

**WATER STREET CLOSURE AREA SUMMARY:**

VARIABLE WIDTH EASEMENT FOR PUBLIC USE AND TRAVEL TO BE VACATED

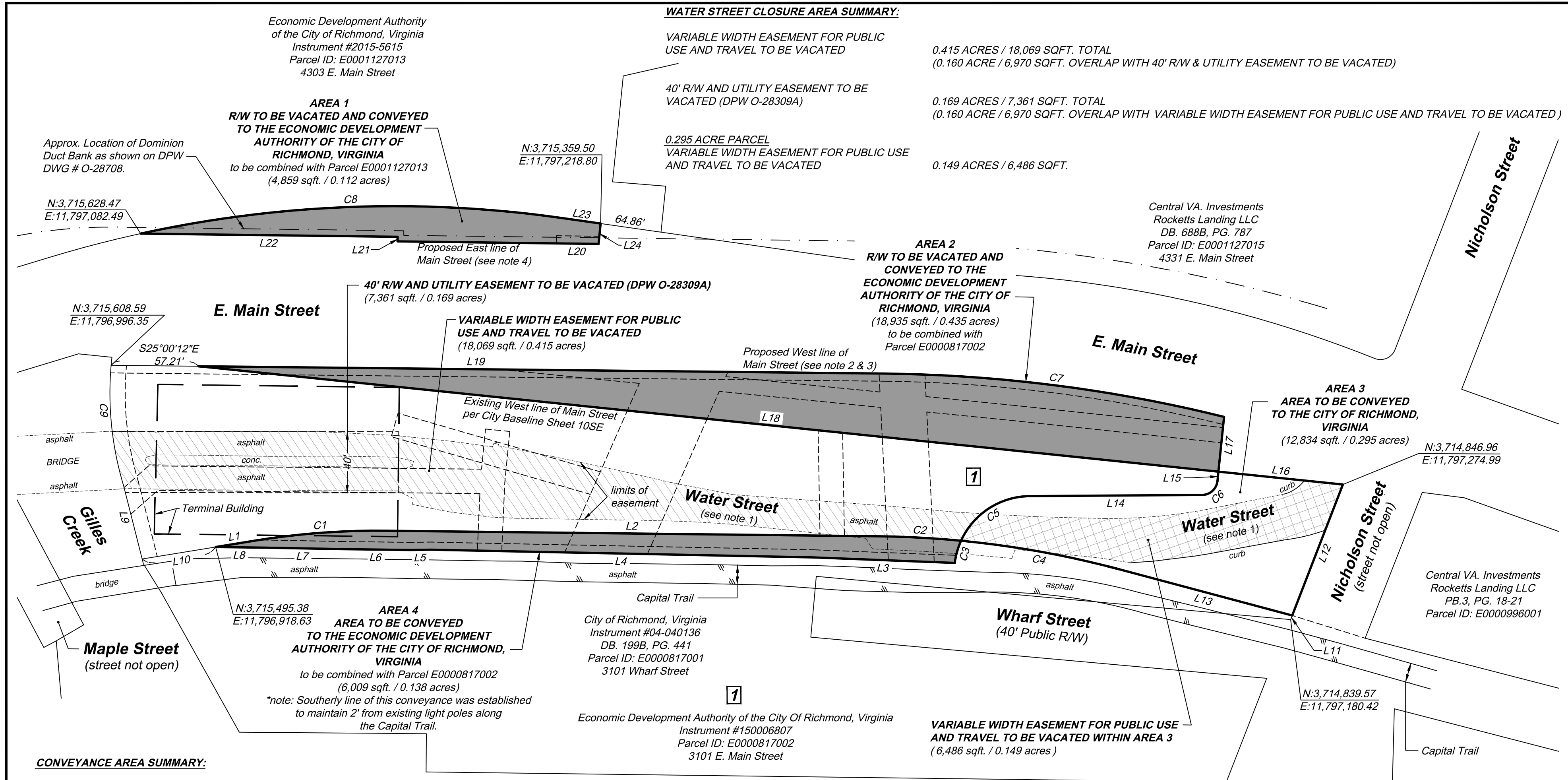
0.415 ACRES / 18,069 SQFT. TOTAL  
(0.160 ACRE / 6,970 SQFT. OVERLAP WITH 40' R/W & UTILITY EASEMENT TO BE VACATED)

