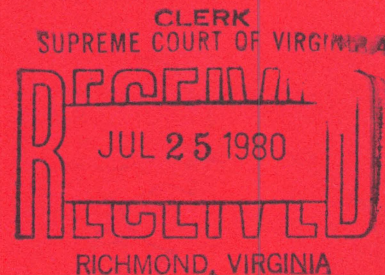


223 Va 701

IN THE
SUPREME COURT OF VIRGINIA
AT RICHMOND



Record No. 791824

STATE HIGHWAY AND TRANSPORTATION
COMMISSIONER OF VIRGINIA

Appellant

v.

JAMES V. GARLAND, ET AL.

Appellee

APPENDIX

Marshall Coleman
Attorney General

Walter A. McFarlane
Deputy Attorney General

~~D. Brian Costello~~
~~Assistant Attorney General~~
~~1401 East Broad Street~~
~~Richmond, Virginia 23219~~

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Counsel for Appellant

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PETITION (FILED MARCH 29, 1979)

Your Petitioner, the State Highway and Transportation Commissioner of Virginia, files this petition in accordance with Title 25, Chapter 1.1 and Title 33.1, Chapter 1, Article 7 of the Code of Virginia (1950), as amended, and such general laws as are applicable for the purpose of condemning the land hereinafter described and alleges as follows:

1. Edna D. Barber is the duly authorized agent and attorney for the State Highway and Transportation Commissioner of Virginia, for the purpose of instituting this condemnation proceeding as is shown by a signed declaration hereto attached, marked Exhibit A, and asked to be read as a part of this petition, and Edna D. Barber is authorized to file this proceeding in the name of and on behalf of the State Highway and Transportation Commissioner of Virginia.

2. The real estate which is affected in this proceeding lies in Lottsburg Magisterial District, in Northumberland County, Virginia, and is further described as follows:

Parcel
027

Being as shown on Sheets 6 and 7 of the plans for Route 360, State Highway Project 6360-066-103, RW-203 and lying on the northwest (left) side of and adjacent to the northwest existing right of way line of present Route 360 from the lands of Mary Allene Headley Di Zerega at approximate proposed westbound lane centerline Station 1066+72 to the lands of Helen C. Anthony et al at approximate Station 1073+45, and containing 1.15 acres, more or less, land.

Parcel
030

Being as shown on Sheet 7 of the plans for Route 360, State Highway Project 6360-066-103, RW-203 and lying on the northwest (left) side of and adjacent to the northwest existing right of way line of present Route 360 from the lands of Helen C. Anthony et al at approximate proposed westbound lane centerline Station 1074+74 to the lands of Harry J. Davis at approximate Station 1090+15, and containing 2.42 acres, more or less, land; together with the permanent right and easement to use the additional area showing as being required for a drain ditch left of approximate Station 1084+25, and containing 0.07 acre, more or less.

Parcels 027 and 030 together contain 3.57 acres, more or less, land.

AND WHEREAS, the Virginia Electric and Power Company was the owner of easements and right of way for the construction, operation and maintenance of power line facilities, together with the necessary attachments and appurtenances thereto, along and contiguous to said Route 360; and

WHEREAS, said easements and right of way is embraced in whole or in part within the lands taken by the Commonwealth in fee hereunder for said project, making necessary the relocation of the said power company's facilities;

NOW, THEREFORE, under the provisions of Section 33.1-96, 1950, Code of Virginia as amended, the State Highway and Transportation Commissioner of Virginia has also directed to be taken, in order that same may then be conveyed to the Virginia Electric and Power Company, its successors and assigns, easements and right of way for the construction, operation and maintenance of power line facilities, including any and all necessary attachments and appurtenances thereto, along and contiguous to the proposed northwest right of way line of said Route and Project, from opposite approximate Station 1066+90 to opposite approximate Station 1073+82, also from opposite Station 1074+10 to opposite approximate Station 1090+13, the estimated fair value of which is included in the amount above specified.

This property is also shown on a plan or plans on file in the Central Office of the State Highway and Transportation Department, Richmond, Virginia, identified at Route 360, Project 6360-066-

103, RW-203, Sheets No. 6, 6A, 7, 7A, and 10C, a copy of which plans are hereto attached, marked Exhibit B, and prayed to be read as a part of this petition.

3. The right and property taken and intended to be compensated for in this proceeding is the fee simple title to the land shown within red lines on the aforesaid plans along with permanent drainage easements shown within green lines and utility easements shown by yellow lines, all of which is described and set forth in Exhibit B and described in detail in paragraph two of this petition.

4. The aforesaid land and easements are necessary for the construction, reconstruction, alteration, maintenance and repair of a Highway System known as Route 360, in Northumberland County, Virginia, all of which is properly declared in Exhibit A attached hereto.

5. This project is for the improvement of a section of Arterial Network of Highways Route 360 from 2.768 Mi. W. Int. Rte. 202 (Callao) to 2.257 Mi. E. Int. Rte. 202 (Callao) and will include right to construct, reconstruct, repair, improve, alter and maintain the said Route in accordance with the attached plans marked Exhibit B. It also includes the right to utilize the land in the future (1) for construction, reconstruction, alteration, improvement, repair and maintenance of the said Route, (2) for all other Highway purposes, and (3) in accordance with all the rights and incidents normally acquired in the property by (fee simple, easements, etc.).

6. Your Petitioner has made a bona fide but ineffectual effort to purchase said real estate and easement from the owner thereof and has been unable to do so because of inability to agree upon a purchase price.

7. On or about the 15th day of September, 1978, Petitioner caused to be recorded in the office of the Clerk of the Court in Deed Book 199, at page 246, Certificate No. C-28977 as provided by Title 33.1, Chapter 1, Article 7 of the Code.

8. Thereupon pursuant to the provisions of the aforesaid Title 33.1, Chapter 1, Article 7 of the Code, title to the land described in Paragraph 2 vested in the Commonwealth of Virginia.

9. Your Petitioner is of the opinion that the only persons who are entitled to an interest in the compensation to be ascertained by this proceeding are James V. Garland and Mabel C. Garland, his wife, as disclosed by title examination of the above described land.

WHEREFORE, your Petitioner respectfully prays to this Honorable Court that, in accordance with the provisions of Title 25, Chapter 1.1 of the Code, commissioners may be summoned and appointed to ascertain and report the value of the land taken including easements and including the easement for the relocation of utilities and damages, if any, which may accrue to the residue beyond the enhancement in value, if any, to such residue, by reason of the taking; that this Court be directed to confirm the vesting of title in the Commonwealth as aforesaid and take all such other steps to carry out the intents of Title 25,

Chapter 1.1 and Title 33.1, Chapter 1, Article 7 of the Code as may be necessary; and that your Petitioner may have such other further and general relief as the nature of the case may require.

* * *

REPORT OF COMMISSIONERS (FILED AUGUST 3, 1979)

We, the undersigned Commissioners appointed by the above named Court on the 12th day of July, 1979, to fix the value of the land taken herein and damages, if any, which may accrue to the residue, beyond the enhancement in value, if any, to such residue, by reason of the taking, do hereby certify that on August 3, 1979, we were duly sworn and went upon said land in the custody of the Sheriff of Northumberland County, Virginia, or one of his deputies, to view the same as described by the Order of said Court, said land being briefly described as follows: to-wit:

Parcels 027 and 030 as shown on Sheets 6 and 7 of the plans for Route 360, Project 6360-066-103, RW-203, a copy of which sheets are filed as an exhibit in these proceedings, together with the easements shown thereon.

Upon a view of the property and upon such evidence as was before us, we did fix the value of the aforesaid land taken by the State Highway Commissioner (including the easement taken) at \$25,670.00 and we do further fix the damage which may accrue to the residue, beyond the enhancement of value to such residue, by reason of the taking, at \$1,000.00.

* * *

EXCEPTIONS TO COMMISSIONERS' REPORT
(FILED AUGUST 13, 1979)

Pursuant to Section 25-46.21 of the Code of Virginia (1950); as amended, exceptions are hereby tendered and filed to the Report of the Commissioners' in the above captioned matter upon the following grounds:

1. That the Court erred in allowing the Commissioners' to consider the testimony of G. C. Dawson in that he used improper appraisal method, i.e., averaging of two properties and that he cited no comparables within Northumberland County.

2. That the award of damages to the residue of the subject property was speculative, contrary to law and without evidence to support the award.

3. The Court erred in admitting testimony as to value of a VEPCO easement as part of the fair market value of property taken in that VEPCO already had an easement and nothing further was taken.

4. That the landowner and his expert testified to individual items which they totaled to arrive at an opinion of the value of property taken and this did mislead the Commissioners' into calculating value of individual items as the value of the take and the measure of damages rather than considering these as factors of evaluation of fair market value.

5. That the value placed on the property taken is excessive and not supported by the evidence.

6. That after the taking of the testimony and prior to instructions and argument of counsel two of the Commissioners'

had lunch with the landowners giving the opportunity to have discussed the case and giving the appearance of possible improper conduct, and therefore petitioner requests that the Commissioners' be recalled and questioned by the Court.

* * *

ORDER OVERRULING EXCEPTIONS
AND CONFIRMING COMMISSIONERS REPORT
(ENTERED SEPTEMBER 18, 1979)

It appearing to the Court that the report of the commissioners hereinbefore appointed with the certificate of the Judge of this Court administering the oath to the said commissioners, was on the 3rd day of August, 1979, duly returned to and filed by the Court herein, that thereafter within the time provided by law the State Highway and Transportation Commissioner, by counsel, duly filed his exceptions to said report; that on the 18th day of September, 1979 such exceptions were argued by counsel for the State Highway and Transportation Commissioner and by counsel for the landowners, and the Court, after hearing argument, overruled the exceptions and no cause having been shown against said report, the same accordingly is confirmed.

And, it appearing to the Court that said commissioners ascertained that the value of the land taken herein was \$25,670.00 and that the damages to the residue, beyond the enhancement in value to the residue by reason of the taking, was \$1,000.00, and it appearing that the said report should be confirmed; therefore, the Court doth approve, ratify and confirm said report in all particulars, and doth confirm unto the Commonwealth of Virginia the fee simple title to the following property:

Parcel
027

Being as shown on Sheets 6 and 7 of the plans for Route 360, State Highway Project 6360-066-103, RW-203 and lying on the northwest (left) side of and adjacent to the northwest existing right of way line of present Route 360 from the

lands of Mary Allene Headley Di Zerega at approximately proposed westbound lane centerline Station 1066+72 to the lands of Helen C. Anthony et al at approximate Station 1073+45, and containing 1.15 acres, more or less, land.

Parcel
030

Being as shown on Sheet 7 of the plans for Route 360, State Highway Project 6360-066-103, RW-203 and lying on the northwest (left) side of and adjacent to the northwest existing right of way line of present Route 360 from the lands of Helen C. Anthony et al at approximate proposed westbound lane centerline Station 1074+74 to the lands of Harry J. Davis at approximate Station 1090+15, and containing 2.42 acres, more or less, land; together with the permanent right and easement to use the additional area shown as being required for a drain ditch left of approximate Station 1084+25, and containing 0.07 acre, more or less.

Parcels 027 and 030 together contain 3.57 acres, more or less, land.

