

INTRODUCED: April 11, 2022

AN ORDINANCE No. 2022-111

To amend Ord. No. 2019-084, adopted Apr. 8, 2019, as previously amended by Ord. No. 2020-040, adopted Feb. 24, 2020, and Ord. No. 2020-169, adopted Sept. 14, 2020, which declared that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road, to authorize the acquisition of additional fee simple and easement interests for the project.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 25 2022 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2019-084, adopted April 8, 2019, as previously amended by Ordinance No. 2020-040, adopted February 24, 2020, and Ordinance No. 2020-169, adopted September 14, 2020, is hereby amended and reordained as follows:

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of certain fee simple interests, permanent drainage easements, permanent utility easements, permanent water easements, and temporary construction easements, each

AYES: 8 **NOES:** 0 **ABSTAIN:**

ADOPTED: APR 25 2022 REJECTED: STRICKEN:

hereinafter referred to as an “Interest” and all hereinafter referred to as the “Interests,” as shown on sheets [4] 3 through [64] 65 of a drawing designated as DPW Drawing No. O-28709, [dated January 22, 2019] with each sheet dated as shown on Attachment A to this ordinance dated April 11, 2022, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” [with sheets ~~6, 29, 31, 45, 48, 49A, 49B, 51, 57, and 62 thereof being replaced by sheets 4, 16, 17, 19, 21, 23, 47, 50A, and 50B of a drawing designated as DPW Drawing No. O-28709, dated May 4, 2020, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,”] for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road;~~

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the Interests as shown on sheets [4] 3 through [64] 65 of a drawing designated as DPW Drawing No. O-28709, [dated January 22, 2019] with each sheet dated as shown on Attachment A to this ordinance dated April 11, 2022, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” copies of which sheets are attached to and hereby incorporated into [Ordinance No. 2019-084, adopted April 8, 2019, with sheets ~~6, 29, 31, 45, 48, 49A, 49B, 51, 57, and 62 thereof being replaced by sheets 4, 16, 17, 19, 21, 23, 47, 50A, and 50B of a drawing designated as DPW Drawing No. O-28709, dated May 4, 2020, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” copies of which~~

~~sheets are attached to and hereby incorporated into~~] this amendatory ordinance, for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road.

§ 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 Interests, (ii) act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the properties from whom such Interests 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 Interests, 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 an Interest to be acquired pursuant to this ordinance on the terms of purchase thereof, the City Attorney is authorized to acquire such Interest by undertaking appropriate condemnation proceedings to exercise the City's power of eminent domain for the purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road.

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

II. This amendatory ordinance shall be in force and effect upon adoption.

*A TRUE COPY:
TESTE:
Candice D. Reid
City Clerk*

Attachment A

April 11, 2022

Sheet	Date
1	Omitted
2	Omitted
3	January 31, 2020
4	January 31, 2020
5	February 6, 2020
6	May 4, 2020
7A	February 6, 2020
7B	February 6, 2020
8	February 12, 2020
9	March 24, 2020
10	December 10, 2019
11	April 14, 2020
12	May 26, 2020
13	May 26, 2020
14	May 26, 2020
15	March 24, 2020
16	March 24, 2020
17	May 4, 2020
18	May 4, 2020
19	December 10, 2019
20	May 4, 2020
21	March 24, 2020
22	May 4, 2020
23	May 27, 2020
24	May 4, 2020
25	May 27, 2020
26	May 27, 2020
27	March 24, 2020
28	May 27, 2020
29	January 31, 2020
30	June 30, 2020
31	April 20, 2020
32	March 24, 2020
33	June 30, 2020

