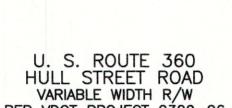
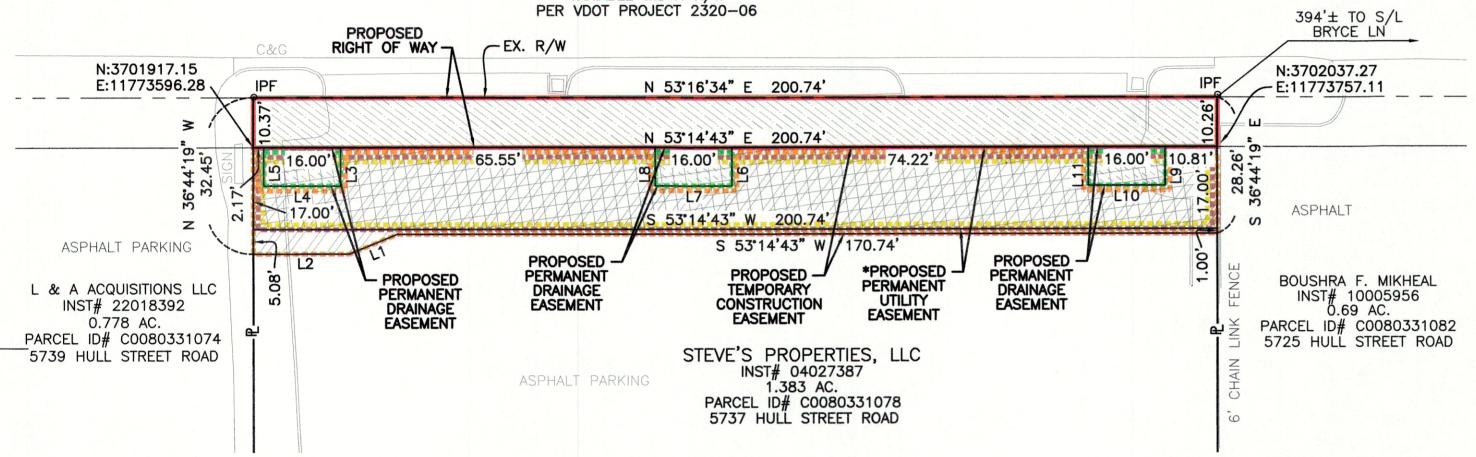
AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		PERMANEN EASE		PERMANENT EASEM		TEMPORARY C	ONSTRUCTION MENT
(47)	00000774070	STEVE'S	#04027387	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(043)	C0080331078	PROPERTIES, LLC	#0402/38/		1.383	2,071		3,413		384		3,331	





**ASPHALT** 



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'

# GRAPHIC SCALE 1"=20'

# SITE -

VICINITY MAP NOT TO SCALE

### NOTES:

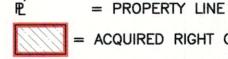
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: STEVE'S PROPERTIES, LLC, (INST.# 04027387) TAX PARCEL #C0080331078.
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. 7. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

# 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.

**LEGEND** C&G

= CURB & GUTTER = IRON PIN FOUND = RIGHT OF WAY



ACQUIRED RIGHT OF WAY



\*PERMANENT UTILITY EASEMENT



PERMANENT DRAINAGE EASEMENT



TEMPORARY CONSTRUCTION **EASEMENT** 

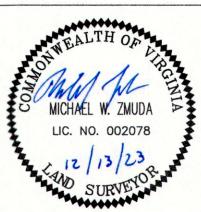
\* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



# **JOHNSON, MIRMIRAN & THOMPSON** Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

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	RICHM	OND	VIRGINIA
VIII	VI.	IVICIIIV	IUIVU.	VIIIOIIII

DF	AWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CH	IECKED BY:	MWZ		PLAT # C-28861
DA	TE: 05/04/2	020	SCALE: 1" = 20'	SHEET 24 OF 65