

INTRODUCED: October 10, 2023

AN ORDINANCE No. 2023-303

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Quitclaim of Utility Easement between the City of Richmond and Deepwater I, LLC and Matan Deepwater, LLC, for the purpose of vacating by quitclaim deed certain easements on the properties known as 3001 Commerce Road and 3205 Commerce Road, for nominal consideration, to Deepwater I, LLC and Matan Deepwater, LLC.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 13 2023 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

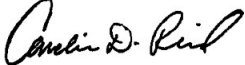
§ 1. That the Chief Administrative Officer, for and on behalf of the City of Richmond, is hereby authorized to execute a Deed of Quitclaim of Utility Easement between the City of Richmond and Deepwater I, LLC and Matan Deepwater, LLC, for the purpose of vacating by quitclaim deed the City’s three perpetual easements for sanitary sewers as shown on a plat entitled “Plat of a Variable Width Utility Easement to be Dedicated & Three Sanitary Easements to be Vacated Over the Property of Deepwater I, LLC,” prepared by Timmons Group, dated August 21,

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 13 2023 REJECTED: _____ STRICKEN: _____

2023, and attached to this ordinance as Exhibit D on the Deed of Quitclaim of Utility Easement, that may exist on the properties known as 3001 Commerce Road and 3205 Commerce Road, for nominal consideration, to Deepwater I, LLC and Matan Deepwater, LLC. Such Deed of Quitclaim of Utility Easement shall be approved as to form by the City Attorney and shall be substantially in the form of the document attached to this ordinance.

§ 2. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2023-1640

File ID: Admin-2023-1640 **Type:** Request for Ordinance or Resolution **Status:** Regular Agenda

Version: 1 **Reference:** **In Control:** City Clerk Waiting Room

Department: **Cost:** **File Created:** 09/18/2023

Subject: **Final Action:**

Title:

Internal Notes:

Code Sections:

Agenda Date: 10/10/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Quitclaim 1 Approved as to Form, 2023-1640
Quitclaim 1 Ex. A, 2023-1640 Quitclaim 1 Ex. B,
2023-1640 Quitclaim 1 Ex. C, 2023-1640 Quitclaim 1
Ex. D, Quitclaim 2 Approved as to Form, 2023-1640
Quitclaim 2 Ex. A, 2023-1640 Quitclaim 2 Ex. B,
2023-1640 Quitclaim 2 Ex. C

Enactment Number:

Contact:

Introduction Date:

Drafter: Adam.Hohl@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/19/2023	April Bingham	Approve	9/20/2023
1	2	9/19/2023	Adam Hohl - FYI	Notified - FYI	
1	3	9/19/2023	Robert Steidel	Approve	9/20/2023
1	4	9/19/2023	Adam Hohl - FYI	Notified - FYI	
1	5	9/19/2023	Caitlin Sedano - FYI	Notified - FYI	
1	6	9/19/2023	Lincoln Saunders	Delegated	
Notes: Delegated: Out Of Office					
1	7	9/21/2023	Sabrina Joy-Hogg	Approve	9/21/2023
1	8	10/3/2023	Mayor Stoney	Approve	10/9/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-1640

City of Richmond

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: September 13, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Robert Steidel, Deputy Chief Administrative Officer

FROM: April N. Bingham, Director, Public Utilities

RE: Deepwater I, LLC - Sewer Easement Vacation

ORD. OR RES. No.

PURPOSE: To authorize the Chief Administrative Officer to execute two (2) quitclaim deeds (the “Quitclaim Deeds”) to vacate the following existing sewer easements: 1) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 565, page 1075; 2) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 302, page 1; 3) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 372, page 61; 4) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 372, page 508; and 5) twenty (20) foot sewer easement located on the plat attached to the instrument recorded in the Clerk’s Office, Circuit Court in the City of Richmond, Virginia in Book 379, page 108 (collectively as the “Existing Easements”). Execution of the Quitclaim Deeds is contingent upon the execution of two (2) Deeds of Utility Easements (the “Replacement Deeds”) by the property owner and the City. The Replacement Deeds shall grant the City easements to operate and maintain utility facilities, both existing and future, upon specified areas of the property owner’s property.

REASON: The Property owner proposed development on the Property that is in conflict with the

Existing Easements. Vacation of the Existing Easements will release the City’s property interest(s). The sanitary sewer has been re-routed and will be set within a separate easement making these existing easements unnecessary.

RECOMMENDATION: The Department of Public Utilities with concurrence from the Administration recommends the adoption to vacate these easements.

BACKGROUND: The Department of Public Utilities (“DPU”) determined that the Existing Easements are no longer necessary.

FISCAL IMPACT / COST: N/A

FISCAL IMPLICATIONS: N/A

BUDGET AMENDMENT NECESSARY: N/A

REVENUE TO CITY: N/A

DESIRED EFFECTIVE DATE: Effective immediately upon adoption.

REQUESTED INTRODUCTION DATE: October 10, 2023

CITY COUNCIL PUBLIC HEARING DATE: November 13, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing, and Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: N/A

AFFECTED AGENCIES: Department of Public Utilities

RELATIONSHIP TO EXISTING ORD. OR RES.:

REQUIRED CHANGES TO WORK PROGRAM(S):

ATTACHMENTS: Two (2) Deeds of Quitclaim Utility Easement

STAFF:

Eric Whitehurst - 804-646-3780

Susan D. Hamilton - 804-646-1392

AFTER RECORDING RETURN TO:
City of Richmond, City Attorney's Office
900 E. Broad Street, Suite 400
Richmond, Virginia 23219

CITY OF RICHMOND, VIRGINIA
TAX MAP NO.: S0080601054
S0080601056

DEED OF QUITCLAIM OF UTILITY EASEMENT

THIS DEED OF QUITCLAIM OF UTILITY EASEMENT (this "Deed") is made this _____ day of _____, 2023, by and between the **CITY OF RICHMOND**, a municipal corporation organized under the laws of the Commonwealth of Virginia, to be indexed as grantor (the "GRANTOR"), **DEEPWATER I, LLC**, a Virginia limited liability company ("Deepwater"), and **MATAN DEEPWATER, LLC**, a Delaware limited liability company ("Matan" and collectively with Deepwater, the "GRANTEE").

