

INTRODUCED: November 13, 2017

AN ORDINANCE No. 2017-222

To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation, or otherwise of certain fee simple interests, temporary construction easements, permanent drainage easements, permanent slope easements, and permanent utility easements, for the purpose of constructing transportation improvements as part of the Deepwater Terminal Road to Goodes Street project in the Transportation category of the Fiscal Year 2017-2018 Capital Budget.

\_\_\_\_\_  
Patron – Mayor Stoney

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 11 2017 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of certain fee simple interests, temporary construction easements, permanent drainage easements, permanent slope easements, and permanent utility easements, on properties identified as Parcel Nos. 001, 002, 003, 004, 005, 006, 007, and 008 as shown on sheet 01C of a drawing designated as DPW Drawing No. O-28602, dated July 27, 2017, and entitled “Deepwater Terminal Road Extension;” as described and shown on sheets 1 through 3 of a drawing

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    DEC 11 2017    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

designated as DPW Drawing No. B-28745 entitled “Compiled Plat Showing Proposed Easements across a Portion of Luck Stone Corporation Property Designated as Assessor’s Parcel S008-0211-005 (Project Parcel 001),” prepared by Timmons Group, dated July 25, 2016, and last revised March 31, 2017; as described and shown on a drawing designated as DPW Drawing No. B-28746 entitled “Compiled Plat Showing Proposed Right of Way and Easements across a Portion of Sonoco Products Company Property Designated as Assessor’s Parcel S008-0211-022 (Project Parcel 002),” prepared by Timmons Group, dated July 26, 2016, and last revised March 31, 2017; as described and shown on sheets 1 through 3 of a drawing designated as DPW Drawing No. B-28747 entitled “Compiled Plat Showing Proposed Right of Way and Easements across a Portion of Sonoco Products Company Property Designated as Assessor’s Parcel S008-0211-007 (Project Parcel 003),” prepared by Timmons Group, dated July 26, 2016, and last revised July 20, 2017; as described and shown on sheets 1 and 2 of a drawing designated as DPW Drawing No. B-28748 entitled “Compiled Plat Showing Proposed Right of Way and Easements across a Portion of Florida Rock Industries, Inc. Property Designated as Assessor’s Parcel S007-1042-007 (Project Parcel 004),” prepared by Timmons Group, dated July 26, 2016, and last revised July 20, 2017; as described and shown on a drawing designated as DPW Drawing No. B-28749 entitled “Compiled Plat Showing Proposed Right of Way and Easements across a Portion of Vulcan Lands, Inc. Property Designated as Assessor’s Parcel S007-1042-019 (Project Parcel 005),” prepared by Timmons Group, dated July 26, 2016, and last revised March 31, 2017; as described and shown on a drawing designated as DPW Drawing No. B-28750 entitled “Compiled Plat Showing Proposed Right of Way and Easements across a Portion of Vulcan Lands, Inc. Property Designated as Assessor’s Parcel S007-1042-018 (Project Parcel 006),” prepared by Timmons Group, dated July 25, 2016, and last revised March 31, 2017; as described and shown on a drawing designated

as DPW Drawing No. B-28751 entitled “Compiled Plat Showing Proposed Easements across a Portion of Vulcan Construction Materials, Inc. Property Designated as Assessor’s Parcel S007-1042-008 (Project Parcel 007),” prepared by Timmons Group, dated July 28, 2016, and last revised March 31, 2017; and as described and shown on sheets 1 through 5 of a drawing designated as DPW Drawing No. B-28752 entitled “Compiled Plat Showing Proposed Right of Way across a Portion of City of Richmond Property Designated as Assessor’s Parcel S008-0572-040 Which is Subject to a Memorandum of Lease with the Virginia Port Authority (Project Parcel 008),” prepared by Timmons Group, dated July 25, 2016, and last revised July 20, 2017; for the purpose of constructing transportation improvements as part of the Deepwater Terminal Road to Goodes Street project in the Transportation category of the Capital Budget for the fiscal year commencing July 1, 2017, and ending June 30, 2018;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of certain fee simple interests, temporary construction easements, permanent drainage easements, permanent slope easements, and permanent utility easements, on properties identified as Parcel Nos. 001, 002, 003, 004, 005, 006, 007, and 008 on sheet 01C of a drawing designated as DPW Drawing No. O-28602, dated July 27, 2017, and entitled “Deepwater Terminal Road Extension, Right of Way Data Sheet,” and as described and shown on sheets 1 through 3 of a drawing designated as DPW Drawing No. B-28745 entitled “Compiled Plat Showing Proposed Easements across a Portion of Luck Stone Corporation Property Designated as Assessor’s Parcel S008-0211-005 (Project Parcel 001),” prepared by Timmons Group, dated July 25, 2016, and last revised March 31, 2017; as described and shown on a drawing designated as DPW Drawing No. B-28746 entitled “Compiled Plat

Showing Proposed Right of Way and Easements across a Portion of Sonoco Products Company Property Designated as Assessor's Parcel S008-0211-022 (Project Parcel 002)," prepared by Timmons Group, dated July 26, 2016, and last revised March 31, 2017; as described and shown on sheets 1 through 3 of a drawing designated as DPW Drawing No. B-28747 entitled "Compiled Plat Showing Proposed Right of Way and Easements across a Portion of Sonoco Products Company Property Designated as Assessor's Parcel S008-0211-007 (Project Parcel 003)," prepared by Timmons Group, dated July 26, 2016, and last revised July 20, 2017; as described and shown on sheets 1 and 2 of a drawing designated as DPW Drawing No. B-28748 entitled "Compiled Plat Showing Proposed Right of Way and Easements across a Portion of Florida Rock Industries, Inc. Property Designated as Assessor's Parcel S007-1042-007 (Project Parcel 004)," prepared by Timmons Group, dated July 26, 2016, and last revised July 20, 2017; as described and shown on a drawing designated as DPW Drawing No. B-28749 entitled "Compiled Plat Showing Proposed Right of Way and Easements across a Portion of Vulcan Lands, Inc. Property Designated as Assessor's Parcel S007-1042-019 (Project Parcel 005)," prepared by Timmons Group, dated July 26, 2016, and last revised March 31, 2017; as described and shown on a drawing designated as DPW Drawing No. B-28750 entitled "Compiled Plat Showing Proposed Right of Way and Easements across a Portion of Vulcan Lands, Inc. Property Designated as Assessor's Parcel S007-1042-018 (Project Parcel 006)," prepared by Timmons Group, dated July 25, 2016, and last revised March 31, 2017; as described and shown on a drawing designated as DPW Drawing No. B-28751 entitled "Compiled Plat Showing Proposed Easements across a Portion of Vulcan Construction Materials, Inc. Property Designated as Assessor's Parcel S007-1042-008 (Project Parcel 007)," prepared by Timmons Group, dated July 28, 2016, and last revised March 31, 2017; and as described and shown on sheets 1 through 5 of a drawing designated as DPW Drawing No. B-28752

entitled “Compiled Plat Showing Proposed Right of Way across a Portion of City of Richmond Property Designated as Assessor’s Parcel S008-0572-040 Which is Subject to a Memorandum of Lease with the Virginia Port Authority (Project Parcel 008),” prepared by Timmons Group, dated July 25, 2016, and last revised July 20, 2017; for the purpose of constructing transportation improvements as part of the Deepwater Terminal Road to Goodes Street project in the Transportation category of the Capital Budget for the fiscal year commencing July 1, 2017, and ending June 30, 2018.

§ 2. That the Chief Administrative Officer or the designee thereof is hereby authorized and directed to, within the constraints imposed by this ordinance, (i) acquire, by gift, purchase, condemnation or otherwise, the aforementioned fee simple interests, temporary construction easements, permanent drainage easements, permanent slope easements, and permanent utility easements, (ii) act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the properties from whom such fee simple interests, temporary construction easements, and permanent drainage easements, permanent slope easements, and permanent utility easements must be acquired upon the compensation to be paid therefor, and (iii) to execute the deeds and other documents necessary to complete the acquisition and acceptance of such fee simple interests, temporary construction easements, permanent drainage easements, permanent slope easements, and permanent utility easements provided that all such deeds and other documents first must be approved as to form by the City Attorney or the designee thereof.

§ 3. That in the event the City cannot agree with any owner of such a fee simple interest, temporary construction easement, permanent drainage easement, permanent slope easement, or permanent utility easement to be acquired pursuant to this ordinance on the terms of purchase thereof, the City Attorney is authorized to acquire such fee simple interest, temporary construction

easement, permanent drainage easement, permanent slope easement, or permanent utility easement by undertaking appropriate condemnation proceedings to exercise the City's power of eminent domain for the purpose of constructing transportation improvements as part of the Deepwater Terminal Road to Goodes Street project in the Transportation category of the Capital Budget for the fiscal year commencing July 1, 2017, and ending June 30, 2018.

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



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

4-7081
OCT 3 2017

Office of the
Chief Administrative Officer

O&R REQUEST

DATE: September 26, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

[Handwritten signature]

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

[Handwritten signature]

THROUGH: Robert C. Steidel, Acting Deputy Chief Administrative Officer - Operations

THROUGH: Bobby Vincent, Director of Public Works

[Handwritten signature]

RECEIVED

THROUGH: M. S. Khara, P.E., City Engineer

[Handwritten signature]

NOV 07 2017

FROM: Lamont Benjamin, PE, Capital Projects Administrator

[Handwritten mark]

OFFICE OF CITY ATTORNEY

RE: TO DECLARE THAT A PUBLIC NECESSITY EXISTS AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER (CAO) OR DESIGNEE THEREOF, TO ACQUIRE CERTAIN FEE SIMPLE INTERESTS, PERMANENT, TEMPORARY AND UTILITY EASEMENTS, BY VOLUNTARY CONVEYANCE OR BY CONDEMNATION PROCEEDINGS, FOR THE CONSTRUCTION OF DEEPWATER TERMINAL ROAD EXTENSION PROJECT

ORD. OR RES. NO: \_\_\_\_\_

PURPOSE: To declare that a public necessity exists and to authorize the Chief Administrative Officer or designee thereof, to acquire certain fee simple interests, permanent, temporary and utility easements by voluntary conveyance or condemnation proceedings for the construction of Deepwater Terminal Road Extension Project as illustrated on plans prepared by Timmons Group and designated DPW attached parcels drawing numbers (B-28745 through B-28752).

REASON: Additional right of way and easements are required to construct these improvements.

RECOMMENDATIONS: Department of Public Works recommends approval of this Ordinance.

**BACKGROUND:** This project involves the establishment of a new section of Deepwater Terminal Road, extending to Goodes Street. The new section of roadway will be approximately 0.7 miles long and will consist of two travel lanes, curbs and gutters, shoulders, lighting and drainage improvements. The proposed connector will provide an access road for taller trucks and equipment to enter the Port of Richmond as well as provide better access to the businesses and industries along Deepwater Terminal Road. The Goodes Street vertical clearance ranges from 21.5ft to 22.2ft. Whereas the two existing Deepwater Terminal Road I-95 overpass vertical clearances at the Bells Road and Commerce Road intersections are only 14' – 1" and are not adequate for large truck cargo access to the Port of Richmond.

The project improvements will require additional right-of-way (ROW), temporary, permanent, and utility easements from a total of eight (8) parcels. Out of the eight (8) parcels, one parcel is owned by the City of Richmond and is currently being leased to the Virginia Port Authority. The remaining parcels are privately owned.

These property acquisitions are illustrated on the drawings (B-28745 through B-28752) prepared by Timmons Group. The estimated cost of the ROW acquisition is \$360,000 based on assessed property values which is budgeted in the project account number 102186.

There are no relocation of businesses or residences required with this project. Property rights will be purchased using fair market value and negotiations. However, if we are unable to negotiate with property owners the department will request the Chief Administrative Officer exercise the authority delegated through Council to perform condemnation action of fee simple and all easements required under City code section 18.03. If condemnation is required, the City will continue negotiations with the property owners during the condemnation process. This will allow the project to continue to proceed.

Project design is currently 95% complete. Total project cost is estimated \$4.5 million. Total current budgeted amount is \$2.25 million (combined 50% State Revenue Sharing and 50% City CIP matching funds). An additional of \$1.75 million is programmed through Regional Surface Transportation Program (RSTP) for FY23. The remaining \$500K funds are to be budgeted through City CIP funds.

**FISCAL IMPACT / COST:** \$360,000 anticipated right-of-way acquisition cost. The actual acquisition cost is to be negotiated by the right-of-way consultant, and will be set at fair market value as determined by appropriate state and local regulations. The acquisition cost is budgeted in Project Account # 102186.

**FISCAL IMPLICATIONS:** None.

**BUDGET AMENDMENT NECESSARY:** No.

**REVENUE TO CITY:** None.

**DESIRED EFFECTIVE DATE:** Upon adoption.



**REQUESTED INTRODUCTION DATE:** November 13, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** December 11, 2017

**REQUESTED AGENDA:** Consent Agenda

**SUGGESTED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER ENTITIES:** City Planning Commission

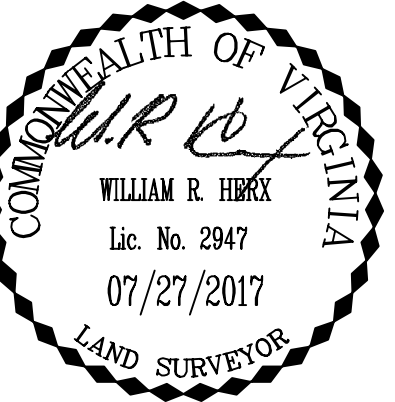
**AFFECTED AGENCIES:** Public Works, Law Department, Planning & Community Development, Economic Development, Public Utilities, Finance Department, Budget and Strategic Planning. Copies also sent to: City Mayor (Honorable Levar M. Stoney); Chief Administrative Officer and City Attorney (2).

**RELATIONSHIP TO EXISTING ORD. OR RES:** None

**REQUIRED CHANGES TO WORK PROGRAMS:** None

**ATTACHMENTS:** ROW data sheet # 01 and Project parcels drawing numbers (B-28745 through B-28752).

**STAFF:** M. S. Khara, P.E., City Engineer, 646-5413  
Lamont L. Benjamin, P.E., Capital Project Administrator, 646-6339  
Manouchehr Nosrati, Project Manager, DPW, 646-6319



## RIGHT OF WAY DATA SHEET

PARCEL NO.	LANDOWNER	TAX PARCEL ID	SHEET NO.	AREA										PROFFERS		
				TOTAL	FEE TAKING	PRESCRIPTIVE EASEMENT	FEE REMAINDER	EASEMENTS					CITY OF RICHMOND UTILITY		CONSTRUCTION	
								PERMANENT								TEMPORARY
								DRAINAGE	DRAINAGE & SLOPE	SLOPE	DOMINION ENERGY (DISTRIBUTION)	ACRES				
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	YES/NO					
001	LUCK STONE CORPORATION	S0080211005	03, 04	128.570	0.000	-	128.570	0.268	-	0.296	-	-	0.124	NO		
002	SONOCO PRODUCTS COMPANY	S0080211022	04, 05, 06	0.440	0.400	-	0.040	-	-	0.044	-	-	-	NO		
003	SONOCO PRODUCTS COMPANY	S0080211007	04, 05	25.960	0.885	-	25.075	0.013	-	0.535	-	0.948	0.013	NO		
004	FLORIDA ROCK INDUSTRIES, INC.	S0071042007	06, 07	30.450	0.456	-	29.994	0.038	0.334	0.046	-	0.189+0.365=0.554	0.001	NO		
005	VULCAN LANDS, INC.	S0071042019	08	0.290	0.113	-	0.177	-	-	0.077	-	-	0.021	NO		
006	VULCAN LANDS, INC.	S0071042018	08	1.950	0.024	-	1.926	0.013	-	0.013	-	-	0.008	NO		
007	VULCAN CONSTRUCTION MATERIALS, INC.	S0071042008	08	57.800	0.000	-	57.800	0.021	-	-	-	-	0.084	NO		
008	CITY OF RICHMOND	S0080572040	ALL	34.486	2.757	-	31.729	-	-	-	0.485	-	-	NO		