40' R/W AND UTILITY EASEMENT TO BE VACATED (DPW O-28309A)

0.169 ACRES / 7,361 SQFT. TOTAL  
(0.160 ACRE / 6,970 SQFT. OVERLAP WITH VARIABLE WIDTH EASEMENT FOR PUBLIC USE AND TRAVEL TO BE VACATED)

0.295 ACRE PARCEL  
VARIABLE WIDTH EASEMENT FOR PUBLIC USE AND TRAVEL TO BE VACATED

0.149 ACRES / 6,486 SQFT.



**CONVEYANCE AREA SUMMARY:**

CONVEYANCE TO EDA (AREA 1) 0.112 ACRES  
 CONVEYANCE TO EDA (AREA 2) 0.435 ACRES  
 CONVEYANCE TO EDA (AREA 4) 0.138 ACRES  
 0.685 ACRES TOTAL

CONVEYANCE TO CITY OF RICHMOND (AREA 3) 0.295 ACRES

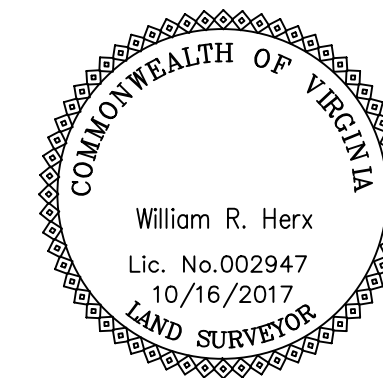
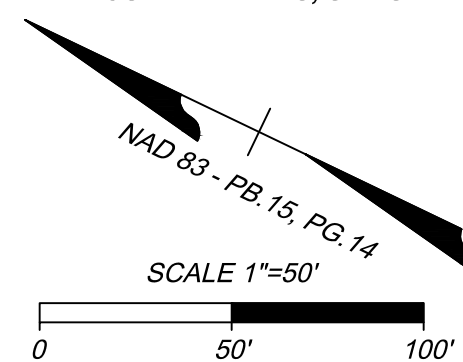
- Portion of Water Street to be closed on AREA 3.
- Remaining portion of Water Street to be vacated and/or closed.
- Portion of City of Richmond lands to be conveyed to the Economic Development Authority.

**James River**

**NOTES:**

1. An easement for public use and travel within the limits of the existing paved area was retained by The City of Richmond, Virginia during the previous conveyance of Parcel E0000817001 as contained in a Special Warranty Deed being recorded as Instrument #150006807, Clerk's Office, City of Richmond, Virginia, and being further shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey of 1.517 Acres Lying Along East Main Street" prepared by Timmons Group and dated February 27, 2015 and revised April 14, 2015 as recorded in Plat Book 15, Page 14, Clerk's Office, City of Richmond, Virginia.
2. Proposed West line of Main Street is as shown on that certain plat titled "Plat Showing Proposed Surplus Land from former E. Main Street Right-of-Way, a Variable Width Permanent Drainage Easement & Two Permanent 5' Utility Easements Across Property Known as 3101 E. Main Street Parcel ID #E0000817002" prepared by H&B Surveying and Mapping, LLC and dated September 26, 2017.
3. The proposed Western right-of-way line of Main Street was established to be 1' behind the sidewalk.
4. The proposed Eastern right-of-way line of Main Street was established to be along the back of the sidewalk.

\* FOR LINE AND CURVE TABLES, SEE SHEET 3.



