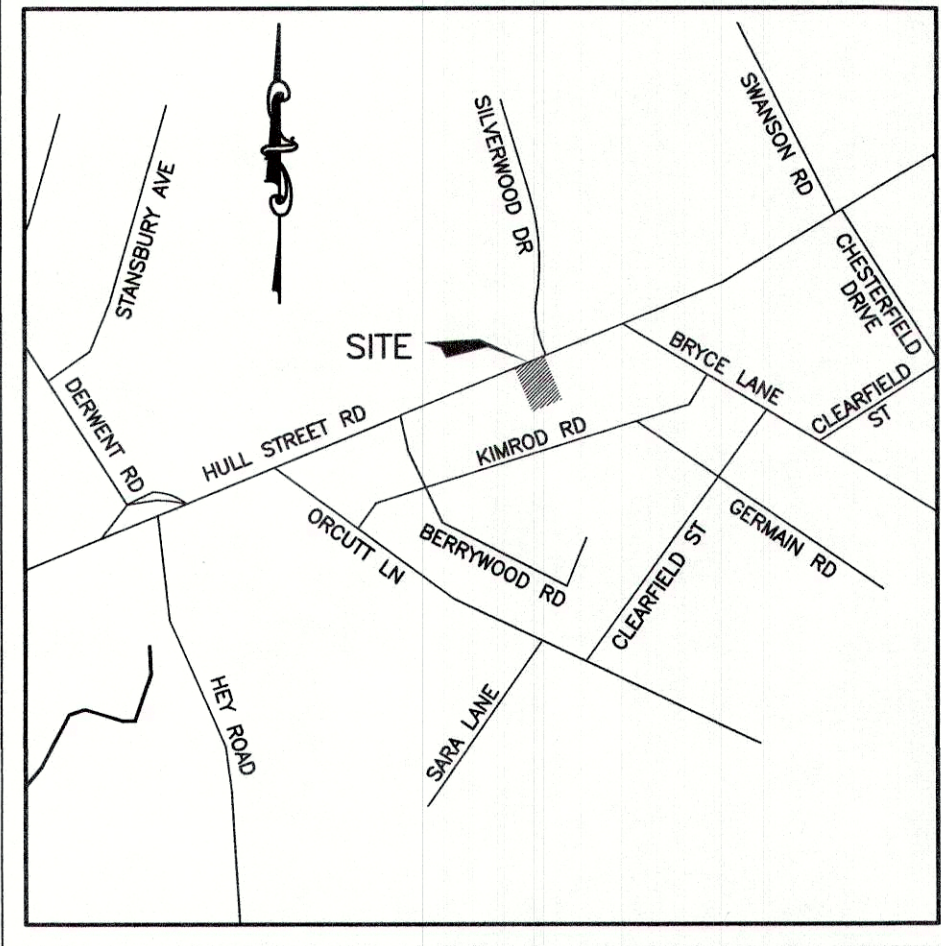
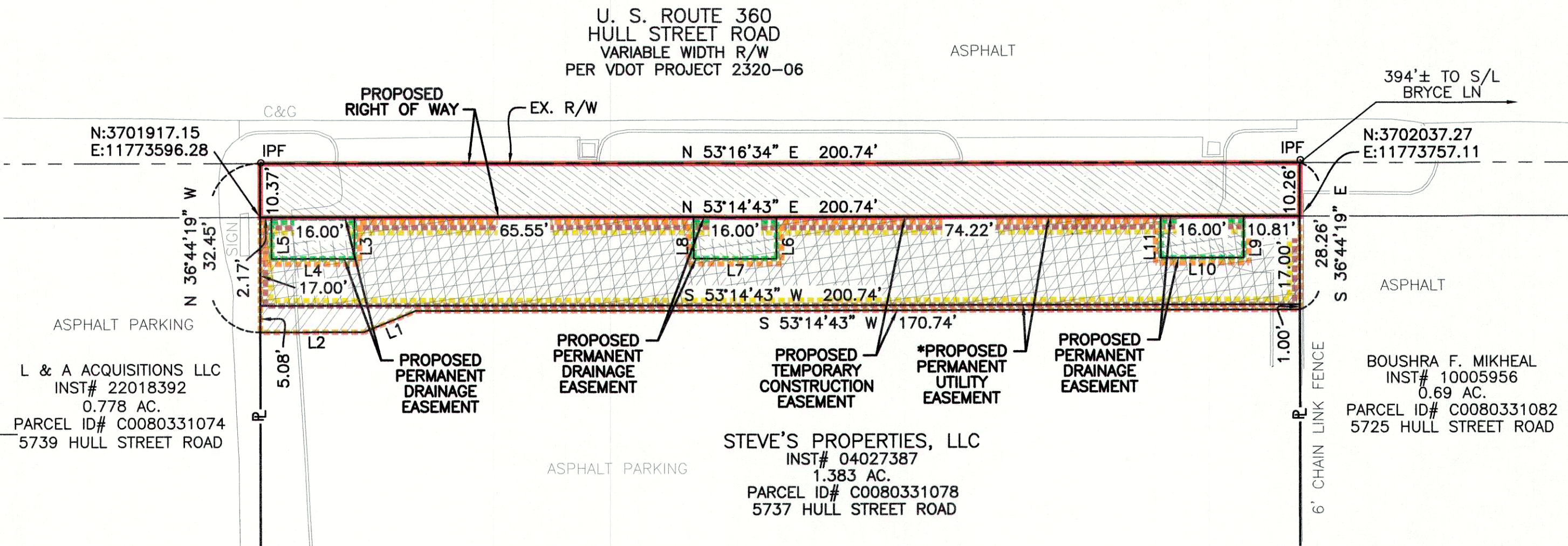


AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
043	C0080331078	STEVE'S PROPERTIES, LLC	#04027387	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
					1.383	2,071		3,413		384		3,331	



VICINITY MAP  
NOT TO SCALE

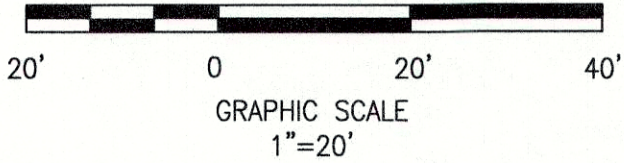


L & A ACQUISITIONS LLC  
INST# 22018392  
0.778 AC.  
PARCEL ID# C0080331074  
5739 HULL STREET ROAD

BOUSHRA F. MIKHEAL  
INST# 10005956  
0.69 AC.  
PARCEL ID# C0080331082  
5725 HULL STREET ROAD

STEVE'S PROPERTIES, LLC  
INST# 04027387  
1.383 AC.  
PARCEL ID# C0080331078  
5737 HULL STREET ROAD

LINE	BEARING	DISTANCE
L1	S 31°04'00" W	10.80'
L2	S 53°14'43" W	20.00'
L3	S36°45'17"E	8.00'
L4	S53°14'43"W	16.00'
L5	N36°45'17"W	8.00'
L6	S36°45'17"E	8.00'
L7	S53°14'43"W	16.00'
L8	N36°45'17"W	8.00'
L9	S36°45'17"E	8.00'
L10	S53°14'43"W	16.00'
L11	N36°45'17"W	8.00'

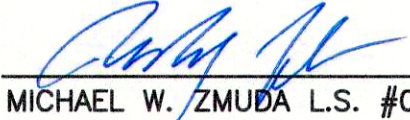


LEGEND

- C&G = CURB & GUTTER
- IPF = IRON PIN FOUND
- R/W = RIGHT OF WAY
- ℙ = PROPERTY LINE
- [Red hatched box] = ACQUIRED RIGHT OF WAY
- [Yellow hatched box] = \*PERMANENT UTILITY EASEMENT
- [Green hatched box] = PERMANENT DRAINAGE EASEMENT
- [Blue hatched box] = TEMPORARY CONSTRUCTION EASEMENT
- \* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF STEVE'S PROPERTIES, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

 12/13/23  
MICHAEL W. ZMUDA L.S. #002078 DATE



PHONE: (804)-323-9900 FAX: (804)-323-0596  
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	12/13/2023	MODIFIED PERMANENT DRAINAGE EASEMENTS

PLAT SHOWING PROPOSED ACQUISITIONS OF  
RIGHT OF WAY AND/OR EASEMENTS  
FOR HULL STREET ROAD IMPROVEMENTS FROM  
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ	PLAT # C-28861	
DATE: 05/04/2020	SCALE: 1" = 20'	SHEET 24 OF 65