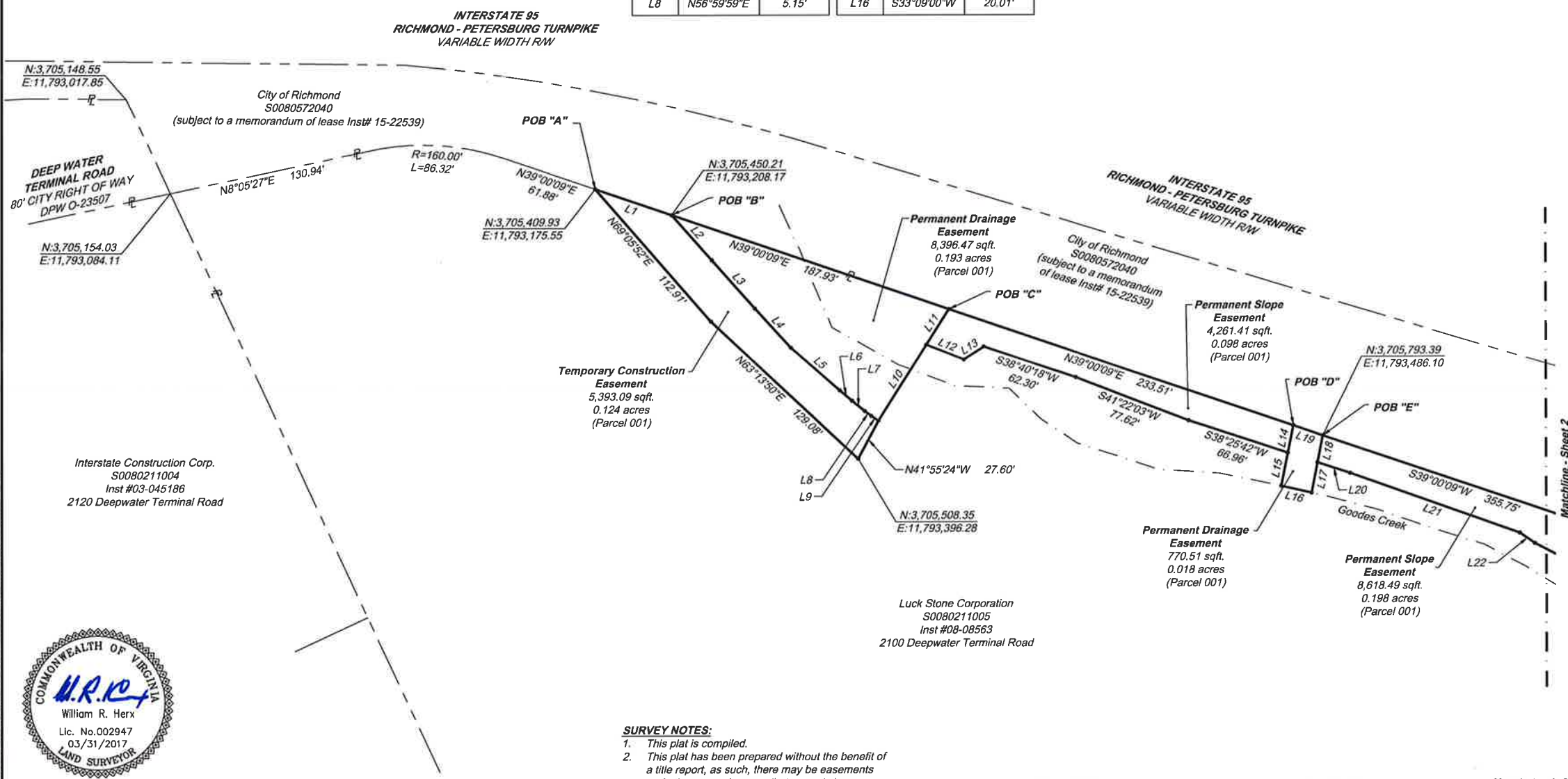
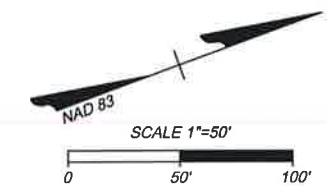
SURVEYED BY: TIMMONS GROUP  
 SUPERVISED BY: C. KIEFER  
 DESIGNED BY: M. FLEMING

L:\2013\3448-Richmond\008-286-Deepwater\_Terminal\DWG\Sheet\CD\3448-008-286-000-10.dwg | Plotted on 7/27/2017 9:47 AM | by Melvin Fleming

<b>NOTES</b> 1. Lot dimensions in parentheses are from deed. 2. Property owners correct as of March, 2015 3. Ordinance Number <u>N/A</u> 4. Adopted <u>N/A</u> 5. Accepted <u>N/A</u>	<b>LEGEND</b> <table style="font-size: 8px;"> <tr> <td><b>Existing Curb</b></td> <td></td> <td><b>Existing Curb Cut Ramp</b></td> <td></td> <td><b>Proposed Conc. Sidewalk</b></td> <td></td> </tr> <tr> <td>• Curb &amp; Gutter</td> <td></td> <td>• Coping</td> <td></td> <td>• Truck Apron</td> <td></td> </tr> <tr> <td>• Sidewalk</td> <td></td> <td>• Alley Crossing/Driveway</td> <td></td> <td>Castings: Water Valve</td> <td></td> </tr> <tr> <td>• Basin</td> <td></td> <td>• Fire Hydrant</td> <td></td> <td>• Water Meter</td> <td></td> </tr> <tr> <td>• Storm Sewer</td> <td></td> <td>• Edge of Pavement</td> <td></td> <td>• Gas Drip</td> <td></td> </tr> <tr> <td>• Sewer Manhole</td> <td></td> <td>• Fence</td> <td></td> <td>• Gas Valve</td> <td></td> </tr> <tr> <td>• Sanitary Sewer (small)</td> <td></td> <td>• Cornerstone</td> <td></td> <td>• Telephone Manhole</td> <td></td> </tr> <tr> <td>• Sanitary Sewer (large)</td> <td></td> <td>• Property Pin</td> <td></td> <td>• Electric Manhole</td> <td></td> </tr> <tr> <td>• Sanitary Sewer (Pave Seal)</td> <td></td> <td>• Utility Pole</td> <td></td> <td>Proposed Curb Cut Ramp</td> <td></td> </tr> <tr> <td>• Gas Line</td> <td></td> <td>Proposed Sewer</td> <td></td> <td>• Manhole</td> <td></td> </tr> <tr> <td>• Electric Line</td> <td></td> <td>• Manhole</td> <td></td> <td>• Basin</td> <td></td> </tr> <tr> <td>• Telephone/Telegraph</td> <td></td> <td>• Curb &amp; Gutter</td> <td></td> <td>• Conduit (Conc. Encased)</td> <td></td> </tr> <tr> <td>• TV Cable</td> <td></td> <td>• Asphalt</td> <td></td> <td>• Retaining Wall</td> <td></td> </tr> <tr> <td>• Water Line</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Tree / Exist. Tree To Be Removed</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Property Line</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	<b>Existing Curb</b>		<b>Existing Curb Cut Ramp</b>		<b>Proposed Conc. Sidewalk</b>		• Curb & Gutter		• Coping		• Truck Apron		• Sidewalk		• Alley Crossing/Driveway		Castings: Water Valve		• Basin		• Fire Hydrant		• Water Meter		• Storm Sewer		• Edge of Pavement		• Gas Drip		• Sewer Manhole		• Fence		• Gas Valve		• Sanitary Sewer (small)		• Cornerstone		• Telephone Manhole		• Sanitary Sewer (large)		• Property Pin		• Electric Manhole		• Sanitary Sewer (Pave Seal)		• Utility Pole		Proposed Curb Cut Ramp		• Gas Line		Proposed Sewer		• Manhole		• Electric Line		• Manhole		• Basin		• Telephone/Telegraph		• Curb & Gutter		• Conduit (Conc. Encased)		• TV Cable		• Asphalt		• Retaining Wall		• Water Line						• Tree / Exist. Tree To Be Removed						• Property Line							<table border="1" style="font-size: 8px; width: 100%;"> <tr> <th colspan="2">Technical</th> <th colspan="2">Administrative</th> </tr> <tr> <td>Marvin Anderson</td> <td>Survey Superintendent</td> <td></td> <td></td> </tr> <tr> <td>Chris Kiefer (Timmons Group)</td> <td>Project Engineer</td> <td>Lamont L. Benjamin</td> <td>Capital Project Administrator</td> </tr> <tr> <td>Manouchehr Nosrati (DPW)</td> <td></td> <td>Bobby Vincent Jr.</td> <td>Deputy Director for Transportation / Public Works</td> </tr> <tr> <td>Kenneth D. Horak</td> <td>Maintenance Engineer</td> <td>Emmanuel O. Adediran</td> <td>Director of Public Works</td> </tr> <tr> <td>Michael B. Sawyer</td> <td>City Traffic Engineer</td> <td></td> <td></td> </tr> </table>	Technical		Administrative		Marvin Anderson	Survey Superintendent			Chris Kiefer (Timmons Group)	Project Engineer	Lamont L. Benjamin	Capital Project Administrator	Manouchehr Nosrati (DPW)		Bobby Vincent Jr.	Deputy Director for Transportation / Public Works	Kenneth D. Horak	Maintenance Engineer	Emmanuel O. Adediran	Director of Public Works	Michael B. Sawyer	City Traffic Engineer			<p>DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</p> <p style="font-size: 12px; font-weight: bold;">DEEPWATER TERMINAL ROAD EXTENSION RIGHT OF WAY DATA SHEET</p>
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REFERENCES	REVISIONS	DESIGN BY: M. FLEMING DRAWN BY: M. FLEMING CHECKED BY: C. KIEFER	REVIEWED BY:	FIELD NOTES: FB-XX, pp XX-XX	SCALE: HORIZ. N/A VERT. -	DATE: 07/27/17	SHEET: 01C	DRAWING NO.: 0-28602																																																																																																																				

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LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S39°00'09"W	51.83'	L9	N53°48'37"E	5.52'	L17	S58°29'12"E	19.84'
L2	N68°36'40"E	38.84'	L10	N37°20'18"W	57.64'	L18	S58°29'12"E	17.65'
L3	N68°31'53"E	41.34'	L11	N37°20'18"W	27.09'	L19	S39°00'09"W	20.17'
L4	N67°39'25"E	34.32'	L12	N41°28'55"E	25.96'	L20	N38°25'42"E	22.10'
L5	N61°21'01"E	41.49'	L13	N12°29'00"W	15.23'	L21	N39°53'05"E	114.91'
L6	N60°57'12"E	10.43'	L14	N58°29'12"W	17.86'	L22	N54°46'55"E	11.75'
L7	N59°22'51"E	10.43'	L15	N58°29'12"W	21.70'			
L8	N56°59'59"E	5.15'	L16	S33°09'00"W	20.01'			



**SURVEY NOTES:**  
 1. This plat is compiled.  
 2. This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.

Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 1 of 3

NOTES
1. Lot dimensions in parentheses are from deeds.
2. Property owners correct as of
3. Ordinance No.....
4. Adopted.....
5. Accepted.....

Drafting Technician:
Engineering Project Manager:
Reviewed By:
Consultant Project Number: 33948.008

**TIMMONS GROUP**

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

DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

RICHMOND VIRGINIA

COMPILED PLAT SHOWING PROPOSED EASEMENTS ACROSS A PORTION OF LUCK STONE CORPORATION PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0211-005 (PROJECT PARCEL 001)  
 CITY OF RICHMOND, VIRGINIA

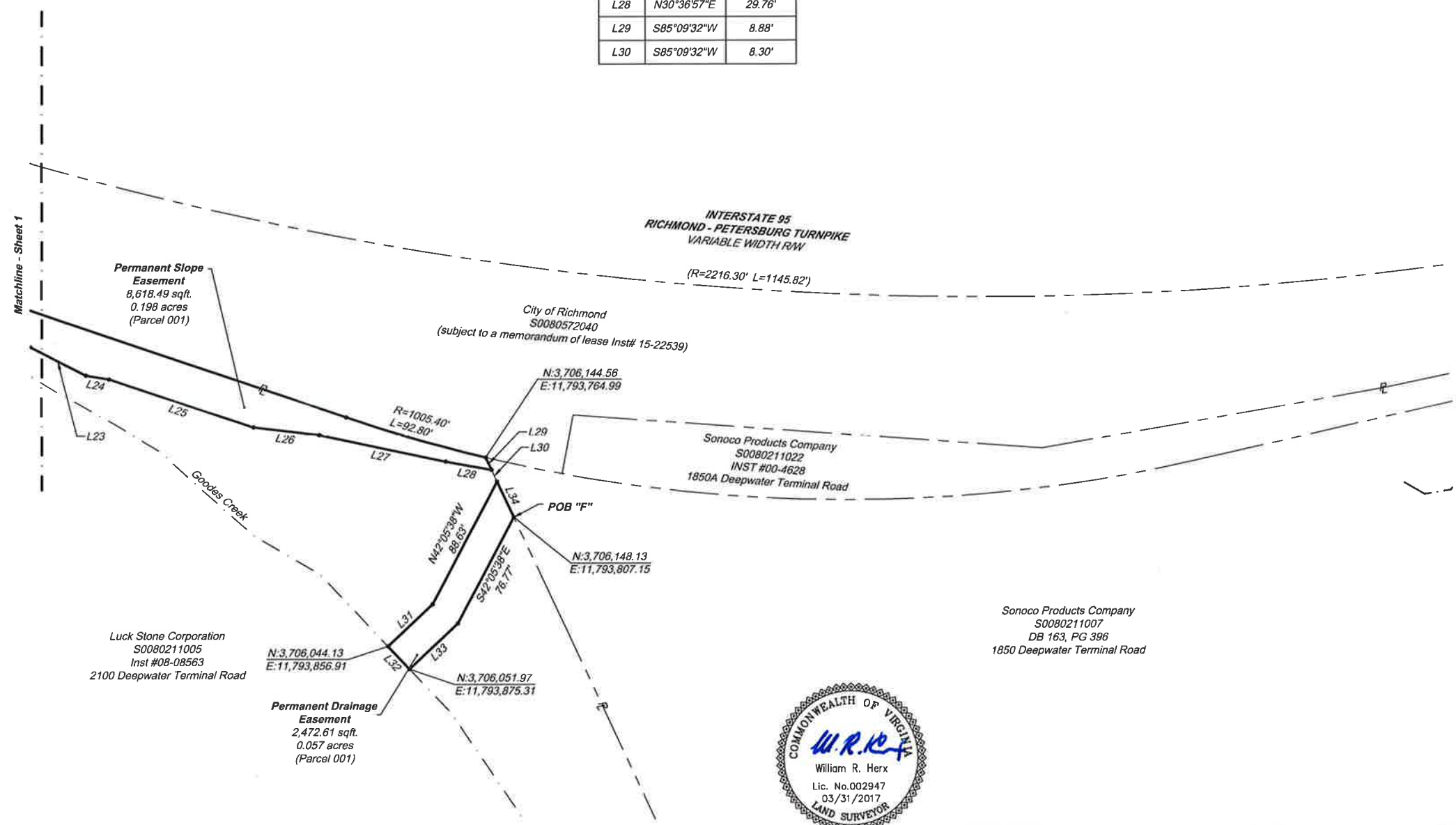
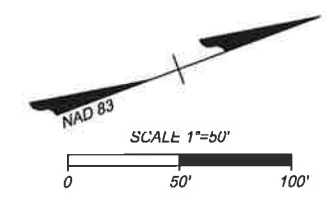
SCALE 1" = 50'	DATE: 07/25/2016 REV: 03/31/2017	PROJECT:	DRAWING & FILE NO. B-28745
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**SURVEY NOTES:**  
 1. This plat is compiled.  
 2. This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.

LINE	BEARING	LENGTH
L23	N47°11'28"E	39.98'
L24	N29°56'31"E	14.97'
L25	N38°40'21"E	96.96'
L26	N27°05'25"E	42.22'
L27	N32°09'06"E	82.50'
L28	N30°36'57"E	29.76'
L29	S85°09'32"W	8.88'
L30	S85°09'32"W	8.30'

LINE	BEARING	LENGTH
L31	N23°04'36"W	39.26'
L32	S88°55'24"W	20.00'
L33	S23°04'36"E	42.61'
L34	N85°09'32"E	25.13'



- NOTES**
1. Lot dimensions in parentheses are from deeds.
  2. Property owners correct as of
  3. Ordinance No.....
  4. Adopted.....
  5. Accepted.....

Drafting Technician:  
 Engineering Project Manager:  
 Reviewed By:  
 Consultant Project Number: 33948.008

**TIMMONS GROUP**

THIS DRAWING PREPARED AT THE CORPORATE OFFICE  
 1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
 TEL 804 290 5500 FAX 804 368 1016 www.timmons.com



COMPILED PLAT SHOWING PROPOSED EASEMENTS ACROSS A PORTION OF LUCK STONE CORPORATION PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0211-005 (PROJECT PARCEL 001)  
 CITY OF RICHMOND, VIRGINIA

REFERENCES:

REVISIONS

DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

DRAWN BY: WRH  
 CHECKED BY: WRH

SCALE 1" = 50'  
 DATE: 07/25/2016  
 REV: 03/31/2017

PROJECT:  
 DRAWING & FILE NO.  
 B-28745

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**LEGAL DESCRIPTION (Temporary Construction Easement):**

Beginning at a point shown and designated as POB "A"; thence N39°00'09"E, a distance of 51.83 feet; thence N68°36'40"E, a distance of 38.84 feet; thence N68°31'53"E, a distance of 41.34 feet; thence N67°39'25"E, a distance of 34.32 feet; thence N61°21'01"E, a distance of 41.49 feet; thence N60°57'12"E, a distance of 10.43 feet; thence N59°22'51"E, a distance of 10.43 feet; thence N56°59'59"E, a distance of 5.15 feet; thence N53°48'37"E, a distance of 5.52 feet; thence S41°55'24"E, a distance of 27.60 feet; thence S63°13'50"W, a distance of 129.08 feet; thence S69°05'52"W, a distance of 112.91 feet, returning to the Point of Beginning.

Described Parcel contains 0.124 acres, more or less.

**LEGAL DESCRIPTION (Permanent Drainage Easement):**

Beginning at a point shown and designated as POB "D"; thence N39°00'09"E, a distance of 20.17 feet; thence S58°29'12"E, a distance of 17.65 feet; thence S58°29'12"E, a distance of 19.84 feet; thence S33°09'00"W, a distance of 20.01 feet; thence N58°29'12"W, a distance of 21.70 feet; thence N58°29'12"W, a distance of 17.86 feet, returning to the Point of Beginning.

Described Parcel contains 0.018 acres, more or less.

**LEGAL DESCRIPTION (Permanent Drainage Easement):**

Beginning at a point shown and designated as POB "B"; thence N39°00'09"E, a distance of 187.93 feet; thence S37°20'18"E, a distance of 27.09 feet; thence S37°20'18"E, a distance of 57.64 feet; thence S53°48'37"W, a distance of 5.52 feet; thence S56°59'59"W, a distance of 5.15 feet; thence S59°22'51"W, a distance of 10.43 feet; thence S60°57'12"W, a distance of 10.43 feet; thence S61°21'01"W, a distance of 41.49 feet; thence S67°39'25"W, a distance of 34.32 feet; thence S68°31'53"W, a distance of 41.34 feet; thence S68°36'40"W, a distance of 38.84 feet, returning to the Point of Beginning.

Described Parcel contains 0.193 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point shown and designated as POB "E"; thence N39°00'09"E, a distance of 355.75 feet; thence, Northeasterly along a tangent curve to the left, being concave to the Northwest, having a radius of 1005.40 feet, a central angle of 05°17'19", a tangent length of 46.43 feet, a chord bearing of N36°21'29"E, a chord length of 92.77 feet, a distance of 92.80 feet along the arc of said curve; thence N85°10'44"E, a distance of 8.88 feet; thence S30°36'57"W, a distance of 29.76 feet; thence S32°09'06"W, a distance of 82.50 feet; thence S27°05'25"W, a distance of 42.22 feet; thence S38°40'21"W, a distance of 96.96 feet; thence S29°56'31"W, a distance of 14.97 feet; thence S47°11'28"W, a distance of 39.98 feet; thence S54°46'55"W, a distance of 11.75 feet; thence S39°53'05"W, a distance of 114.91 feet; thence S38°25'42"W, a distance of 22.10 feet; thence N58°29'12"W, a distance of 17.65 feet, returning to the Point of Beginning.