WHEREAS, the Virginia Electric and Power Company was the owner of easements and right of way for the construction, operation and maintenance of power line facilities, together with the necessary attachments and appurtenances thereto, along and contiguous to said Route 360; and

WHEREAS, said easements and right of way is embraced in whole or in part within the lands taken by the Commonwealth in fee hereunder for said project, making necessary the relocation of the said power company's facilities;

NOW, THEREFORE, under the provisions of Section 33.1-96, 1950 Code of Virginia as amended, the State Highway and Transportation Commissioner of Virginia has also directed to be taken, in order that same may then be conveyed to the Virginia Electric and Power Company, its successors and assigns, easements and right of way for the construction, operation and maintenance of power line facilities, including any and all necessary attachments and appurtenances thereto, along and contiguous to the proposed northwest right of way line of said Route and Project, from opposite approximate Station 1066+90 to opposite approximate Station 1073+82, also from opposite approximate Station 1074+10 to opposite approximate Station 1090+13, the estimated fair value of which is included in the amount above specified,

And, further, it appearing to the Court that the State Highway and Transportation Commissioner has heretofore caused to be recorded in the Clerk's Office of this Court Certificate No. C-28977 for \$13,300.00, and that the title to the aforesaid real estate thereby vested in the Commonwealth of Virginia, in accordance with the provisions of Sections 33.1-119 and 33.1-122 of the Code of Virginia (1950), as amended.

And, therefore, it appearing to the Court that the Defendants have previously drawn down, in accordance with provisions in Section 33.1-124 of the Code of Virginia (1950), as amended, the amount of \$13,300.00, the Court doth ADJUDGE, ORDER and DECREE that the State Highway and Transportation Commissioner of Virginia paid to the Clerk of this Court on behalf of James V. Garland and Mabel C. Garland the sum of \$13,370.00, with interest at the rate of six percent annum on the sum of \$13,370.00, this being the excess of the award over the amount represented by the aforesaid Certificate of Deposit, from the 15th day of September, 1978, the date on which the above mentioned certificate was duly recorded in the Clerk's Office, to the date upon which the principal sum is paid into Court; and the Court doth further order that the Commonwealth of Virginia be released from any liability by virtue of the recordation of the certificate aforesaid; and that the proceedings herein be recorded and indexed as provided by Section 25-46.27 of the Code of Virginia (1950), as amended, with reference to be made showing the book and page number of such recordation on the margin of the page where Certificate of Deposit No.

C-28977 is spread.

And the Court doth further order and direct that the costs, herein, including \$20.00 each to the commissioners appointed herein namely: William E. Sanford, Jr., Roland E. Covington, Jr., Andrew H. Cowart, and Robert N. Reamy and the sum of \$10.00 to J. Clifton Brann, Sr., James W. Harper, Willard A. Cralle and L. Elwood Taylor who were summoned and appeared but did not serve herein, shall be paid by the State Highway and Transportation Commissioner of Virginia, and the same shall be charged and taxed by the Clerk of this Court as part of the costs herein, as provided by law.

And nothing further remaining to be done in this cause, the same is hereby stricken from the docket of this Court.

* * *

NOTICE OF APPEAL (FILED OCTOBER 9, 1979)

The petitioner, State Highway and Transportation Commissioner of Virginia, by counsel, pursuant to Rule 5:6 of the Supreme Court of Virginia, gives notice of appeal from the Order of the Circuit Court of Northumberland County, Virginia, rendered herein on the 18th day of September, 1979.

Petitioner hereby gives notice as he intends to file hereafter a statement of facts, testimony and other incidents of the case.

* * *

EXCERPTS FROM STATEMENT OF FACTS, TESTIMONY
AND OTHER INCIDENTS OF HEARING, PAGES 1-8
(FILED DECEMBER 4, 1979)

This is a statement of the facts, testimony and other incidents of the hearing in this condemnation proceeding heard before Commissioners, A. H. Cowart, William E. Sanford, Jr., Roland E. Covington, Jr., W. A. Cralle and Robert N. Reamy on August 3, 1979, in the Circuit Court of Northumberland County, Virginia, Judge Dixon L. Foster presiding. State Highway and Transportation Commissioner was represented by Edna D. Barber and the landowners, James V. Garland and Mabel C. Garland were represented by Thomas A. Williams. The Commissioners were duly sworn. The Commissioners, the Court, the Defendants, and Counsel for the Petitioner and for the Defendants then viewed the property which was the subject of the take. The witnesses called by the State Highway and Transportation Commissioner were David Holzinger, Right of Way Agent, and P. H. Fines, Jr., Appraiser. The witnesses called by the landowners were G. C. Dawson, Real Estate Broker-Appraiser, and James V. Garland, Landowner. This is a condemnation proceeding in Northumberland County, Virginia, for the improvement of Route 360 from a two lane highway to a four lane highway as it affects the property of James V. Garland and Mabel C. Garland. The specifications of the take are as follows:

Property of: James V. Garland and Mable C. Garland
Route : 360 Project: 6360-066-103, RW-203
County : Northumberland
From : 2.918 Mi. W. Int. Rte. 202 (Callao)

To : 2.254 Mi. E. Int. Rte. 202 (Callao)

Parcel
027

Date of Take: September 15, 1978

Certificate No.: C-28977

Location of Take: Lying on the Northwest (left) side of and adjacent to the Northwest right of way line for present Route 360.

Take: Being approximately 680 feet in length x 70 feet in depth at West property line (Station 1066+72 W.B.L.) to 70 feet in depth at East property line (Station 1073+45 W.B.L.)

Approximate Acreage Before Take: 112.04 Ac.

Acreage in Take : 1.15 Ac.

Approximate Acreage After Take : 110.89 Ac.

Utility Easement

15' width x 693' length standard easement for Virginia Electric and Power Company containing 0.24 acre, more or less

Parcel
030

Date of Take: September 15, 1978

Certificate No.: C-28977

Location of Take: Lying on the Northwest (left) side of and adjacent to the Northwest right of way line for present Route 360.

Take: Being approximately 1,557 feet in length x 73 feet in depth at West property line (Station 1074+74 W.B.L.) to 90 feet in depth at East property line (Station 1090+15 W.B.L.)

Approximate Acreage Before Take: 110.89

Acreage in Take : 2.42

Approximate Acreage After Take : 108.47

Take in Both Parcels : 3.57

Drainage Easement

A 18 foot width x 200 feet in length drainage easement containing approximately 0.07 acre, more or less

Utility Easement

15' x 1560' in length for VEPCO containing 0.64 acre more or less

The first witness called by the State Highway and Transportation Commissioner was David Holzinger, who testified to the above stated facts. He also testified that the drainage easement was to be an open easement with the right of the Highway Department to keep this area uncluttered by debris or tall grass; that there was to be no concrete or other improvement placed in or on the drainage easement.

On cross-examination he was asked whether after the improvement the landowners' land would be 10 feet below the level of the road. His answer was yes. On redirect Mr. Holzinger testified that the road is presently 11 feet above the landowners' property. Upon further questioning by Defendants' counsel, Mr. Holzinger testified that the landowners' land is presently 11 feet below the road at the point where the land would be adjacent the improvement, which point is approximately 70 feet from the present road, and that after the improvement the landowners'

would fall off immediately to 10 feet below the level of the road.

The second witness called by the State Highway and Transportation Commissioner was P. H. Fines, Jr. Mr. Fines testified that he is an employee of the Department of Highways and Transportation and is at present employed as an appraiser for that Department. He testified that the highest and best use of the property was residential for a depth of the 300 feet from the highway right of way. He testified that there are two parcels involved in this suit, Parcel No. 027 which he estimated contained five acres and Parcel 030 which contained approximately 9.5 acres, which acreage he considered potential residential with an economic depth of 300 feet. He testified that the remaining 97.5 acres had little or no demand for residential usage. He stated that he valued the residue at \$800.00 an acre and that he valued the take of Parcel No. 027 which consisted of 1.15 acres at \$2,600.00 an acre. That he valued that take of Parcel No. 030 which consisted of 2.24 acres at \$2,500.00. He stated that in his opinion the value of the land taken to be \$9,040.00.

He stated that he valued the drainage easement at \$158.00 and he valued the fencing on Parcel No. 027 at \$1,088.00. The fencing on Parcel No. 030 at \$2,408.00. He valued the residue before the take at \$104,822.00 and he valued the residue after the take at \$104,822.00. He stated that he arrived at these values by deducting from the value of the whole (which was \$113,862.00) the value of the take of the land taken which was \$9,040.00. Mr. Fines testified that in his opinion the value of the total take was \$12,694.00.

Mr. Fines testified that his opinion was based on three sales which he considered as comparable all located in Northumberland County, none of which were on U.S. Highway Route 360, but all on State Roads. Counsel for Defendants objected to testimony of the sales as being irrelevant and not comparable in that they were not located on U.S. Highway Route 360. Judge Foster overruled the objection. The first of these was a sale from Herman W. Rowe to Donald B. O'Bier on November 2, 1974, which was a parcel of 8.25 acres residential land, located on Route 202, just below Callao, Virginia, and that the sales price was \$7,500.00, or \$909.00 per acre. On cross-examination, Mr. Fines testified that the land had ravines on each side and the rear with a small area suitable for one residence. The second sale was one from Willie Jackson to Erma B. Warren and Samuel P. Warren, date of sale July 3, 1977, which was a parcel containing 5.5 acres farmland located one and a half miles North of Callao, Virginia, on Route 202, and at the intersection of Route 619; that the sales price was \$11,000.00, or \$2,000.00 per acre. The third sale was from Willie Jackson to Erma B. Warren and Samuel P. Warren, one and a half miles North of Callao, on Route 202, approximately 2 1/2 miles from subject property, the date of the sale was July 3, 1977, and it was an area of 16 acres of woodland; the sales price was \$33,000.00, or \$2,062.00 per acre.

Mr. Fines testified that in arriving at his opinion of the fair market value of the subject property he made the usual adjustments to his comparables to account for the difference in time, location, topography and size. Mr. Fines testified that in his opinion there was no damage to the residue beyond the

enhancement of the improvement. This he illustrated by his before and after value of the residue as stated above.

At this point the State Highway and Transportation Commissioner rested his case and the landowners called as their first witness, G. C. Dawson. Mr. Dawson testified that he is a real estate broker from Lancaster County, Virginia, and that he is familiar with the property in Northumberland County, having lived in Northumberland County, and has operated a business in Northumberland County. Mr. Dawson further testified that he is familiar with property in Northumberland County based on his experience as a real estate broker and as an appraiser since 1963. Mr. Dawson further testified that he had completed a number of courses in real estate appraisal. Mr. Dawson testified that in his opinion the highest and best use for this property was for residential purposes. He testified that in his opinion the value of the land taken by the Highway Department was \$7,200.00 per acre; that he valued the fence taken at \$4,051.16; that he valued the Virginia Electric and Power Company easement at \$500.00, and that he valued damage to the residue at \$2,000.00, and that in his opinion the total value of the take and damage to the residue was \$32,843.90.

Mr. Dawson testified that he had appraised the property the week prior to the hearing to determine the value as of September 15, 1978, the date of the take. Mr. Dawson testified that in reaching his opinion, he considered two sales as his comparables, both in Richmond County, Virginia, on Route 360; one approximately one mile from the subject property and the other

approximately four miles from the subject property; Counsel for the State Highway and Transportation Commissioner objected to testimony to these sales as being irrelevant and not comparable in that they were located in another County and were sales made after the highway improvement had been made. Judge Foster overruled the objection.