RECITALS

WHEREAS, Deepwater is the owner of certain real property located in the City of Richmond, Virginia, designated as Tax Map Nos. S0080601054 and S0080601056 and being the same real estate conveyed to GRANTEE by deed recorded in the Clerk's office of the Circuit Court of Richmond, Virginia (the "Clerk's Office") as Instrument Nos. 17-24690 and 23-12150 (the "Property");

WHEREAS, GRANTEE has entered into that certain Contract of Purchase and Sale dated June 20, 2023, with CONTRACT PURCHASER, regarding the purchase and sale of the Property;

WHEREAS, three (3) twenty (20-) foot sewer easements (collectively the "Easements") on the property were conveyed to the GRANTOR, by that certain plat on file in the Department of Public Works City of Richmond, Virginia, entitled "PROPOSED 20' EASEMENT FOR SANITARY SEWER FROM EXISTING 20' EASEMENT TO SUMMER HILL AVE, EXTENDED WEST OF COMMERCE ROAD AND NORTH OF RUFFIN ROAD," marked as "Drawing No. N-18190," dated January 19, 1971, recorded in the Clerk's Office in Deed Book 372, page 61 and marked as "Exhibit A," attached hereto and made a part hereof, by that certain plat on file in the Department of Public Works City of Richmond, Virginia, entitled "PROPOSED 20-FOOT EASEMENT FOR SANITARY SEWER FROM EXISTING 20-FOOT EASEMENT TO SUMMER HILL AVENUE EXTENDED WEST OF COMMERCE ROAD AND NORTH OF RUFFIN ROAD," marked as "Drawing No. N-18190," dated January 19, 1971, recorded in the Clerk's Office in Deed Book 372, page 508 and marked as "Exhibit B," attached hereto and made a part hereof, and by that certain plat on file in the Department of Public Works City of Richmond, Virginia, entitled "PROPOSED EASEMENT AND CONSTRUCTION PLAN FOR SANITARY SEWER WEST OF COMMERCE ROAD AND SOUTH OF RUFFIN ROAD," marked "Drawing No. S-18323," dated May 13, 1971, recorded in the Clerk's Office in Deed Book 379, page 108 and marked as "Exhibit C," attached hereto and made a part hereof;

WHEREAS, the location of the Easements (the "Easement Area") are more particularly shown on that certain plat entitled "PLAT OF A VARIABLE WIDTH UTILITY EASEMENT TO BE DEDICATED & THREE SANITARY EASEMENTS TO BE VACATED OVER THE PROPERTY OF DEEPWATER I, LLC," prepared by Timmons Group, dated August 21, 2023, and marked as "Exhibit D," attached hereto and made a part hereof; and

WHEREAS, pursuant to the terms of Ordinance No. 20____ - _____, adopted by the Richmond City Council on _____, 20____, attached hereto and incorporated herein without its attachments as "Exhibit E," GRANTOR has agreed to vacate, convey, remise, release, and forever quitclaim to GRANTEE the Easements, as well as any of GRANTOR's sewer improvements within the Easement Area, all as more particularly set forth in this Deed.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, incorporated herein and made a part hereof, and in consideration of the mutual undertakings herein contained, ten dollars cash in hand paid (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR and GRANTEE agree as follows:

1. GRANTOR hereby vacates, conveys, remises, releases, and forever quitclaims to GRANTEE and their successors and assigns, all rights, title and interests of GRANTOR in and to the property in and to the Easements and Easement Areas conveyed by the Easements.
2. Each of the Parties hereto releases to the other, and their respective predecessors, successors and assigns, from any and all other conditions, covenants, provisions and obligations, whether accrued or not, or performed in whole, in part, or not at all, or express or implied, with respect to the Easements.
3. Each individual executing this Deed represents that he or she is duly authorized to bind GRANTOR or GRANTEE, as the case may be, to the terms and provisions of this Deed.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, GRANTOR has hereunto affixed its signature and seal as of the day and year first herein above written.

CITY OF RICHMOND (GRANTOR)

By: _____
J. E. Lincoln Saunders
Chief Administrative Officer
City of Richmond, Virginia

Approved as to form:

By: Emily Messer
Emily Messer
Assistant City Attorney
City of Richmond, Virginia

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

I, _____, Notary Public in and for the City and State aforesaid, do hereby certify that J. E. Lincoln Saunders, whose name is signed to the foregoing deed of quitclaim of utility easement bearing date _____ day of _____, 20____, personally appeared before me in my City and State aforesaid and acknowledged the same to be his act and deed.

Given under my hand this _____ day of _____, 20____.

Notary Public

Notary Registration Number: _____
My commission expires: _____

DEEPWATER I, LLC (GRANTEE)

By: _____

Name: Joseph P. Marchetti, III

Title: Vice President

COMMONWEALTH OF VIRGINIA
CITY OF _____, to-wit:

I, _____, Notary Public in and for the City and State aforesaid, do hereby certify that Joseph P. Marchetti, III, Vice President on behalf of Deepwater I, LLC, a Virginia limited liability company, whose name is signed to the foregoing deed of quitclaim of utility easement personally appeared before me in my City and State aforesaid and acknowledged the same to be his act and deed.

Given under my hand this _____ day of _____, 20_.

Notary Public

Notary Registration Number: _____

My commission expires: _____

MATAN DEEPWATER, LLC (GRANTEE)

a Delaware limited liability company

By: Matan Deepwater Holdings, LLC,
a Virginia limited liability company, Manager

By: WIM II, LLC
a Maryland limited liability company, Manager

By: _____

Name: Mark C. Matan

Title: Manager

STATE/Commonwealth of _____
CITY/COUNTY OF _____, to-wit:

I, _____, Notary Public in and for the City and State aforesaid, do hereby certify that Mark C. Matan, Manager, on behalf of WIM II, LLC, a Maryland limited liability company, as Manager of Matan Deepwater Holdings, LLC, a Virginia limited liability company, as Manager of **Matan Deepwater, LLC, a Delaware limited liability company**, whose name is signed to the foregoing deed of quitclaim of utility easement personally appeared before me in my City and State aforesaid and acknowledged the same to be his act and deed.

Given under my hand this _____ day of _____, 20_.