Described Parcel contains 0.198 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point shown and designated as POB "C"; thence N39°00'09"E, a distance of 233.51 feet; thence S58°29'12"E, a distance of 17.86 feet; thence S38°25'42"W, a distance of 66.96 feet; thence S41°22'03"W, a distance of 77.62 feet; thence S38°40'18"W, a distance of 62.30 feet; thence S12°29'00"E, a distance of 15.23 feet; thence S41°28'55"W, a distance of 25.96 feet; thence N37°20'18"W, a distance of 27.09 feet, returning to the Point of Beginning.

Described Parcel contains 0.098 acres, more or less.

**LEGAL DESCRIPTION (Permanent Drainage Easement):**

Beginning at a point shown and designated as POB "F"; thence S42°05'38"E, a distance of 76.77 feet; thence S23°04'36"E, a distance of 42.61 feet; thence S66°55'24"W, a distance of 20.00 feet; thence N23°04'36"W, a distance of 39.26 feet; thence N42°05'38"W, a distance of 88.63 feet; thence N85°09'32"E, a distance of 25.13 feet, returning to the Point of Beginning.

Described Parcel contains 0.057 acres, more or less.

**AREA TOTALS FROM PARCEL 001:**

Permanent Slope Easement = 0.296 acres  
 Temporary Construction Easement = 0.124 acres  
 Permanent Drainage Easement = 0.268 acres



Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 3 of 3

<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>Lot dimensions in parentheses are from deeds.</li> <li>Property owners correct as of</li> <li>Ordinance No.....</li> <li>Adopted.....</li> <li>Accepted.....</li> </ol>	<p>Drafting Technician:</p>	<p><b>TIMMONS GROUP</b></p> <p>THIS DRAWING PREPARED AT THE CORPORATE OFFICE                  1601 Boulders Parkway, Suite 300   Richmond, VA 23225                  TEL 804.209.6590 FAX 804.560.1016 www.timmons.com</p>		<p>COMPILED PLAT SHOWING PROPOSED EASEMENTS ACROSS A PORTION OF LUCK STONE CORPORATION PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0211-005 (PROJECT PARCEL 001)</p> <p>CITY OF RICHMOND, VIRGINIA</p>			
	<p>Engineering Project Manager:</p>			<p>Reviewed By:</p>	<p>Consultant Project Number: 33948.008</p>	<p>SCALE 1" = 50'</p>	<p>DATE: 07/25/2016 REV: 03/31/2017</p>
<p>REFERENCES:</p>	<p>REVISIONS</p>	<p>DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</p>	<p>DRAWN BY: WRH CHECKED BY: WRH</p>				

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**LEGAL DESCRIPTION (ROW Dedication):**

Beginning at a point, shown and designated as "Point of Beginning ROW Dedication"; thence N24°19'21"E, a distance of 301.21 feet; thence N10°26'17"E, a distance of 222.48 feet; thence N08°17'59"E, a distance of 117.33 feet; thence S82°30'53"E, a distance of 16.57 feet; thence S07°29'07"W, a distance of 245.38 feet; thence, Southerly along a tangent curve to the right, being concave to the West, having a radius of 1005.40 feet, a central angle of 09°51'57", a tangent length of 86.77 feet, a chord bearing of S12°25'05"W, a chord length of 172.91 feet, a distance of 173.12 feet along the arc of said curve; thence, Southwesterly along a non-tangent curve to the right, being concave to the Northwest, having a radius of 1455.75 feet, a central angle of 09°12'46", a tangent length of 117.29 feet, a chord bearing of S27°17'50"W, a chord length of 233.82 feet, a distance of 234.07 feet along the arc of said curve; thence N59°13'33"W, a distance of 24.86 feet, returning to the Point of Beginning.

Described Parcel contains 0.400 acres, more or less.

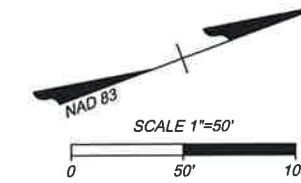
**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point, shown and designated as POB "A"; thence N59°13'33"W, a distance of 13.28 feet; thence, Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 1455.75 feet, a central angle of 09°12'46", a tangent length of 117.29 feet, a chord bearing of N27°17'50"E, a chord length of 233.82 feet, a distance of 234.07 feet along the arc of said curve; thence, Southwesterly along a non-tangent curve to the right, being concave to the Northwest, having a radius of 1005.40 feet, a central angle of 13°25'23", a tangent length of 118.31 feet, a chord bearing of S24°03'45"W, a chord length of 235.00 feet, a distance of 235.54 feet along the arc of said curve; , returning to the Point of Beginning.

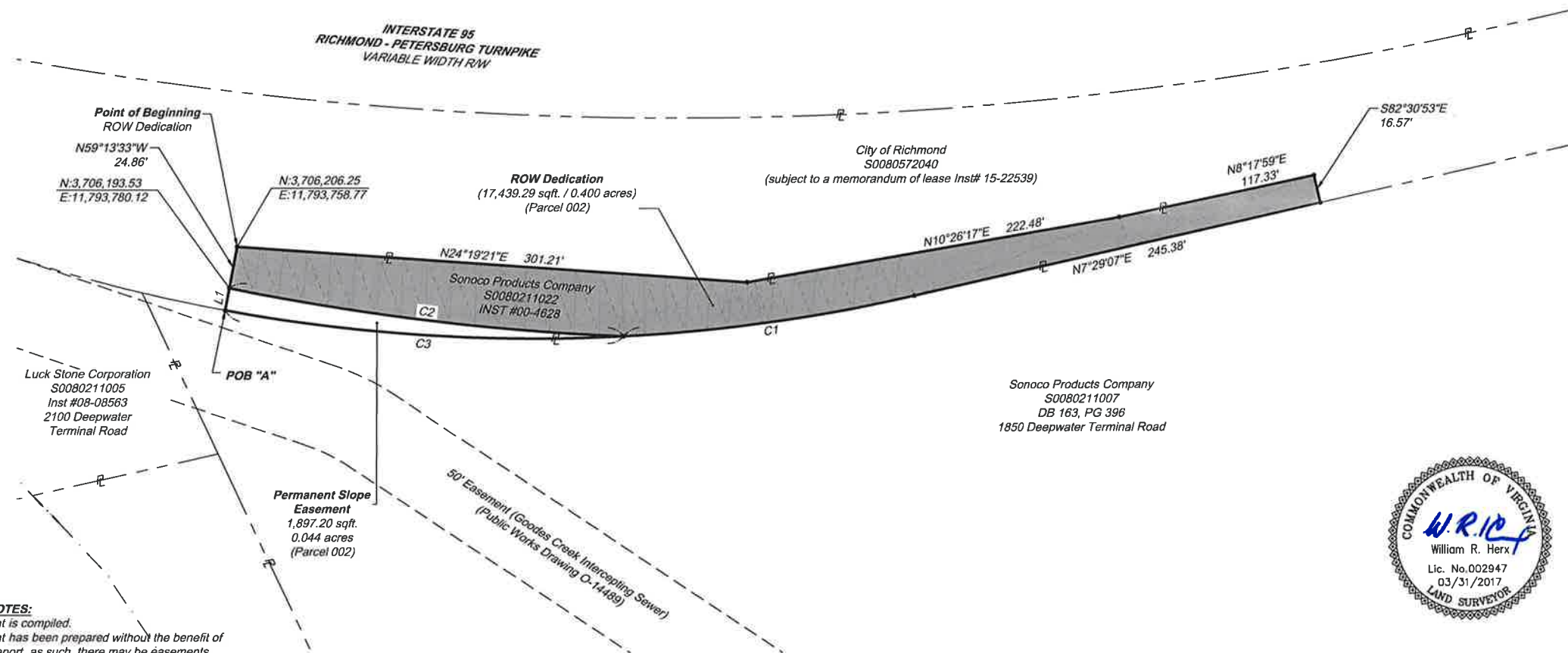
Described Parcel contains 0.044 acres, more or less.

**AREA TOTALS FROM PARCEL 002:**

Fee Right of Way = 0.400 acres  
Permanent Slope Easement = 0.044 acres



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1005.40'	173.12'	86.77'	9°51'57"	N12°25'05"E	172.91'
C2	1455.75'	234.07'	117.29'	9°12'46"	N27°17'50"E	233.82'
C3	1005.40'	235.54'	118.31'	13°25'23"	N24°03'45"E	235.00'



**SURVEY NOTES:**

- This plat is compiled.
- This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.

- NOTES**
- Lot dimensions in parentheses are from deeds.
  - Property owners correct as of
  - Ordinance No.....
  - Adopted.....
  - Accepted.....

**REFERENCES:**

Drafting Technician:  
Engineering Project Manager:  
Reviewed By:  
Consultant Project Number: 33948.008

**REVISIONS**

**TIMMONS GROUP**

THIS DRAWING PREPARED AT THE  
CORPORATE OFFICE  
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.6300 FAX 804.360.1016 www.timmons.com

DEPARTMENT OF PUBLIC WORKS  
RICHMOND, VIRGINIA

DRAWN BY: WRH  
CHECKED BY: WRH

COMPILED PLAT SHOWING PROPOSED  
RIGHT OF WAY AND EASEMENTS  
ACROSS A PORTION OF SONOCO PRODUCTS COMPANY PROPERTY  
DESIGNATED AS ASSESSOR'S PARCEL S008-0211-022  
(PROJECT PARCEL 002)

CITY OF RICHMOND, VIRGINIA

SCALE  
1" = 50'

DATE: 07/26/2016  
REV: 03/31/2017



Council District \_\_\_\_\_ Block No. \_\_\_\_\_

PROJECT: \_\_\_\_\_  
DRAWING & FILE NO.  
B-28746

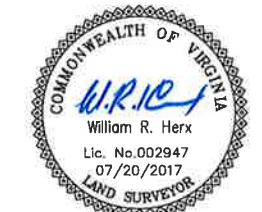
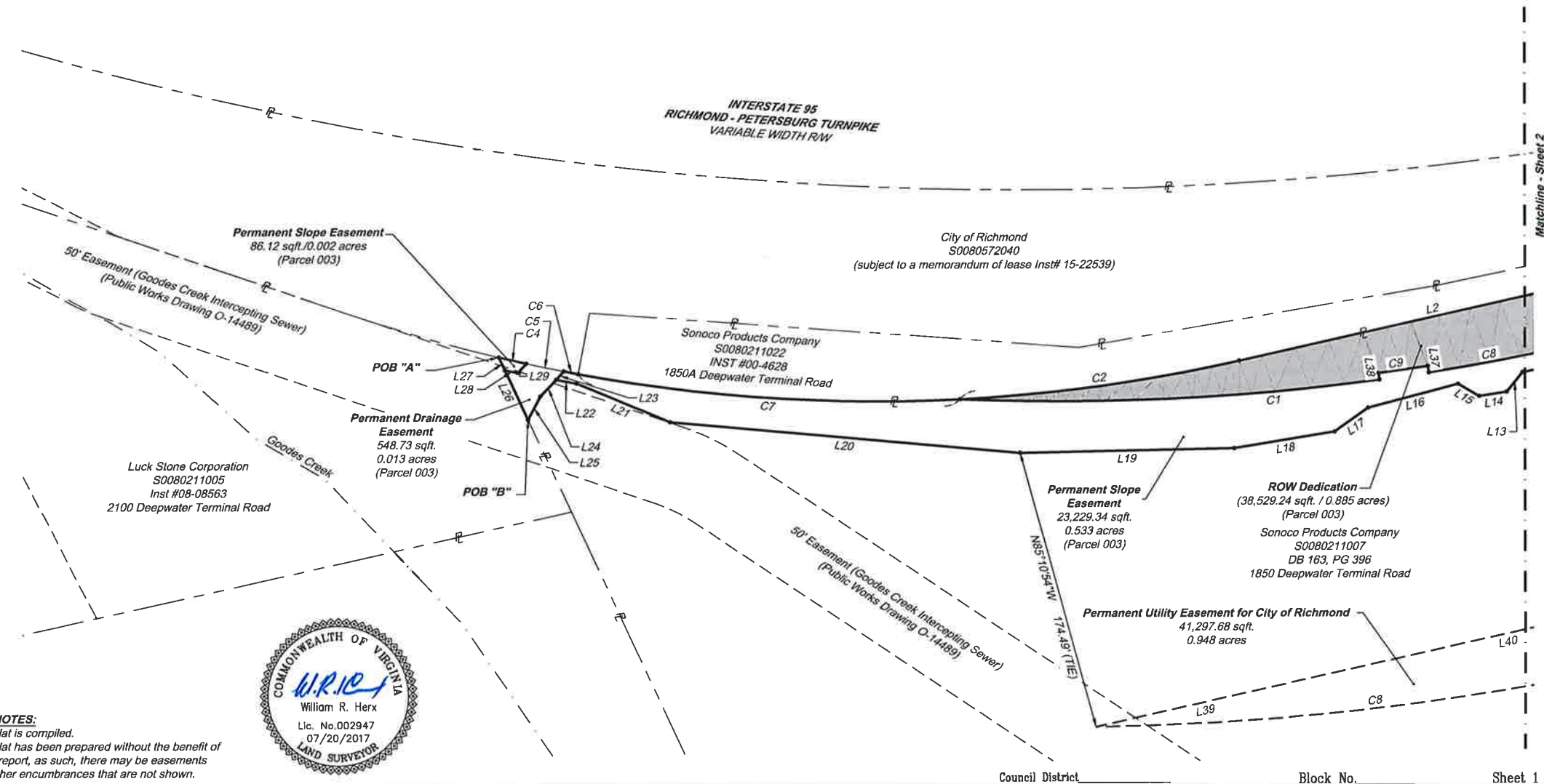
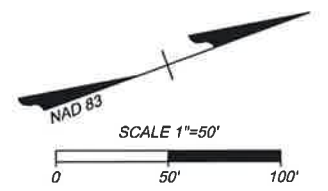
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1455.75'	257.81'	129.24'	10°08'49"	S17°37'02"W	257.48'
C2	1005.40'	173.12'	86.77'	9°51'57"	N12°25'05"E	172.91'
C4	1056.92'	17.32'	8.66'	0°56'20"	S33°06'34"W	17.32'
C5	1005.40'	23.42'	11.71'	1°20'05"	N31°57'33"E	23.42'
C6	1005.40'	9.09'	4.54'	0°31'04"	N31°01'58"E	9.09'
C7	1005.40'	235.54'	118.31'	13°25'23"	N24°03'45"E	235.00'
C8	1455.75'	95.08'	47.56'	03°44'32"	S09°28'14"E	95.07'
C9	1451.75'	257.81'	15.23'	01°12'07"	S11°56'34"W	257.48'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N7°29'07"E	245.38'
L13	S30°59'10"E	15.40'
L14	S11°08'27"W	17.16'
L15	S50°47'41"W	14.83'
L16	S5°23'16"W	57.10'
L17	S15°10'47"E	25.19'
L18	S10°48'35"W	62.46'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S19°04'09"W	131.27'
L20	S25°18'18"W	215.78'
L21	S42°45'11"W	62.26'
L22	S30°36'57"W	12.88'
L23	S26°40'33"E	7.05'
L24	S26°40'33"E	13.98'
L25	S42°05'38"E	16.20'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N85°09'32"E	33.43'
L27	N85°10'44"E	8.88'
L28	N30°36'57"E	7.99'
L29	N26°40'33"W	7.70'
L37	N78°39'30"W	4.00'
L38	S77°27'23"E	4.00'