Mr. Dawson then testified as to his comparables. The first was a sale from Alfred Davis to Lawrence Packett on March 3, 1977, which was a sale of 0.631 acres which sold for a total price of \$6,000.00, or an equivalent of \$9,500.00 per acre. The second comparable was a sale from Kenneth Fallin to Alliance Fertilizer, made August 19, 1977, which sale was for a parcel of land containing 6.125 acres, selling for \$30,000.00, or the equivalent of \$4,897.96 per acre.

On cross-examination, Counsel for the State Highway and Transportation Commissioner inquired as to whether Mr. Dawson had made any adjustments to these sales for such things as time, location, topography, shape, size or any other usual adjustments made by appraiser. Mr. Dawson testified that he had made no adjustments of any kind since the property was recently sold, was located on U.S. Highway Route 360, and was similar property to the land of the Defendants. Again on cross-examination, he was asked how he had arrived at his opinion of the value of the land taken. Mr. Dawson testified that he had simply added the sales price of the two properties which he used as comparables and divided by two to arrive at his opinion of \$7,200.00 per acre. On redirect Mr. Dawson testified that this method was a recognized appraisal method when the properties used as comparables were

similar to the property to be appraised. Mr. Dawson further testified that property in Northumberland County generally sold for higher prices than property in Richmond County.

Mr. Dawson testified that in his opinion there was damage to the residue in the amount of \$2,000.00. This he based on what he felt was increased surface water.

The next witness for the landowners was the landowner himself, Mr. James V. Garland. Mr. Garland testified that in his opinion his land was worth \$8,000.00 an acre, that fencing was worth \$4,250.00, the damage to the residue was \$2,000.00 and that the value of the VEPCO easement was \$500.00. He testified that he had purchased the treated poles for the fence posts from Tidewater Telephone Company in 1959.

On cross-examination Mr. Garland was asked how he valued these items. He stated, "Mr. Dawson says" before he was interrupted and did not continue with that sentence. He testified that his estimate of damage was based on increased water going into his land.

On cross-examination, Mr. Garland was asked what he had valued this land for on the inheritance tax return filed for his deceased wife who died in 1976. He testified that he could not remember, and further testified that he had purchased a 2/3 interest in the property in 1959.

The landowners rested their case after the testimony of Mr. Garland and the Court recessed to reconvene in one hour.

At the conclusion of the evidence and prior to instructions and argument the attorney for the condemnor moved the Court to strike the testimony of the condemnee's expert appraiser, G. C.

Dawson, based on improper method of appraisal, i.e., averaging sales on which he based his opinion. Motion was overruled and exception taken. After the recess instructions were given and arguments, the Commissioners' then retired and considered their award.

The Commissioners' returned their report to the Court on August 3, 1979, and valued the take at \$25,670.00 and damage to the residue beyond the enhancement of value to such residue at \$1,000.00.

On the 13th day of August, 1979, the petitioner for the State Highway and Transportation Commissioner of Virginia, filed exceptions to the Commissioners report pursuant to Section 25-46.21 of the Code of Virginia.

The hearing was held on the exceptions by Judge Dixon L. Foster on September 18, 1979, arguments on the exceptions were heard by Judge Dixon L. Foster. Judge Foster did not recall the Commissioners. The hearing argument on Exception No. 6 which alleged that two of the Commissioners' had lunch with the landowners Judge Foster indicated that there should be some evidence of that allegation other than the allegation itself that two of the Commissioners' had lunch with the landowners.

Whereupon the Counsel for the State Highway and Transportation Commissioner of Virginia called the landowner, James V. Garland to the witness stand. Mr. Garland testified that yes they had had lunch together; that it was at the one lunchroom in the village; that the lunchroom was crowded and that three tables had been pushed together to form one large table, and that they set with another couple at this table. Later three of the Commissioners

sat at the table because there were no other seats available in the lunchroom. Mr. Garland testified that they did not discuss the case.

At the conclusion of arguments by both counsel Judge Foster overruled the exceptions and entered Order confirming the Commissioners' report.

Exception was taken by the Counsel for the State Highway and Transportation Commissioner.

* * *

ASSIGNMENTS OF ERROR (FILED DECEMBER 18, 1979)

1. That the trial court erred in overruling commissioners' objection to the admission of evidence of alleged comparable sales, by Landowner's appraiser where appraiser had no factual basis of similarity, comparables were in another county and were after highway improvement had been completed.

2. That the trial court erred in not striking the testimony of Landowner's appraiser in that said testimony was based on erroneous appraisal method.

3. That the trial court erred in overruling exceptions of commissioners report and not recalling the commissioners where exceptions alleged facts which gave appearance of improper conduct of commissioners.

4. That the award is excessive and without evidence to support it.

* * *

PLAN A - SHEET 6

A

B

C

D

E

F

G

H

I

J

DESIGN UNIT

Date
7-17-68
7-24-68
9-17-70
5-6-71

PLAN ROLL NO. 11867

A

Power Poles - Property Virginia Electric & Power Co., Freedom
Telephone Poles - Property Tidewater Telephone Co.,

36'-15" Pipe Reg'd.
(1" Cover) Entr. Lt.

36'-15" Pipe Reg'd.
(1" Cover) Entr. Lt.

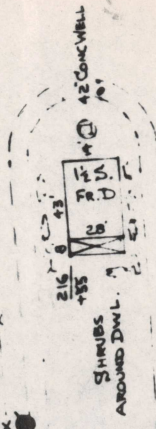
40' Crossover Type III E 2 Stor.
Lane Reg'd Sta. 1037+50
For details see sheet 2A

15' Width Std. Utility
Easement Reg'd. for VEPCO

Sheet No. 5

Pasture

Std. EC-2 Reg'd. W = 8'



DB. 7

1040

KATHERINE DUNGAN
M² - P. 500 - 40 AC.

St'd. EC-2 Req'd.
W = 4'

(021)

DESIGN A

74'-30" C.M. Pipe Req'd.
(12' Cover) 25° Skew
Inv. (In) 91.8' Inv (Out) 91.2'
15' d. EW-1 Req'd. Lt.
4.27 Tons Bedding Mat'l
Aggr. No. 25 or 26

36'-15" Pipe Req'd.
(1' Cover) Entr. Lt.

1 DI-5 (Med) Req'd.
H=12' 0" Inv. 91.8'

DESIGN B

74'-24" Smooth Pipe Req'd.
(12' Cover) 25° Skew DA 13 AC.
Inv (in) 91.8' Inv (out) 91.2'
1 EW-1 Req'd. Lt.
200 Linft. Baled Straw Silt Barrier Req'd Lt.
50' Ditch Cleanout Req'd. Lt.

POT. 1043+62.01 ML=10+00 D.R. TRAV.
 $\Delta = 87^{\circ} 18' 30''$ Lt.

IN PL. 68'-18" CONC. PIPE, SPEC. B. RETAINING WALL RT

20'-Existing Pipe to be removed.

200' x 18' Perm. Drain. Ease. Req'd. Lt.

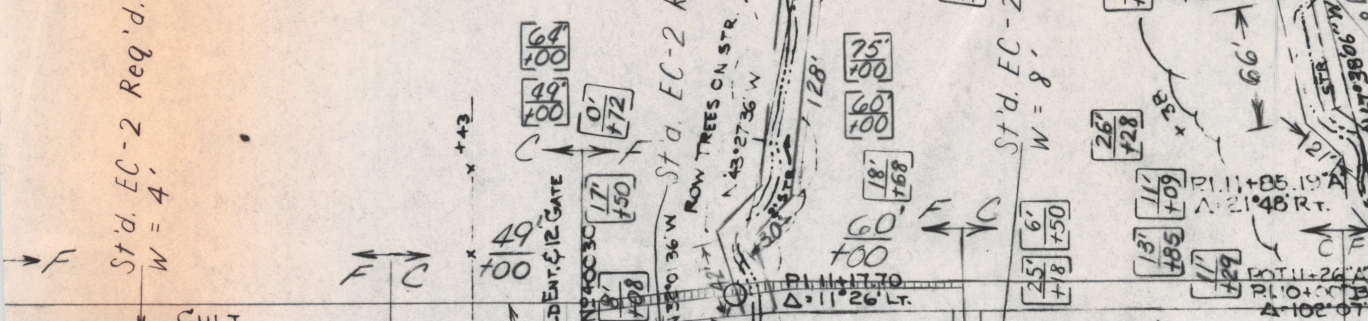
1045

36'-15" Pipe Req'd.
(1' Cover) Entr. Lt.

Req'd. Lt.

101-5 Req'd (Med)

H=12' 0" Inv 89.5'



(16' Cover) DA 12 Ac.
 Inv (in) 89.5' Inv (out) 87.8'
 1 St'd. EW-1 Reg'd. Lt.

50' Ditch Cleanout Reg'd.
 178 Lin ft Baled Straw Silt Barrier
 St'd. EC-1 Reg'd. N&C in Paved Church Ent.
 2.0 C.Y. Type A

POT 1047+79.35 ML 10+00 DR. TRAV "A"
 $\Delta = 83^\circ 48' \text{ LT.}$
 IN PL 60'-5" 2" CONC & CM PIPE 1 END - 1 PT

AUBREY E. WINSTEAD
 DB. 147-P/37-138A=11.333 AC.

St'd. GR-6 Reg'd.
 22.33' Lt.
 $N 82^\circ 43' 26'' W$
 $\Delta = 119^\circ 11' 20'' \text{ LT.}$

W.B.L.
 POT 1050+02.00 BACK= 1050
 POT 1051+02.00 AHD

St'd. EC-2 Reg'd.
 W = 8'

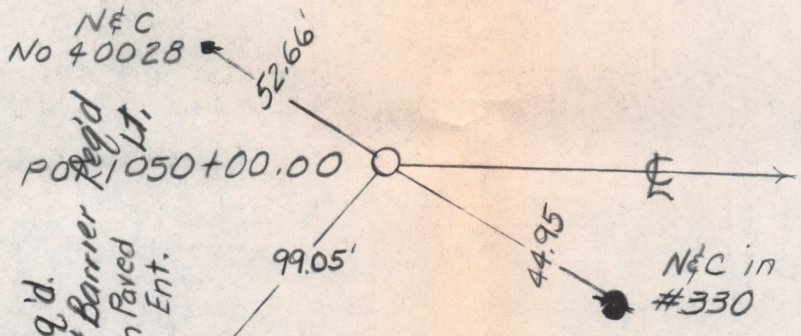
SEDRICK J. HALE &
 VIRGINIA D. HALE
 1/2 Undiv. Int.) 2 Pts.
 DB-147 PP. 140-144-23.867 AC.

SEDRICK J. HALE
 VIRGINIA D. HALE
 DB. 93-P. 50
 2.64 AC.

To be removed.

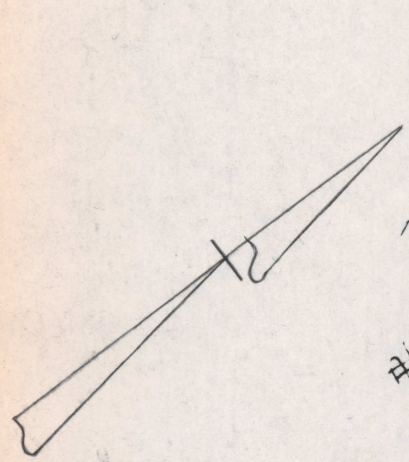
023

To be removed.