Notary Public

Notary Registration Number: _____

My commission expires: _____

EXHIBIT A

372/01

462

B.O. 372 PAGE 61

THIS DEED
DELIVERED TO
P.B. Travers
City Hall

Mar 3, 1971
WA R. P. Clerk
John B. Water

THIS DEED OF EASEMENT made this 23rd day of February, 1971, by
and between Frank B. Daniels, Jr.

a party of the first part, and his, her, their or its heirs, successors and assigns, hereinafter referred to as
"Grantors", and the CITY OF RICHMOND, a municipal corporation of the Commonwealth of Virginia,
party of the second part, hereinafter referred to as "Grantee":

WITNESSETH:

That for and in consideration of the sum of one and no/100 - - - - -
- - - - - Dollars (\$ 1.00), the receipt of which
is hereby acknowledged, the benefits that may derive therefrom, and other good and valuable
consideration, the Grantors do hereby give, grant, dedicate and convey to the Grantee with General
Warranty of title, its successors or assigns, the following described easements, to-wit:

The right, privilege and easement of right of way to install sewers, construct, maintain, operate,
repair, alter, replace, remove, rebuild, improve, relocate, make additions or extensions thereto, or
to install additional sewers or utility service lines, including accessories and appurtenances and
connections thereto, for the collection and transmission of sewage and other wastes, or utility
service lines, over, under, through and across the property of the owner, the permanent area of
said easement of right of way, as shown enclosed in red lines, and a temporary construction
easement, as shown enclosed in green lines on the plan on file in the office of the Department of
Public WORKS of the Grantee entitled "Proposed 20' easement for
sanitary sewer from existing 20' easement to Summer Hill Ave,
extended west of Commerce Road and north of Ruffin Road"

Sheet 1 of 1, parcel lot no. 1, marked "Drawing No. N-18190", a copy of
which is attached hereto and made a part of this deed of easement. Being a portion of the same
real estate conveyed to Frank B. Daniels, Jr.

by deed recorded in the Clerk's Office of Hustings Court, Part II,
Richmond, Virginia, in Deed Book 245 page 596

The Grantors covenant that they are seized of the real estate hereby conveyed, and have the right
to convey same; that they have done no act to encumber said real estate; that the Grantee shall have
quiet possession of the permanent area of said easement of right of way forever, free from encumbrances,
and that they, the Grantors, will execute such further assurances as may be requisite.

It is further understood that the said sewage lines, accessories, appurtenances, and connections
thereto, or utility service lines, to be installed during construction or at any future time as hereinbefore
stated, remain the property of the Grantee; that no charge shall at any time be made for the property
occupied by the Grantee, or for the privilege of constructing, maintaining, and operating said sewers and
the necessary appurtenances thereto, including house connections to adjacent properties, that the
Grantee, its agents and employees shall have the right of ingress and egress from the said easement over
the lands of the Grantors adjacent to the right of way and lying between public or private roads and the
right of way in such manner as shall occasion the least practicable damage and inconvenience to the
Grantors; and that the Grantee shall have the right to make reasonable use of the land of the Grantors
immediately adjoining and abutting said easement during any period of time that the Grantee deems it
advisable or necessary to do any of the work hereinbefore stated. However, the Grantee shall pay for
damage for which the Grantee would be legally liable done in the exercise of this right, provided that the
Grantors give written notice to the proper official of the Grantee within sixty days after such cause of
action arises.

The Grantee shall have the right to trim, cut and remove all trees, limbs, undergrowth, shrubbery,
landscape plantings of any kind, fences, buildings, structures or other obstructions or facilities on or in
said easement which it deems in any way to interfere with the proper and efficient construction,
operation and maintenance of the utilities in said easement; provided, however, that unless hereinafter

Plat recorded
in Plat Book
page 166.

otherwise agreed, except for trees, limbs, undergrowth, shrubbery and landscape plantings of any kind, the Grantee shall repair, restore or replace any and all existing facilities located on or in the said easement which may be disturbed, damaged or removed to as nearly as possible their original conditions, and shall remove all trash and other debris from the easement, and shall restore the surface thereof to as nearly as possible its original condition.

The Grantors reserve the right to make use of the easement herein granted which is not inconsistent with the rights herein conveyed, or interfere with the use of the said easement by the Grantee for the purposes aforesaid; provided, however, that unless hereinafter otherwise agreed, the Grantors shall not erect any building or other structure, excepting a fence, on the said easement without obtaining the prior written approval of the Grantee.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their signatures and seals on the day and year hereinabove written.

Frank B. Daniels, Jr. (SEAL)
Frank B. Daniels, Jr.
Marguerite D. Daniels (SEAL)
Marguerite D. Daniels

(SEAL)

STATE OF VIRGINIA,
CITY OF RICHMOND, to-wit:

I, Frances D. Tinnell, a Notary Public in and for the City and State aforesaid, do hereby certify that Frank B. Daniels, Jr. Marguerite D. Daniels, whose names are signed to the above deed of easement, bearing date on the 10th day of February, 1971, personally appeared before me in my City and State aforesaid and acknowledged the same to be their act and deed.

Given under my hand this 10th day of February, 1971.