**SURVEY NOTES:**  
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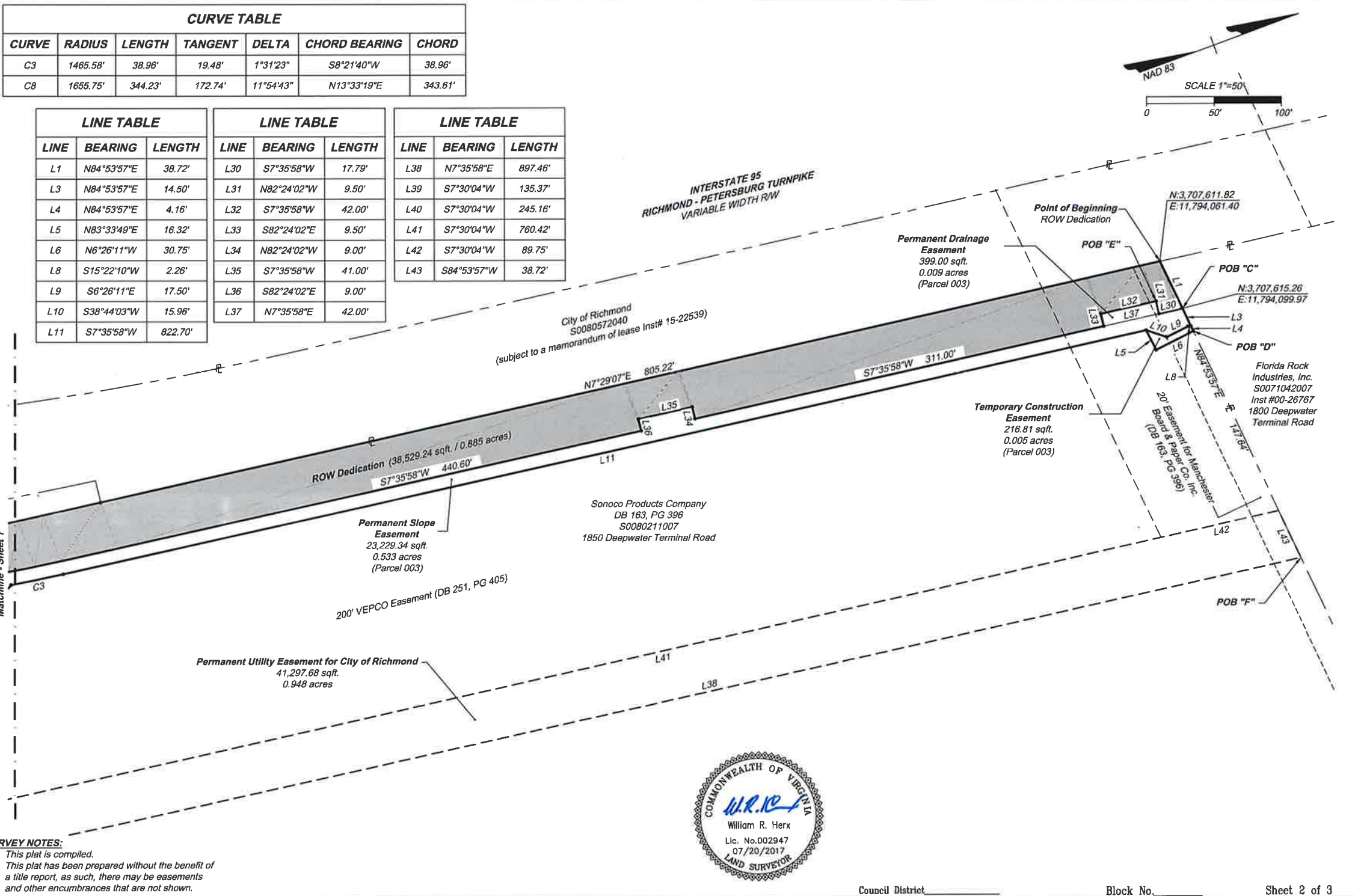
<b>NOTES</b> 1. Lot dimensions in parentheses are from deeds. 2. Property owners correct as of 3. Ordinance No..... 4. Adopted..... 5. Accepted.....	Drafting Technician: <hr/> Engineering Project Manager: <hr/> Reviewed By: <hr/> Consultant Project Number: 33948.008	<b>TIMMONS GROUP</b> <small>THIS DRAWING PREPARED AT THE CORPORATE OFFICE          1001 Boulders Parkway, Suite 300   Richmond, VA 23225          TEL 804.200.6500 FAX 804.560.1016 www.timmons.com</small>		COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY AND EASEMENTS ACROSS A PORTION OF SONOCO PRODUCTS COMPANY PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0211-007 (PROJECT PARCEL 003) CITY OF RICHMOND, VIRGINIA			
	<b>REFERENCES:</b> <hr/> <b>REVISIONS</b>			DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	DRAWN BY: WRH CHECKED BY: WRH	SCALE 1" = 50'	DATE: 07/26/2016 REV: 07/20/2017

Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 1 of 3

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C3	1465.58'	38.96'	19.48'	1°31'23"	S8°21'40"W	38.96'
C8	1655.75'	344.23'	172.74'	11°54'43"	N13°33'19"E	343.61'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N84°53'57"E	38.72'	L30	S7°35'58"W	17.79'	L38	N7°35'58"E	897.46'
L3	N84°53'57"E	14.50'	L31	N82°24'02"W	9.50'	L39	S7°30'04"W	135.37'
L4	N84°53'57"E	4.16'	L32	S7°35'58"W	42.00'	L40	S7°30'04"W	245.16'
L5	N83°33'49"E	16.32'	L33	S82°24'02"E	9.50'	L41	S7°30'04"W	760.42'
L6	N6°26'11"W	30.75'	L34	N82°24'02"W	9.00'	L42	S7°30'04"W	89.75'
L8	S15°22'10"W	2.26'	L35	S7°35'58"W	41.00'	L43	S84°53'57"W	38.72'
L9	S6°26'11"E	17.50'	L36	S82°24'02"E	9.00'			
L10	S38°44'03"W	15.96'	L37	N7°35'58"E	42.00'			
L11	S7°35'58"W	822.70'						



**SURVEY NOTES:**  
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 2. This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.



NOTES
1. Lot dimensions in parentheses are from deeds.
2. Property owners correct as of
3. Ordinance No.....
4. Adopted.....
5. Accepted.....

Drafting Technician:
Engineering Project Manager:
Reviewed By:
Consultant Project Number: 33948.008
REVISIONS

**TIMMONS GROUP**

THIS DRAWING PREPARED AT THE CORPORATE OFFICE  
 1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
 TEL 804.208.6500 FAX 804.560.1016 www.timmons.com

DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

DRAWN BY: WRH  
 CHECKED BY: WRH

COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY AND EASEMENTS ACROSS A PORTION OF SONOCO PRODUCTS COMPANY PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0211-007 (PROJECT PARCEL 003) CITY OF RICHMOND, VIRGINIA			
SCALE 1" = 50'	DATE: 07/25/2016 REV: 07/20/2017	PROJECT:	DRAWING & FILE NO. B-28747

Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 2 of 3



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**LEGAL DESCRIPTION (ROW Dedication):**

Beginning at a point, shown and designated as "Point of Beginning ROW Dedication"; thence N84°53'57"E, a distance of 38.72 feet; thence S07°35'58"W, a distance of 17.79 feet; thence N82°24'02"W, a distance of 9.50 feet; thence S07°35'58"W, a distance of 42.00 feet; thence S82°24'02"E, a distance of 9.50 feet; thence S07°35'58"W, a distance of 311.00 feet; thence N82°24'02"W, a distance of 9.00 feet; thence S07°35'58"W, a distance of 41.00 feet; thence S82°24'02"E, a distance of 9.00 feet; thence S07°35'58"W, a distance of 440.60 feet; thence, Southerly along a tangent curve to the right, being concave to the West, having a radius of 1455.75 feet, a central angle of 03°44'32", a tangent length of 47.56 feet, a chord bearing of S09°28'14"W, a chord length of 95.07 feet, a distance of 95.08 feet along the arc of said curve; thence N78°39'30"W, a distance of 4.00 feet; thence, Southerly along a non-tangent curve to the right, being concave to the West, having a radius of 1451.75 feet, a central angle of 01°12'07", a tangent length of 15.23 feet, a chord bearing of S11°56'34"W, a chord length of 30.46 feet, a distance of 30.46 feet along the arc of said curve; thence S77°27'23"E, a distance of 4.00 feet; thence, Southerly along a non-tangent curve to the right, being concave to the West, having a radius of 1455.75 feet, a central angle of 10°08'49", a tangent length of 129.24 feet, a chord bearing of S17°37'02"W, a chord length of 257.48 feet, a distance of 257.81 feet along the arc of said curve; thence, Northerly along a non-tangent curve to the left, being concave to the West, having a radius of 1005.40 feet, a central angle of 09°51'57", a tangent length of 86.77 feet, a chord bearing of N12°25'05"E, a chord length of 172.91 feet, a distance of 173.12 feet along the arc of said curve; thence N07°29'07"E, a distance of 245.38 feet; thence N07°29'07"E, a distance of 805.22 feet, returning to the Point of Beginning.

Described Parcel contains 0.885 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point, shown and designated as POB "A"; thence, Northeasterly along a tangent curve to the left, being concave to the Northwest, having a radius of 1005.40 feet, a central angle of 00°59'14", a tangent length of 8.86 feet, a chord bearing of N33°07'13"E, a chord length of 17.32 feet, a distance of 17.32 feet along the arc of said curve; thence S26°40'33"E, a distance of 7.70 feet; thence S30°36'57"W, a distance of 7.99 feet; thence S85°09'32"W, a distance of 8.88 feet, returning to the Point of Beginning.

Described Parcel contains 0.002 acres, more or less.

**LEGAL DESCRIPTION (Permanent Drainage Easement):**

Beginning at a point, shown and designated as POB "B"; thence S85°09'32"W, a distance of 33.43 feet; thence N30°36'57"E, a distance of 7.99 feet; thence N26°40'33"W, a distance of 7.70 feet; thence, Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 1005.40 feet, a central angle of 01°20'05", a tangent length of 11.71 feet, a chord bearing of N31°57'33"E, a chord length of 23.42 feet, a distance of 23.42 feet along the arc of said curve; thence S26°40'33"E, a distance of 21.03 feet; thence S42°05'38"E, a distance of 16.20 feet, returning to the Point of Beginning.

Described Parcel contains 0.013 acres, more or less.

**AREA TOTALS FROM PARCEL 003:**

- Fee Right-of-Way = 0.885 acres
- Permanent Drainage Easement = 0.013 acres
- Temporary Construction Easement = 0.013 acres
- Permanent Slope Easement = 0.535 acres

**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point, shown and designated as POB "C"; thence N84°53'57"E, a distance of 14.50 feet; thence S15°22'10"W, a distance of 2.26 feet; thence S06°26'11"E, a distance of 17.50 feet; thence S38°44'03"W, a distance of 15.96 feet; thence S07°35'58"W, a distance of 822.70 feet; thence, Southerly along a tangent curve to the right, being concave to the West, having a radius of 1465.58 feet, a central angle of 01°31'23", a tangent length of 19.48 feet, a chord bearing of S08°21'40"W, a chord length of 38.96 feet, a distance of 38.96 feet along the arc of said curve; thence S30°59'10"E, a distance of 15.40 feet; thence S11°08'27"W, a distance of 17.16 feet; thence S50°47'41"W, a distance of 14.83 feet; thence S05°23'16"W, a distance of 57.10 feet; thence S15°10'47"E, a distance of 25.19 feet; thence S10°48'35"W, a distance of 62.46 feet; thence S19°04'09"W, a distance of 131.27 feet; thence S25°18'18"W, a distance of 215.78 feet; thence S42°45'11"W, a distance of 62.26 feet; thence S30°36'57"W, a distance of 12.88 feet; thence N26°40'33"W, a distance of 7.05 feet; thence, Northeasterly along a non-tangent curve to the right, being concave to the Northwest, having a radius of 1005.40 feet, a central angle of 359°28'56", a tangent length of -4.54 feet, a chord bearing of N31°01'58"E, a chord length of 9.09 feet, a distance of 6308.03 feet along the arc of said curve; thence, Northerly along a non-tangent curve to the left, being concave to the West, having a radius of 1455.75 feet, a central angle of 10°08'49", a tangent length of 129.24 feet, a chord bearing of N17°37'02"E, a chord length of 257.48 feet, a distance of 257.81 feet along the arc of said curve; thence N77°27'23"W, a distance of 4.00 feet; thence, Northerly along a non-tangent curve to the left, being concave to the West, having a radius of 1451.75 feet, a central angle of 01°12'07", a tangent length of 15.23 feet, a chord bearing of N11°56'34"E, a chord length of 30.46 feet, a distance of 30.46 feet along the arc of said curve; thence S78°39'30"E, a distance of 4.00 feet; thence, Northerly along a non-tangent curve to the left, being concave to the West, having a radius of 1455.75 feet, a central angle of 03°44'32", a tangent length of 47.56 feet, a chord bearing of N09°28'14"E, a chord length of 95.07 feet, a distance of 95.08 feet along the arc of said curve; thence N07°35'58"E, a distance of 440.60 feet; thence N82°24'02"W, a distance of 9.00 feet; thence N07°35'58"E, a distance of 41.00 feet; thence S82°24'02"E, a distance of 9.00 feet; thence N07°35'58"E, a distance of 370.79 feet, returning to the Point of Beginning.

Described Parcel contains 0.533 acres, more or less.

**LEGAL DESCRIPTION (Temporary Construction Easement):**

Beginning at a point, shown and designated as POB "D"; thence S06°26'11"E, a distance of 30.75 feet; thence S83°33'49"W, a distance of 16.32 feet; thence N38°44'03"E, a distance of 15.96 feet; thence N06°26'11"W, a distance of 17.50 feet; thence N15°22'10"E, a distance of 2.26 feet; thence N84°53'57"E, a distance of 4.16 feet, returning to the Point of Beginning.

Described Parcel contains 0.005 acres, more or less.

**LEGAL DESCRIPTION (Temporary Construction Easement):**

Beginning at a point, shown and designated as POB "E"; thence S82°24'02"E, a distance of 9.00 feet; thence S07°35'58"W, a distance of 41.00 feet; thence N82°24'02"W, a distance of 9.00 feet; thence N07°35'58"E, a distance of 41.00 feet, returning to the Point of Beginning.

Described Parcel contains 0.008 acres, more or less.

**LEGAL DESCRIPTION (Permanent Utility Easement for City of Richmond):**

Beginning at a point, shown and designated as POB "F"; thence S84°53'57"W, a distance of 38.72 feet; thence S07°30'04"W, a distance of 89.75 feet; thence S07°30'04"W, a distance of 760.42 feet; thence S07°30'04"W, a distance of 245.16 feet; thence S07°30'04"W, a distance of 135.37 feet; thence, Northerly along a non-tangent curve to the left, being concave to the West, having a radius of 1655.75 feet, a central angle of 11°54'43", a tangent length of 172.74 feet, a chord bearing of N13°33'19"E, a chord length of 343.61 feet, a distance of 344.23 feet along the arc of said curve; thence N07°35'58"E, a distance of 897.46 feet, returning to the Point of Beginning.

Described Parcel contains 0.948 acres, more or less.



Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 3 of 3

NOTES 1. Lot dimensions in parentheses are from deeds. 2. Property owners correct as of 3. Ordinance No..... 4. Adopted..... 5. Accepted.....	Drafting Technician:
	Engineering Project Manager:
REFERENCES:	Reviewed By:
	Consultant Project Number: 33948.008

REVISIONS
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**TIMMONS GROUP**

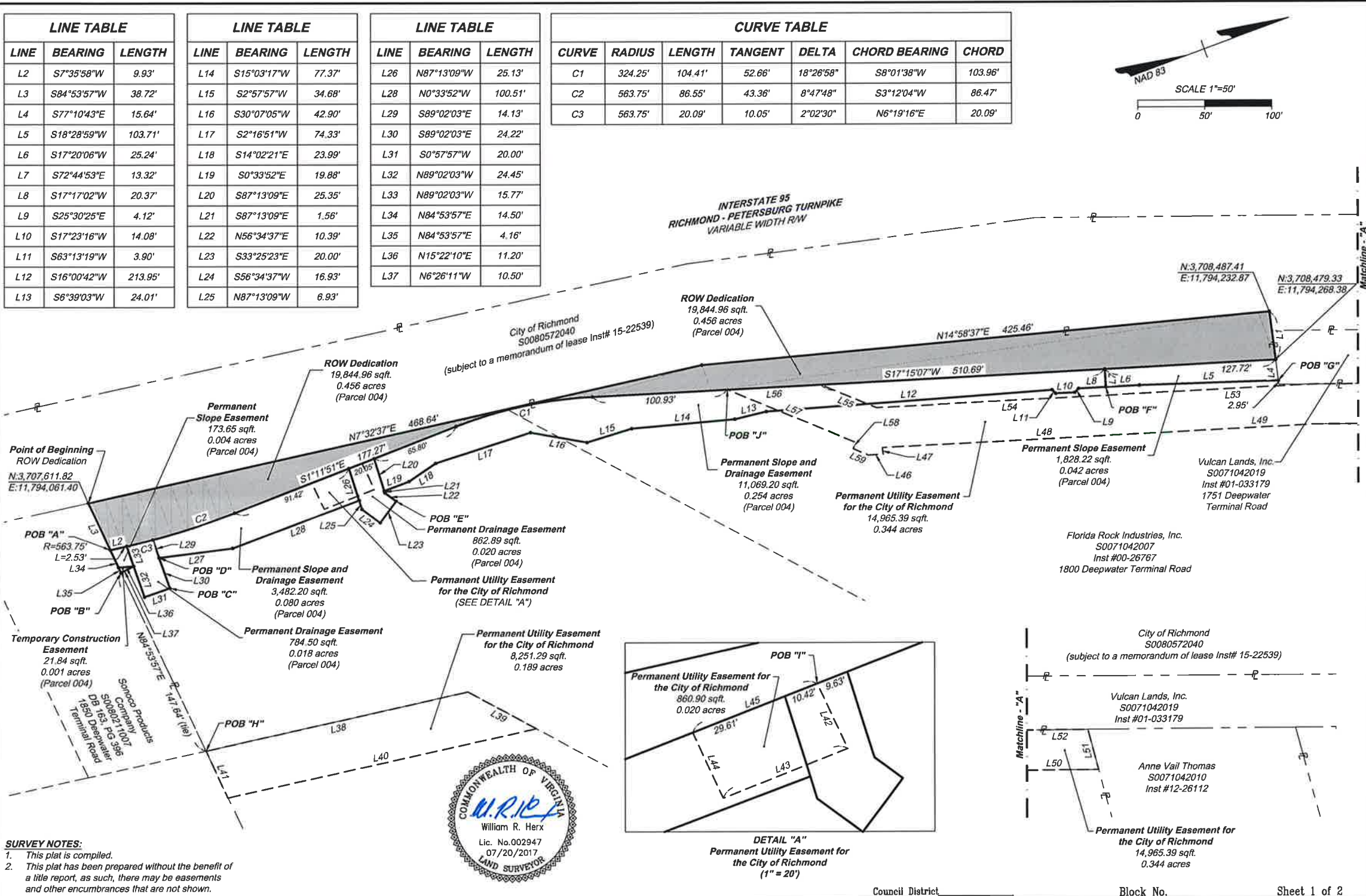
THIS DRAWING PREPARED AT THE CORPORATE OFFICE  
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

DEPARTMENT OF PUBLIC WORKS  
RICHMOND, VIRGINIA

DRAWN BY: WRH  
CHECKED BY: WRH

COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY AND EASEMENTS ACROSS A PORTION OF SONOCO PRODUCTS COMPANY PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0211-007 (PROJECT PARCEL 003) CITY OF RICHMOND, VIRGINIA			
SCALE 1" = 50'	DATE: 07/25/2016 REV: 07/20/2017	PROJECT:	DRAWING & FILE NO. B-28747

Y:\1901133948-Deepwater\_Terminal-RW\_Plats\DWG\Sheet\Plat\Complete-Parcel 004-S0071042007\Parcel 004.dwg | Plotted on 7/27/2017 8:43 AM | by Randy Herx

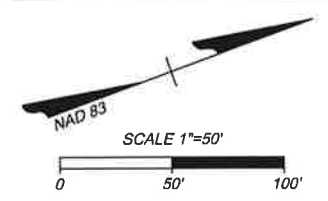


LINE TABLE		
LINE	BEARING	LENGTH
L2	S7°35'58"W	9.93'
L3	S84°53'57"W	38.72'
L4	S77°10'43"E	15.64'
L5	S18°28'59"W	103.71'
L6	S17°20'06"W	25.24'
L7	S72°44'53"E	13.32'
L8	S17°17'02"W	20.37'
L9	S25°30'25"E	4.12'
L10	S17°23'16"W	14.08'
L11	S63°13'19"W	3.90'
L12	S16°00'42"W	213.95'
L13	S6°39'03"W	24.01'

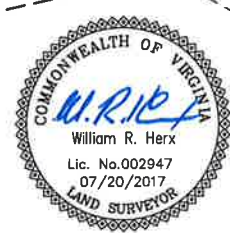
LINE TABLE		
LINE	BEARING	LENGTH
L14	S15°03'17"W	77.37'
L15	S2°57'57"W	34.68'
L16	S30°07'05"W	42.90'
L17	S2°16'51"W	74.33'
L18	S14°02'21"E	23.99'
L19	S0°33'52"E	19.88'
L20	S87°13'09"E	25.35'
L21	S87°13'09"E	1.56'
L22	N56°34'37"E	10.39'
L23	S33°25'23"E	20.00'
L24	S56°34'37"W	16.93'
L25	N87°13'09"W	6.93'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N87°13'09"W	25.13'
L28	N0°33'52"W	100.51'
L29	S89°02'03"E	14.13'
L30	S89°02'03"E	24.22'
L31	S0°57'57"W	20.00'
L32	N89°02'03"W	24.45'
L33	N89°02'03"W	15.77'
L34	N84°53'57"E	14.50'
L35	N84°53'57"E	4.16'
L36	N15°22'10"E	11.20'
L37	N6°26'11"W	10.50'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	324.25'	104.41'	52.66'	18°26'58"	S8°01'38"W	103.96'
C2	563.75'	86.55'	43.36'	8°47'48"	S3°12'04"W	86.47'
C3	563.75'	20.09'	10.05'	2°02'30"	N6°19'16"E	20.09'



**SURVEY NOTES:**  
 1. This plat is compiled.  
 2. This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.



NOTES	
1. Lot dimensions in parentheses are from deeds.	
2. Property owners correct as of	
3. Ordinance No.....	
4. Adopted.....	
5. Accepted.....	