N&C in Pot
 Tack in Hub 2' Ft. Pole (AHD)
 962' 93.98'

POT 1056+69.93



36" 15" Pipe Reg'd.
 (1' Cover) Entr. Lt.

36" 15" Pipe Reg'd.
 (1' Cover) Entr. Lt.

1055 36" 15" Pipe Reg'd.
 (1' Cover) Entr. Lt.

36" 15" Pipe Reg'd.
 (1' Cover) Entr. Lt.

$\Delta = 99^\circ 56' \text{ LT.}$
 $\Delta N 53^\circ 08' 30'' W, 183.55'$
 2029 Type 8 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

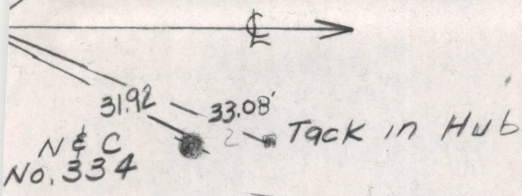
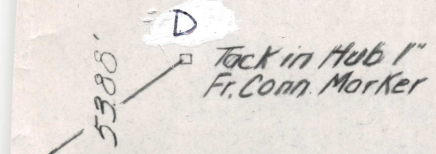
2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

2029 Type 1 Reg'd.

#40026



0.39
Rtc 711

REV. P.I. CONN. = 11 + 10.38 CONN. 3
= 1056 + 02.00 M (SURV.)
 $\Delta = 90^\circ R+$

40' Crossover Type II Reg'd
@ 2 Stor. Lanes Sta. 1056+02
For details see sheet 2A

P.O.T. 1057+83.95 M.L. = 10+00 CONN. RTE. 711
 $\Delta = 149^\circ 33' R+$

36'-15" Pipe Reg'd.
(1' Cover) Entr. Lt.

1060
40'-15" Pipe Reg'd.
(1' Cover) Entr. Lt.
P.O.T. 1060+64.15 M.L. = 10+00 DR. TRAV.
 $\Delta = 92^\circ 14' LT.$

IN PL. 36'-15" C.M. PIPE, 2 STD END WALLS

36'-15" Pipe Reg'd.
(1' Cover) Entr. Lt.

DI-5 Reg'd. Med.
H = 4'8" Inv. 106.8'
60'-30" Pipe Reg'd.
(2' Cover) 25° skew DA 14.5 AC.

15' Width Std. Utility
Easement Reg'd for
VEPCO

CURTIS

DB "JJ" - P 547-31.81 AC.

(MARSH)
END TRAV.
13+75

HAYDEN

024

15' Width Std. Utility
Easement Reg'd for
VEPCO

Prop. R.H.W.

Prop. W.B.L.

NE 44163

NE 40025

200' x 20' Perm. Drain.
Easement Reg'd. Lt.

CULT

Std. EC-2 Reg'd.
W = 4'

8' 1498

30' 147

36' 1496

20' 1496

16' 1496

10' 1496

8' 1498

30' 147

36' 1496

20' 1496

16' 1496

10' 1496

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36' 1496

20' 1496

16' 1496

10' 1496

8' 1498

30' 147

36' 1496

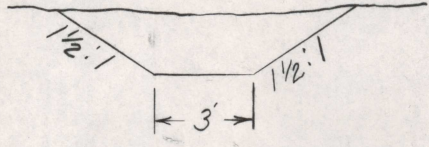
20' 1496

GENERAL AID	STATE		SHEET NO.
	PROJECT	PROJECT	
		360 6360-066-103, C-503 PE-103, R/W-203	6

JUL 21 1980

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

△ OUTLET DITCH REQ'D.



Sta.	Side	Len.	Cu. Yds.
1060+35	Lt.	120'	10
Total *			10

1 EN-11 Reg'd. Lt. (4:1)
120' Outlet Ditch Reg'd. Lt.



1065

JAMES V. GARLAND
D.B. 109 Pg. 250 112.04 AC.

MARY ALLENE
HEADLEY DI ZEREGA

DB. 132 - P. 78 - 9.93 AC.

(026)

15' Width Std. Utility
Easement Reg'd. for
VEPCO

[64]
[100]
[49]
[190]

150

(027)

Sheet No 7

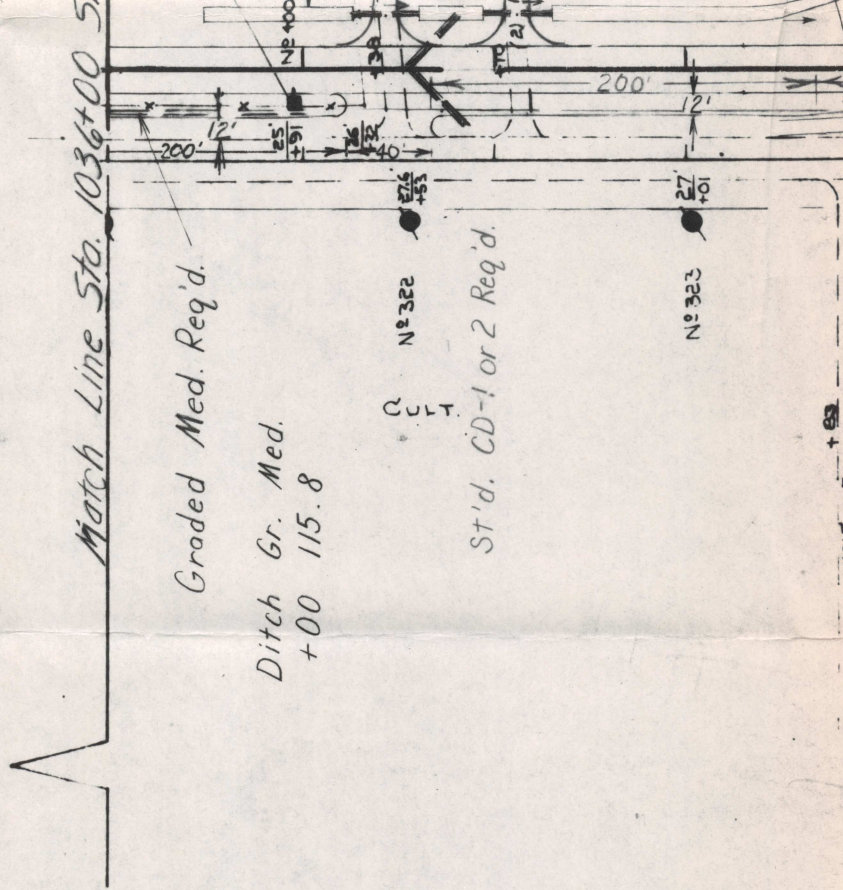
35
N 27° 53' 06" W
106.71
(1' Cover) Entr. Lt.

N 40° 00' 00" W

SOIL ENT.

CULT.

N 29° 32' 06" W
MOVEN WIRE FENCE



PROTECTIVE COVERING

Sta.	to Sta.	Side	Len.
1036+50	1040+00	Lt.	278
1040+00	1041+50	Lt.	150
1039+50	1043+55	Med.	405
1043+00	1044+75	Lt.	175
1044+75	1045+25	Lt.	14
1047+85	1052+00	Med.	315
1049+25	1053+30	Lt.	305
1059+30	1061+90	Lt.	220

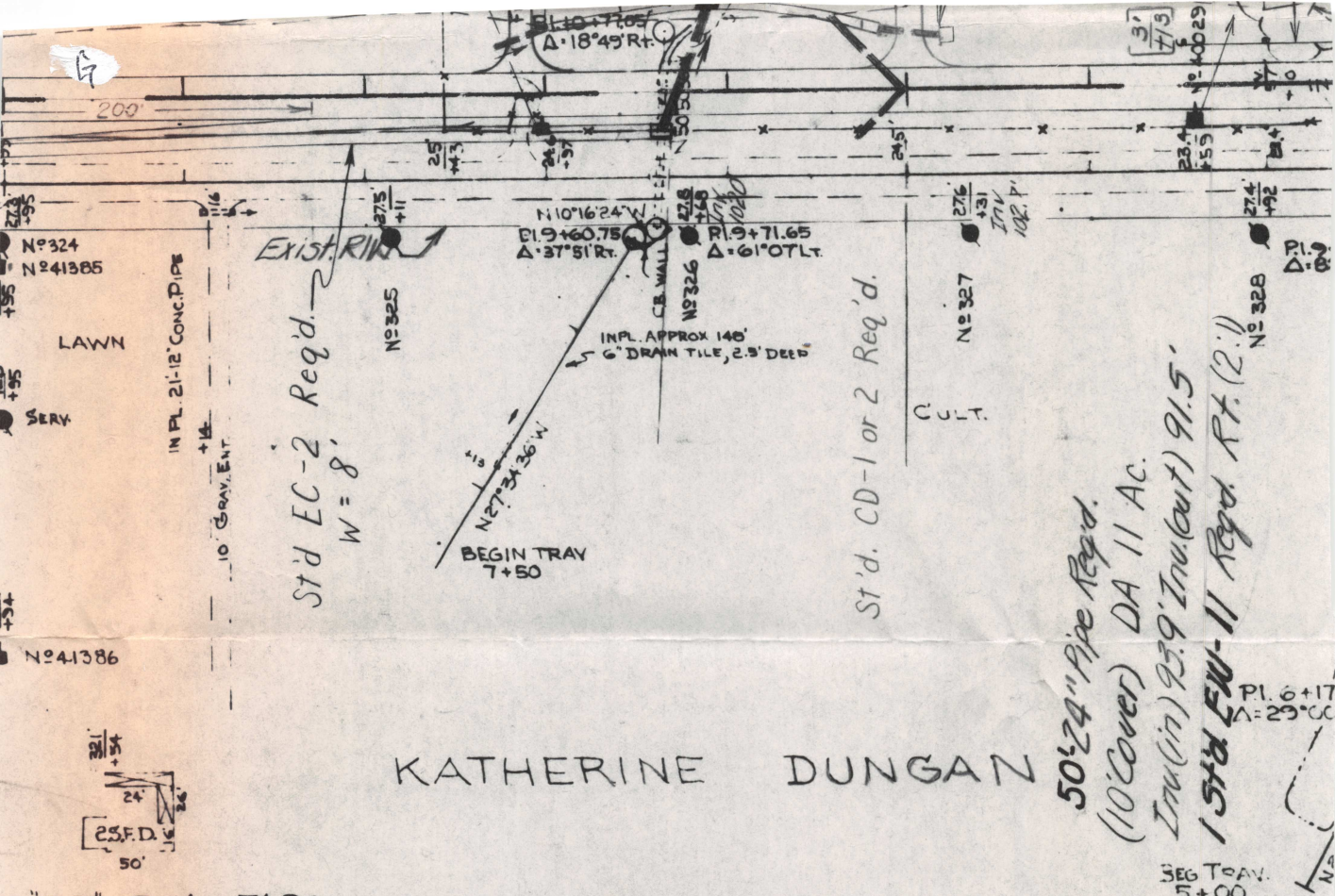
To

† Δ DITCH CLEANOUT REQ'D

Sta.	Side	Len.	Cu. Yds.
1043+90	Lt.	50'	5
1047+70	Lt.	50'	5
Total			* 10

† See Sheet 2A for detail.