Sheet	Date
34	December 10, 2019
35	December 10, 2019
36	January 31, 2020
37	June 30, 2020
38	January 31, 2020
39	March 24, 2020
40	August 19, 2020
41	January 31, 2020
42	January 31, 2020
43	January 31, 2020
44	April 10, 2020
45	July 1, 2020
46	July 1, 2020
47	July 15, 2020
48	May 4, 2020
49	January 31, 2020
50A	May 4, 2020
50B	May 4, 2020
51	February 3, 2020
52	March 24, 2020
53	March 24, 2020
54	July 1, 2020
55	March 24, 2020
56	February 3, 2020
57	February 3, 2020
58	July 1, 2020
59	February 6, 2020
60	March 25, 2020
61	March 24, 2020
62	March 25, 2020
63	July 1, 2020
64	March 26, 2020
65	February, 6, 2020



DEPARTMENT OF PUBLIC WORKS

2022-270

O&R REQUEST

DATE: March 29, 2022 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor 

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer 

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

THROUGH: Bobby Vincent, Director of Public Works 

THROUGH: M. S. Khara PE, City Engineer 

FROM: Lamont Benjamin, PE, Capital Projects Administrator 

RE: TO AMEND AND REORDAIN ORDINANCE NO. 2019-084 AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER (CAO) OR DESIGNEE THEREOF, TO ACQUIRE CERTAIN PERMANENT, TEMPORARY AND UTILITY EASEMENTS INTERESTS, BY VOLUNTARY CONVEYANCE OR BY CONDEMNATION PROCEEDINGS, FOR THE CONSTRUCTION OF MULTIMODAL IMPROVEMENTS ON HULL STREET ROAD PHASE I PROJECT FROM HEY ROAD TO WARWICK ROAD

ORD. OR RES. NO: _____

PURPOSE: To amend and re-ordain Ordinance No. 2019-084, adopted on April 8, 2019, as previously amended by Ordinance No. 2020-040, adopted on February 24, 2020, and by Ordinance No. 2020-169, adopted September 14, 2020, which authorized the acquisition of certain fee simple and certain easements interests for the Hull Street Road Phase 1 Project, to authorize the acquisition of additional property interests for the project from parcel numbers 23, 24, 27, 31, 32, 33, 34, 40, 42, 44, 45, 47, 48, 52, 56, 60, 61, 62, 64, 65, 67, 71, 73, 74, 75, 79, 80, 81, 82, and 85, by replacing the pages 3, 4, 7, 11, 12, 13, 14, 20, 22, 24, 25, 27, 28, 32, 36, 39, 40, 41, 43, 44, 46, 50, 52, 53, 54, 58, 59, 60, 61, and 64 of DPW Drawing No. O-28709 entitled "Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from just west of Hey Road to Warwick Rd," with the attached revised pages numbered 4, 5, 8, 12, 13, 14, 15, 21, 23, 25, 26, 28, 29, 33, 37, 40, 41, 42, 44, 45, 47, 51, 53, 54, 55, 59, 60, 61, 62 and 65.

REASON: Additional right of way consisting of certain easements interests are required to construct these improvements. These additional easements are due to the design progress

development of the Project to final design stages and taking in consideration public and private utility needs as well as final roadway design profile.

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

BACKGROUND: The Hull Street Road Improvement project, located along the dividing line between the Midlothian and Broad Rock Planning Districts is included on the City of Richmond's Capital Improvement Plan. Hull Street Road is a mixed use Residential and Commercial corridor located on the City's southwest corporate limits and is a gateway entrance project from Chesterfield and Amelia Counties and a major access to VDOT's limited access Chippenham Parkway.

The City, in conjunction with VDOT and Chesterfield County completed a Hull Street Road – Route 360 Revitalization Study and Plan in early 2013 recommending improvements to the roadway corridor including provisions for pedestrian and bicyclist facilities, landscaping and lighting to enhance safety and mobility for all users.

