

L:\203\39962-Richmond\079-203-Columbia\_St\DWG\Sheet\Plat\S0071226001 Easement Plat.dwg | Plotted on 8/10/2021 10:31 AM | by Ben Doran

**MCQ&J WITHOLDINGS LLC**  
 1501 RICHMOND HWY  
 PARCEL ID: S0071226001  
 DEED REFERENCES:  
 D.B. 2019 PG. 10562  
 3.190 ACRES±

**TEMPORARY CONSTRUCTION EASEMENT**  
 1,116 SQ. FT.  
 0.026 ACRES

**PERMANENT UTILITY & DRAINAGE EASEMENT**  
 429 SQ. FT.  
 0.010 ACRES

**PERMANENT UTILITY EASEMENT**  
 1,086 SQ. FT.  
 0.025 ACRES

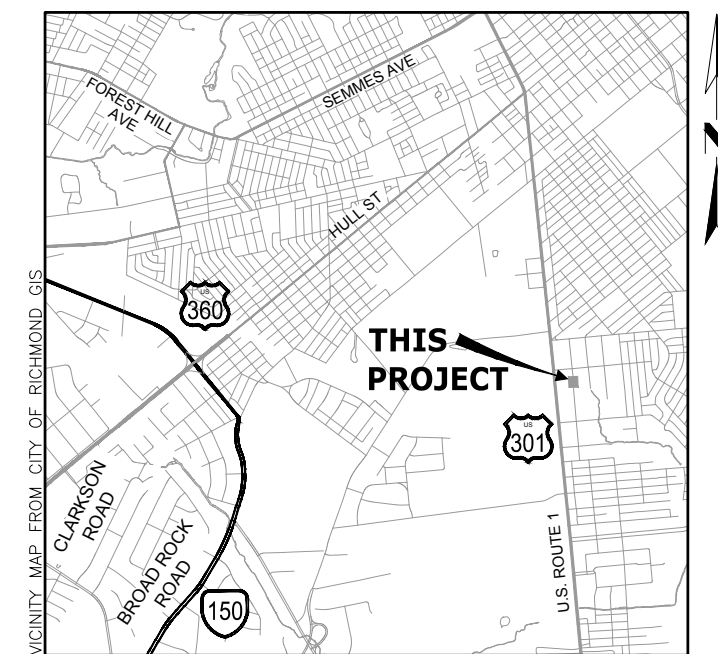
**PERMANENT UTILITY EASEMENT**  
 735 SQ. FT.  
 0.017 ACRES

**TEMPORARY CONSTRUCTION EASEMENT**  
 1,246 SQ. FT.  
 0.029 ACRES

**GREGORY E. & LINDA B. SMITH**  
 1403 COLUMBIA ST  
 PARCEL ID: S0071226003  
 DEED REFERENCES:  
 D.B. 00565 PG. 0253  
 0.186 ACRES ±

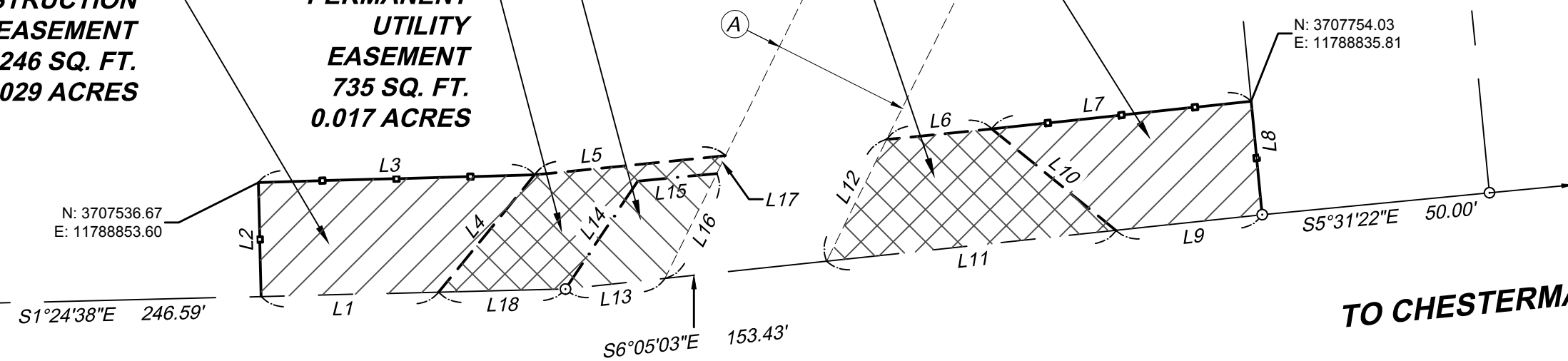
**VALERIE J. THOMAS**  
 1500 COLUMBIA ST  
 PARCEL ID: S0071227007  
 DEED REFERENCES:  
 D.B. 2004 PG. 40121  
 1.098 ACRES ±