Δ Excavation from Outlet Ditches and Ditch Cleanouts to be Disposed of within the Main Line Right



KATHERINE DUNGAN

50' 24" Pipe Req'd.
(10' Cover) DA 11 Ac.
Inu (in) 93.9' Inu (out) 91.5'
1548 EW-11 Reg'd Rt. (2.1)

P. "QQ" - P. 14 - 74.96 AC.

ST'D. EC-2 REQ'D.

W	Sq. Yds.
8'	247.11
4'	66.67
8'	360.00
4'	77.78
8'	12.44
8'	280.00
8'	271.11
4'	97.78
total	1412.89

COMBINATION UNDERDRAIN

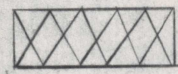
ST'D. CD-1 OR 2 REQ'D.

Station	Side	Lane	Lin. Ft.
1037+50	Lt. & Rt.	WBL	80
1045+00	Lt. & Rt.	WBL	90
Total			170

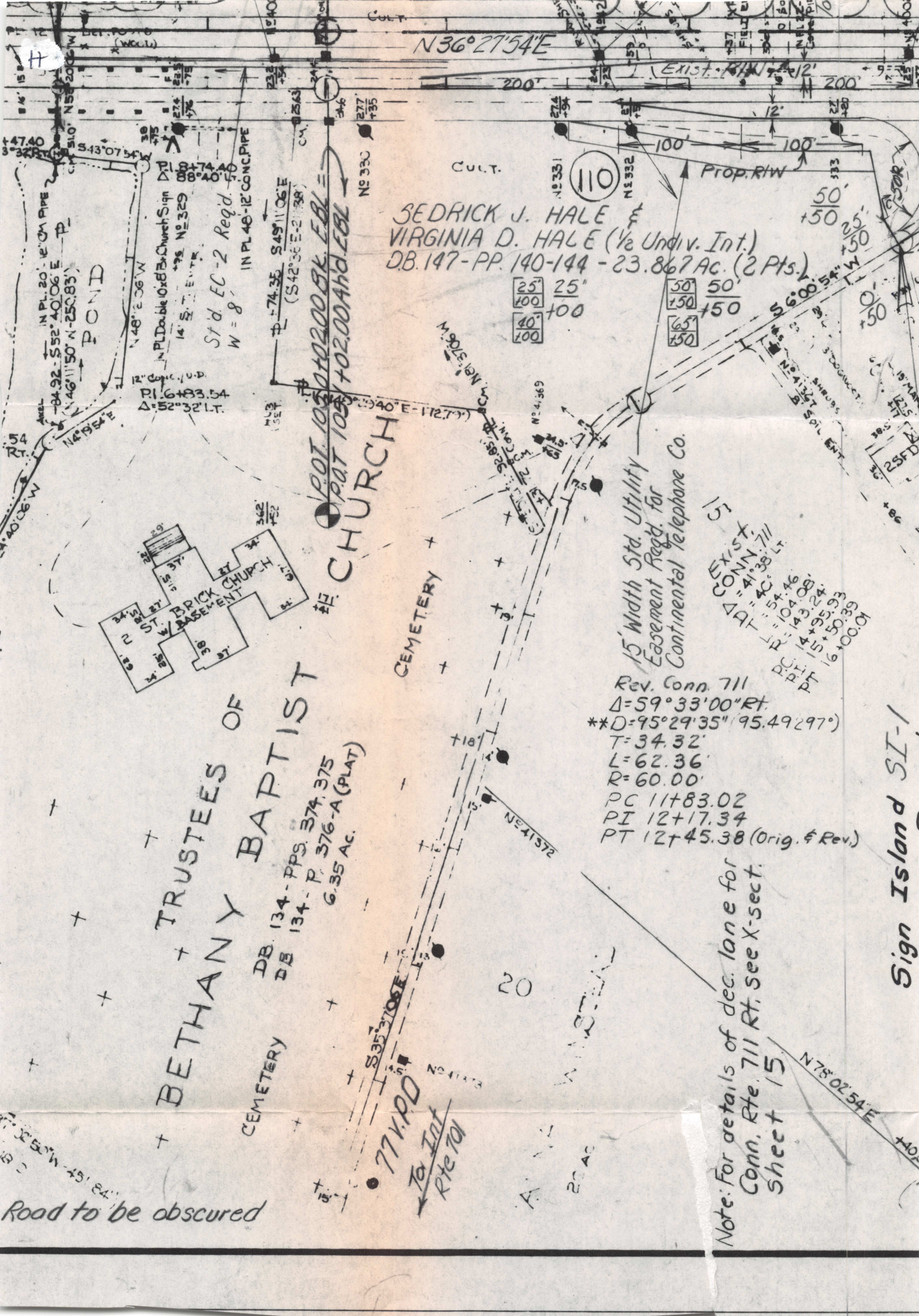
Note:

anouts is
f Way.

* Not to be used for fills.



Cross Hatching denotes Old



SEDRIK J. HALE
VIRGINIA D. HALE (1/2 Undiv. Int.)
DB. 147-PP. 140-144 - 23.867 AC. (2 Pts.)

15' Width Std. Utility
Easement Regd. for
Continental Telephone Co.

Rev. Conn. 711
 $\Delta = 59^\circ 33' 00''$ RT.
** $D = 95^\circ 29' 35''$ (95.49297°)
 $T = 34.32'$
 $L = 62.36'$
 $R = 60.00'$
PC 11+83.02
PI 12+17.34
PT 12+45.38 (Orig. & Rev.)

Note: For details of dec. lane for
Conn. Rte. 711 Rt. see X-sect.
Sheet 15

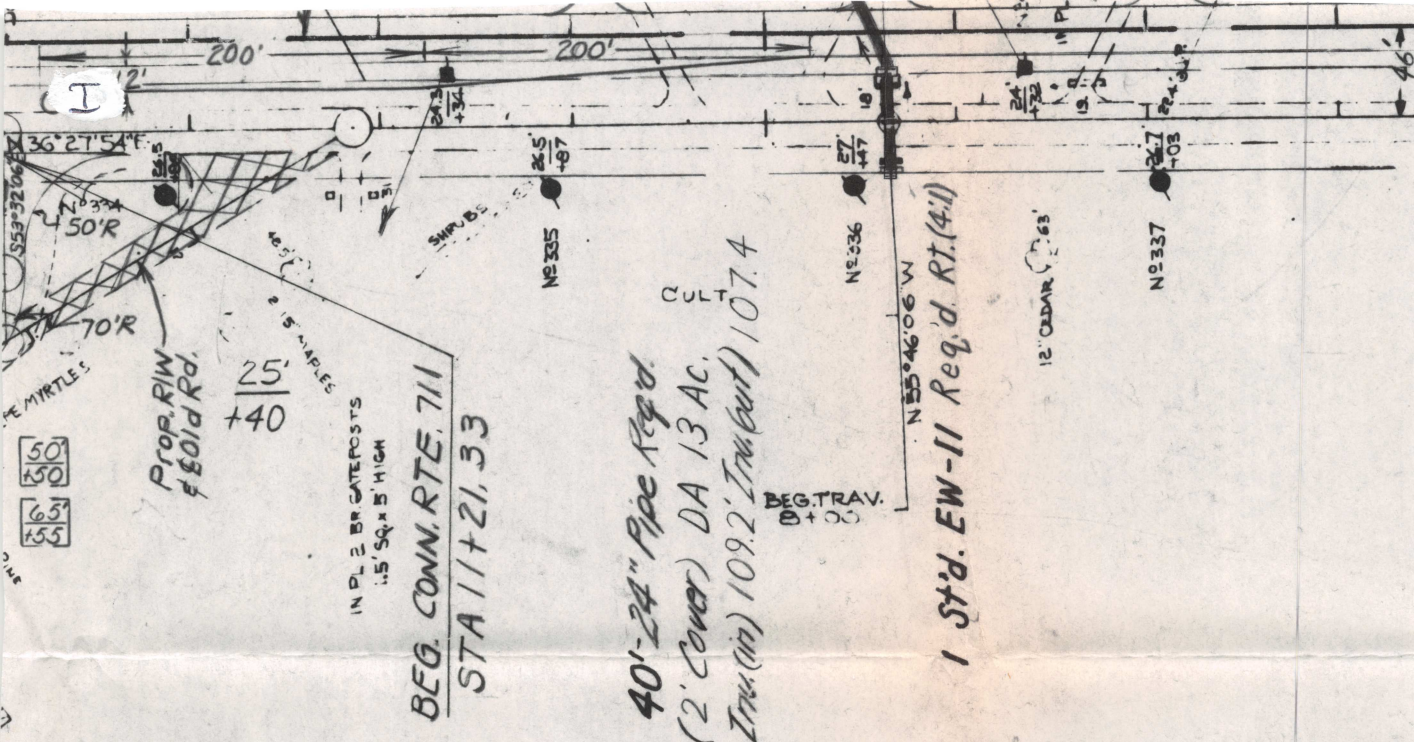
Sign Island SI-1

TRUSTEES OF
BETHANY BAPTIST
CHURCH

DB. 134-PPS. 374, 375
DE 134-P. 376-A (PLAT)
6.35 AC.

77 KPD
To Int
Rte 701

Road to be obscured



CURTIS

R.

AND

DOROT

DB. 110 P. 583 - 0.0
 DB. 115 P. 590 - 40
 DE. 138 P. 38 - 24.

END CONN. RTE. 711
 STA. 12+50

PAVED DITCH STD. PG. 2A REQ'D.

Sta.	to	Sta.	Side	Len.	Sq. Yds.
1047+80		1048+75	Lt.	95	38.67
1048+75		1049+25	Lt.	50	29.15
Total					67.82

③ GRADED DITCH REQ'D.

Sta to Sta Side Len.
 1036+00 " 1037+00 Med. 100'

③ Computer quantities have been adjusted to include Graded Ditches.

GUARD RAIL
 Station to Station

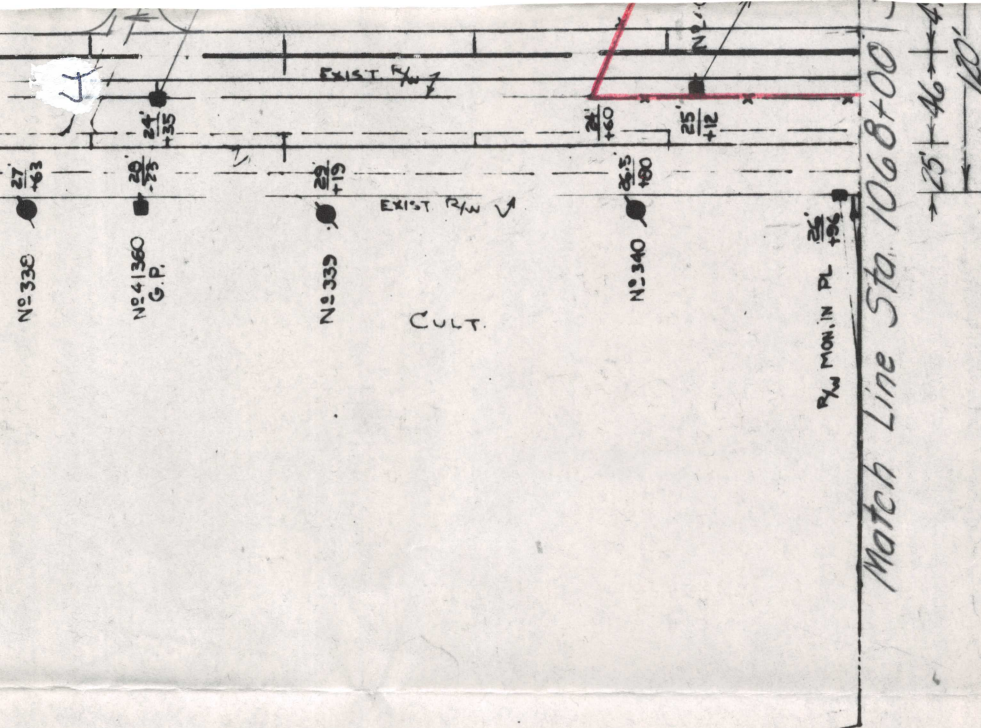
OBSCURING OLD ROADWAY

Sta.	to	Sta.	Side	Obscuring Units
10+15	"	11+90	Rt.	7.7
Totals				7.7 Units

1046+50 " 1049+25
 Totals

△ See X-Section for detail and grades.