The proposed improvements will provide a consistent 4 lane typical section (11' wide lanes) with two lanes each direction and a 15' wide median with left turn lanes and adequate storage length at intersections, major traffic generators and median crossovers. The improvements will include curb and gutter and a drainage system to handle storm water runoff. A 5' wide green space and 5' wide sidewalk along the south side and an 8' wide green space and 10' wide shared-use-path along the north side. This will provide pedestrian and bicycle safety and route continuity along the entire corridor and connectivity per the City's bicycle and pedestrian Plan.

The project improvements will require right-of-way take, temporary easements and permanent easements including utility and drainage easements from sixty four (64) parcels, as part of the project. These acquisitions are shown in the submitted plan sheets prepared by (JMT) Johnson, Mirmiran and Thompson Inc. and designated as DPW Dwg. No. O-28709. The estimated cost of the ROW acquisition is approximately \$1,850,000 (costs include consultant fees for acquisition) based on assessed property values. Most of the property rights needed are temporary or permanent easements. The project construction is scheduled to start summer 2024 with anticipated completion of summer 2026. Currently the project is at the 60% design stage.

The reason for this requested amendment is that the interests to be acquired in some of the 64 parcels have significantly changed and needs Council's approval for additional permanent and temporary easements. Parcels 23, 24, 27, 31, 32, 33, 34, 40, 42, 44, 45, 47, 48, 52, 56, 60, 61, 62, 64, 65, 67, 71, 73, 74, 75, 79, 80, 81, 82 and 85 plats of which are attached to this amendment request in sheets 4, 5, 8, 12, 13, 14, 15, 21, 23, 25, 26, 28, 29, 33, 37, 40, 41, 42, 44, 45, 47, 51, 53, 54, 55, 59, 60, 61, 62 and 65 have increased in permanent and temporary construction easements more than what was originally approved by Council and adopted in April 8, 2020. Those additional permanent easements and temporary construction easements were due to the design progress development of the Project to final design stages and taking in consideration public and private utility needs as well as final roadway design profile while maintaining same overall total project acquisition cost.

The initial Ordinance No 2019-084 for the Right of Way needs for this Project was adopted on April 8, 2019. It was later re-ordained twice first time by Ordinance No 2020-040 adopted on February 24, 2020 then second time by Ordinance No 2020-169 adopted on September 20, 2020 to adjust some of the acquisitions known at that time.

The project is funded through Federal and State smart scale funds. The City previously received funds from VDOT in an amount of \$5,015,000 for the design of project. The City received smart scale funds in an amount of \$ 16,085,000 to be funded over a period of 5 years from FY19 to FY23 to acquire Right of Way and construct the Project Improvements. Total funding for the project received is \$21,100,000

FISCAL IMPACT/COST: None. \$1,850,000 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 federal, state and local regulations. Acquisition cost is 100% reimbursable. All cost is included in the smart scale funds received.

FISCAL IMPLICATIONS: If this amended ordinance is not approved by City Council, DPW will not be able to proceed with right of way acquisition or start construction which might lead to the loss of federal funds allocated for this project.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: April 11, 2022

CITY COUNCIL PUBLIC HEARING DATE: April 25, 2022

REQUESTED AGENDA: Consent.

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: Ordinance No 2019 -084 adopted April 8, 2019, Ordinance No 2020-040 adopted February 24, 2020 and Ordinance No 2020-169 Adopted September 14, 2020.

REQUIRED CHANGES TO WORK PROGRAMS: None

ATTACHMENTS:

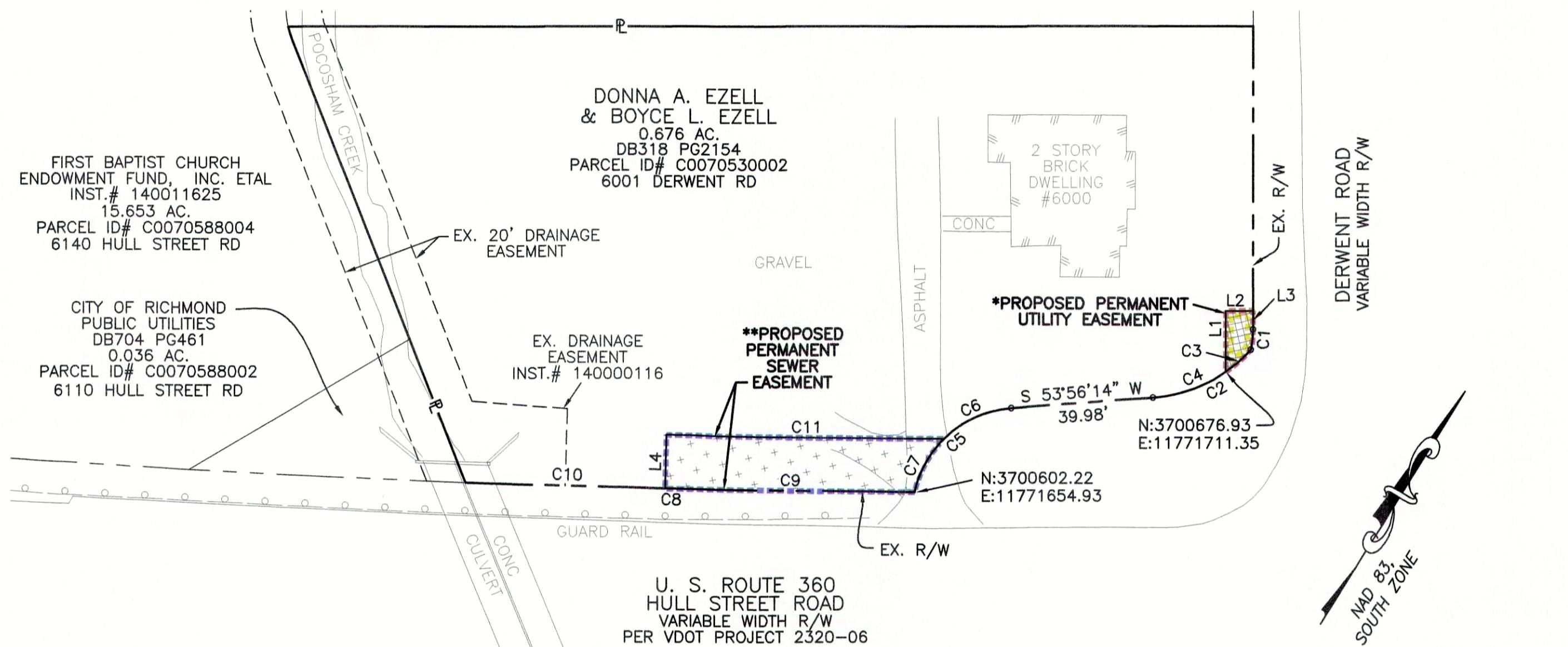
1. DPW Drawing No. O-288709 sheets 4, 5, 8, 12, 13, 14, 15, 21, 23, 25, 26, 28, 29, 33, 37, 40, 41, 42, 44, 45, 47, 51, 53, 54, 55, 59, 60, 61, 62, and 65. All other previously submitted and approved sheets are not affected by this amendment request.

STAFF:

M. S. Khara, P.E., City Engineer, 646-5413
Lamont L. Benjamin, P.E., Capital Project Administrator, 646-6339
Adel Edward, P.E., Engineer III, 646-6584 (Project Manager)

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNERS	DEED REF. ID	TOTAL AREA		PERMANENT UTILITY EASEMENT		PERMANENT SEWER EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
022	C0070530002	DONNA A. EZELL & BOYCE L. EZELL	DB 318 PG 2154	0.676	106			1,097	