Frances D. Tinnell
Notary Public
My commission expires:
Feb. 14, 1972

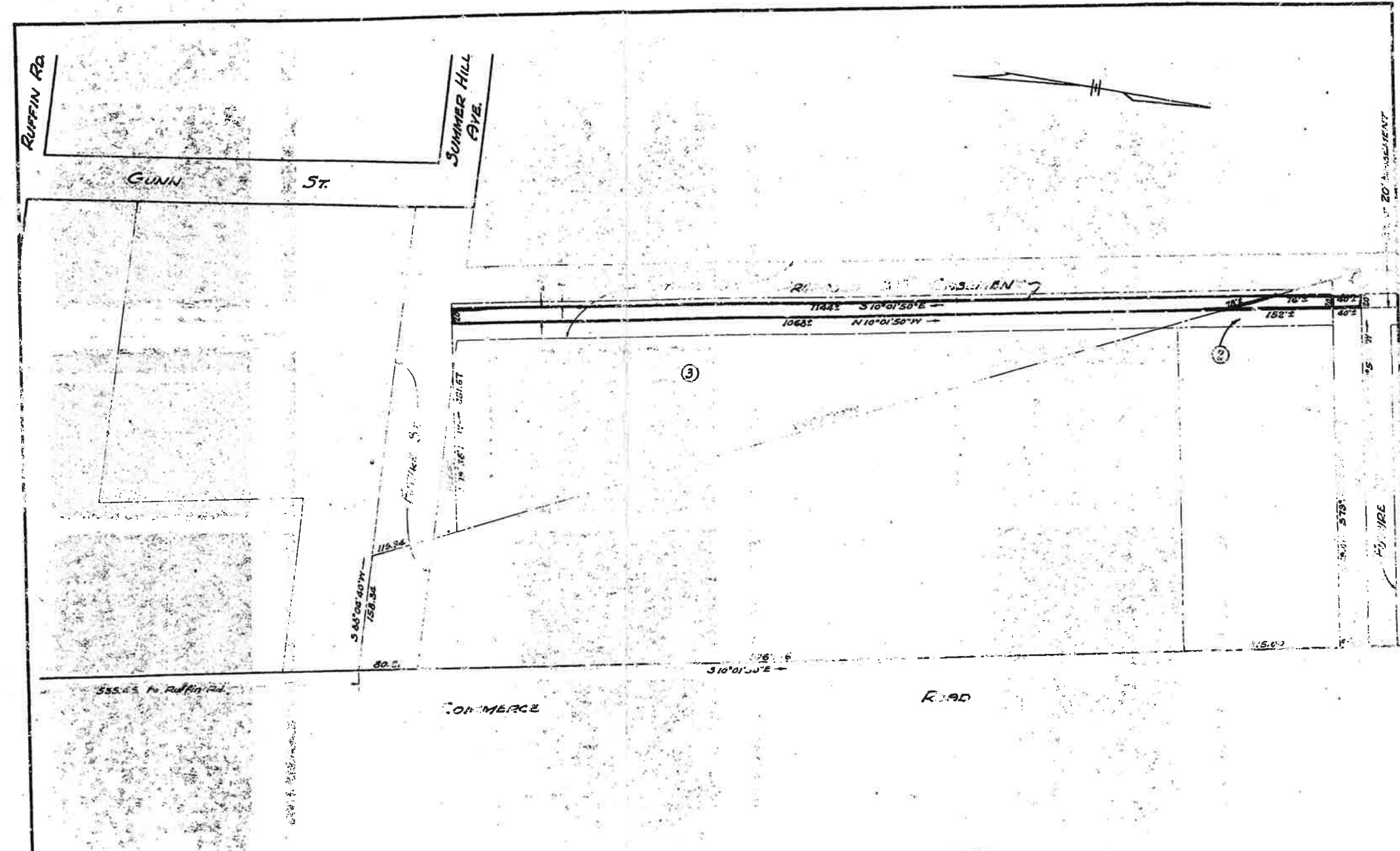
The foregoing deed of easement from FRANK B. DANIELS, JR. AND MARGUERITE D. DANIELS is hereby accepted this 10th day of FEBRUARY, 1971, pursuant to authority granted by Section 2-14 of the 1968 Richmond City Code.

CITY OF RICHMOND
By [Signature]
City Manager

APPROVED AS TO FORM:
[Signature]
Assistant City Attorney

Virginia:
In the Clerk's Office of the
Municipal Court of the City of
Richmond, Henrico II, Virginia
and with the Clerk of the Court,
admitted to record.
Teste: Low G. Purdy Clerk
No. 462
State Tax _____
Fed. Fee _____
City Fee _____
County Fee _____
Total _____
D.B. _____

Philip Morris Inc. vs.
 To End of Easement
 City of Richmond
 March 10th, 1971 - D.B. 372, page 508
 Note: Case R. 100, Clerk
 By E. Ray Hayward, D.C.

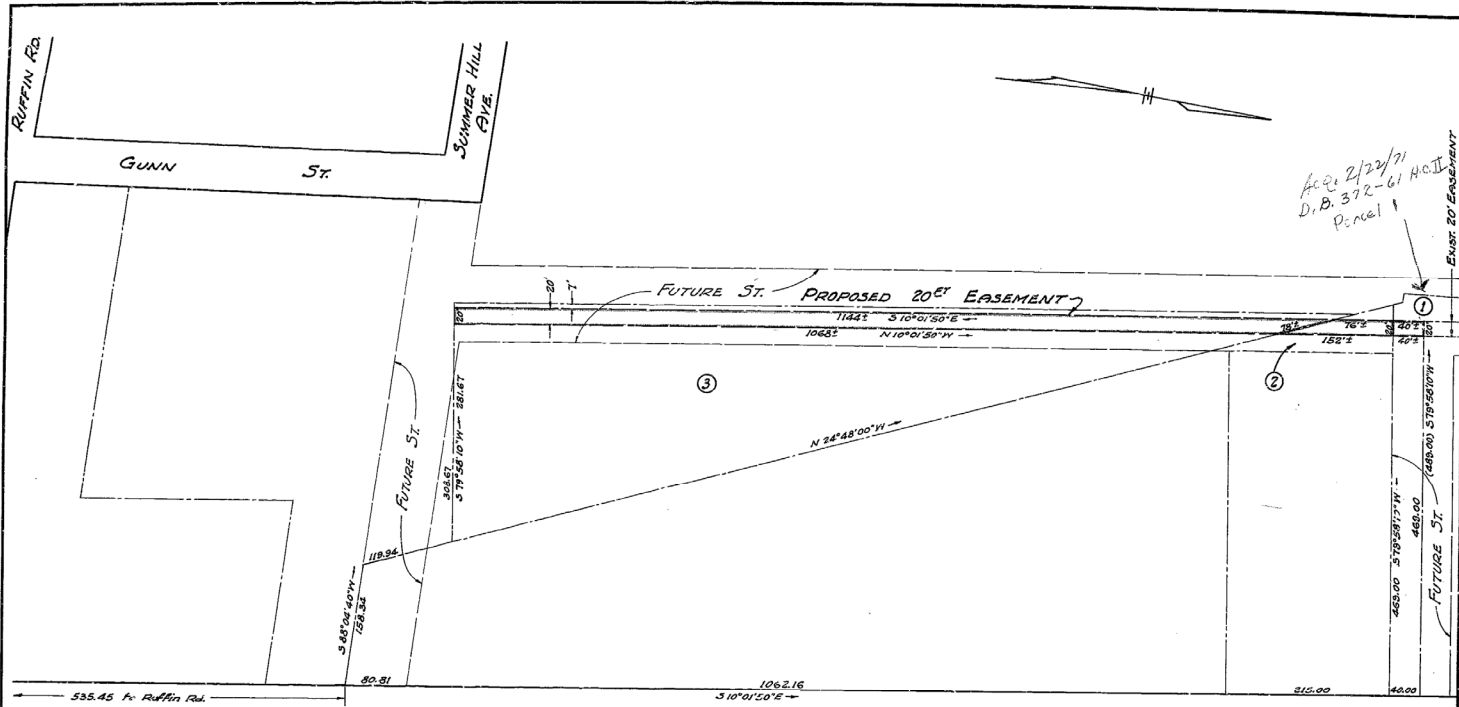


Parcel No.	PROPERTY OWNER	ADDRESS	DEED BOOK REFERENCE
1	Frank B. Daniels, Jr.	6333 Ridgeway Rd. Richmond, Va. 23229	D.B. 245-596 H.C. II
2	Philip Morris, Inc.	P.O. Box 1895 Richmond, Va. 23215	D.B. 361-406 H.C. II
3	Philip Morris, Inc.	P.O. Box 1895 Richmond, Va. 23215	D.B. 361-413 H.C. II

NOTES:
 Easement to be acquired shown enclosed in red.
 Bearings and distances taken from plans by G.S.F. Associates.