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

NOTES 1. Lot dimensions in parentheses are from deeds. 2. Property owners correct as of 3. Ordinance No..... 4. Adopted..... 5. Accepted.....	Drafting Technician:	<b>TIMMONS GROUP</b> <small>THIS DRAWING PREPARED AT THE CHARLOTTE OFFICE 2030 S. Tryon Street, Suite 3C   Charlotte, NC 28203 TEL 704.376.1073 FAX 704.376.1076 www.timmons.com</small>		PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF PORTIONS OF WATER STREET AND E. MAIN STREET LOCATED BETWEEN NICHOLSON ST & GILLIES CREEK; ACQUISITION FROM AND CONVEYANCE TO EDA OF CERTAIN REAL ESTATE; AND THE DEDICATION OR RETAINING OF EASEMENTS			
	Engineering Project Manager:			CITY OF RICHMOND, VIRGINIA			
REFERENCES:	Reviewed By:	DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	DRAWN BY: W.R. HERX CHECKED BY: W.R. HERX	SCALE 1" = 50'	DATE: 10/16/2017 REV:	PROJECT:	DRAWING & FILE NO. DPW Drawing # N-28801 Sheet 1 of 3
REVISIONS	Consultant Project Number:						

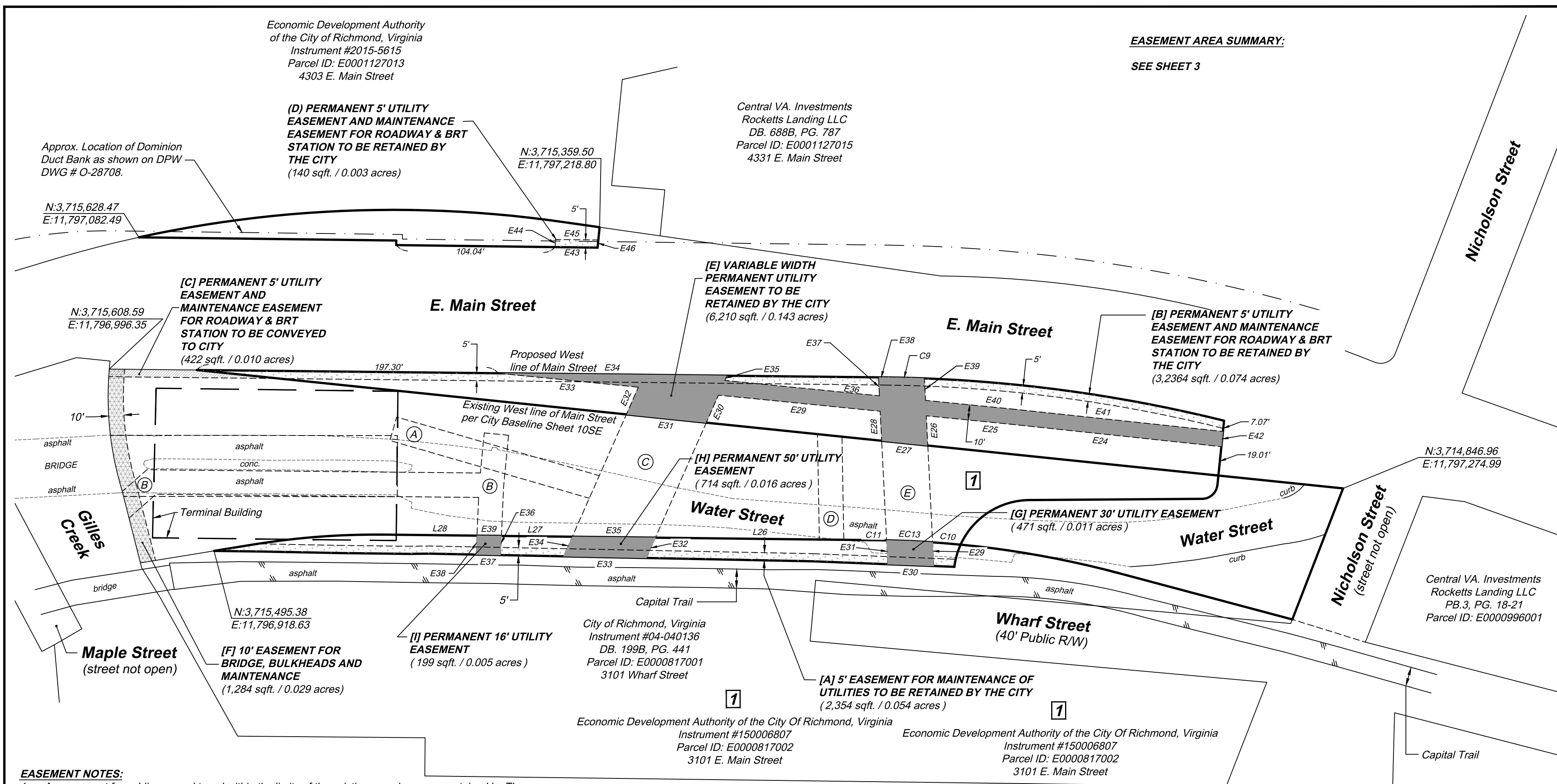
Economic Development Authority  
of the City of Richmond, Virginia  
Instrument #2015-5615  
Parcel ID: E0001127013  
4303 E. Main Street