Drafting Technician:
Engineering Project Manager:
Reviewed By:
Consultant Project Number: 33948.008

**TIMMONS GROUP**

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

DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

DRAWN BY: WRH  
 CHECKED BY: WRH

COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY AND EASEMENTS ACROSS A PORTION OF FLORIDA ROCK INDUSTRIES, INC. PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S007-1042-007 (PROJECT PARCEL 004)			
CITY OF RICHMOND, VIRGINIA			
SCALE 1" = 50'	DATE: 07/26/2016 REV: 07/20/2017	PROJECT:	DRAWING & FILE NO. B-28748

Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 1 of 2

Y:\901133948-Deepwater\_Terminal-RW\_Plats\DWG\Sheet\Plat\Complete-Parcel 004-S0071042007\Parcel 004.dwg | Plotted on 7/27/2017 8:43 AM | by Randy Herx

**LEGAL DESCRIPTION (ROW Dedication):**

Beginning at a point, shown and designated as "Point of Beginning ROW Dedication"; thence N07°32'37"E, a distance of 468.64 feet; thence N14°58'37"E, a distance of 425.46 feet; thence S77°10'43"E, a distance of 36.42 feet; thence S17°15'07"W, a distance of 510.69 feet; thence, Southerly along a tangent curve to the left, being concave to the East, having a radius of 324.25 feet, a central angle of 18°26'58", a tangent length of 52.66 feet, a chord bearing of S08°01'38"W, a chord length of 103.96 feet, a distance of 104.41 feet along the arc of said curve; thence S01°11'51"E, a distance of 177.27 feet; thence, Southerly along a tangent curve to the right, being concave to the West, having a radius of 563.75 feet, a central angle of 08°47'48", a tangent length of 43.36 feet, a chord bearing of S03°12'04"W, a chord length of 86.47 feet, a distance of 86.55 feet along the arc of said curve; thence S07°35'58"W, a distance of 9.93 feet; thence S84°53'57"W, a distance of 38.72 feet, returning to the Point of Beginning.

Described Parcel contains 0.456 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point, shown and designated as POB "A"; thence N07°35'58"E, a distance of 9.93 feet; thence, Northerly along a tangent curve to the left, being concave to the West, having a radius of 563.75 feet, a central angle of 00°15'26", a tangent length of 1.27 feet, a chord bearing of N07°28'15"E, a chord length of 2.53 feet, a distance of 2.53 feet along the arc of said curve; thence S89°02'03"E, a distance of 15.77 feet; thence S15°22'10"W, a distance of 11.20 feet; thence S84°53'57"W, a distance of 14.50 feet, returning to the Point of Beginning.

Described Parcel contains 0.004 acres, more or less.

**LEGAL DESCRIPTION (Temporary Construction Easement):**

Beginning at a point, shown and designated as POB "B"; thence S84°53'57"W, a distance of 4.16 feet; thence N15°22'10"E, a distance of 11.20 feet; thence S06°26'11"E, a distance of 10.50 feet, returning to the Point of Beginning.

Described Parcel contains 0.001 acres, more or less.

**LEGAL DESCRIPTION (Permanent Drainage Easement):**

Beginning at a point, shown and designated as POB "C"; thence S00°57'57"W, a distance of 20.00 feet; thence N89°02'03"W, a distance of 24.45 feet; thence N89°02'03"W, a distance of 15.77 feet; thence, Northerly along a non-tangent curve to the left, being concave to the West, having a radius of 563.75 feet, a central angle of 02°02'30", a tangent length of 10.05 feet, a chord bearing of N06°19'16"E, a chord length of 20.09 feet, a distance of 20.09 feet along the arc of said curve; thence S89°02'03"E, a distance of 14.13 feet; thence S89°02'03"E, a distance of 24.22 feet, returning to the Point of Beginning.

Described Parcel contains 0.018 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope and Drainage Easement):**

Beginning at a point, shown and designated as POB "D"; thence N89°02'03"W, a distance of 14.13 feet; thence, Northerly along a non-tangent curve to the left, being concave to the West, having a radius of 563.75 feet, a central angle of 06°29'52", a tangent length of 32.00 feet, a chord bearing of N02°03'05"E, a chord length of 63.90 feet, a distance of 63.93 feet along the arc of said curve; thence N01°11'51"W, a distance of 91.42 feet; thence S87°13'09"E, a distance of 25.13 feet; thence S00°33'52"E, a distance of 100.51 feet; thence S12°55'15"W, a distance of 55.17 feet, returning to the Point of Beginning.

Described Parcel contains 0.080 acres, more or less.

**AREA TOTALS FROM PARCEL 004:**

- Fee Right of Way = 0.456 acres
- Slope and Drainage Easements = 0.334 acres
- Permanent Slope Easements = 0.046 acres
- Temporary Construction Easements = 0.001 acres
- Permanent Drainage Easements = 0.038

**LEGAL DESCRIPTION (Permanent Drainage Easement):**

Beginning at a point, shown and designated as POB "E"; thence S33°25'23"E, a distance of 20.00 feet; thence S56°34'37"W, a distance of 16.93 feet; thence N87°13'09"W, a distance of 6.93 feet; thence N87°13'09"W, a distance of 25.13 feet; thence N01°11'51"W, a distance of 20.05 feet; thence S87°13'09"E, a distance of 25.35 feet; thence S87°13'09"E, a distance of 1.56 feet; thence N56°34'37"E, a distance of 10.39 feet, returning to the Point of Beginning.

Described Parcel contains 0.020 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope and Drainage Easement):**

Beginning at a point, shown and designated as POB "F"; thence S17°17'02"W, a distance of 20.37 feet; thence S25°30'25"E, a distance of 4.12 feet; thence S17°23'16"W, a distance of 14.08 feet; thence S63°13'19"W, a distance of 3.90 feet; thence S16°00'42"W, a distance of 213.95 feet; thence S06°39'03"W, a distance of 24.01 feet; thence S15°03'17"W, a distance of 77.37 feet; thence S02°57'57"W, a distance of 34.68 feet; thence S30°07'05"W, a distance of 42.90 feet; thence S02°16'51"W, a distance of 74.33 feet; thence S14°02'21"E, a distance of 23.99 feet; thence S00°33'52"E, a distance of 19.88 feet; thence N87°13'09"W, a distance of 25.35 feet; thence N01°11'51"W, a distance of 65.80 feet; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 324.25 feet, a central angle of 18°26'58", a tangent length of 52.66 feet, a chord bearing of N08°01'38"E, a chord length of 103.96 feet, a distance of 104.41 feet along the arc of said curve; thence N17°15'07"E, a distance of 382.98 feet; thence S72°44'53"E, a distance of 13.32 feet, returning to the Point of Beginning.

Described Parcel contains 0.254 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point, shown and designated as POB "G"; thence S18°28'59"W, a distance of 103.71 feet; thence S17°20'06"W, a distance of 25.24 feet; thence N72°44'53"W, a distance of 13.32 feet; thence N17°15'07"E, a distance of 127.72 feet; thence S77°10'43"E, a distance of 15.64 feet, returning to the Point of Beginning.

Described Parcel contains 0.042 acres, more or less.

**LEGAL DESCRIPTION (Permanent Utility Easement for the City of Richmond):**

Beginning at a point, shown and designated as POB "H"; thence N07°30'04"E, a distance of 199.61 feet; thence N48°29'04"E, a distance of 58.23 feet; thence S07°35'58"W, a distance of 235.12 feet; thence S84°53'57"W, a distance of 38.72 feet, returning to the Point of Beginning.

Described Parcel contains 0.189 acres, more or less.

**LEGAL DESCRIPTION (Permanent Utility Easement for the City of Richmond):**

Beginning at a point, shown and designated as POB "I"; thence N85°09'57"E, a distance of 21.43 feet; thence S01°33'14"E, a distance of 40.01 feet; thence S85°09'57"W, a distance of 21.68 feet; thence N01°11'51"W, a distance of 40.03 feet, returning to the Point of Beginning.

Described Parcel contains 0.020 acres, more or less.

**LEGAL DESCRIPTION (Permanent Utility Easement for the City of Richmond):**

Beginning at a point, shown and designated as POB "J"; thence N17°15'07"E, a distance of 69.70 feet; thence N42°44'43"E, a distance of 45.13 feet; thence N17°18'03"E, a distance of 245.55 feet; thence N17°14'13"E, a distance of 79.63 feet; thence N19°48'07"E, a distance of 83.37 feet; thence S84°52'23"E, a distance of 31.01 feet; thence S19°48'07"W, a distance of 90.55 feet; thence S17°14'13"W, a distance of 78.98 feet; thence S17°18'03"W, a distance of 242.99 feet; thence S76°19'49"E, a distance of 5.01 feet; thence S17°18'03"W, a distance of 10.86 feet; thence S42°45'32"W, a distance of 12.35 feet; thence N47°15'17"W, a distance of 5.02 feet; thence S42°44'43"W, a distance of 103.54 feet, returning to the Point of Beginning.

Described Parcel contains 0.344 acres, more or less.

LINE TABLE		
LINE	BEARING	LENGTH
L38	N7°30'04"E	199.61'
L39	N48°29'04"E	58.23'
L40	S7°35'58"W	235.12'
L41	S84°53'57"W	38.72'
L42	N85°09'57"E	21.43'
L43	S1°33'14"E	40.01'
L44	S85°09'57"W	21.68'
L45	N1°11'51"W	40.03'
L46	N17°18'03"E	10.86'
L47	N76°19'49"W	5.01'
L48	N17°18'03"E	242.99'
L49	N17°14'13"E	78.98'
L50	N19°48'07"E	90.55'
L51	N84°52'23"W	31.01'
L52	S19°48'07"W	83.37'
L53	S17°14'13"W	79.63'
L54	S17°18'03"W	245.55'
L55	S42°44'43"W	45.13'
L56	S17°15'07"W	69.70'
L57	N42°44'43"E	103.54'
L58	S47°15'17"E	5.02'
L59	N42°45'32"E	12.35'



Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 2 of 2

NOTES	
1. Lot dimensions in parentheses are from deeds.	
2. Property owners correct as of	
3. Ordinance No.....	
4. Adopted.....	
5. Accepted.....	

Drafting Technician:
Engineering Project Manager:
Reviewed By:
Consultant Project Number: 33948.008

**TIMMONS GROUP**

THIS DRAWING PREPARED AT THE:  
CORPORATE OFFICE  
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.208.6500 FAX 804.560.1016 www.timmons.com

DEPARTMENT OF PUBLIC WORKS  
RICHMOND, VIRGINIA

DRAWN BY: WRH  
CHECKED BY: WRH

COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY AND EASEMENTS ACROSS A PORTION OF FLORIDA ROCK INDUSTRIES, INC. PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S007-1042-007 (PROJECT PARCEL 004)		CITY OF RICHMOND, VIRGINIA	
SCALE 1" = 50'	DATE: 07/26/2016 REV: 07/20/2017	PROJECT:	DRAWING & FILE NO. B-28748

Y:\1901133948-Deepwater\_Terminal-RW\_Plats\DWG\Sheet\Plat\Complete-Parcel 005-S0071042019\Parcel 005.dwg | Plotted on 3/31/2017 10:29 AM | by Randy Herx

**LEGAL DESCRIPTION (ROW Dedication "A"):**

Beginning at a point, shown and designated as "Point of Beginning ROW Dedication 'A'", thence N20°00'10"E, a distance of 328.50 feet; thence, Southeasterly along a non-tangent curve to the left, being concave to the Northeast, having a radius of 30.38 feet, a central angle of 26°25'01", a tangent length of 7.13 feet, a chord bearing of S36°34'31"E, a chord length of 13.88 feet, a distance of 14.01 feet along the arc of said curve; thence S19°44'22"W, a distance of 51.42 feet; thence, Southerly along a tangent curve to the left, being concave to the East, having a radius of 2974.25 feet, a central angle of 02°29'15", a tangent length of 64.57 feet, a chord bearing of S18°29'44"W, a chord length of 129.11 feet, a distance of 129.12 feet along the arc of said curve; thence S17°15'07"W, a distance of 137.77 feet; thence N77°10'43"W, a distance of 22.00 feet, returning to the Point of Beginning.

Described Parcel contains 0.113 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point, shown and designated as POB "A"; thence N17°15'07"E, a distance of 137.77 feet; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 2974.25 feet, a central angle of 02°29'15", a tangent length of 64.57 feet, a chord bearing of N18°29'44"E, a chord length of 129.11 feet, a distance of 129.12 feet along the arc of said curve; thence N19°44'22"E, a distance of 51.42 feet; thence, Southeasterly along a non-tangent curve to the left, being concave to the Northeast, having a radius of 30.38 feet, a central angle of 16°22'17", a tangent length of 4.37 feet, a chord bearing of S57°58'10"E, a chord length of 8.65 feet, a distance of 8.68 feet along the arc of said curve; thence S18°05'08"W, a distance of 47.74 feet; thence, Southerly along a non-tangent curve to the left, being concave to the East, having a radius of 2964.37 feet, a central angle of 02°31'24", a tangent length of 65.29 feet, a chord bearing of S18°30'49"W, a chord length of 130.55 feet, a distance of 130.56 feet along the arc of said curve; thence S16°20'54"W, a distance of 96.21 feet; thence S00°00'23"W, a distance of 16.12 feet; thence S18°28'59"W, a distance of 24.98 feet; thence N77°10'43"W, a distance of 15.64 feet, returning to the Point of Beginning.

Described Parcel contains 0.077 acres, more or less.

**LEGAL DESCRIPTION (Temporary Construction Easement):**

Beginning at a point, shown and designated as POB "B"; thence S19°48'07"W, a distance of 52.80 feet; thence N70°16'46"W, a distance of 17.69 feet; thence N18°05'08"E, a distance of 47.74 feet; thence, Easterly along a non-tangent curve to the left, being concave to the North, having a radius of 30.38 feet, a central angle of 38°00'57", a tangent length of 10.47 feet, a chord bearing of S85°09'47"E, a chord length of 19.79 feet, a distance of 20.16 feet along the arc of said curve; , returning to the Point of Beginning.

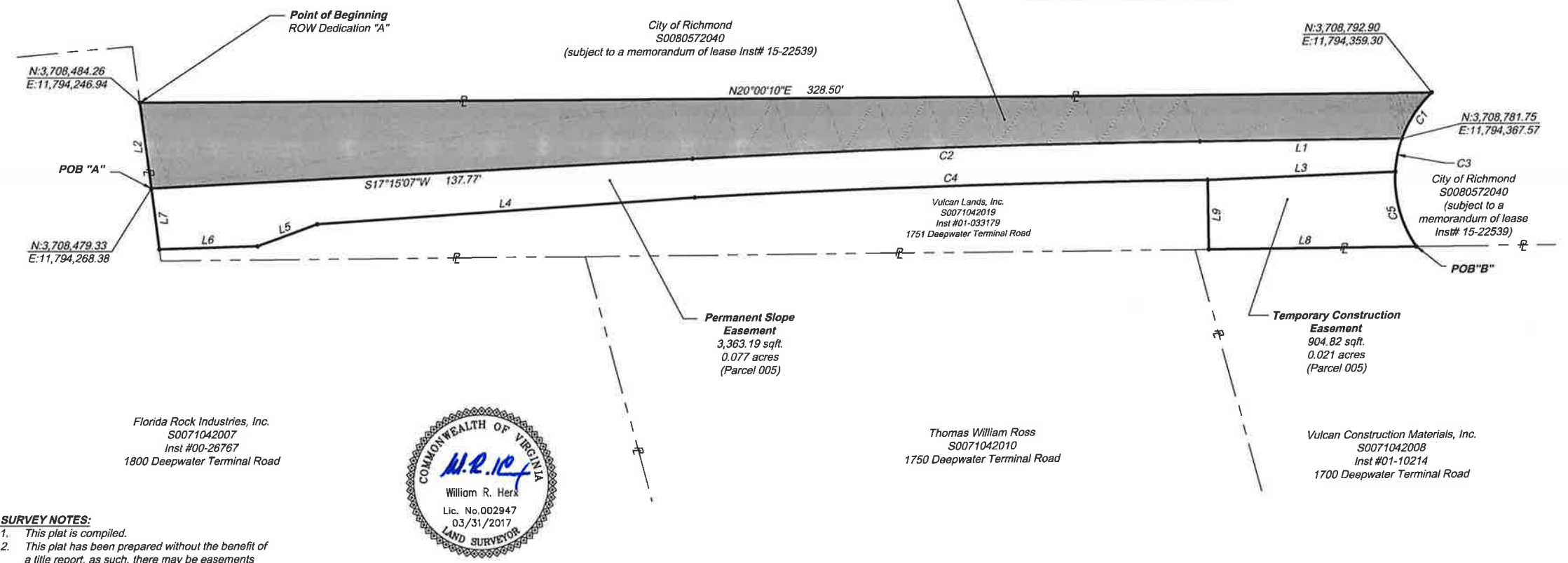
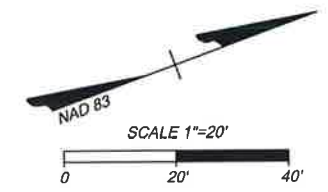
Described Parcel contains 0.021 acres, more or less.