NOTES 1. Cuts and fills shown represent the difference in elevation of ground at property line and the sidewalk grade. 2. Fences, walks, steps, or coping walls adjacent to the street line, affected by the grading of streets, will not be replaced or repaired at the City's expense unless otherwise shown on plan. 3. Lot dimensions in parentheses are from deeds. 4. Grades adopted by City Manager _____ 19____ 5. Damages made final _____ 19____ 6. Property owners correct as of 1-22, 1971	Division of Design <i>Mark Spivey</i> Division of Construction Bureau of Engineering <i>William R. Pully</i>	PROPOSED 20' EASEMENT FOR SANITARY SEWER FROM EXISTING 30' EASEMENT TO SUMMER HILL AVE. EXTENDED WEST OF COMMERCE ROAD AND NORTH OF RUFFIN ROAD AUTHORITY: Director Contract No. 4367		
	REVISIONS REFERENCES Project No. 1-1-Ca-15A	DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	DESIGNED BY <i>A.E.S.</i> DRAWN BY <i>M.C.A.</i> CHECKED BY <i>M.C.A.</i>	FIELD NOTES SCALE 1" = 100' DATE 1-19-71

EXHIBIT B

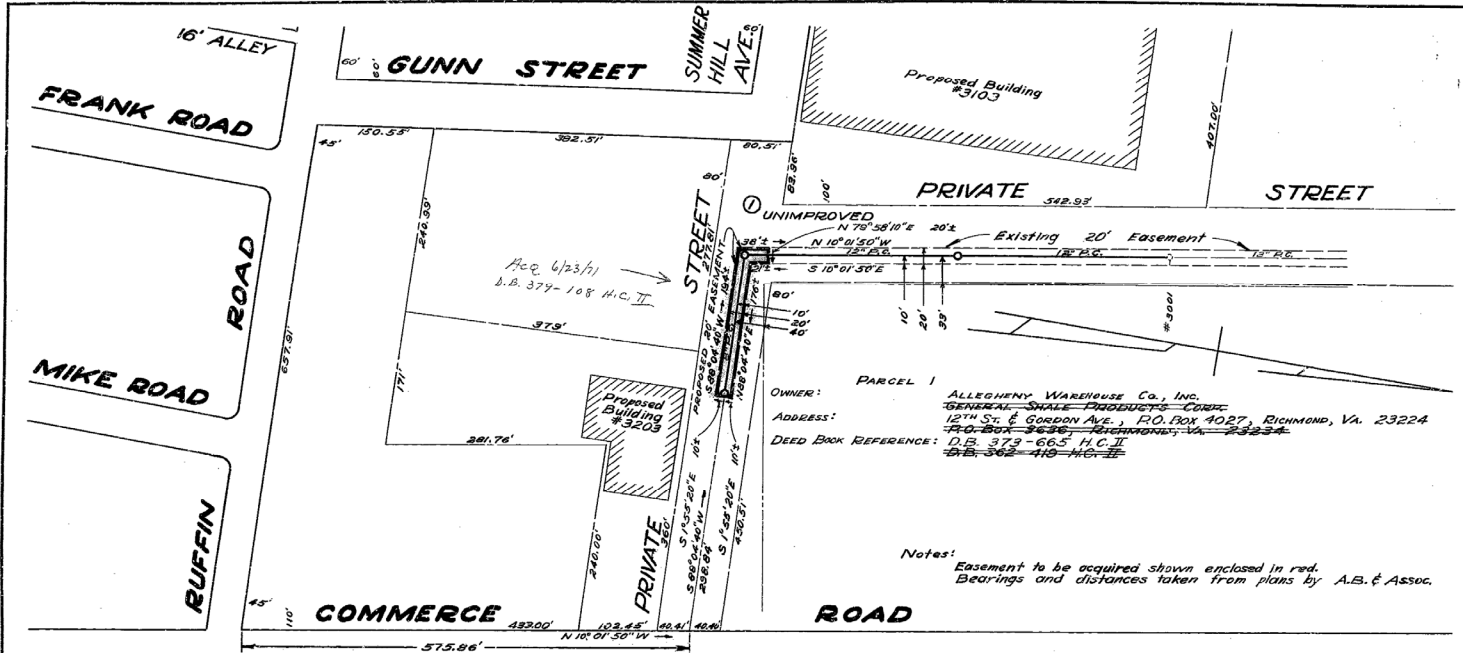


Parcel No.	PROPERTY OWNER	ADDRESS	DEED BOOK REFERENCE
1	Frank B. Daniels, Jr.	6333 Ridgeway Rd. Richmond, Va. 23228	D.B. 245-596 H.C. II
2	Philip Morris, Inc.	P.O. Box 1895 Richmond, Va. 23215	D.B. 362-406 H.C. II
3	Philip Morris, Inc.	P.O. Box 1895 Richmond, Va. 23215	D.B. 362-413 H.C. II

NOTES:
Easement to be acquired shown enclosed in red.
Bearings and distances taken from plans by A.B.F. Associates.