(D) PERMANENT 5' UTILITY  
EASEMENT AND MAINTENANCE  
EASEMENT FOR ROADWAY & BRT  
STATION TO BE RETAINED BY  
THE CITY  
(140 sqft. / 0.003 acres)

Central VA. Investments  
Rocketts Landing LLC  
DB. 688B, PG. 787  
Parcel ID: E0001127015  
4331 E. Main Street

**EASEMENT AREA SUMMARY:**

SEE SHEET 3



**EASEMENT NOTES:**

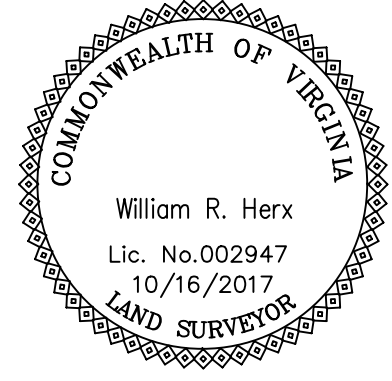
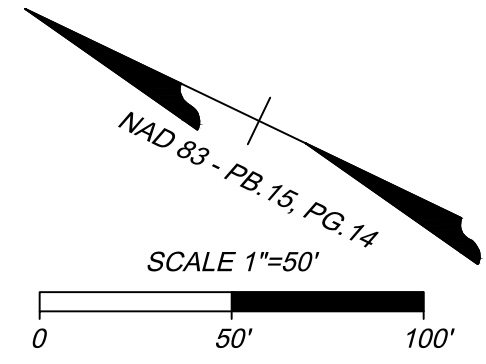
- An easement for public use and travel within the limits of the existing paved area was retained by The City of Richmond, Virginia during the previous conveyance of Parcel E0000817001 as contained in a Special Warranty Deed being recorded as Instrument #150006807, Clerk's Office, City of Richmond, Virginia, and being further shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey of 1.517 Acres Lying Along East Main Street" prepared by Timmons Group and dated February 27, 2015 and revised April 14, 2015 as recorded in Plat Book 15, Page 14, Clerks's Office, City of Richmond, Virginia.
- The City of Richmond reserves a temporary access and construction easement across the closed rights-of-way (Areas 1 and 2) to allow for the completion of any improvements to E. Main St. which may be incomplete as of the date of closure.
- Area 1 and Permanent 5' Utility Easement [B] located within Area 2 contain facilities owned by Dominion Energy, Inc. and Windstream Holdings, Inc., respectively. Their facilities had been authorized to be within the City R/W by Franchise agreements with the City. The EDA will agree in writing to work in good faith with these companies to permit them to continue to use such facilities following the rights-of-way closures.
- The Variable Width Permanent Drainage Easement contains the following:
  - 50' wide section: existing 48" Division "E" sewage disposal line, Gillies Creek Interceptor (DPW DWG# o-13507 sheet 2 of 3)
  - 30' wide section: existing 30" Fulton Bottom Interceptor Sewer (DPW DWG# O-19258)
  - 10' wide section: existing 18" & 24" storm sewer.