**AREA TOTALS FROM PARCEL 005:**

Fee Right of Way = 0.113 acres  
 Permanent Slope Easement = 0.077 acres  
 Temporary Construction Easement = 0.021 acres

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	30.38'	14.01'	7.13'	26°25'01"	S36°34'31"E	13.88'
C2	2974.25'	129.12'	64.57'	2°29'15"	S18°29'44"W	129.11'
C3	30.38'	8.68'	4.37'	16°22'17"	S57°58'10"E	8.65'
C4	2964.37'	130.56'	65.29'	2°31'24"	N18°30'49"E	130.55'
C5	30.38'	20.16'	10.47'	38°00'57"	N85°09'47"W	19.79'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°44'22"W	51.42'
L2	N77°10'43"W	22.00'
L3	N18°05'08"E	47.74'
L4	N16°20'54"E	96.21'
L5	N0°00'23"E	16.12'
L6	N18°28'59"E	24.98'
L7	S77°10'43"E	15.64'
L8	N19°48'07"E	52.80'
L9	S70°16'46"E	17.69'



- SURVEY NOTES:**
- This plat is compiled.
  - This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.

NOTES
1. Lot dimensions in parentheses are from deeds.
2. Property owners correct as of
3. Ordinance No.....
4. Adopted.....
5. Accepted.....

Drafting Technician:
Engineering Project Manager:
Reviewed By:
Consultant Project Number: 33948.008

**TIMMONS GROUP**

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DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

RICHMOND VIRGINIA

DRAWN BY: WRH  
 CHECKED BY: WRH

COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY AND EASEMENTS ACROSS A PORTION OF VULCAN LANDS, INC. PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S007-1042-019 (PROJECT PARCEL 005)			
CITY OF RICHMOND, VIRGINIA			
SCALE 1" = 20'	DATE: 07/26/2016 REV: 03/31/2017	PROJECT:	DRAWING & FILE NO. B-28749

Council District \_\_\_\_\_ Block No. \_\_\_\_\_

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**LEGAL DESCRIPTION (ROW Dedication "A"):**

Beginning at a point, shown and designated as "Point of Beginning ROW Dedication "A"; thence S70°15'38"E, a distance of 10.76 feet; thence S19°44'22"W, a distance of 111.47 feet; thence, Northerly along a non-tangent curve to the right, being concave to the East, having a radius of 36.00 feet, a central angle of 26°00'55", a tangent length of 8.32 feet, a chord bearing of N04°10'38"W, a chord length of 16.21 feet, a distance of 16.35 feet along the arc of said curve; thence, Northerly along a non-tangent curve to the right, being concave to the East, having a radius of 248.30 feet, a central angle of 09°48'02", a tangent length of 21.29 feet, a chord bearing of N13°44'05"E, a chord length of 42.42 feet, a distance of 42.47 feet along the arc of said curve; thence N20°00'10"E, a distance of 0.00 feet; thence N20°00'10"E, a distance of 54.47 feet, returning to the Point of Beginning.

Described Parcel contains 0.024 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point, shown and designated as POB "A"; thence S19°44'22"W, a distance of 55.48 feet; thence N79°46'19"W, a distance of 6.08 feet; thence N19°44'22"E, a distance of 56.49 feet; thence S70°15'33"E, a distance of 6.00 feet, returning to the Point of Beginning.

Described Parcel contains 0.008 acres, more or less.

**LEGAL DESCRIPTION (Permanent Drainage Easement):**

Beginning at a point, shown and designated as POB "B"; thence S19°48'07"W, a distance of 20.28 feet; thence N79°46'19"W, a distance of 21.99 feet; thence N79°46'19"W, a distance of 6.08 feet; thence N19°44'22"E, a distance of 20.28 feet; thence S79°46'19"E, a distance of 6.08 feet; thence S79°46'19"E, a distance of 22.02 feet, returning to the Point of Beginning.

Described Parcel contains 0.013 acres, more or less.

**LEGAL DESCRIPTION (Temporary Construction Easement):**

Beginning at a point, shown and designated as POB "C"; thence, Northwestery along a tangent curve to the right, being concave to the Northeast, having a radius of 30.38 feet, a central angle of 26°05'43", a tangent length of 7.04 feet, a chord bearing of N49°15'36"W, a chord length of 13.72 feet, a distance of 13.84 feet along the arc of said curve; thence, Northwestery along a non-tangent curve to the right, being concave to the Northeast, having a radius of 36.00 feet, a central angle of 15°17'17", a tangent length of 4.83 feet, a chord bearing of N39°48'38"W, a chord length of 9.58 feet, a distance of 9.61 feet along the arc of said curve; thence N18°05'08"E, a distance of 19.72 feet; thence S24°57'48"E, a distance of 18.06 feet; thence S70°11'53"E, a distance of 8.95 feet; thence S19°48'07"W, a distance of 16.64 feet, returning to the Point of Beginning.

Described Parcel contains 0.008 acres, more or less.

**LEGAL DESCRIPTION (Permanent Slope Easement):**

Beginning at a point, shown and designated as POB "D"; thence, Northwestery along a tangent curve to the right, being concave to the Northeast, having a radius of 36.00 feet, a central angle of 14°58'54", a tangent length of 4.73 feet, a chord bearing of N24°40'32"W, a chord length of 9.39 feet, a distance of 9.41 feet along the arc of said curve; thence N19°44'22"E, a distance of 34.71 feet; thence S79°46'19"E, a distance of 6.08 feet; thence S19°44'22"W, a distance of 22.70 feet; thence S18°05'08"W, a distance of 19.72 feet, returning to the Point of Beginning.

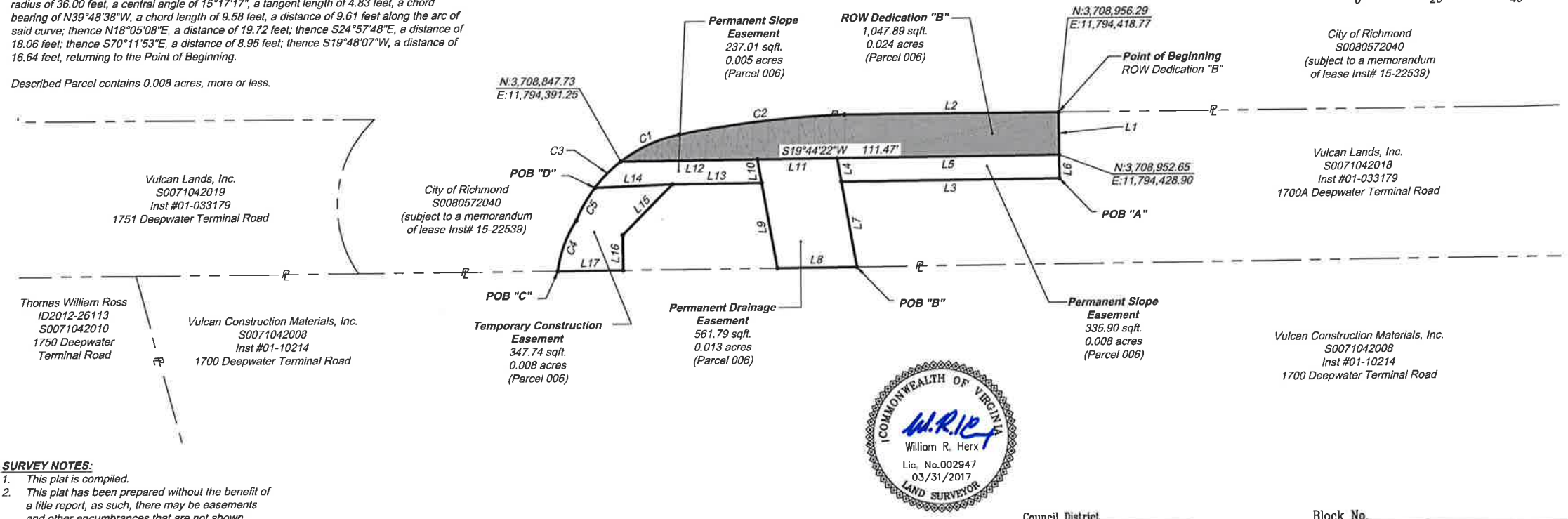
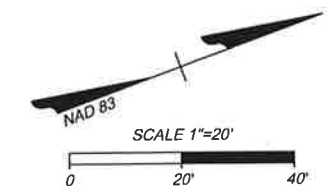
Described Parcel contains 0.005 acres, more or less.

**AREA TOTALS FROM PARCEL 006:**

Fee Right-of-Way = 0.024 acres  
 Permanent Slope Easements = 0.013 acres  
 Permanent Drainage Easements = 0.013 acres  
 Temporary Construction Easements = 0.008 acres

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	36.00'	16.35'	8.32'	26°00'55"	N4°10'38"W	16.21'
C2	248.30'	42.47'	21.29'	9°48'02"	N13°44'05"E	42.42'
C3	36.00'	9.41'	4.73'	14°58'54"	N24°40'32"W	9.39'
C4	30.38'	13.84'	7.04'	26°05'43"	S49°15'36"E	13.72'
C5	36.00'	9.61'	4.83'	15°17'17"	S39°48'38"E	9.58'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S70°15'38"E	10.76'	L7	N79°46'19"W	22.02'	L13	N19°44'22"E	22.70'
L2	N20°00'10"E	54.47'	L8	N19°48'07"E	20.28'	L14	N18°05'08"E	19.72'
L3	S19°44'22"W	55.48'	L9	S79°46'19"E	21.99'	L15	N24°57'48"W	18.06'
L4	N79°46'19"W	6.08'	L10	S79°46'19"E	6.08'	L16	N70°11'53"W	8.95'
L5	N19°44'22"E	56.49'	L11	N19°44'22"E	20.28'	L17	N19°48'07"E	16.64'
L6	S70°15'33"E	6.00'	L12	N19°44'22"E	34.71'			



- SURVEY NOTES:**
- This plat is compiled.
  - This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.

<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>Lot dimensions in parentheses are from deeds.</li> <li>Property owners correct as of</li> <li>Ordinance No.....</li> <li>Adopted.....</li> <li>Accepted.....</li> </ol>	<p>Drafting Technician:</p> <p>Engineering Project Manager:</p> <p>Reviewed By:</p> <p>Consultant Project Number: 33948.008</p>	<p><b>TIMMONS GROUP</b></p> <p>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</p>	<p><b>RICHMOND VIRGINIA</b></p> <p>William R. Herx                  Lic. No. 002947                  03/31/2017                  LAND SURVEYOR</p>	<p>COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY AND EASEMENTS ACROSS A PORTION OF VULCAN LANDS, INC. PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S007-1042-018 (PROJECT PARCEL 006)</p> <p>CITY OF RICHMOND, VIRGINIA</p>		<p>SCALE: 1" = 20'</p> <p>DATE: 07/26/2016                  REV: 03/31/2017</p>	<p>PROJECT:</p> <p>DRAWING &amp; FILE NO. B-28750</p>
	<p>REFERENCES:</p>	<p>REVISIONS</p>	<p>DEPARTMENT OF PUBLIC WORKS                  RICHMOND, VIRGINIA</p>	<p>DRAWN BY: WRH                  CHECKED BY: WRH</p>	<p>Council District _____</p> <p>Block No. _____</p>		

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**LEGAL DESCRIPTION (Temporary Construction Easement):**

Beginning at a point shown and designated as POB "A"; thence N19°48'07"E, a distance of 119.83 feet; thence S70°11'53"E, a distance of 30.80 feet; thence S19°43'14"W, a distance of 115.20 feet; thence N84°52'23"W, a distance of 18.19 feet; thence N70°16'46"W, a distance of 13.37 feet, returning to the Point of Beginning.

Described Parcel contains 0.084 acres, more or less.

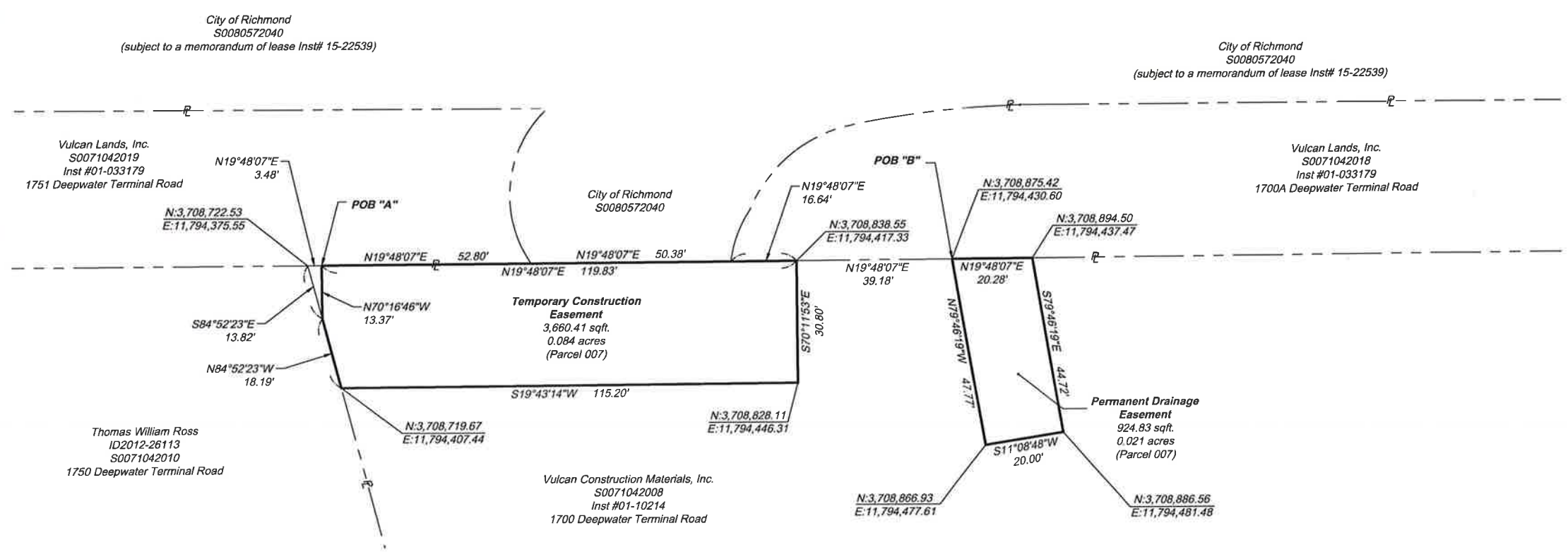
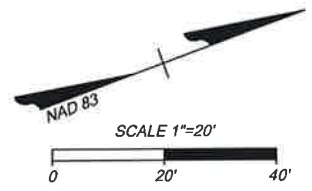
**LEGAL DESCRIPTION (Permanent Drainage Easement):**

Beginning at a point, shown and designated as POB "B"; thence N79°46'19"W, a distance of 44.72 feet; thence S19°48'07"W, a distance of 20.28 feet; thence S79°46'19"E, a distance of 47.77 feet; thence N11°08'48"E, a distance of 20.00 feet, returning to the Point of Beginning.

Described Parcel contains 0.021 acres, more or less.