**Curve with
 Superelevation
 normal



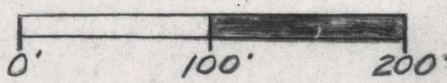
HY D. HAYDEN

Ac.
Ac.
Ac.

Remarks
Type 8
" 1

ST'D. GR-2A, 2B, 2C & ST'D. GR-6 REQ'D			
Side Lane		ST'D. GR-2A, 2B, 2C	ST'D. GR-6
Lin. Ft.			
Lt.	W.B.L.	250.0	25.0
		250.0	25.0
		L=100', W=5'	

ning St'd. TC-3
te by the amount of
ovement crown only.



PLAN NO.	PROJECT	FILE NO.	SHEET NO.
A			6

PLAN A - SHEET 7

A B C D E

F G H I J

A

Power Poles - Property Virginia Electric & Power Co., Fr
Telephone Poles - Property Tidewater Telephone Co., W
Water Lines - Property of Douglas & Dickenson, A

UNIT

Date
1-68
1-68
1-70
-71

PLAN ROLL NO. 11867



JAMES

DESIGN A 58'-24" C.M. Pipe Req'd.
(5' Cover) W.B.L.
Inv. (In) 112.4 Inv. (Out) 112.2'
2.68 Tons Bedding Mat'l.
Aggr. No. 25 or 26

1070

DESIGN B
DI-7 Reg'd. Lt.
H=2'7" Inv. 112.4'
58'-18" Smooth Pipe Req'd.
(5' Cover) W.B.L. DA 7 Ac.
Inv. (in) 112.4' Inv. (out) 112.2'

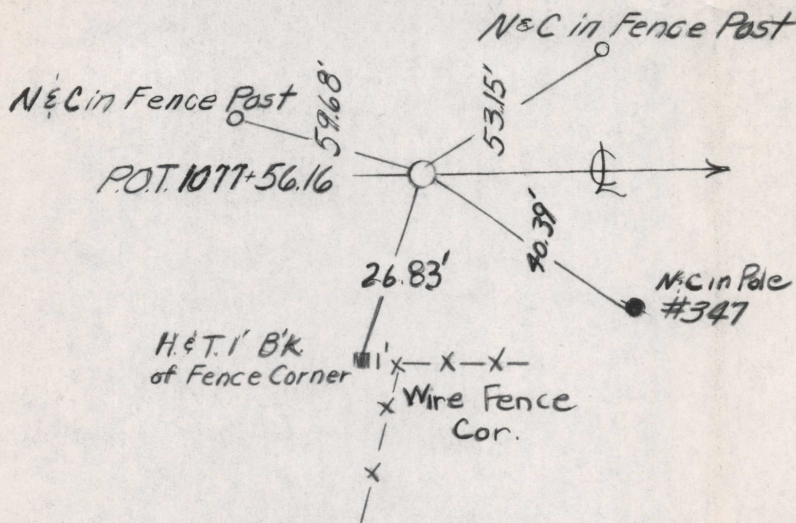
OBSCURING OLD ROADWAY
Sta. to Sta Side Obscuring Uni
10+50 " 14+50 Rt. 14.3
Totals 14.3 Uni

DB. 109. - P. 250. - 112.0

itch Gr. Lt.
115.2'

ericksburg, Va.
 50W, Va.
 50W, Va.

B



Prop. WBL
 $\Delta = 2^\circ 46' 53'' \text{ Lt.}$
 $D = 0^\circ 45'$
 $T = 185.46$
 $L = 370.85$
 $R = 7639.44$
 $PC = 1075+32.16$
 $PI = 1077+17.62$
 $PRC = 1079+03.01$

P.O.T. 1073 + 42.70 M.L. = 10+00 DR. TRAV.
 $\Delta = 89^\circ 07' 30'' \text{ Rt.}$
 IN PL. 40'-15" C.M. PIPE, 2 STD END WALLS

36"-15" Pipe Reg'd.
 (1' Cover) Entr. Lt.
 15' Width Std. Utility Easement
 Reg'd. for VEPCO
 1075

GARLAND

4 AC. (Tot)

Dr. Lt.
 15.0

CONC. ENT. PIPE

(027)

64'
 +98'
 49'
 +82'

NEW STREET, DRAINAGE
 FEET, & SURFACES
 BEG. TRAV.

HELEN
 WB. F. - P. 476
 DB. III - P. 443
 (500) 46 AC.

N 19° 43' 06" W
 +20.50

(029)

C. ANTHONY
 ET. AL.

(029)

N 19° 43' 06" W
 +44.50

49'
 +32.16

T 64'

JAMES

40' Crossover Type III & 2 Stor.
 Lanes Reg'd. Sta. 1080+03
 For details see sheet 2A

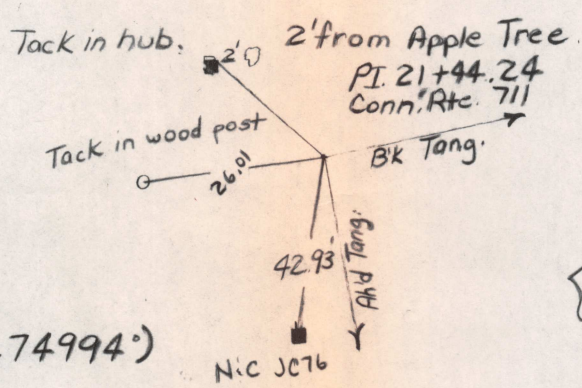


1080

66"-18" Pipe Req'd.
 (Cover) X-over
 2 STD. EW-11 Req'd. (6:1)

CURB ST'D. CG-2 REQ'D.
 Sta. to Side Lin Ft.
 +50 " 1100+00 Med. 100.00
 Total 100.00

PROP. WBL
 $\Delta = 2^\circ 46' 53'' \text{ Rt.}$
 $D = 0^\circ 45' 00'' (0.74994^\circ)$
 $T = 185.48$
 $L = 370.88$
 $R = 7640.08$
 $PC = 1079+03.01$
 $PT = 1080+88.49$
 $T = 1082+73.89 \text{ BK'}$
 $DT = 1082+73.60 \text{ Ah'd}$



P.O.T. 1083+97.00 M.L. = 10+00 D.U. TRAY.
 $\Delta = 90^\circ 52' \text{ Lt.}$
 IN PL. 44'-15" C.M. PIPE, 1 STD ENDWALL.

200'x18' Perm. Drain Easo Reg'd Lt.
 1085

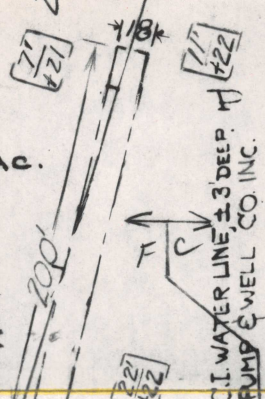
DESIGN A
 70'-30" C.M. Pipe Req'd.
 (7' Cover) 17° Skew
 Inv. (In) 104.5' Inv. (Out) 104.2'
 EW-11 Req'd. Lt. (2:1)
 4.33 Tons Bedding Mat'l.
 Aggr. No. 25 or 26

DI-5 Reg'd (Med.)
 $H = 6'-6" \text{ Inv. } 104.5$
 70'-74" Smooth Pine Req'd

Std. EC-2 Req'd.
 $W = 8$

D.B. 109
 112.04 Ac.

49' [64] 898k
 +73.89 B'K
 [7] 118
 Std. EC-2 Req'd.
 $W = 4$



END TRAY
 106+00
 WOODS, +90

(030)

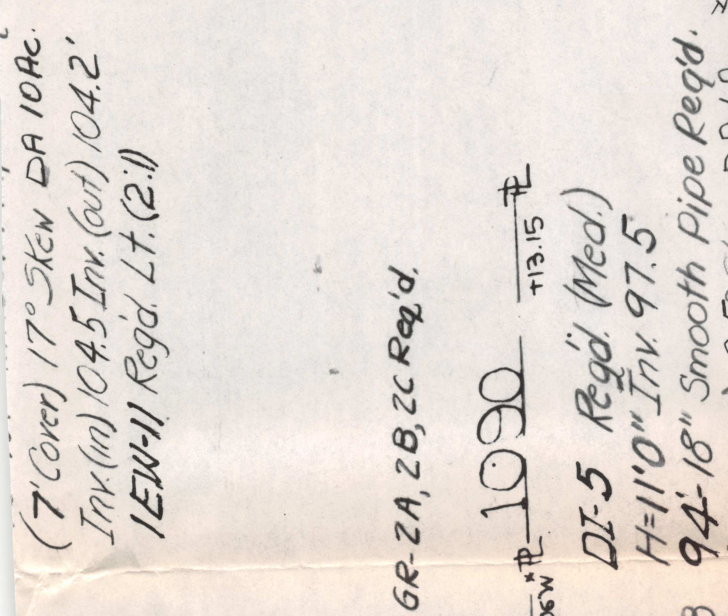
Tack in Hub by R Corn
 P.O.T.
 1097+03.40
 87.53'

98.53'

Serv. Pole -9' H&T
 W.M.

