

AN ORDINANCE No. 85-245-231

~~ADOPTED~~ **ADOPTED SEP 23 1985**

To accept the offer of Estella O. Rivers and Nathaniel Rivers to convey to the City of Richmond for \$8,700 a parcel of land containing 3,867.50 square feet, more or less, known, numbered and designated 2511 Q Street, fronting 29.75 feet on the south right of way line of Q Street, 121.24 feet east of the east right of way line of 25th Street, and extending back to a 16 foot east-west alley, necessary for establishing a police precinct station, as shown shaded upon the copy of the plan on file in the Department of Public Works, marked "Drawing No. N-21375".

Patron - City Manager

~~CLERK MANING~~ ~~SEP 23 1985~~ ~~ATRA~~

Approved as to form and legality
by City Attorney

1. WHEREAS, by Ordinance No. 85-159-153, adopted June 24,
2. 1985, the Council of the City of Richmond declared that a
3. public necessity exists for the purpose of a municipal
4. building, parking area and related uses for a police
5. precinct facility, lying east of 25th Street, south of Q
6. Street, west of 26th Street, and north of P Street, in the
7. block bounded by 25th, 26th, P and Q Streets, and shown
8. shaded on Department of Public Works Drawing No. N-21375,
9. dated May 29, 1985; and
10. WHEREAS, Estella O. Rivers and Nathaniel Rivers, the
11. owners of part of said property, have offered to convey to
12. the City for \$8,700 the property, known, numbered and
13. designated 2511 Q Street (Parcel 5), containing 3,867.50

1. square feet, more or less, necessary for establishing said
2. facility; NOW, THEREFORE,
3. THE CITY OF RICHMOND HEREBY ORDAINS:

4. § 1. That the offer of Estella O. Rivers and Nathaniel
5. Rivers to convey to the City in fee simple for \$8,700
6. property containing 3,867.50 square feet, more or less,
7. known, numbered and designated 2511 Q Street (Parcel 5),
8. fronting 29.75 feet on the south right of way line of Q
9. Street, 121.24 feet east of the east right of way line of
10. 25th Street, and extending back to a 16 foot east-west
11. alley, necessary for establishing a police precinct station,
12. as shown shaded upon the copy of the plan on file in the
13. Department of Public Works, marked "Drawing No. N-21375",
14. entitled: "Proposed Acquisition of Property for Municipal
15. Purposes in the block bounded by 25th, 26th, 'P' & 'Q'
16. Sts.", dated May 29, 1985, a copy of which is attached to
17. the draft of this ordinance, by deed approved as to form and
18. legality by the City Attorney, is hereby accepted.

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

21.
22.
23.
24.

OFFER TO SELL REAL ESTATE TO THE CITY OF RICHMOND

Estella O. Rivers

of 2511 Q Street, Richmond, Virginia

Street Address, City and State

hereinafter referred to as "Owner", hereby agree(s) to sell to the City of Richmond, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to as "City", for the sum of Eight Thousand Seven Hundred----- Dollars (\$ 8,700.00), payable all in cash, pursuant to the terms and conditions herein set forth, the following described real estate:

That parcel of property authorized to be acquired by Ordinance No. 85-159-153 by the City of Richmond, adopted June 24, 1985, the said parcel being shown outlined in red and shown as parcel * 5 on Department of Public Works' Drawing No. N-21375 and more commonly identified as _____

This offer is made upon the following terms and conditions:

1. That the Owner will deliver to the City a properly executed Deed with General Warranty of Title, together with the other and usual customary warranties, which deed shall be in a form satisfactory to the City Attorney, and, where only a portion of a parcel is to be conveyed, shall contain a provision substantially as follows:

In further consideration of the aforementioned sum, the grantor, for himself, his heirs, devisees, successors and assigns, hereby discharges and releases the grantee from any and all damages which may now or hereafter be occasioned to the remaining property of the grantor on account of or as a result of this conveyance as well as grading, constructing, reconstructing, improving, maintaining, or otherwise using the property herein conveyed for public purposes, in accordance with the grades, cuts and fills shown on the aforesaid drawing.