**AREA TOTALS FROM PARCEL 007:**

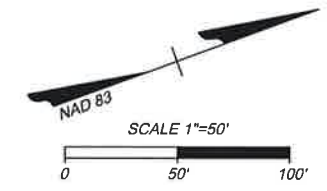
Temporary Construction Easement = 0.084 acres  
 Permanent Drainage Easement = 0.021 acres



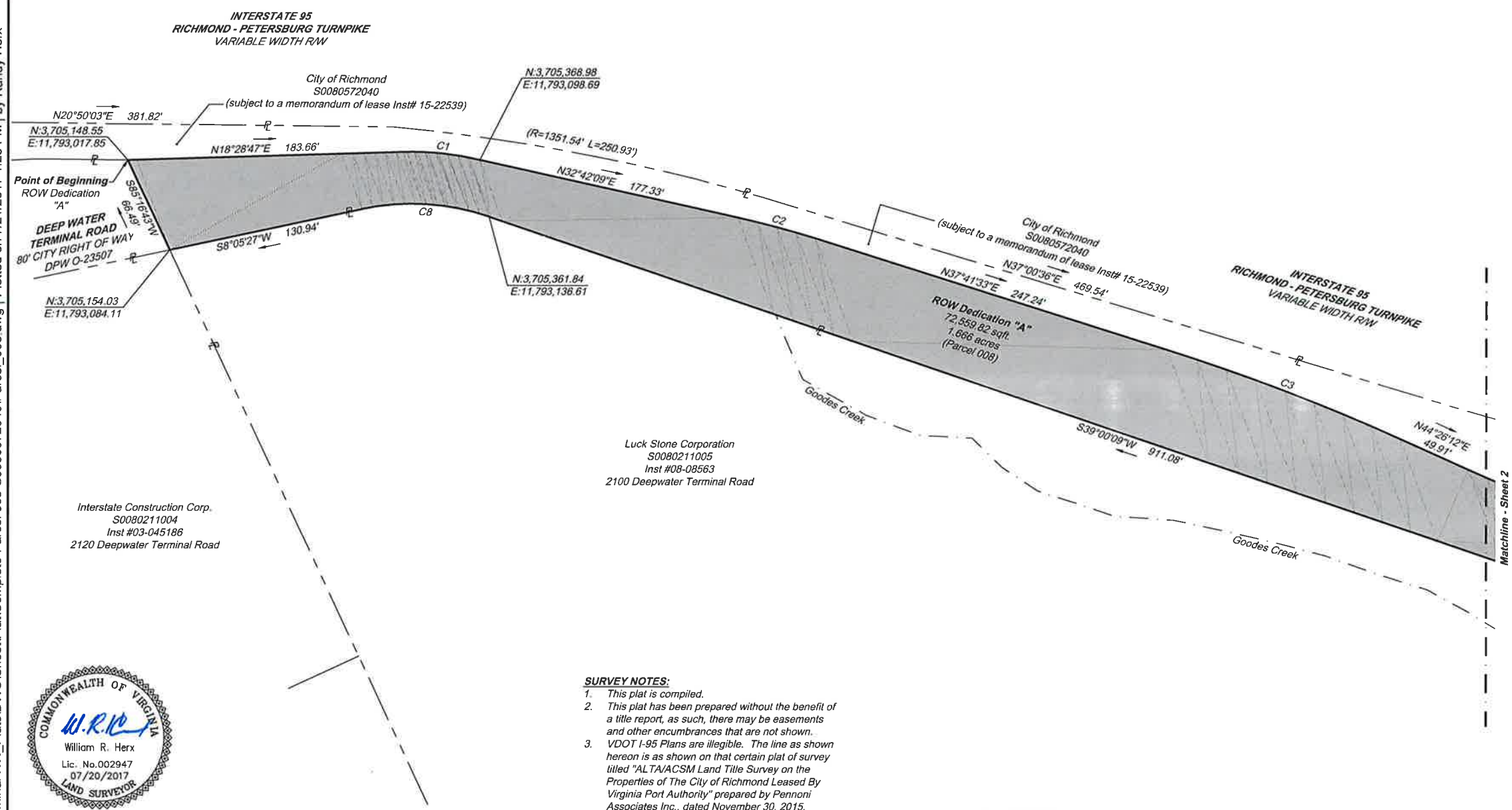
- SURVEY NOTES:**
1. This plat is compiled.
  2. This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.

<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>1. Lot dimensions in parentheses are from deeds.</li> <li>2. Property owners correct as of</li> <li>3. Ordinance No.....</li> <li>4. Adopted.....</li> <li>5. Accepted.....</li> </ol>	<p>Drafting Technician:</p> <hr/> <p>Engineering Project Manager:</p> <hr/> <p>Reviewed By:</p> <hr/> <p>Consultant Project Number: 33948.008</p>	<p><b>TIMMONS GROUP</b></p> <p>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</p>	<p><b>RICHMOND VIRGINIA</b></p>	<p>Council District _____ Block No. _____</p> <p>COMPILED PLAT SHOWING PROPOSED EASEMENTS ACROSS A PORTION OF VULCAN CONSTRUCTION MATERIALS, INC. PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S007-1042-008 (PROJECT PARCEL 007)</p> <p>CITY OF RICHMOND, VIRGINIA</p>			
	<p>REFERENCES:</p>	<p>REVISIONS</p>	<p>DEPARTMENT OF PUBLIC WORKS                  RICHMOND, VIRGINIA</p>	<p>DRAWN BY: WRH                  CHECKED BY: WRH</p>	<p>SCALE                  1" = 20'</p>	<p>DATE: 07/28/2016                  REV: 03/31/2017</p>	<p>PROJECT:</p>

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	198.08'	51.63'	25.96'	14°56'01"	N26°04'46"E	51.48'
C2	620.00'	54.00'	27.02'	4°59'24"	N35°11'51"E	53.98'
C3	1420.00'	167.15'	83.67'	6°44'39"	N41°03'53"E	167.05'
C8	160.00'	86.32'	44.24'	30°54'40"	S23°32'49"W	85.28'



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**SURVEY NOTES:**

- This plat is compiled.
- This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.
- VDOT I-95 Plans are illegible. The line as shown hereon is as shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey on the Properties of The City of Richmond Leased By Virginia Port Authority" prepared by Pennoni Associates Inc., dated November 30, 2015.

- NOTES**
- Lot dimensions in parentheses are from deeds.
  - Property owners correct as of
  - Ordinance No.....
  - Adopted.....
  - Accepted.....

Drafting Technician:  
 Engineering Project Manager:  
 Reviewed By:  
 Consultant Project Number: 33948.008

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Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 1 of 5

COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY ACROSS A PORTION OF CITY OF RICHMOND PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0572-040 WHICH IS SUBJECT TO A MEMORANDUM OF LEASE WITH THE VIRGINIA PORT AUTHORITY (PROJECT PARCEL 008)

CITY OF RICHMOND, VIRGINIA

REFERENCES:

REVISIONS

DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

DRAWN BY: WRH  
 CHECKED BY: WRH

SCALE  
 1" = 50'

DATE: 07/25/2016  
 REV: 07/20/2017

PROJECT:

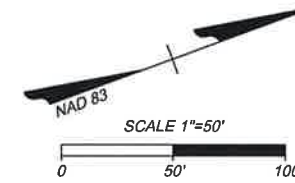
DRAWING & FILE NO.  
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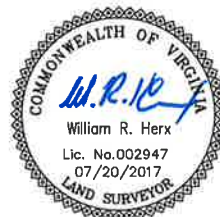
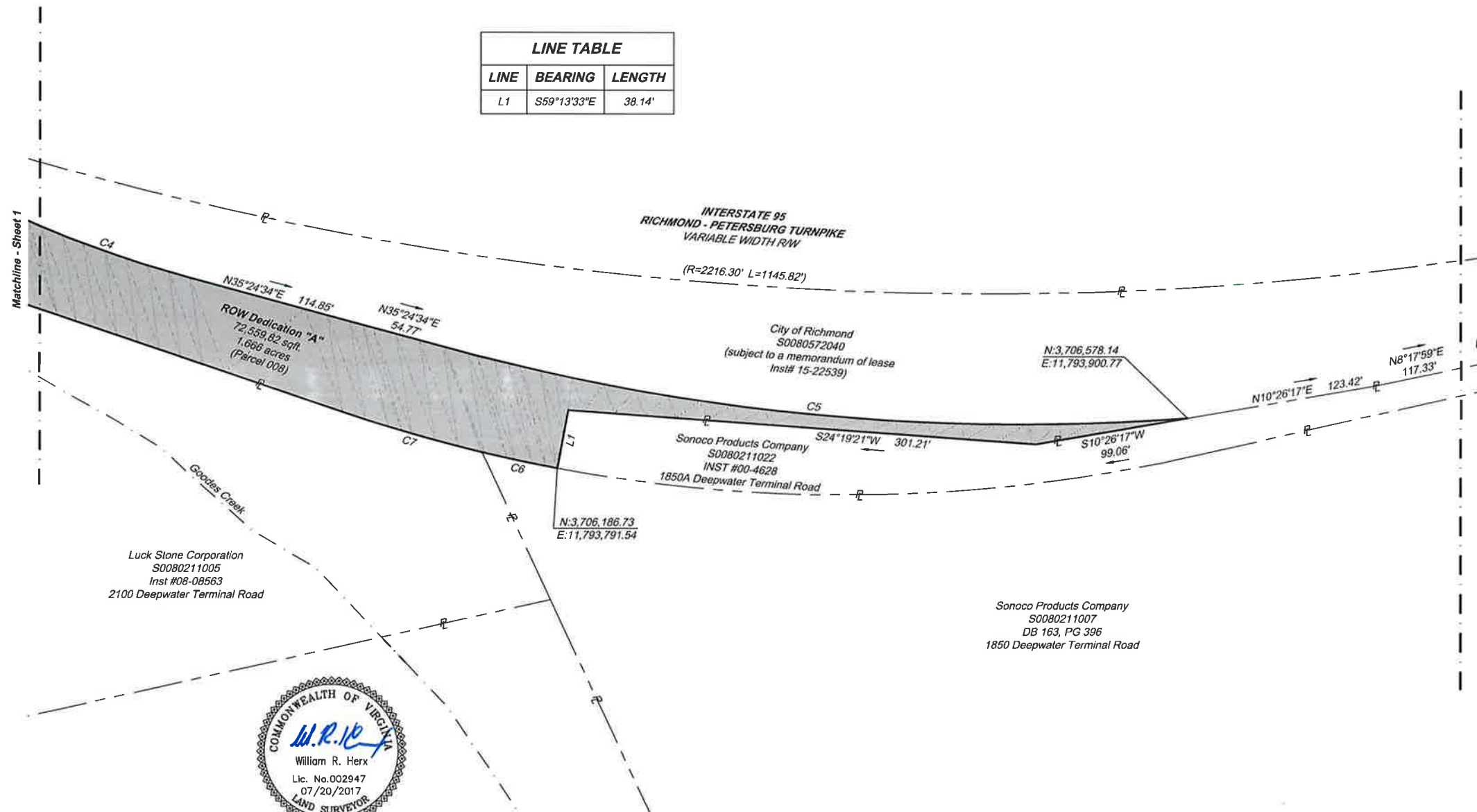
**SURVEY NOTES:**

1. This plat is compiled.
2. This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.
3. VDOT I-95 Plans are illegible. The line as shown hereon is as shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey on the Properties of The City of Richmond Leased By Virginia Port Authority" prepared by Pennoni Associates Inc., dated November 30, 2015.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C4	730.00'	115.02'	57.63'	9°01'39"	N39°55'23"E	114.90'
C5	1410.00'	481.71'	243.23'	19°34'28"	N25°37'20"E	479.37'
C6	1005.40'	49.83'	24.92'	2°50'23"	S32°11'37"W	49.82'
C7	1005.40'	92.80'	46.43'	5°17'19"	S36°21'29"W	92.77'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S59°13'33"E	38.14'



Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 2 of 5

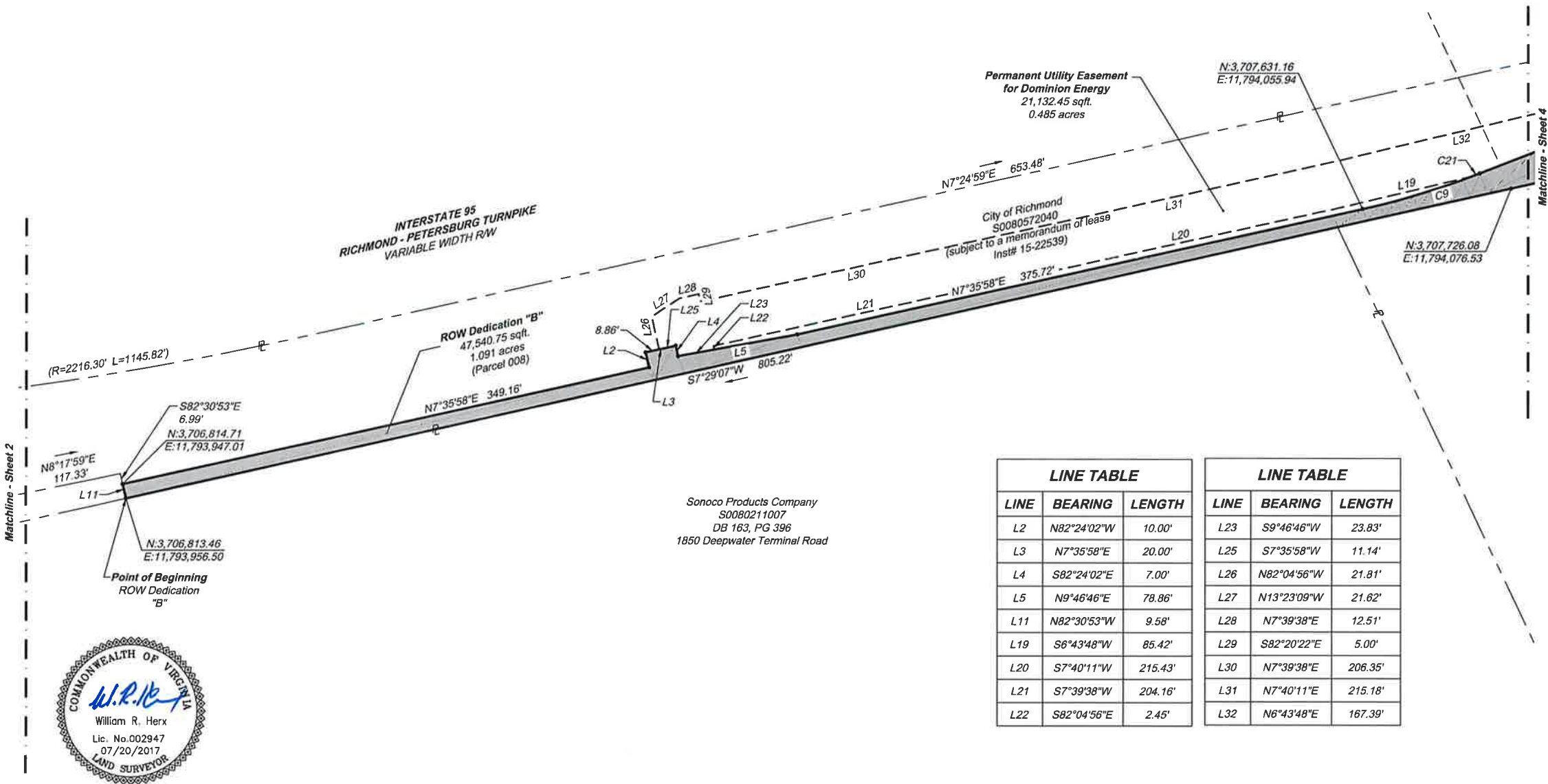
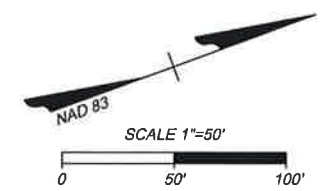
NOTES 1. Lot dimensions in parentheses are from deeds. 2. Property owners correct as of 3. Ordinance No..... 4. Adopted..... 5. Accepted.....	Drafting Technician:	<p>THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com</p>	<p>COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY ACROSS A PORTION OF CITY OF RICHMOND PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0572-040 WHICH IS SUBJECT TO A MEMORANDUM OF LEASE WITH THE VIRGINIA PORT AUTHORITY (PROJECT PARCEL 008)</p> <p>CITY OF RICHMOND, VIRGINIA</p>	SCALE 1" = 50'	DATE: 07/25/2016 REV: 07/20/2017	PROJECT:	DRAWING & FILE NO. B-28752
	Engineering Project Manager:						
REFERENCES:	REVISIONS	DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	DRAWN BY: WRH CHECKED BY: WRH				



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**SURVEY NOTES:**  
 1. This plat is compiled.  
 2. This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.  
 3. VDOT I-95 Plans are illegible. The line as shown hereon is as shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey on the Properties of The City of Richmond Leased By Virginia Port Authority" prepared by Pennoni Associates Inc., dated November 30, 2015.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C9	518.00'	79.53'	39.84'	8°47'48"	N3°12'04"E	79.45'



LINE TABLE		
LINE	BEARING	LENGTH
L2	N82°24'02"W	10.00'
L3	N7°35'58"E	20.00'
L4	S82°24'02"E	7.00'
L5	N9°46'46"E	78.86'
L11	N82°30'53"W	9.58'
L19	S6°43'48"W	85.42'
L20	S7°40'11"W	215.43'
L21	S7°39'38"W	204.16'
L22	S82°04'56"E	2.45'

LINE TABLE		
LINE	BEARING	LENGTH
L23	S9°46'46"W	23.83'
L25	S7°35'58"W	11.14'
L26	N82°04'56"W	21.81'
L27	N13°23'09"W	21.62'
L28	N7°39'38"E	12.51'
L29	S82°20'22"E	5.00'
L30	N7°39'38"E	206.35'
L31	N7°40'11"E	215.18'
L32	N6°43'48"E	167.39'

Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 3 of 5

**NOTES**  
 1. Lot dimensions in parentheses are from deeds.  
 2. Property owners correct as of  
 3. Ordinance No.....  
 4. Adopted.....  
 5. Accepted.....