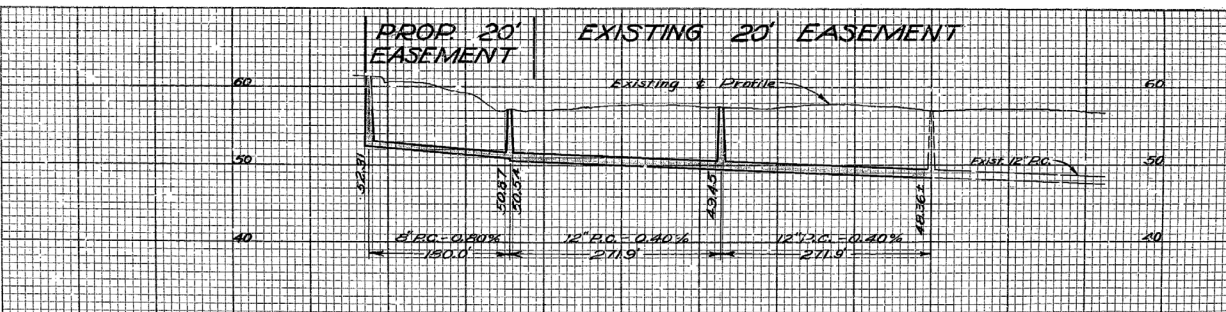
NOTES		Division of Design	PROPOSED 20' EASEMENT FOR SANITARY SEWER FROM EXISTING 20' EASEMENT TO SUMMER HILL AVE. EXTENDED WEST OF COMMERCE ROAD AND NORTH OF RUFFIN ROAD AUTHORITY: Director Contract No. 436T
1. Cuts and fills shown represent the difference in elevation of ground at property line and the sidewalk grade.	3. Lot dimensions in parentheses are from deeds.	<i>William R. Pally</i> Division of Construction	
2. Fences, walks, steps, or coping walls adjacent to the street line, affected by the grading of streets, will not be replaced or repaired at the City's expense unless otherwise shown on plan.	4. Grades adopted by City Manager. 19 5. Damages made final. 19 6. Property owners correct as of 1-22, '91.	<i>William R. Pally</i> Bureau of Engineering	
REFERENCES Project No. 1-1-Co-157A	REVISIONS	<i>W. R. Pally</i> Director of Public Works DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	DESIGNED BY <i>A. E. S.</i> DRAWN BY <i>A. E. S.</i> CHECKED BY <i>M. C. B.</i>
		FIELD NOTES	SCALE 1"=100' DATE 1-19-71 PROJECT 4-1-Co-77A SHEET OF
			DRAWING NO. N-18190

EXHIBIT C



LEGEND

Existing Curb	=====
" Curb & Gutter	=====
" Sidewalk	=====
" Catch Basin	U
" Sewer	-----
" Sewer Manhole	o
" Gas	-----
" Water	-----
" Conduit	-----
" Tree	o
" Shrubs	o
" Entrance Walk	=====
" Coping	=====
" Door or Window (on Plan)	=====
" Entrance Walk (on Profile)	=====
Grades Furnished by D/W:	o
Proposed sewer	-----
" Sewer Manhole	o
" Catch Basin	U
" Curb & Gutter	=====
" Sidewalk	=====
" Roadway Paving	=====
" Alley Paving	=====
Future Curb	=====
" Curb & Gutter	=====



NOTES

1. Cuts and fills shown represent the difference in elevation of ground at property line and the sidewalk grade.
2. Fences, walks, steps, or coping walls adjacent to the street line, affected by the grading of streets, will not be replaced or repaired at the City's expense unless otherwise shown on plan.
3. Lot dimensions in parentheses are from deeds.
4. Grades adopted by City Manager.....19.....
5. Damages made final.....19.....
6. Property owners correct as of JUN 12, 1971.

Division of Design
 Division of Construction *W. W. Tucker*
 Bureau of Engineering *Bob Roberts*

PROPOSED EASEMENT AND CONSTRUCTION PLAN FOR SANITARY SEWER WEST OF COMMERCE RD. AND NORTH OF RUFFIN RD.

Authority: DIRECTOR - CONTRACT NO. 4393 AND NO. 4394

DESIGNED BY *W.B.V.* FIELD NOTES *LL-120329-66* SCALE *1"=100'* DATE *5-13-71* PROJECT *NO. 1-6-70 & 0* DRAWING NO. *S-18323*
 DRAWN BY *W.B.V.* CHECKED BY *M.C.A.* SHEET *OF*

REFERENCES N-18120 3-10-68
REVISIONS PROPERTY OWNER 6-15-71

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

EXHIBIT D

Y:\190140966.022-DEEPWATER\DWG\40966.022V-XPESMT-DEDICATION-VACATION LOT 3A 8-21-23.dwg | Plotted on 8/25/2023 10:02 AM | by Zachary Viney

MDC COASTAL 21, LLC
INST. #220023811
PARCEL ID: S0080601051
2703 COMMERCE ROAD

10' VEPCO ESMT.
D.B. 368, PG. 57

10' VEPCO ESMT.
D.B. 368, PG. 57

N: 3700594.26
E: 11792294.13

CITY OF RICHMOND
D.B. 207, PG. 113
PARCEL ID: S0080601010
2001 RUFFIN ROAD

GUNN STREET
60' RIGHT-OF-WAY
(PUBLIC)

