

LINE	BEARING	DISTANCE
L1	N50°59'55"E	0.79'
L2	S50°55'36"W	6.56'
L3	N51°32'28"E	1.10'
L4	S51°05'07"W	3.04'
L5	S51°01'20"W	3.04'
L6	S51°31'12"W	2.22'

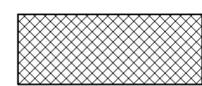
(NON-RADIAL)  
 R=650.00'  
 $\Delta=9^{\circ}03'28''$   
 L=102.76'(T)  
 T=51.49'  
 Ch=S82°45'48"E  
 @ 102.65'

**W. 6th Street**  
 (Var. Width R/W-Unimproved)

SEE  
 DETAILS  
 BUILDING FACE ALONG R

LOT 5  
 LOT 6  
 LOT 7  
 LOT 8  
 LOT 9  
 LOT 10  
 LOT 11  
 LOT 12

(NON-RADIAL)  
 R=447.62'  
 $\Delta=10^{\circ}01'02''$   
 L=78.26'  
 T=39.23'  
 Ch=N29°53'23"W  
 @ 78.16'



VARIABLE WIDTH RETAINING  
 WALL MAINTAINANCE EASEMENT  
 (470.7 Sq. Ft.)

[X.XX'] = Easement Text

**W. 7th Street**  
 (Variable Width R/W)

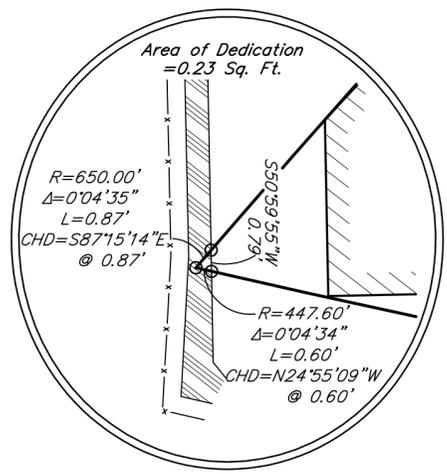
30.00' from Property Corner  
 to Edge of Easement

**Legal References:**

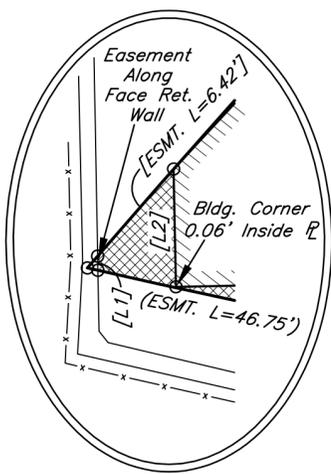
- Lot 5:  
Trustees of the Dianne V. Jewell Living Trust  
Instrument No. 2019-1054  
Parcel ID: S000-0007/032  
#515 W. 7th Street
- Lot 6:  
John W. Pearsall, III & Patricia R. Pearsall  
Instrument No. 2020-3682  
Parcel ID: S000-0007/033  
#513 W. 7th Street
- Lot 7:  
Thomas A. Grant & Susan I. Rickman  
Instrument No. 2020-3682  
Parcel ID: S000-0007/026  
#511 W. 7th Street

- Lot 8:  
Winter Hill Properties, Inc.  
Instrument No. 2019-1878  
Parcel ID: S000-0007/027  
#509 W. 7th Street
- Lot 9:  
Erik W. & Elise W. Rupinski  
Instrument No. 2019-2305  
Parcel ID: S000-0007/028  
#507 W. 7th Street
- Lot 10:  
Dudley C. Vest  
Instrument No. 2019-7540  
Parcel ID: S000-0007/029  
#505 W. 7th Street
- Lot 11:  
Peter Littlefield  
Instrument No. 2019-16345  
Parcel ID: S000-0007/030  
#503 W. 7th Street

**R.O.W. DEDICATION  
 AREA DETAIL**

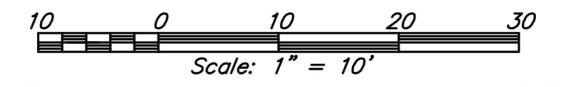


**EASEMENT  
 DETAIL**



DPW DWG # N-28952

SURVEY PLAT SHOWING  
 A VARIABLE WIDTH RETAINING WALL  
 MAINTAINANCE EASEMENT ACROSS LOTS  
 #5-11 AND A 0.23 SQ. FT. RIGHT OF WAY  
 DEDICATION ON LOT #5, 7TH WEST SUBDIVISION  
 CITY OF RICHMOND, VIRGINIA  
 DATE: APRIL 12, 2021



**Shadrach & Associates, LLC**

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