GENERAL NOTES:

1. Plat Is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information Is Based on Highway Plans, Plats, And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
3. Mean Low Water (MLW) Was Based On NOAA VDatum Transformation.
4. Plat Was Prepared Without The Benefit Of A Title Report, Consequently Not All Encumbrances May Be Depicted.
5. 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 With Woolpert Inc, Chesapeake, Virginia Office
6. This Survey Datum Based On VDOT Project # 0258 - 300 - 204, UPC # 108532

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

Isle Of Wight County, Virginia
Scale 1" = 25'
Surveyed By R. Dean Minnix, L.S.
October 20, 2019

COMMONWEALTH OF VIRGINIA
R. DEAN MINNIX
Lic. No. 1535-B
LAND SURVEYOR

R. Dean Minnix
2020.12.15 13:17:04 -05'00'

WOOLPERT, INC.
CHESAPEAKE, VIRGINIA
LAND SURVEYOR B

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
12/15/2020	VA.	258	0258 - 300 - 204	3RW

VIRGINIA SOUTH ZONE
N.A.D. 83 (2011)

TOWN OF SMITHFIELD
Deed Book 371, Page 481
LEASED BY:
PACK DEVELOPMENT COMPANY, LLC
Inst.# 120006256
001
PC 2, Slide 184, PGS 9, 10
22,245 Sq. Ft. Lease Area
PARCEL ID #21A-01-429

Parcel 001 Area Calculations
Proposed Temporary Construction Easement 1,895 Sq. Ft. / 0.043 Acre

NOW OR FORMERLY
PACK DEVELOPMENT COMPANY LLC
Inst.# 160001706
PC 2, Slide 184, PGS 9, 10
0.5300 AC (per GIS)
PARCEL ID #21A-01-427

NOW OR FORMERLY
SMITHFIELD LANDING COMPANY
DB 308 PG 821
PC 2, Slide 184, PGS 9, 10
No Recorded Acreage
PARCEL ID #21A-01-428

(S 87°59'01" E 146.50')
(36.14') (S 00°44'07" E)
(N84°47'04"W 72.00') (45.12')
(26.88') (N83°57'19"W 64.78')
(N89°57'14"W 48.30') (S89°40'52"E 40.31')
(N77°34'16"W) (18.46')
(15.00') (N00°45'51"W)
(13.55') (N38°08'11"W)
Mean Low Water (MLW)
(N80°54'04"E 100.34')
(N89°01'53"E 50.09')
(N82°39'44"E 156.21')
(S46°47'13"E) (44.66')
(12.50') (S04°30'41"E)
(S85°29'20"W) (20.00')
(24.47') (S04°24'10"E)
Pagan River
Flood
EBB
001
41.00' • 25.00'
37.00' • 55.00'
29.00' • 71.00'
26.97' • 25.00'
29.00' • 55.00'
26.20' • 71.00'
Pin • 50.73 37.18'
Pin • 95.02 40.17'
(North 37.95')
(10.00') (N04°24'08"W)
(N85°35'52"E 225.00')
Proposed Temporary Construction Easement
Proposed Temporary Construction Easement
(S89°39'29"W 564.95')
Pin • 04.12 27.92'
POT 1656+00.00
1656
1657
1658
1659
1660
1661
1662
1663
Route 10 (258BUS) - South Church Street
VDOT Plans 0258-046-107, C-501, PE-101, R/W-201, B-604
C-501, PE-101, R/W-201, B-604
1710' TO JERICHO ROAD
N 89° 26' 28" E
Route 258 Business Construction Baseline
N = 3,522,505.5744
E = 12,030,970.2666
N = 3,522,512.4015
E = 12,031,670.2333
MATCH LINE STA. 1663+75.00 SHEET 4RW

VDOT Plans 0258-046-107, C-501, PE-101, R/W-201, B-604
Variable Width Standard Utility Easement For Continental Telephone Co. & VEPCO
Per VDOT Plans 0258-046-107, C-501, PE-101, R/W-201, B-604
(N89°25'29"E 209.63')
Pin • 00.21 25.63'
(S87°42'47"E 100.12') (N88°41'58"E) (15.87')
26.44' • 00.23
(S83°37'05"E 404.85')
Cypress Creek
25.50' • 05.00'
Punch Hole • 89.13 25.35'
Variable Width Utility Esmt. Dedicated To The Town Of Smithfield PC 2, Slide 180, PG. 5
Proposed Temporary Construction Easement
Variable Width Permanent Standard VDOT Utility Easement
(S02°55'26"E 66.57')
(35' Ingress And Egress Easement) DB 214, Pg 146 PB 5, Pgs 204 & 205
NOW OR FORMERLY
COMMONWEALTH OF VIRGINIA
DB 205 PG 483
SHPB 3 PG 24
0.58 AC.
PARCEL ID #21A-01-459
(N 88°W) (266.4')
(N85°35'52"E 220.85')
(S52°36'24"E 68.30' - TIE)
Mean Low Water (MLW)
(S13°12'34"W 541.04' - TIE)
53.83' • 01.39
87.55' • 02.83
73.85' • 02.25
25.81' • 22.36
52.57' • 21.94
25.55' • 40.93
45.55' • 41.02
45.61' • 87.31
72.49' • 13.39
92.27' • 12.40
95.85' • 79.79
100.67' • 59.85
103.90' • 05.00
103.97' • 08.38
103.50' • 34.89
5' x 100' Easement Per VDOT Plans 0258-046-107, C-501, PE-101, R/W-201, B-604

PACK DEVELOPMENT COMPANY, LLC
Inst.# 160001706
002
PC 2, Slide 184, PG 7,8
7.33 +/- AC.
PARCEL ID #21A-01-452

Parcel 002 Area Calculations
Proposed Temporary Construction Easement 13,620 Sq. Ft. / 0.312 Acre
Proposed Permanent VDOT Utility Easement 3,803 Sq. Ft. / 0.087 Acre

LINE LEGEND
- DENOTES PERMANENT EASEMENTS
- DENOTES TEMPORARY EASEMENTS
- •00.00 / 00.00' DENOTES EXISTING MONUMENTATION AS NOTED
- (00.00' / •00.00) DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- [00.00' / •00.00] DENOTES PERMANENT STANDARD VDOT UTILITY EASEMENT

LEGEND
- Monumentation Found (As Noted)
- RM-1 (Concrete Monument) Found

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

SCALE 0 25' 50'

PROJECT	SHEET NO.
0258-300-204	3RW