"LOT 3B"
DEEPWATER I, LLC
INST. #170024960
INST. #230012150
PARCEL ID: S0080601054 (IN PART)
3001 COMMERCE ROAD

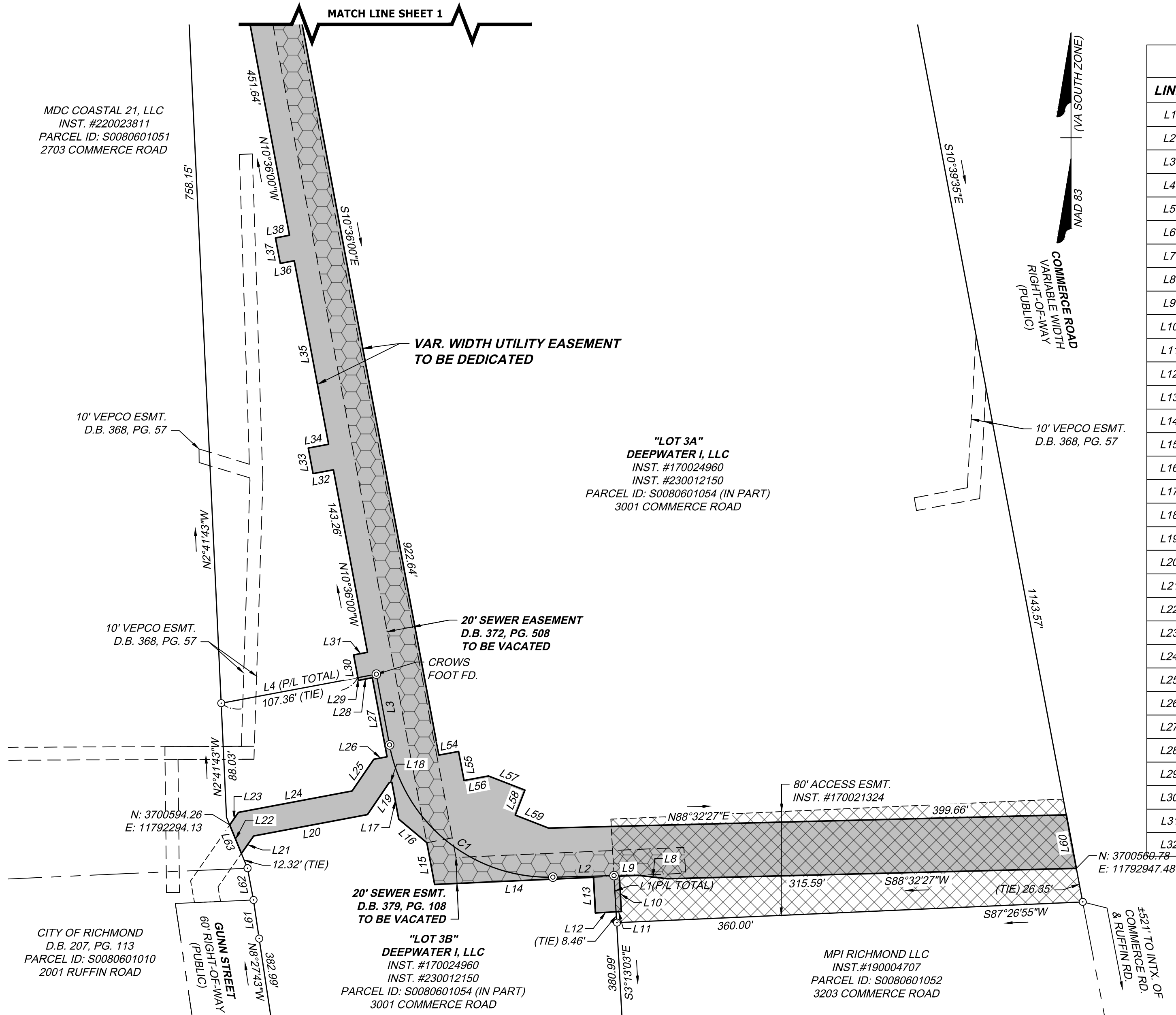
"LOT 3A"
DEEPWATER I, LLC
INST. #170024960
INST. #230012150
PARCEL ID: S0080601054 (IN PART)
3001 COMMERCE ROAD

MPI RICHMOND LLC
INST. #190004707
PARCEL ID: S0080601052
3203 COMMERCE ROAD

COMMERCE ROAD
VARIABLE WIDTH
RIGHT-OF-WAY
(PUBLIC)

MATCH LINE SHEET 1

(VA SOUTH ZONE)
NAD 83
83 VAN



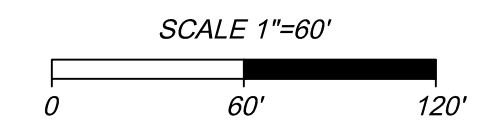
LEGEND

- IRON ROD FOUND
- STONE FOUND
- NAIL FOUND
- ▨ VAR. WIDTH UTILITY EASEMENT TO BE DEDICATED
- ▩ SANITARY EASEMENTS TO BE VACATED
- ▧ DRAINAGE EASEMENT
- ▦ ACCESS EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N3°13'03"W	36.40'
L2	S88°31'50"W	47.19'
L3	N10°36'00"W	55.54'
L4	S79°24'00"W	121.75'
L5	N2°33'35"W	67.92'
L6	N79°25'03"E	90.07'
L7	S10°38'33"E	43.18'
L8	N83°09'11"W	22.56'
L9	S87°27'06"W	14.74'
L10	S3°04'56"E	27.30'
L11	S87°03'03"W	4.09'
L12	S86°51'06"W	15.91'
L13	N3°04'56"W	27.50'
L14	S87°27'06"W	122.71'
L15	N10°39'24"W	32.75'
L16	N50°05'05"W	28.23'
L17	N10°36'00"W	29.01'
L18	S79°20'24"W	2.13'
L19	S34°20'24"W	29.70'
L20	S79°20'24"W	89.33'
L21	S34°57'24"W	16.48'
L22	N22°23'26"W	23.75'
L23	N34°57'24"E	11.82'
L24	N79°20'24"E	89.20'
L25	N34°20'24"E	29.70'
L26	N79°20'24"E	10.43'
L27	N10°36'00"W	61.98'
L28	S79°24'00"W	10.90'
L29	N10°36'00"W	2.11'
L30	N10°36'00"W	17.89'
L31	N79°24'00"E	10.90'
L32	S79°24'00"W	16.00'

LINE TABLE		
LINE	BEARING	LENGTH
L33	N10°36'00"W	20.00'
L34	N79°24'00"E	16.00'
L35	N10°36'00"W	144.06'
L36	S79°24'00"W	10.99'
L37	N10°36'00"W	20.00'
L38	N79°24'00"E	10.99'
L39	S79°24'00"W	7.52'
L40	N2°33'35"W	20.20'
L41	N79°24'00"E	4.69'
L42	N10°36'00"W	37.29'
L43	N4°51'45"W	84.30'
L44	N10°31'20"W	12.62'
L45	S79°24'01"W	12.94'
L46	N10°36'00"W	26.06'
L47	N79°24'01"E	12.98'
L48	N10°31'20"W	104.23'
L49	N34°24'00"E	11.48'
L50	N10°39'24"W	39.83'
L51	N79°24'00"E	33.00'
L52	S10°39'24"E	69.22'
L53	S7°45'48"E	207.43'
L54	N79°24'00"E	15.52'
L55	S10°36'00"E	22.81'
L56	N79°22'32"E	19.10'
L57	S68°48'39"E	30.25'
L58	S21°11'21"W	20.65'
L59	S68°42'58"E	27.57'
L60	S10°39'35"E	42.04'
L61	S8°27'16"E	30.13'
L62	N10°38'12"W	24.92'
L63	S22°23'26"E	42.52'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	125.00'	176.43'	106.51'	80°52'10"	N51°02'05"W	162.15'



PLAT
OF A VARIABLE WIDTH UTILITY
EASEMENT TO BE DEDICATED &
THREE SANITARY EASEMENTS TO
BE VACATED OVER THE PROPERTY
OF DEEPWATER I, LLC

CITY OF RICHMOND, VIRGINIA	
DATE: AUG. 21, 2023	SCALE: 1"=60'
SHEET 2 OF 2	J.N.:40966.022
DRAWN BY: ZV	CHECK BY: L.M.T.