DESIGN B
 Med. Graded Ditch Req'd.

details see sheet 2A
Crossover Type II Reg'd
Stor. Lanes Sta. 1095+00
66'-18" Pipe Reg'd.
(1' Cover) X-Over
2 St'd EW-II Reg'd. (6:1 Slope)
Prop. W.L.
 $\Delta = 2^{\circ}16'$
 $D = 0^{\circ}30'$



1EW-1 Reg'd. Lt.
100 Ditch Cleanout Reg'd Lt.
POT 1092 +1890 M.L. = 10+00 DR TRAY
 $\Delta = 9404$ LT.
IN PL 42' - 12" C.M. PIPE, 2.5 STD END WALLS
NOTE
OWNER REQUESTS DRAINAGE BE MOVED
(BACK TO P. STA 1090 ± 13)

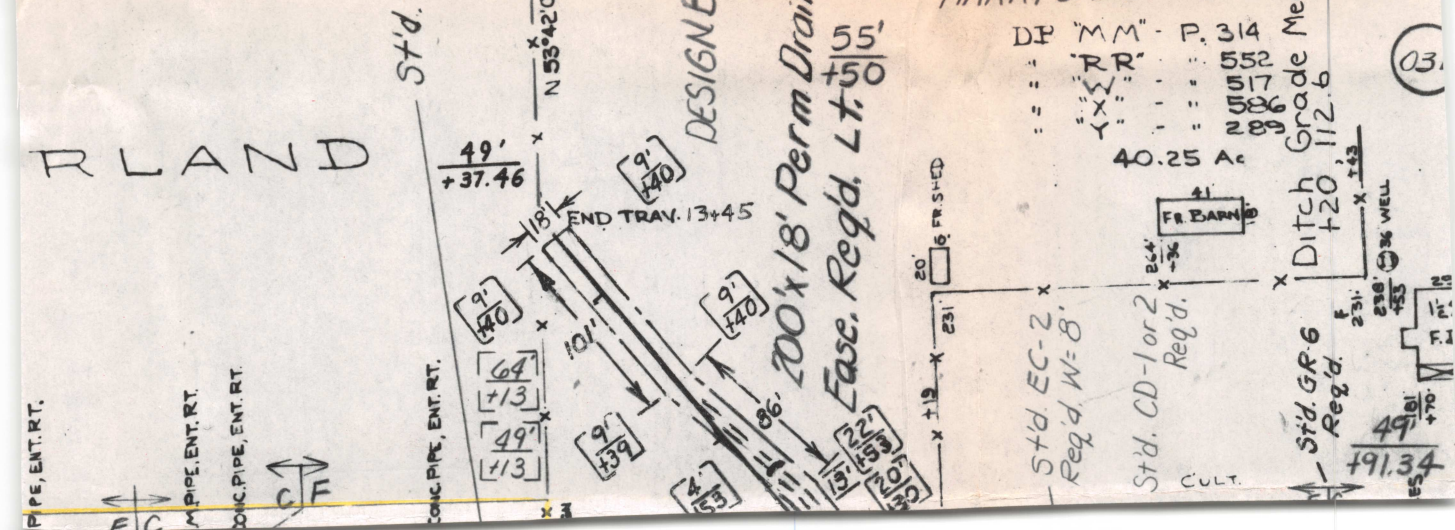
(1' Cover) X-Over
2 St'd EW-11 Reg'd. (6:1 Slope)

P.C. 1090+37
 P.I. 1092+6
 P.T. 1094+91

HARRY J. DAVIS & URNA N. DAVIS

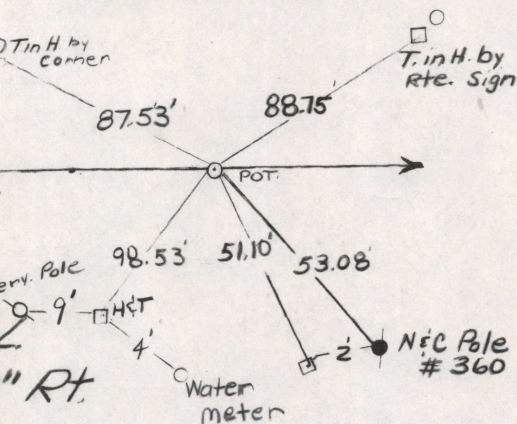
A hand-drawn map of a field with various labels and measurements. The map includes a north arrow pointing towards the top right. Key features include:

- Top Left:** A rectangular box labeled "FR. BARN" with a small "41" above it.
- Top Center:** A label "B4" with a small "X" above it.
- Top Right:** A label "Ditch" with "120" below it, and a small "X" above it.
- Right Side:** A vertical line with "3% WELL" written next to it. Below this, there are several small rectangular boxes, some labeled "231", "230", "232", and "233".
- Bottom Left:** A label "ST'd EC-2" with "Req'd W=8." below it.
- Bottom Center:** A label "ST'd. CD-1 or 2" with "Req'd." below it.
- Bottom Right:** A label "ST'd GR-6" with "Req'd." below it.
- Bottom Center:** A label "CULT." with a small "X" above it.
- Bottom Right:** A large rectangular box labeled "49" with "101" and "102" written next to it. Below this, there is a large number "791.34" and a small "153" written next to it.



LOCAL AID		STATE		SHEET NO.
PROJECT	ROUTE	PROJECT		
E	360	6360-066-103, C-503 PE-103, R/W-203		7

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



Prop. WBL
 $\Delta = 2^\circ 16' 10'' L +$
 $D = 0^\circ 29' 55'' (0.49863^\circ)$
 $T = 227.60$
 $L = 455.13$
 $R = 11490.75$
 $PC 1099+45.91$

4 W 6
 36'-15" Pipe Reg'd.
 (1' Cover) Entr. Lt.

N 45° 36' 06" W
 +15.55

Ditch Grade
 +50 117.0

090

WARNER W.
 (Heirs of HOWARD R. HAYDEN)
 W.B. "C" P. 185 D.B. III P. 353 19.8 AC.

WARNER W.
 (Heirs of HOWARD R. HAYDEN)
 W.B. "C" P. 185 D.B. III P. 353 19.8 AC.

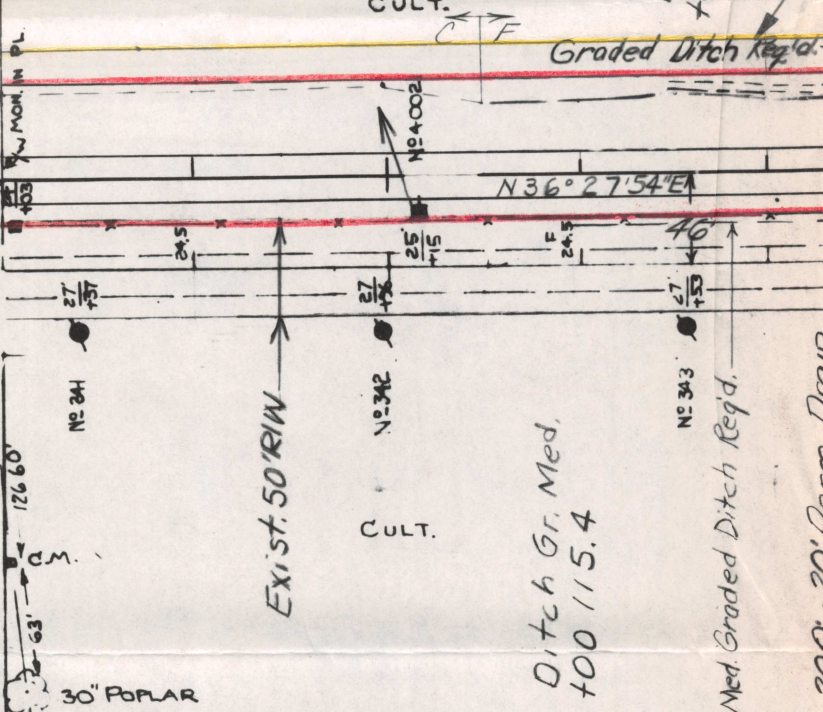
032

P.O.T. 1099+77.61 | M.L. = 10+00 Conn. RTE. 711
 $\Delta = 170^\circ 35' R.T.$
 1100

49'
 +45.91

JUL 21 1980

Match Line Sta. 1068+00 Sheet No. 6



S. BERNARD & LAURA WAL

W.B. "D" - P. 109

CURTIS R &	
DOROTHY D. HAYDEN	
D.B. 110	P. 588 0.02 AC.
D.B. 115	P. 590 40.5 AC.
D.B. 138	P. 38 24.17 AC.

△† OUTLET DITCH REQ'D.

Sta.	Side	Len.	Cu. Yds.
1073+40	Rt.	175'	15
Total *			15

③ GRADED DITCH REQ'D.

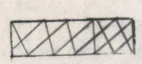
Sta.	To Sta	Side	Len
1071+00	" 1074+00	Med.	300
1071+50	" 1073+45	Lt.	195
1085+50	" 1094+50	Med.	900

DI-5 Reg'd. (Med.)
H=4' 1" Inv. 111.8
44"-24" Pipe Reg'd.
(4' Cover) EBL DA 8 Ac.
T (111.8' Inv. 111.5'

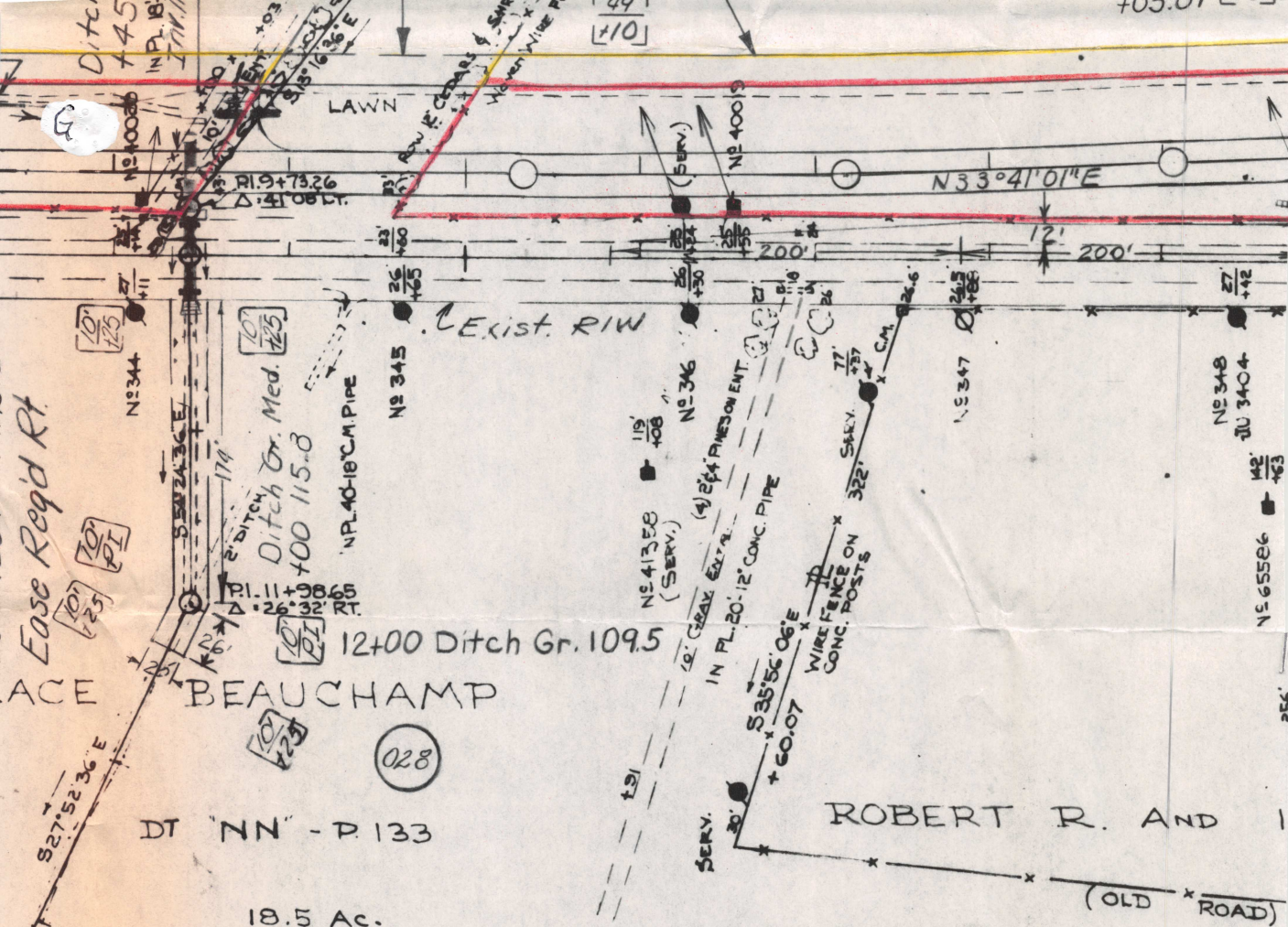
③ Computer quantities have been adjusted to match Graded Ditch

