.195 Acre
 Proposed Temporary Construction Easement For Entrances Sq Ft 1,420 / 0.033 Acre
 Proposed Permanent Dominion Virginia Power Easement Sq Ft 8,399 / 0.183 Acre
 Proposed Permanent VDOT Utility Easement Sq Ft 8,399 / 0.183 Acre

059 CITY OF VIRGINIA BEACH GREENWICH ROAD R/W
Parcel 059 Area Calculations
 Proposed Right of Way and Limited Access Sq Ft 42,814 / 0.978 Acre
 Proposed Permanent Drainage Easement Sq Ft 3,767 / 0.087 Acre
 Proposed Permanent Maintenance Easement Sq Ft 7,900 / 0.183 Acre

034 CITY OF VIRGINIA BEACH
 DB 4253 PG 204
 PDB 4253 PG 204
 GPH *1467-62-9341
 36,588 AC
Parcel 034 Area Calculations
 Proposed Permanent Drainage Easement Sq Ft 1,907 / 0.044 Acre
 Proposed Permanent VDOT Utility Easement Sq Ft 21,817 / 0.496 Acre

035 5121 GREENWICH ROAD, LLC
 Instrument *2007020500063990
 PB 92 PG 20
 GPH *1467-72-3465
 0.828 AC
Parcel 035 Area Calculations
 Proposed Permanent VDOT Utility Easement Sq Ft 2,401 / 0.055 Acre

046 KENNETH H. LOUK AND ANNA L. LOUK
 DB 604 PG 450
 DB 640 PG 452
 NB 34 PG 15
 GPH *1467-89-2932
 GPH *1467-89-3085
 57,8565 Sq Ft
Parcel 046 Area Calculations
 Proposed Right of Way Sq Ft 168 / 0.004 Acre
 Proposed Permanent Drainage Easement Sq Ft 759 / 0.017 Acre
 Proposed Temporary Construction Easement For Slopes Sq Ft 2,057 / 0.047 Acre

SEE SHEET 11FRW(1) FOR BEARINGS & DISTANCES

NOTE: All Stations and Offsets are From the Construction Baseline
 Bearings and Distances in Parenthesis are Record Data

LEGEND

	Computed Point
	Monumentation Found (As Noted)
	RM-1 (Concrete Monument) Found
	RM-2 5/8" Rebar w/ Cap
	Indicates Right of Way

LINE LEGEND

	DENOTES PERMANENT EASEMENTS
	DENOTES TEMPORARY EASEMENTS
	DENOTES EXISTING MONUMENTATION AS NOTED
	DENOTES PROPOSED R/W & LIMITED ACCESS
	DENOTES PROPOSED R/W
	DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT
	DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR SLOPES
	DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES
	DENOTES PROPOSED VARIABLE WIDTH PERMANENT SIDEWALK EASEMENT
	DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR VERLON VIRGINIA, LLC
	PROPOSED NO INGRESS/EGRESS EASEMENT
	DENOTES PROPOSED VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT
	DENOTES PROPOSED PERMANENT MAINTENANCE EASEMENT FOR RETAINING WALL

- #### GENERAL NOTES:
- Plot is Intended For Acquisition Only and Does Not Constitute a Boundary Survey.
 - Property Line Information is Based on Plats and Deeds of Record. Limited Field Work was Performed in the Creation of This Plat.
 - Plot was Prepared Without the Benefit of A Title Report. Consequently Not All Encroachments may be Detected.
 - 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.
 - All Properties Physical Improvements are Not Shown Hereon.
 - This Survey Datum is Based On VDOT Project # 0264-134-102 R201 UPC # 17830.

SCALE	PROJECT	SHEET NO.
0 50 100	0264-134-102	11FRW121