**James River**

**EXISTING EASEMENT TABLE (INST# 150006807 & P.B. 15, PG. 14):**

- (A) 16' Utility Easement centered on buried sanitary sewer lateral.
- (B) 16' Utility Easement
- (C) 50' Utility Easement
- (D) 16' Utility Easement
- (E) 30' Utility Easement

\* FOR LINE AND CURVE TABLES, SEE SHEET 3.



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

**TIMMONS GROUP**  
THIS DRAWING PREPARED AT THE  
CHARLOTTE OFFICE  
2030 S. Tryon Street, Suite 3C | Charlotte, NC 28203  
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PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF PORTIONS OF WATER STREET AND E. MAIN STREET LOCATED BETWEEN NICHOLSON ST & GILLIES CREEK; ACQUISITION FROM AND CONVEYANCE TO EDA OF CERTAIN REAL ESTATE; AND THE DEDICATION OR RETAINING OF EASEMENTS  
CITY OF RICHMOND, VIRGINIA

REFERENCES:	REVISIONS	DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	DRAWN BY: W.R. HERX CHECKED BY: W.R. HERX	SCALE 1" = 50'	DATE: 10/16/2017 REV:	PROJECT:	DRAWING & FILE NO. DPW Drawing # N-28801 Sheet 2 of 3
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Y:\1901199999-Main\_Street-Vacation\DWG\199999V-Bistro\_Garden-COR\_closing-conveyance-XPRWVA.dwg | Plotted on 10/16/2017 3:40 PM | by Randy Herx

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	500.00'	86.34'	43.28'	9°53'37"	S29°55'14"E	86.23'
C2	640.00'	54.26'	27.15'	4°51'28"	S22°32'42"E	54.25'
C3	50.00'	15.16'	7.64'	17°22'07"	S80°16'06"W	15.10'
C4	640.00'	105.49'	52.86'	9°26'38"	N15°23'39"W	105.37'
C5	50.00'	56.75'	31.87'	65°01'34"	S58°32'03"E	53.75'
C6	10.00'	14.61'	8.96'	83°42'33"	S67°52'33"E	13.34'
C7	968.50'	224.74'	112.88'	13°17'44"	S18°21'30"E	224.24'
C8	780.02'	278.48'	140.74'	20°27'20"	S27°42'56"E	277.01'
C9	210.05'	79.57'	40.27'	21°42'15"	N58°29'48"E	79.10'
C10	640.00'	18.42'	9.21'	1°38'57"	S20°56'27"E	18.42'
C11	640.00'	5.71'	2.85'	0°30'39"	S24°43'06"E	5.70'
EC13	640.00'	30.13'	15.07'	2°41'52"	S23°06'51"E	30.13'

LINE TABLE		
LINE	BEARING	LENGTH
E24	N19°32'35"W	137.60'
E25	N19°56'14"W	56.50'
E26	S61°32'53"W	19.45'
E27	N19°43'21"W	30.35'
E28	N61°32'53"E	19.34'
E29	N19°56'14"W	106.35'
E30	S88°13'54"W	19.67'
E31	N19°43'21"W	52.56'

LINE TABLE		
LINE	BEARING	LENGTH
E32	N88°13'54"E	19.46'
E33	N19°56'14"W	92.13'
E34	S25°00'22"E	149.68'
E35	S88°13'54"W	3.40'
E36	S19°56'21"E	101.57'
E37	N61°32'53"E	12.11'
E38	S25°00'22"E	3.66'
E39	S61°32'53"W	14.44'

LINE TABLE		
LINE	BEARING	LENGTH
E40	S19°56'14"E	58.03'
E41	S19°32'35"E	137.61'
E42	S70°16'39"W	10.00'
E43	N24°54'16"W	131.60'
E44	N65°05'44"E	5.00'
E45	S24°54'16"E	93.19'
E46	S17°29'16"E	38.73'
L1	S34°52'03"E	26.17'