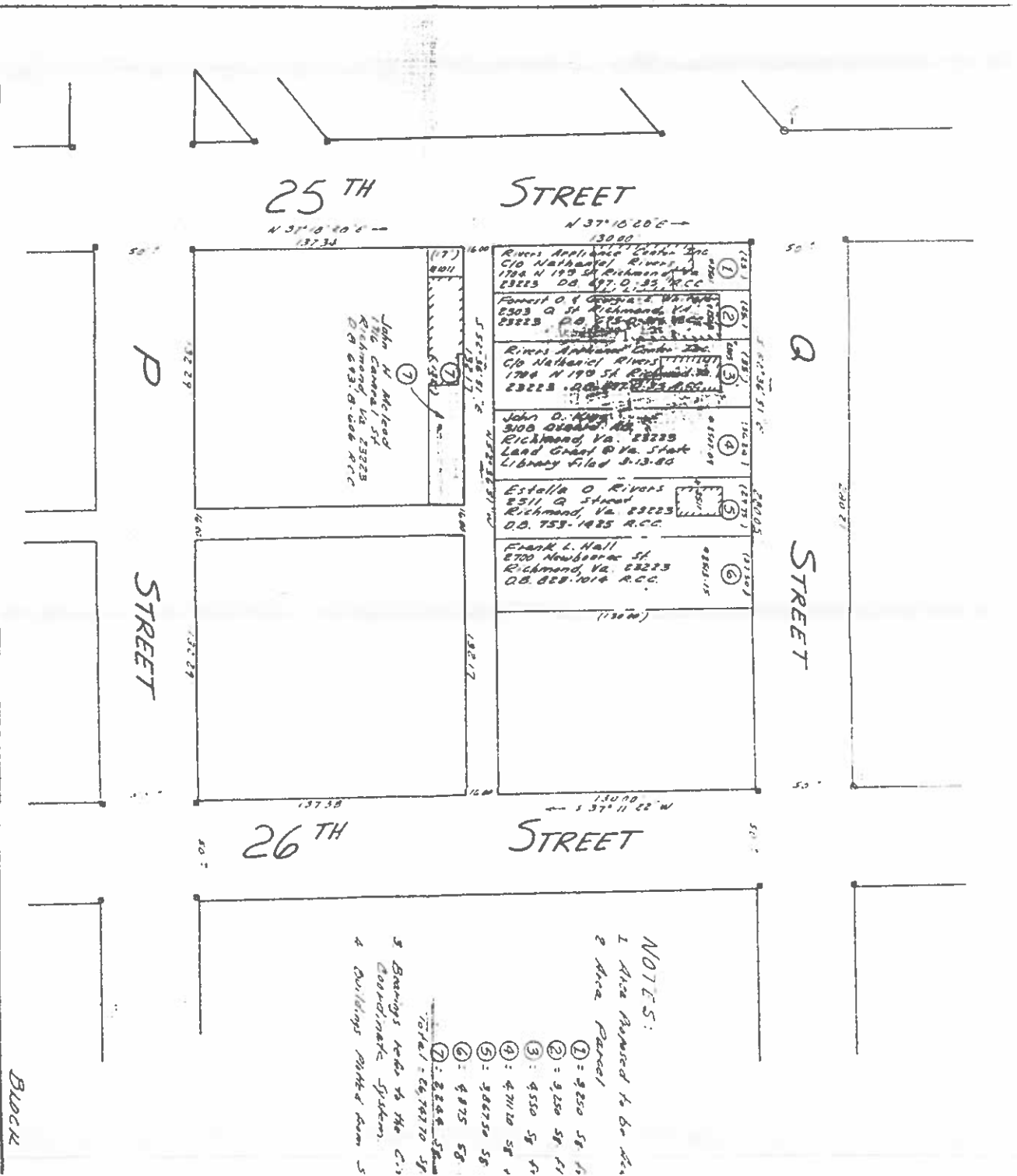
2. That the said deed shall be prepared at the expense of the Owner. If the Owner desires that the deed be prepared by his attorney, he shall so indicate by placing his initials in the blank space following this sentence _____. It is understood that if no preference is so indicated by the Owner the City shall have the deed prepared by its examining attorney at the expense of the Owner. In the latter event, the sum of \$15.00 shall be deducted by the City from the agreed consideration and paid to the examining attorney at the time of closing.

3. That the Owner will have corrected prior to or by the time for settlement at his expense any valid title objections as and when called upon to do so by the City Attorney of the City.

4. That if such objections cannot be cleared and corrected to the satisfaction of the City Attorney with reasonable promptness, then the City, at its option, shall be fully relieved and released from performance on its part of a resulting contract to purchase said property.

5. That settlement shall be made for the property at the office of the City Attorney or at such other place as he may designate.

6. That the time of settlement shall be within a reasonable time after the acceptance of



NOTES

1. Cuts and fills shown represent the difference in elevation of ground at property line and the sidewalk grade.
2. Fences, walls, steps, or crossing walls adjacent to the street line, affected by the grading of City's expense unless otherwise shown on plan.
3. Lot dimensions in parentheses are from deeds.
4. Property owners consent as of 5-27-1963.

REFERENCES BY DATE

REVISIONS

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

Supervising Engineer
 Streets & Sewers Administration
 Permit & Log Services Admin. Section
 Chief, District of Engineering

PROPOSED ACROSS MUNICIPAL PURPOSE BOUNDED BY 25TH STREET

AUTHORITY: Ordinance No. 10,000, 1963

ORDERED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SCALE: 1" = 40'