† See Sheet 2A for detail

* Not to be Used for Fill



Cross Hatching denotes Old Road to



COMBINATION UNDERDRAIN
ST'D. CD-10R 2 REQ'D.
Station Side Lane Lin. Ft.
1093+50 Lt. & Rt. WBL 100
Total 100

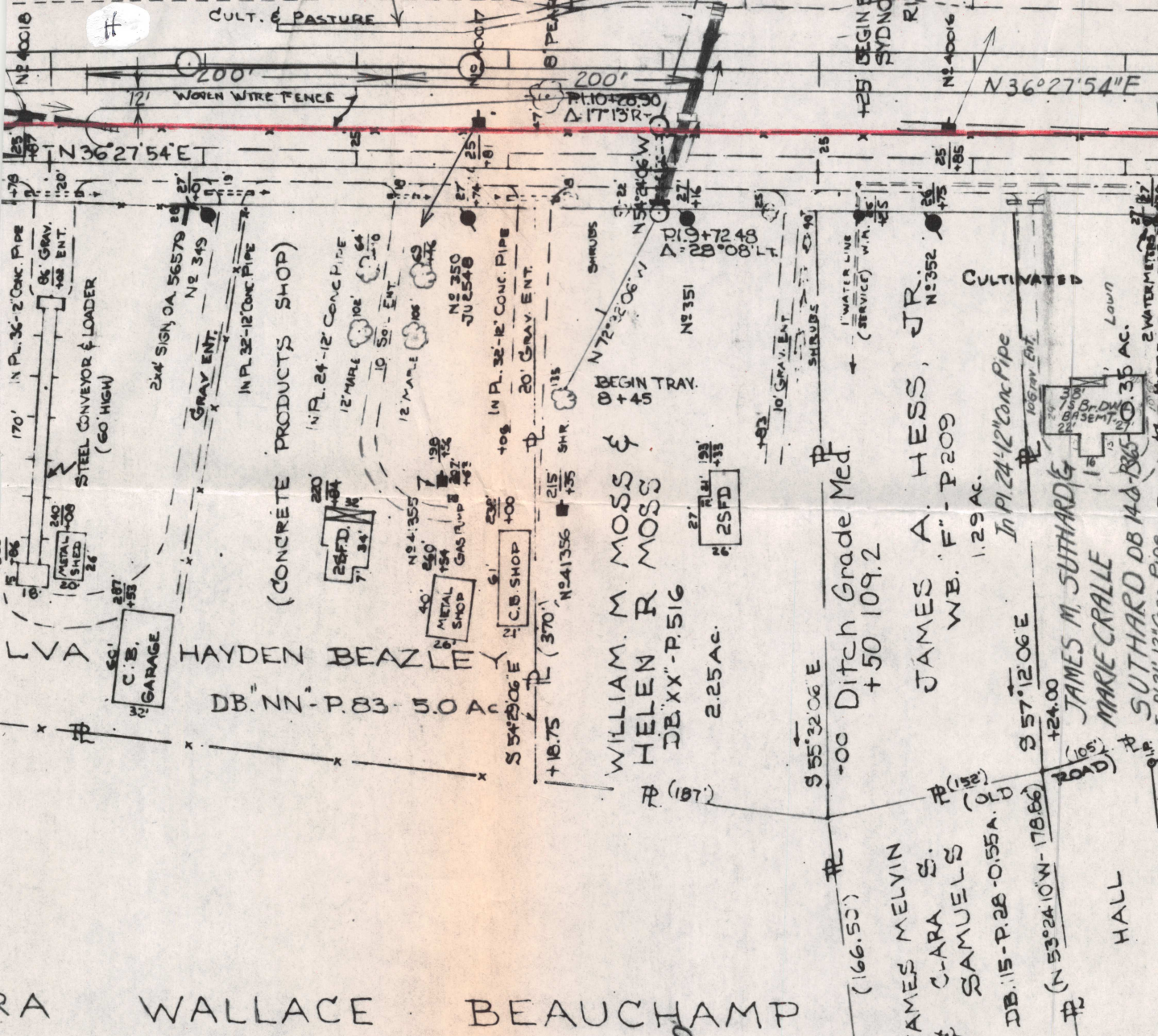
S. BERNARD AND LAUF

118.5
PROTECTI
Sta. to Sta.
1081+50 1083
1083+40 1084
1092+15 1094

△ DITCH CLEAN OUT REQ'D.
Sta. Side Len. Cu. Yds.
1091+50 Lt. 100 10
Total* 10

GUARD RAIL ST'D. GR-2A, 2B, 2C & ST'D. GR-6
Station to Station Side Lane Std. GR-2A, 2B, 2C
Lin. Ft.
1088+50 " 1094+50 Lt. W.B.L. 575.0
Totals 575.0

1 Std. E/W 11 Reg'd Rt. (1/2")
175' Outlet Ditch Reg'd Rt.
ities have
include
obscured



Ac.

VE COVERING STD. EC-2 REQ'D

	Side	Len.	W	Sq. Yds.
+40	Lt.	190	8	168.89
+30	Lt.	90	4	40.00
+60	Med.	245	8	217.73
Total				426.67

DI-7 Req'd. R4
H=40" Inv. 106.0
54'-24" Pipe Req'd.
(5' Cover) 17° Skew
Inv. (in) 106.0 Inv (out) 105.0
DA 9Ac.

REQ'D.
5' d, GR-6
Lin. Ft.
25.0
25.0

L=100', W=5'

△ Excavation from Ditch Cleanout and Outlet Ditches is to be disposed of within the Main Line Right of Way

(N53°07'10"W)

** Curve wide. Superelevation of pavement



ing Std. TC-3
e by the amount
crown only.

END CONN. STA. 27+00

CULT Note: For details of dec. lane
for Conn. Rte. 711 Rt. see
X-sect. sheet 15

WILLIAM J. LEWIS EST.
& MAYMIE E. LEWIS

IB. Y - P. 205 - 29.95 AC.
64'-18" Pipe Reg'd.
(4' Cover) DA-4 AC.
Inv. (in) 103.9' Inv. (out) 103.0'

DI-7 Reg'd. Rt.
H=3'0" Inv. 103.9' P. S37'33.06'E
+57'50" Conn.

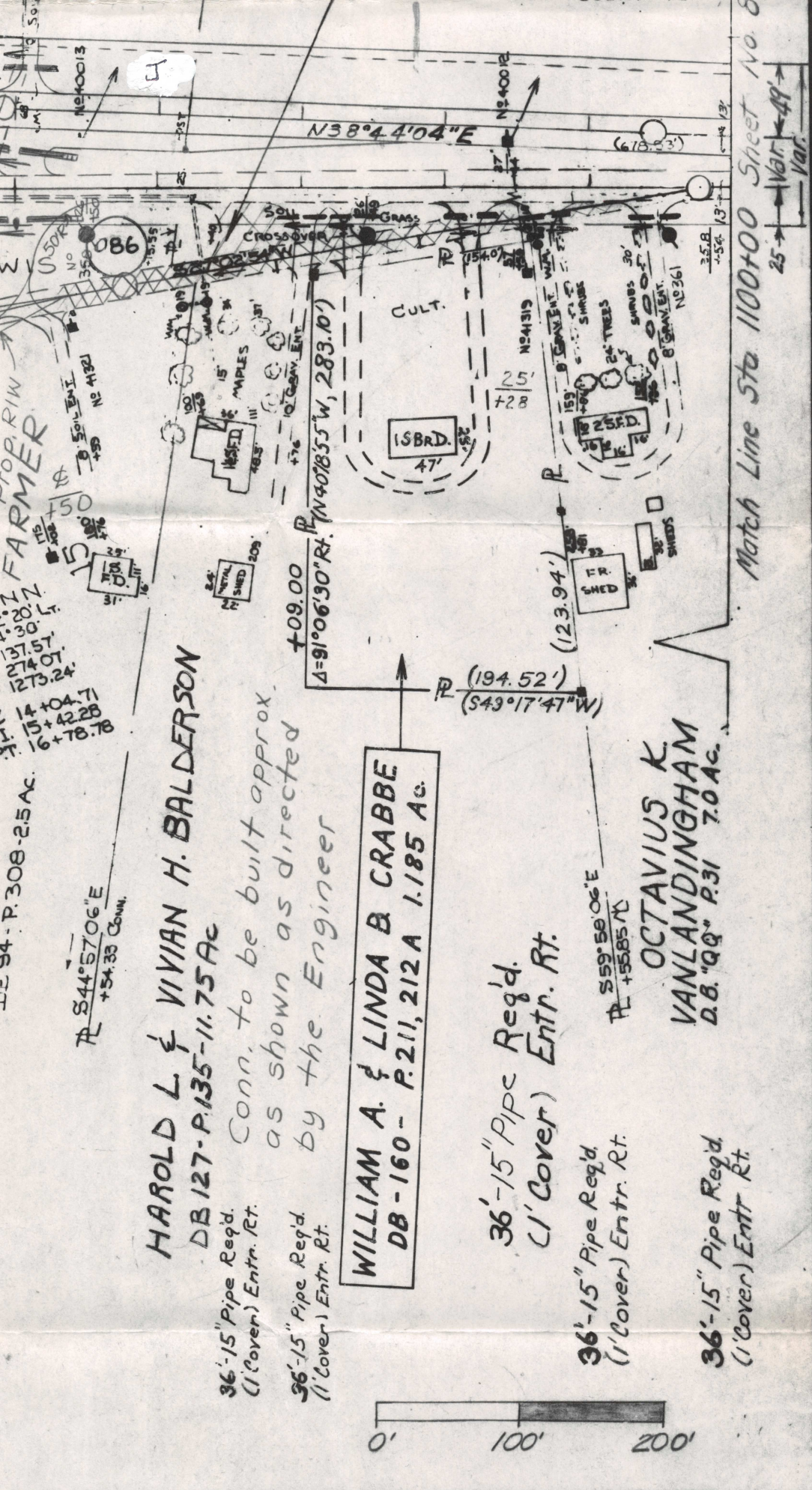
72'-18" Pipe Reg'd.
(1' Cover) Conn. Rte. 711
2 Std. EW-11 Reg'd. (6:1 Slope)

NETTIE

114

20

25



HAROLD L. & VIVIAN H. BALDERSON
 DB 127-P.135-11.75 AC

Conn. to be built approx.
 as shown as directed
 by the Engineer

WILLIAM A. & LINDA B. CRABBE
 DB-160- P.211, 212 A 1.185 AC.

36'-15" Pipe Req'd.
 (1' Cover) Entr. Rt.

36'-15" Pipe Req'd.
 (1' Cover) Entr. Rt.

36'-15" Pipe Req'd.
 (1' Cover) Entr. Rt.

OCTAVIUS K. VANLANDINGHAM
 D.B. "QQ" P.31 7.0 AC.

Match Line Sta. 1100+00 Sheet No. 8