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	5.69'	27.33'	11°55'41"	S 25°55'20" E 5.68'
C2	31.27'	41.02'	43°41'06"	S 32°05'39" W 30.52'
C3	9.41'	41.02'	13°08'31"	S 16°49'21" W 9.39'
C4	21.86'	41.02'	30°32'35"	S 38°39'54" W 21.61'
C5	38.50'	30.00'	73°31'59"	S 17°10'38" W 35.91'
C6	21.18'	30.00'	40°27'29"	S 33°42'53" W 20.74'
C7	17.32'	30.00'	33°04'30"	S 03°03'07" E 17.08'
C8	126.19'	4052.56'	1°47'03"	S 59°20'41" W 126.19'
C9	70.11'	4052.56'	0°59'29"	S 58°56'54" W 70.11'
C10	56.08'	4052.56'	0°47'34"	S 59°50'25" W 56.08'
C11	78.00'	4037.56'	1°06'25"	N 58°53'26" E 78.00'

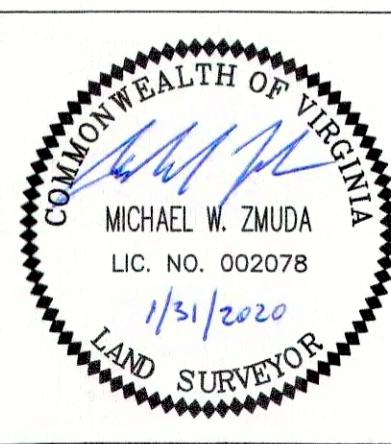
LINE	BEARING	DISTANCE
L1	N 31°53'10" W	17.08'
L2	N 58°06'50" E	7.64'
L3	S 31°53'10" E	5.23'
L4	N 30°33'22" W	15.00'

30' 0 30' 60'
GRAPHIC SCALE
1"=30'

LEGEND

- CONC = CONCRETE
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
- = *PERMANENT UTILITY EASEMENT
- = **PERMANENT SEWER EASEMENT

- * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA
- ** PERMANENT SEWER EASEMENT FOR CITY OF RICHMOND DPU

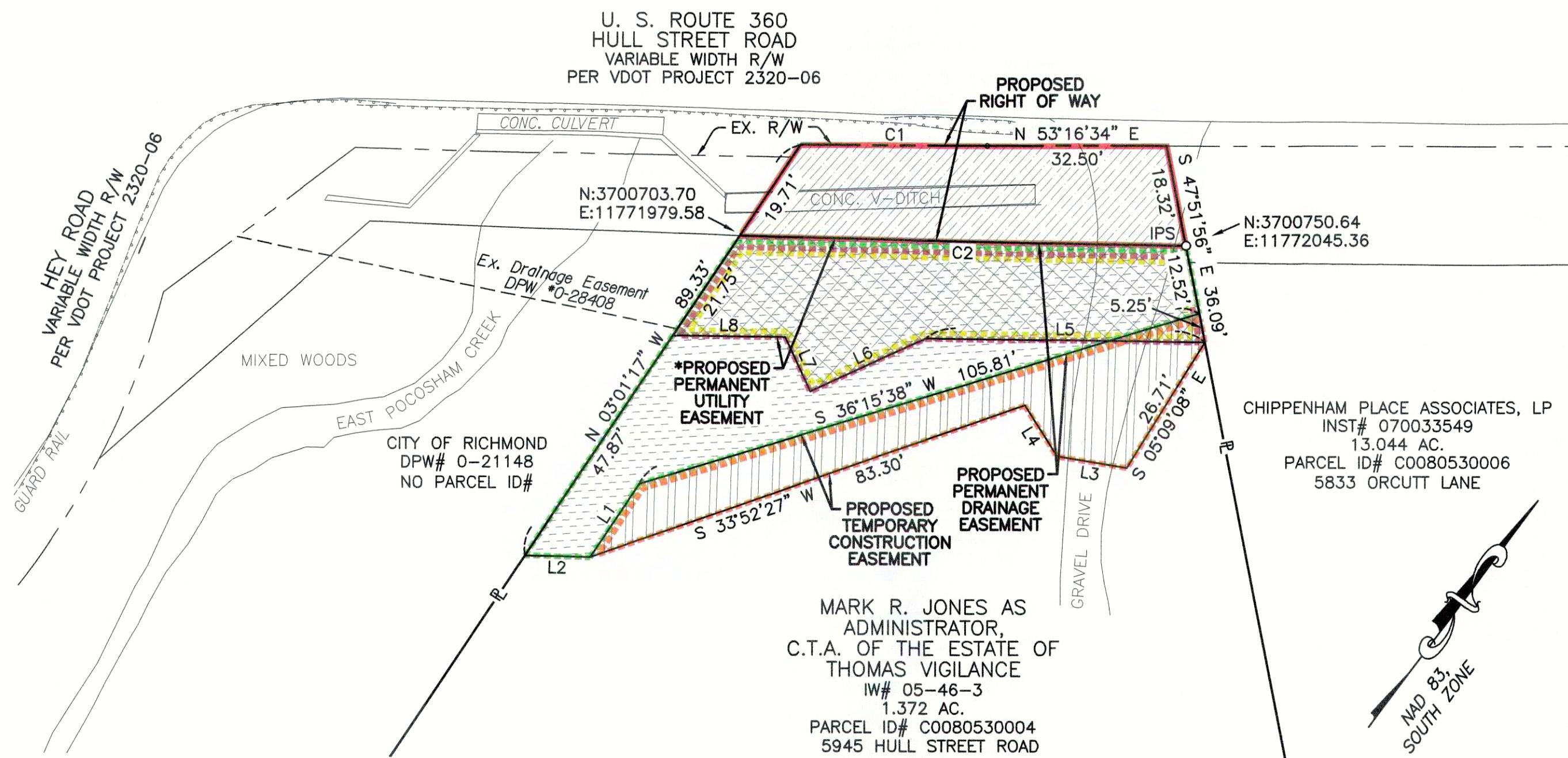


PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT #: C-28861
DATE: 01/31/2020	SCALE: 1" = 30'	sheet 03 of 65

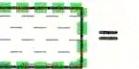
AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
024	C0080530004	MARK R. JONES, ADMINISTRATOR C.T.A. OF THE ESTATE OF THOMAS VIGILANCE	IW#05-46-3	1,372	1.273	1,694		2,909		1,184			