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
 1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
 TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com
 YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP
 Site Development | Residential | Infrastructure | Technology

Y:\90140966.022V-DEEPWATER\DWG\40966.022V-XPESMT-DEDICATION-VACATION LOT 3A 8-21-23.dwg | Plotted on 8/25/2023 10:01 AM | by Zachary Viney

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	125.00'	176.43'	106.51'	80°52'10"	N51°02'05"W	162.15'

NOTES:

1.) OWNERS OF RECORD:

DEEPWATER I, LLC
 INST. #210017608
 INST. #230012150
 3001 COMMERCE ROAD

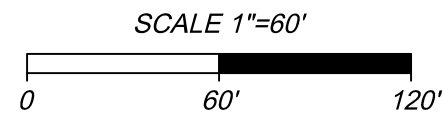
- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PERFORMED THE WEEKS OF JUNE 12, 19 & 24, 2023.
- NO IMPROVEMENTS SHOWN HEREON.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" DESIGNATION, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE AND ZONE "X" AREAS OF 0.2% ANNUAL FLOOD CHANCE (INDICATED BY 'ZONE "X" - SHADED' HEREON) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS NO. 5101290077D AND 5101290081D DATED APRIL 2, 2009. LOCATION OF FLOOD ZONES SHOWN ARE SCALED FROM ABOVE MENTIONED MAPS.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 230555FN, WITH AN EFFECTIVE DATE OF JUNE 19, 2023. EASEMENTS WITHIN TITLE BINDER ARE SHOWN HEREON.
- ZONING IS M-2 (HEAVY INDUSTRIAL) PER G.I.S..

VAR. WIDTH UTILITY ESMT. AREA TABLE:

LOT	EASEMENT AREA
LOT 3A	1.622 AC. OR 70,663 SQ. FT.
LOT 3B	0.130 AC. OR 5,664 SQ. FT.
TOTAL	1.752 AC. OR 76,327 SQ. FT.

LEGEND

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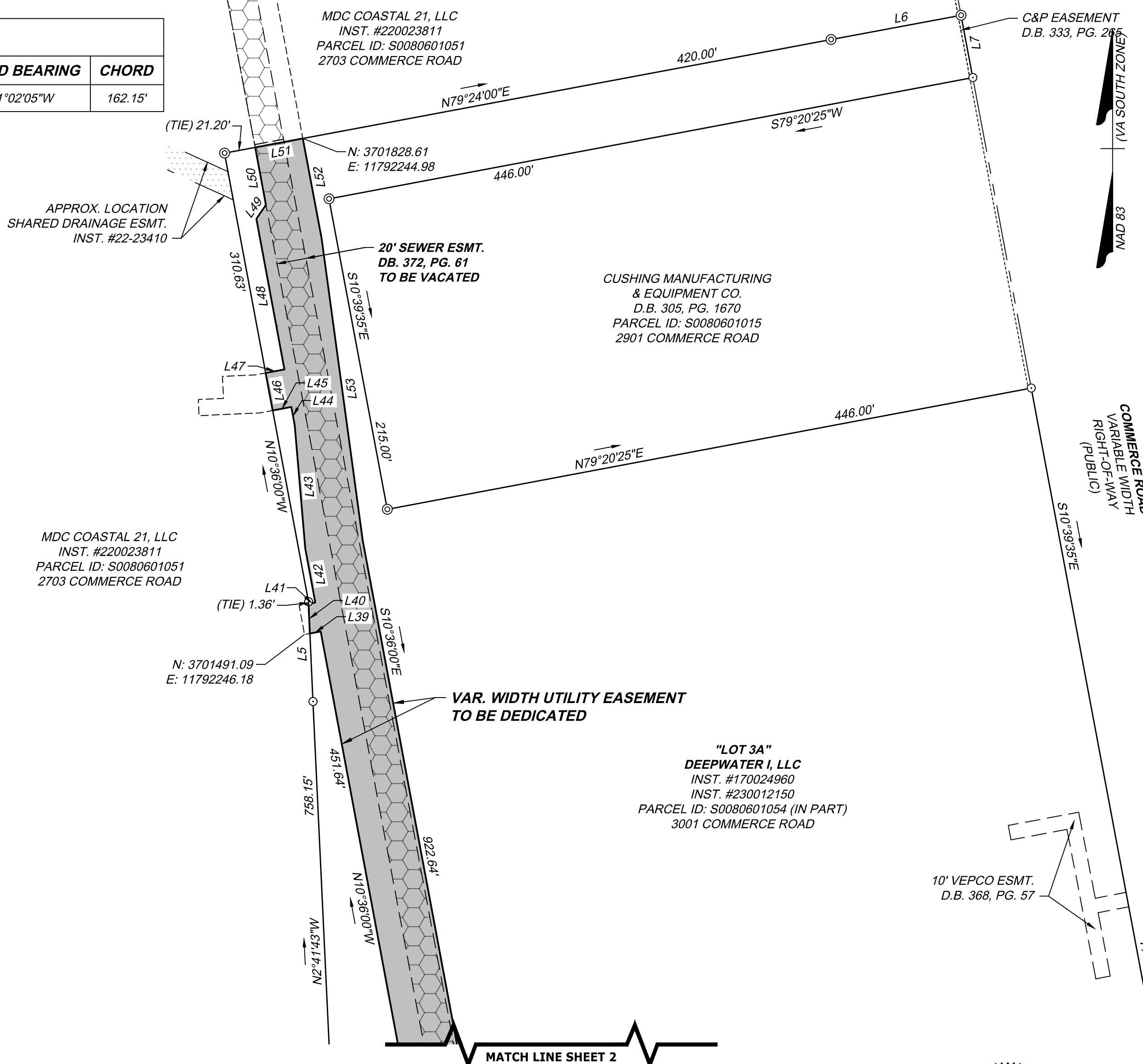
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Technology

Infrastructure

Residential

Site Development

EXHIBIT E