LINE TABLE		
LINE	BEARING	LENGTH
E30	N23°23'52"W	30.12'
E31	N61°32'53"E	15.67'
E32	S88°13'54"W	14.53'
E33	N24°28'18"W	54.20'
E34	N88°13'54"E	14.01'
E35	S24°58'26"E	54.40'
E36	S66°54'53"W	12.52'
E37	N24°28'18"W	16.00'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S24°58'26"E	322.59'
L3	N23°23'52"W	93.16'
L4	N24°28'18"W	250.46'
L5	N26°26'18"W	13.24'
L6	N24°53'40"W	44.83'
L7	N24°30'50"W	51.00'
L8	N24°53'40"W	31.85'
L9	N50°09'05"E	49.72'

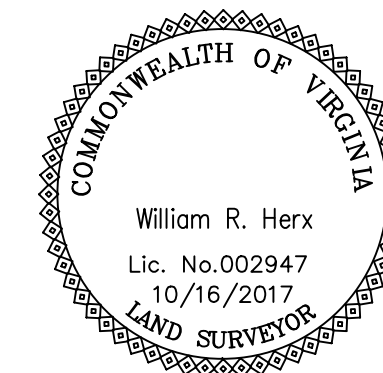
LINE TABLE		
LINE	BEARING	LENGTH
L10	S34°52'03"E	48.78'
L11	N85°31'44"E	2.88'
L12	S85°31'44"W	91.98'
L13	N10°40'20"W	117.30'
L14	S26°01'17"E	113.00'
L15	N70°16'38"E	6.31'
L16	S19°43'22"E	82.00'
L17	S70°16'39"W	36.08'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N19°43'21"W	672.04'
L19	S25°00'22"E	449.78'
L20	N24°54'16"W	131.74'
L21	N65°05'44"E	3.00'
L22	N24°54'16"W	168.44'
L23	S17°29'16"E	24.90'
L24	S70°10'21"W	13.42'
E29	S61°32'53"W	15.52'

LINE TABLE		
LINE	BEARING	LENGTH
E38	N66°54'53"E	12.38'
E39	S24°58'26"E	16.01'
L26	S24°58'26"E	145.56'
L27	S24°58'26"E	46.36'
L28	S24°58'26"E	60.25'

**PROPOSED EASEMENT AREA SUMMARY:**

[A] 5' EASEMENT FOR MAINTENANCE OF UTILITIES	2,354 SQFT. (151 SQFT. OVERLAP WITH [G] ) (271 SQFT. OVERLAP WITH [H] ) (80 SQFT. OVERLAP WITH [I] )
[B] PERMANENT 5' UTILITY EASEMENT AND MAINTENANCE EASEMENT FOR ROADWAY & BRT STATION	3,236 SQFT. TOTAL (741 SQFT. OVERLAP WITH [E] )
[C] PERMANENT 5' UTILITY EASEMENT AND MAINTENANCE EASEMENT FOR ROADWAY & BRT STATION	422 SQFT. TOTAL (50 SQFT. OVERLAP WITH [F] )
[D] PERMANENT 5' UTILITY EASEMENT AND MAINTENANCE EASEMENT FOR ROADWAY & BRT STATION	140 SQFT. TOTAL
[E] VARIABLE WIDTH PERMANENT UTILITY EASEMENT	6,210 SQFT. TOTAL (741 SQFT. OVERLAP WITH [B] )
[F] 10' EASEMENT FOR BRIDGE, BULKHEADS AND MAINTENANCE	1,284 SQFT. TOTAL (50 SQFT. OVERLAP WITH [C] )
[G] PERMANENT 30' UTILITY EASEMENT	471 SQFT. TOTAL (151 SQFT. OVERLAP WITH [A] )
[H] PERMANENT 50' UTILITY EASEMENT	714 SQFT. TOTAL (271 SQFT. OVERLAP WITH [A] )
[I] PERMANENT 16' UTILITY EASEMENT	199 SQFT. TOTAL (80 SQFT. OVERLAP WITH [A] )



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

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DRAWN BY: W.R. HERX  
 CHECKED BY: W.R. HERX

SCALE  
 1" = 50'

DATE: 10/16/2017  
 REV:

PROJECT:

DRAWING & FILE NO.  
 DPW Drawing # N-28801  
 Sheet 3 of 3