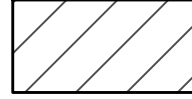


**MADDIE & JAMES R. BOSTIC**  
 1406 COLUMBIA ST  
 PARCEL ID: S0071227004  
 DEED REFERENCES:  
 D.B. 2006 PG. 34245  
 0.565 ACRES ±



VICINITY MAP

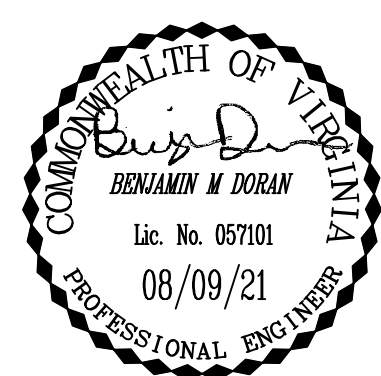
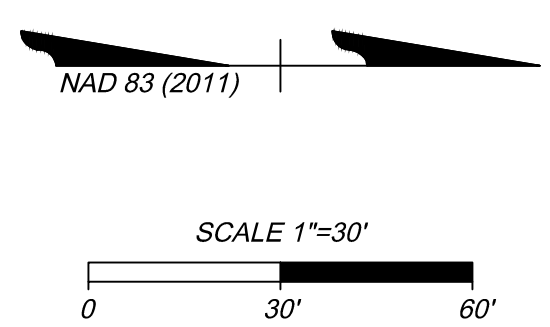
LINE TABLE		
LINE	BEARING	LENGTH
L1	N1°24'38"W	38.88'
L2	S88°35'22"W	25.00'
L3	N1°34'09"W	60.51'
L4	N50°44'23"W	33.18'
L5	N5°44'23"W	42.01'
L6	N5°44'23"W	23.12'
L7	S6°06'22"E	57.10'
L8	S84°28'38"W	25.00'
L9	S6°05'03"E	32.18'
L10	N39°15'37"E	35.11'
L11	S6°05'03"E	63.72'
L12	N63°42'10"W	29.74'
L13	S6°05'03"E	21.94'
L14	N56°09'04"W	28.48'
L15	N5°23'36"W	17.36'
L16	S63°44'10"E	25.60'
L17	S63°44'10"E	4.38'
L18	S1°24'38"E	27.72'




 **TEMPORARY CONSTRUCTION EASEMENT**  
 **PERMANENT UTILITY & DRAINAGE EASEMENT**  
 **PERMANENT UTILITY EASEMENT**

- EXISTING EASEMENTS:**
- A. 30' ± UNDERGROUND UTILITY & SURFACE OVERFLOW EASEMENT (D.B. 193, PG. 139)
  - B. 30' ± UNDERGROUND UTILITY EASEMENT (D.B. 928, PG. 449)
  - C. VARIABLE WIDTH DRAINAGE EASEMENT (D.B. 8314, PG. 175)
  - D. VARIABLE WIDTH DRAINAGE EASEMENT (D.B. 8315, PG. 180)

- NOTES:**
1. This plat is for the sole purpose of showing easements and the boundary lines shown hereon do not represent a current boundary survey. Bearing and distance shown hereon are based on the survey used for the design of the proposed easements.
  2. This plat was prepared without the benefit of a title report. As such, there may be easements and/or other encumbrances that are not shown.



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

<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: B.M.D.</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>Plat Showing                  Permanent Utility &amp; Drainage Easement, Permanent Utility Easement, and Temporary Construction Easement                  Across the Lands of MCQ&amp;J Witholdings LLC</p>			
	<p>Engineering Project Manager: B.L.W.</p>			<p>DEPARTMENT OF PUBLIC WORKS                  RICHMOND, VIRGINIA</p>	<p>DRAWN BY: B.M.D.                  CHECKED BY: B.L.W.</p>	<p>SCALE                  1" = 30'</p>	<p>DATE: 08/09/2021</p>
<p>REFERENCES:</p>	<p>REVISIONS</p>						