Drafting Technician:  
 Engineering Project Manager:  
 Reviewed By:  
 Consultant Project Number: 33948.008

**TIMMONS GROUP**  
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 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com



COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY ACROSS A PORTION OF CITY OF RICHMOND PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0572-040 WHICH IS SUBJECT TO A MEMORANDUM OF LEASE WITH THE VIRGINIA PORT AUTHORITY (PROJECT PARCEL 008)  
 CITY OF RICHMOND, VIRGINIA

REFERENCES:

REVISIONS

DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

DRAWN BY: WRH  
 CHECKED BY: WRH

SCALE 1" = 50'  
 DATE: 07/25/2016  
 REV: 07/20/2017

PROJECT:

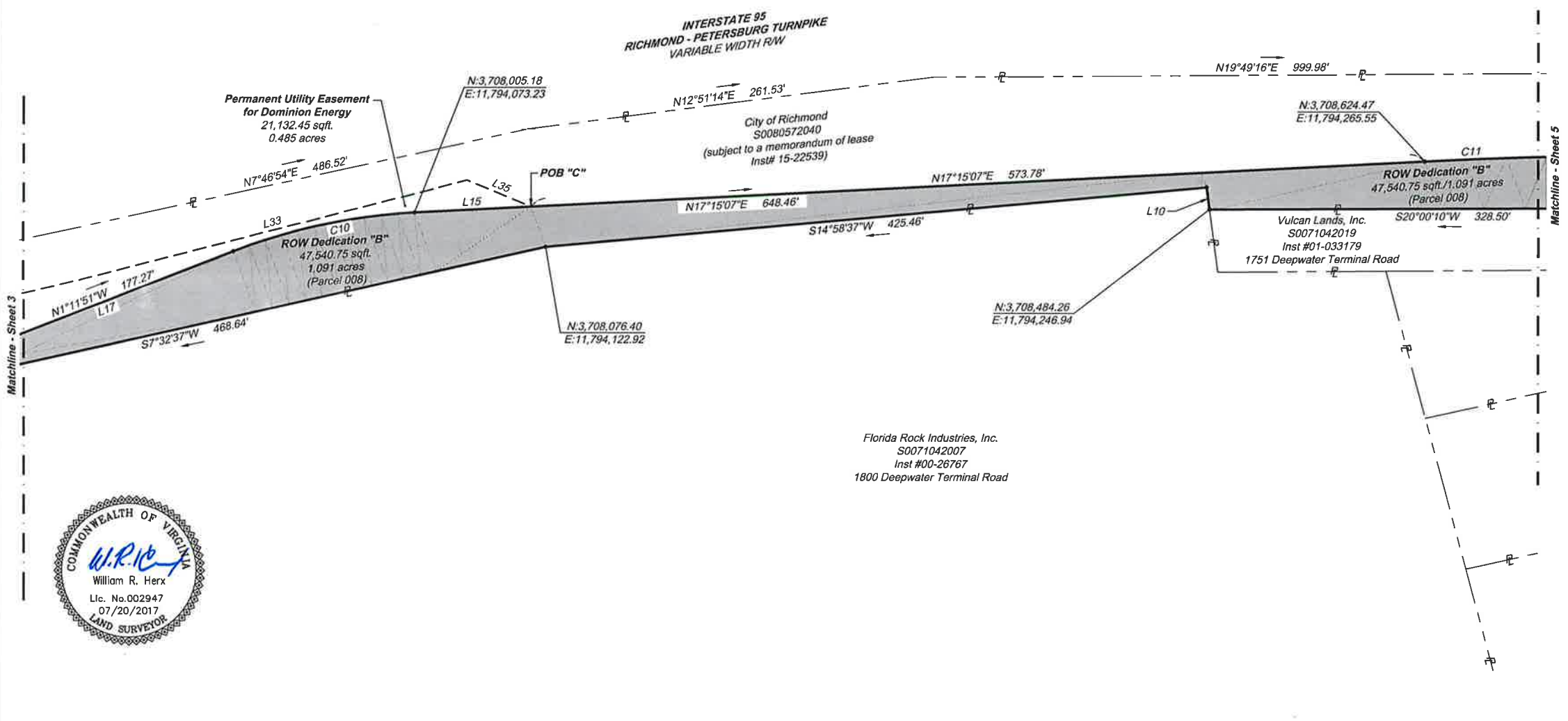
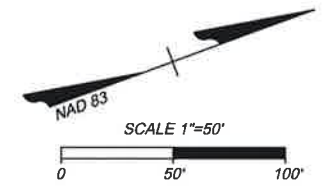
DRAWING & FILE NO.  
 B-28752

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C10	370.00'	119.14'	60.09'	18°26'58"	N8°01'38"E	118.63'
C11	3020.00'	131.11'	65.57'	2°29'15"	N18°29'44"E	131.10'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N77°10'43"W	14.41'
L15	S17°15'07"W	74.68'
L33	N5°40'41"E	254.74'
L35	N42°44'43"E	44.03'

**SURVEY NOTES:**  
 1. This plat is compiled.  
 2. This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.  
 3. VDOT I-95 Plans are illegible. The line as shown hereon is as shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey on the Properties of The City of Richmond Leased By Virginia Port Authority" prepared by Pennoni Associates Inc., dated November 30, 2015.



Florida Rock Industries, Inc.  
 S0071042007  
 Inst #00-26767  
 1800 Deepwater Terminal Road

Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 4 of 5

NOTES
1. Lot dimensions in parentheses are from deeds.
2. Property owners correct as of
3. Ordinance No.....
4. Adopted.....
5. Accepted.....

Drafting Technician:
Engineering Project Manager:
Reviewed By:
Consultant Project Number: 33948.008

**TIMMONS GROUP**

THIS DRAWING PREPARED AT THE  
 CORPORATE OFFICE  
 1001 Builders Parkway, Suite 300 | Richmond, VA 23225  
 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

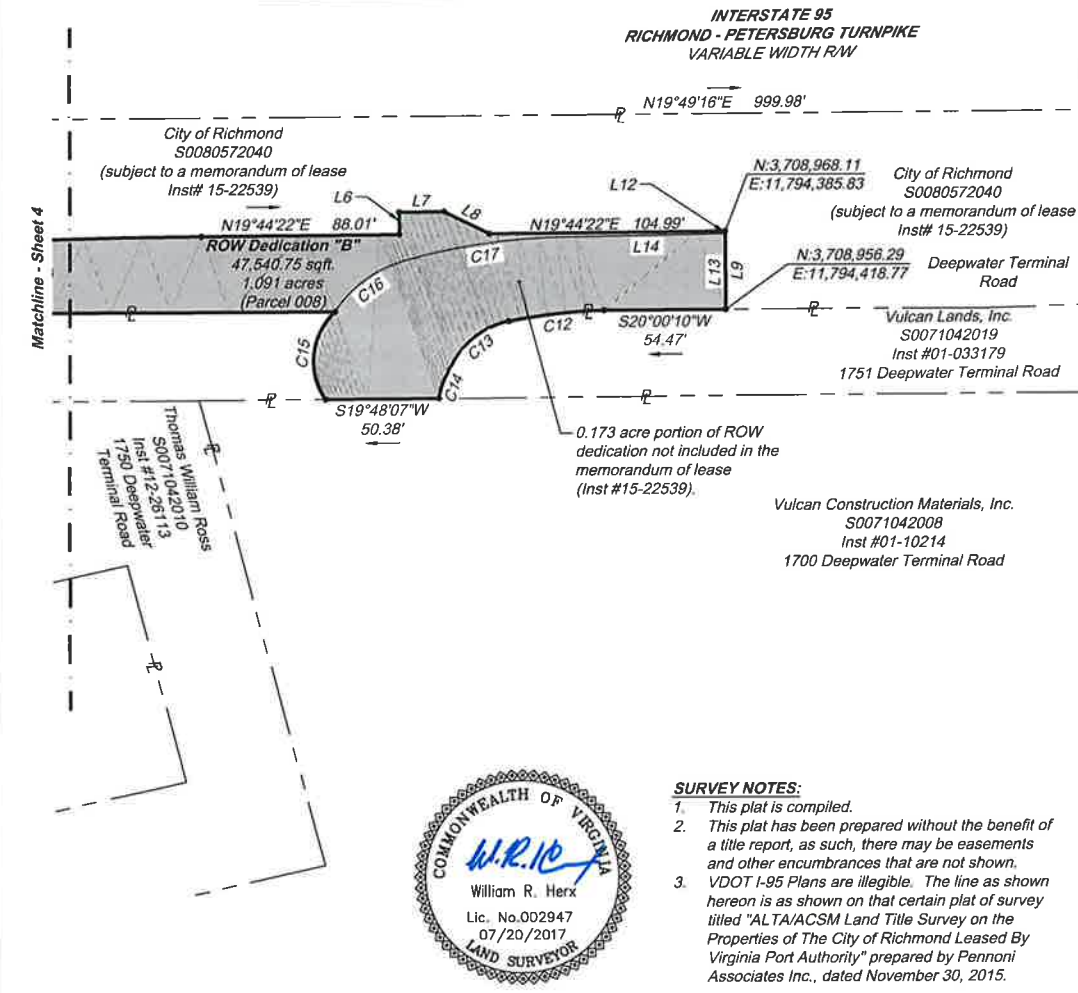
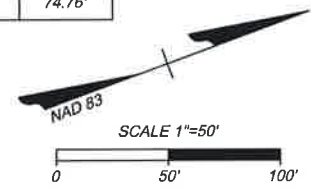
DRAWN BY: WRH  
 CHECKED BY: WRH

COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY ACROSS A PORTION OF CITY OF RICHMOND PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0572-040 WHICH IS SUBJECT TO A MEMORANDUM OF LEASE WITH THE VIRGINIA PORT AUTHORITY (PROJECT PARCEL 008)			
CITY OF RICHMOND, VIRGINIA			
SCALE 1" = 50'	DATE: 07/25/2016 REV: 07/20/2017	PROJECT:	DRAWING & FILE NO. B-28752

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C12	248.30'	42.47'	21.29'	9°47'59"	S13°44'06"W	42.42'
C13	36.00'	35.37'	19.26'	56°17'23"	S19°18'35"E	33.96'
C14	30.38'	13.84'	7.04'	26°05'43"	S49°15'36"E	13.72'
C15	30.38'	42.84'	25.86'	80°48'15"	N63°46'08"W	39.38'
C16	54.15'	37.62'	19.61'	39°48'31"	N17°03'02"W	36.87'
C17	287.98'	74.97'	37.70'	14°54'58"	N11°51'30"E	74.76'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S70°15'38"E	1.17'
L13	S70°15'38"E	33.83'
L14	N19°10'15"E	70.30'



**LEGAL DESCRIPTION (ROW Dedication "A"):**

Beginning at a point, shown and designated as "Point of Beginning ROW Dedication 'A'"; thence, N18°28'47"E, a distance of 183.66 feet; thence, Northeastly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 198.08 feet, a central angle of 14°56'01", a tangent length of 25.96 feet, a chord bearing of N26°04'46"E, a chord length of 51.48 feet, a distance of 51.63 feet along the arc of said curve; thence N32°42'09"E, a distance of 177.33 feet; thence, Northeastly along a tangent curve to the right, being concave to the Southeast, having a radius of 620.00 feet, a central angle of 04°59'24", a tangent length of 27.02 feet, a chord bearing of N35°11'51"E, a chord length of 53.98 feet, a distance of 54.00 feet along the arc of said curve; thence N37°41'33"E, a distance of 247.24 feet; thence, Northeastly along a tangent curve to the right, being concave to the Southeast, having a radius of 1420.00 feet, a central angle of 06°44'39", a tangent length of 83.67 feet, a chord bearing of N41°03'53"E, a chord length of 167.05 feet, a distance of 167.15 feet along the arc of said curve; thence N44°26'12"E, a distance of 49.91 feet; thence, Northeastly along a tangent curve to the left, being concave to the Northwest, having a radius of 730.00 feet, a central angle of 09°01'39", a tangent length of 57.63 feet, a chord bearing of N39°55'23"E, a chord length of 114.90 feet, a distance of 115.02 feet along the arc of said curve; thence N35°24'34"E, a distance of 114.85 feet; thence N35°24'34"E, a distance of 54.77 feet; thence, Northeastly along a tangent curve to the left, being concave to the Northwest, having a radius of 1410.00 feet, a central angle of 19°34'28", a tangent length of 243.23 feet, a chord bearing of N25°37'20"E, a chord length of 479.37 feet, a distance of 481.71 feet along the arc of said curve; thence S10°26'17"W, a distance of 99.06 feet; thence S24°19'21"W, a distance of 301.21 feet; thence S59°13'33"E, a distance of 38.14 feet; thence, Southwesterly along a non-tangent curve to the right, being concave to the Northwest, having a radius of 1005.40 feet, a central angle of 02°50'23", a tangent length of 24.92 feet, a chord bearing of S32°11'37"W, a chord length of 49.82 feet, a distance of 49.83 feet along the arc of said curve; thence, Southwesterly along a non-tangent curve to the right, being concave to the Northwest, having a radius of 1005.40 feet, a central angle of 05°17'19", a tangent length of 46.43 feet, a chord bearing of S36°21'29"W, a chord length of 92.77 feet, a distance of 92.80 feet along the arc of said curve; thence S39°00'09"W, a distance of 911.08 feet; thence, Southwesterly along a tangent curve to the left, being concave to the Southeast, having a radius of 160.00 feet, a central angle of 30°54'40", a tangent length of 44.24 feet, a chord bearing of S23°32'49"W, a chord length of 85.28 feet, a distance of 86.32 feet along the arc of said curve; thence S08°05'27"W, a distance of 130.94 feet; thence S85°16'43"W, a distance of 66.49 feet, returning to the Point of Beginning.

Described Parcel contains 1.666 acres, more or less.

**LEGAL DESCRIPTION (ROW Dedication "B"):**

Beginning at a point, shown and designated as "Point of Beginning ROW Dedication 'B'"; thence N82°30'53"W, a distance of 9.58 feet; thence N07°35'58"E, a distance of 349.16 feet; thence N82°24'02"W, a distance of 10.00 feet; thence N07°35'58"E, a distance of 20.00 feet; thence S82°24'02"E, a distance of 7.00 feet; thence N09°46'46"E, a distance of 78.86 feet; thence N07°35'58"E, a distance of 375.72 feet; thence, Northerly along a tangent curve to the left, being concave to the West, having a radius of 518.00 feet, a central angle of 08°47'48", a tangent length of 39.84 feet, a chord bearing of N03°12'04"E, a chord length of 79.45 feet, a distance of 79.53 feet along the arc of said curve; thence N01°11'51"W, a distance of 177.27 feet; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 370.00 feet, a central angle of 18°26'58", a tangent length of 60.09 feet, a chord bearing of N08°01'38"E, a chord length of 118.63 feet, a distance of 119.14 feet along the arc of said curve; thence N17°15'07"E, a distance of 648.46 feet; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 3020.00 feet, a central angle of 02°29'15", a tangent length of 65.57 feet, a chord bearing of N18°29'44"E, a chord length of 131.10 feet, a distance of 131.11 feet along the arc of said curve; thence N19°44'22"E, a distance of 88.01 feet; thence N07°15'38"W, a distance of 10.00 feet; thence N19°44'22"E, a distance of 20.00 feet; thence N46°18'16"E, a distance of 22.36 feet; thence N19°44'22"E, a distance of 104.99 feet; thence S70°15'38"E, a distance of 34.99 feet; thence S20°00'10"W, a distance of 54.47 feet; thence, Southerly along a non-tangent curve to the left, being concave to the East, having a radius of 248.30 feet, a central angle of 09°47'59", a tangent length of 21.29 feet, a chord bearing of S13°44'06"W, a chord length of 42.42 feet, a distance of 42.47 feet along the arc of said curve; thence, Southerly along a tangent curve to the left, being concave to the East, having a radius of 36.00 feet, a central angle of 56°17'23", a tangent length of 19.26 feet, a chord bearing of S19°18'35"E, a chord length of 33.96 feet, a distance of 35.37 feet along the arc of said curve; thence, Southeastly along a non-tangent curve to the left, being concave to the Northeast, having a radius of 30.38 feet, a central angle of 26°05'43", a tangent length of 7.04 feet, a chord bearing of S49°15'36"E, a chord length of 13.72 feet, a distance of 13.84 feet along the arc of said curve; thence S19°48'07"W, a distance of 50.38 feet; thence, Northwestly along a non-tangent curve to the right, being concave to the Northeast, having a radius of 30.38 feet, a central angle of 80°48'15", a tangent length of 25.86 feet, a chord bearing of N63°46'08"W, a chord length of 39.38 feet, a distance of 42.84 feet along the arc of said curve; thence S20°00'10"W, a distance of 328.50 feet; thence N77°10'43"W, a distance of 14.41 feet; thence S14°58'37"W, a distance of 425.46 feet; thence S07°32'37"W, a distance of 468.64 feet; thence S07°29'07"W, a distance of 805.22 feet, returning to the Point of Beginning.

Described Parcel contains 1.091 acres, more or less.

**AREA TOTALS FROM PARCEL 008:**

Fee Right of Way = 2.757 acres

**LEGAL DESCRIPTION (Permanent Utility Easement for Dominion Energy):**

Beginning at a point, shown and designated as POB "C"; thence S17°15'07"W, a distance of 74.68 feet; thence, Southerly along a tangent curve to the left, being concave to the East, having a radius of 370.00 feet, a central angle of 18°26'58", a tangent length of 60.09 feet, a chord bearing of S08°01'38"W, a chord length of 118.63 feet, a distance of 119.14 feet along the arc of said curve; thence S01°11'51"E, a distance of 177.27 feet; thence, Southerly along a tangent curve to the right, being concave to the West, having a radius of 518.00 feet, a central angle of 00°33'01", a tangent length of 2.49 feet, a chord bearing of S00°55'20"E, a chord length of 4.97 feet, a distance of 4.97 feet along the arc of said curve; thence S06°43'48"W, a distance of 85.42 feet; thence S07°40'11"W, a distance of 215.43 feet; thence S07°39'38"W, a distance of 204.16 feet; thence S82°04'56"E, a distance of 2.45 feet; thence S09°46'46"W, a distance of 23.83 feet; thence N82°24'02"W, a distance of 7.00 feet; thence S07°35'58"E, a distance of 11.14 feet; thence N82°04'56"W, a distance of 21.81 feet; thence N13°23'09"W, a distance of 21.62 feet; thence N07°39'38"E, a distance of 12.51 feet; thence S82°20'22"E, a distance of 5.00 feet; thence N07°39'38"E, a distance of 206.35 feet; thence N07°40'11"E, a distance of 215.18 feet; thence N06°43'48"E, a distance of 167.39 feet; thence N05°40'41"E, a distance of 254.74 feet; thence N42°44'43"E, a distance of 44.03 feet, returning to the Point of Beginning.

Described Parcel contains 0.485 acres, more or less.



- SURVEY NOTES:**
- This plat is compiled.
  - This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.
  - VDOT I-95 Plans are illegible. The line as shown hereon is as shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey on the Properties of The City of Richmond Leased By Virginia Port Authority" prepared by Pennoni Associates Inc., dated November 30, 2015.

**NOTES**

- Lot dimensions in parentheses are from deeds.
- Property owners correct as of
- Ordinance No.....
- Adopted.....
- Accepted.....

**REFERENCES:**

Drafting Technician:	
Engineering Project Manager:	
Reviewed By:	
Consultant Project Number:	33948.008
REVISIONS	

**TIMMONS GROUP**

THIS DRAWING PREPARED AT THE CORPORATE OFFICE  
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DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

DRAWN BY: WRH  
 CHECKED BY: WRH

CITY OF RICHMOND, VIRGINIA			
SCALE 1" = 50'	DATE: 07/25/2016 REV: 07/20/2017	PROJECT:	DRAWING & FILE NO. B-28752