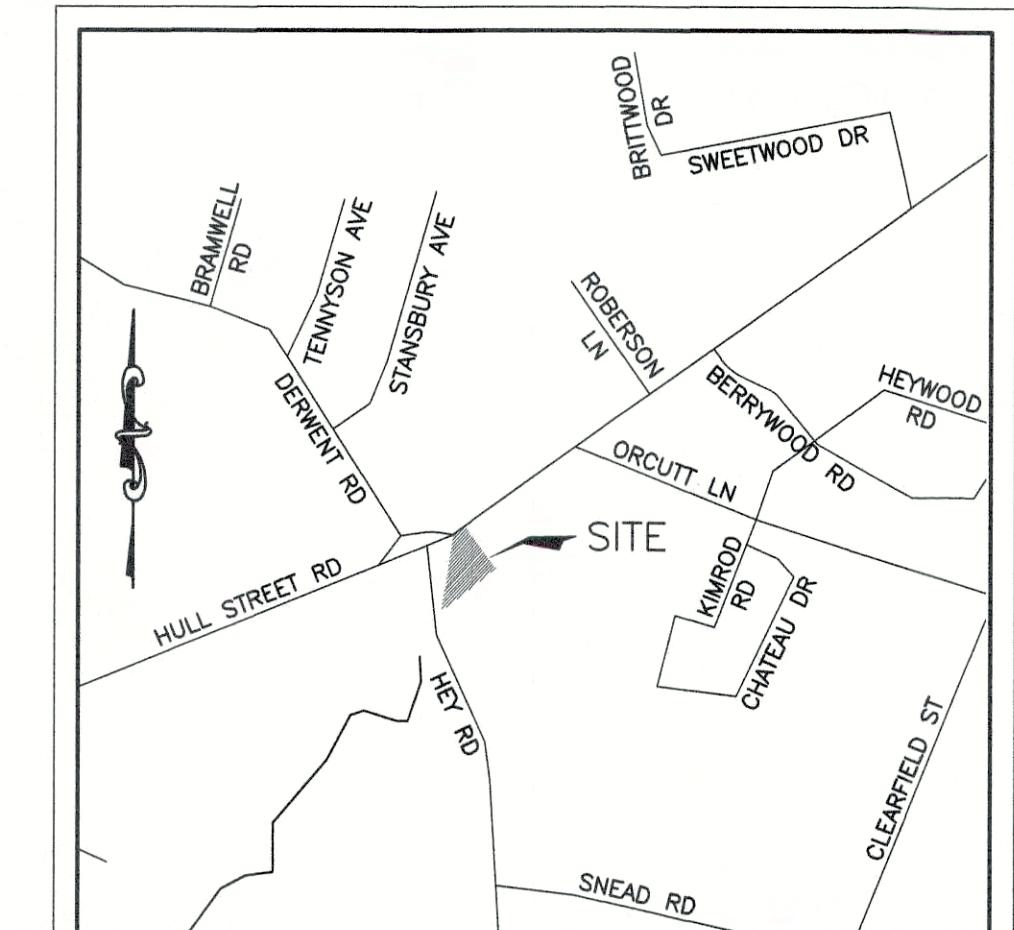
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	33.82'	4132.56'	0°28'08"	N 53°30'38" E 33.82'
C2	80.81'	4822.75'	0°57'36"	N 54°29'36" E 80.81'

LINE	BEARING	DISTANCE
L1	S 03°01'17" E	16.00'
L2	S 54°59'45" W	11.79'
L3	S 62°37'05" W	12.86'
L4	N 68°57'47" W	10.91'
L5	S 53°54'26" W	50.55'
L6	S 28°31'41" W	22.91'
L7	N 61°28'19" W	10.87'
L8	S 53°54'26" W	20.39'

LEGEND

- CONC = CONCRETE
- IPS = IRON PIN SET
- R/W = RIGHT OF WAY
- PL = PROPERTY LINE
-  = DEDICATED RIGHT OF WAY
-  = PERMANENT DRAINAGE EASEMENT
-  = *PERMANENT UTILITY EASEMENT
-  = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



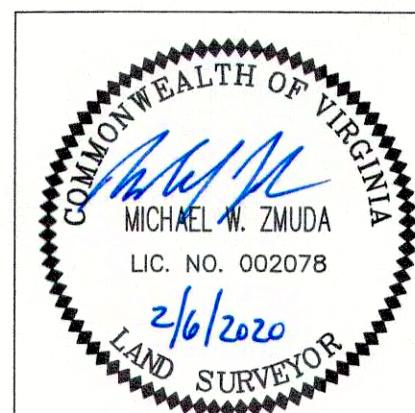
NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNER: MARK R. JONES, ADMINISTRATOR C.T.A. OF THE ESTATE OF THOMAS VIGILANCE, (IW# 05-46-3) TAX PARCEL #C0080530004.
- ZONED B-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- DPW DRAWING#: 0-28709

JMT JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION



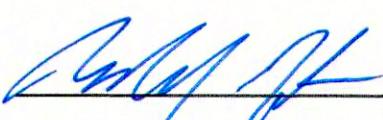
PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 02/06/2020 SCALE: 1" = 20'
SHEET 05 OF 65

SURVEYOR'S CERTIFICATION:

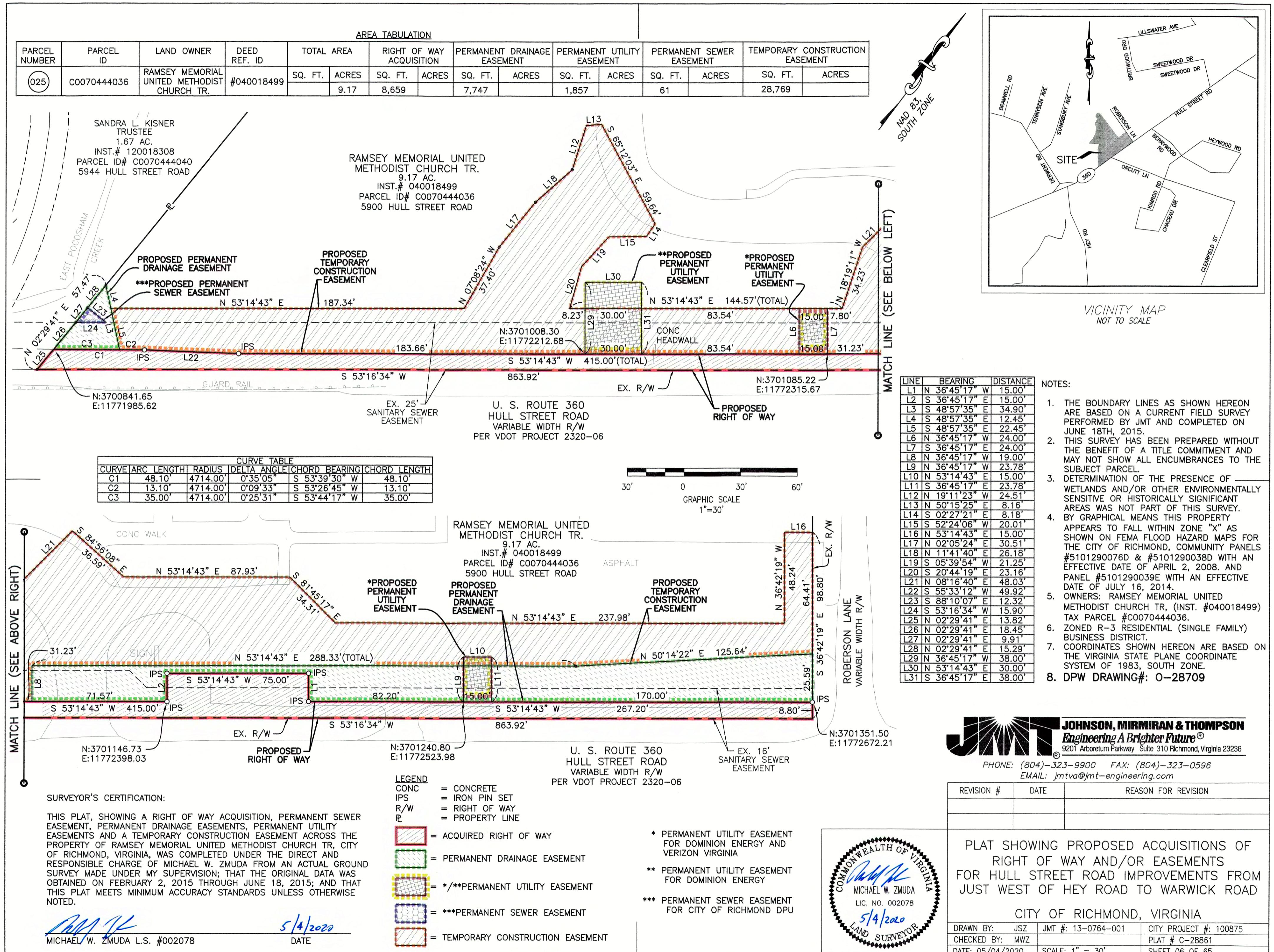
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF MARK R. JONES, ADMINISTRATOR C.T.A. OF THE ESTATE OF THOMAS VIGILANCE, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

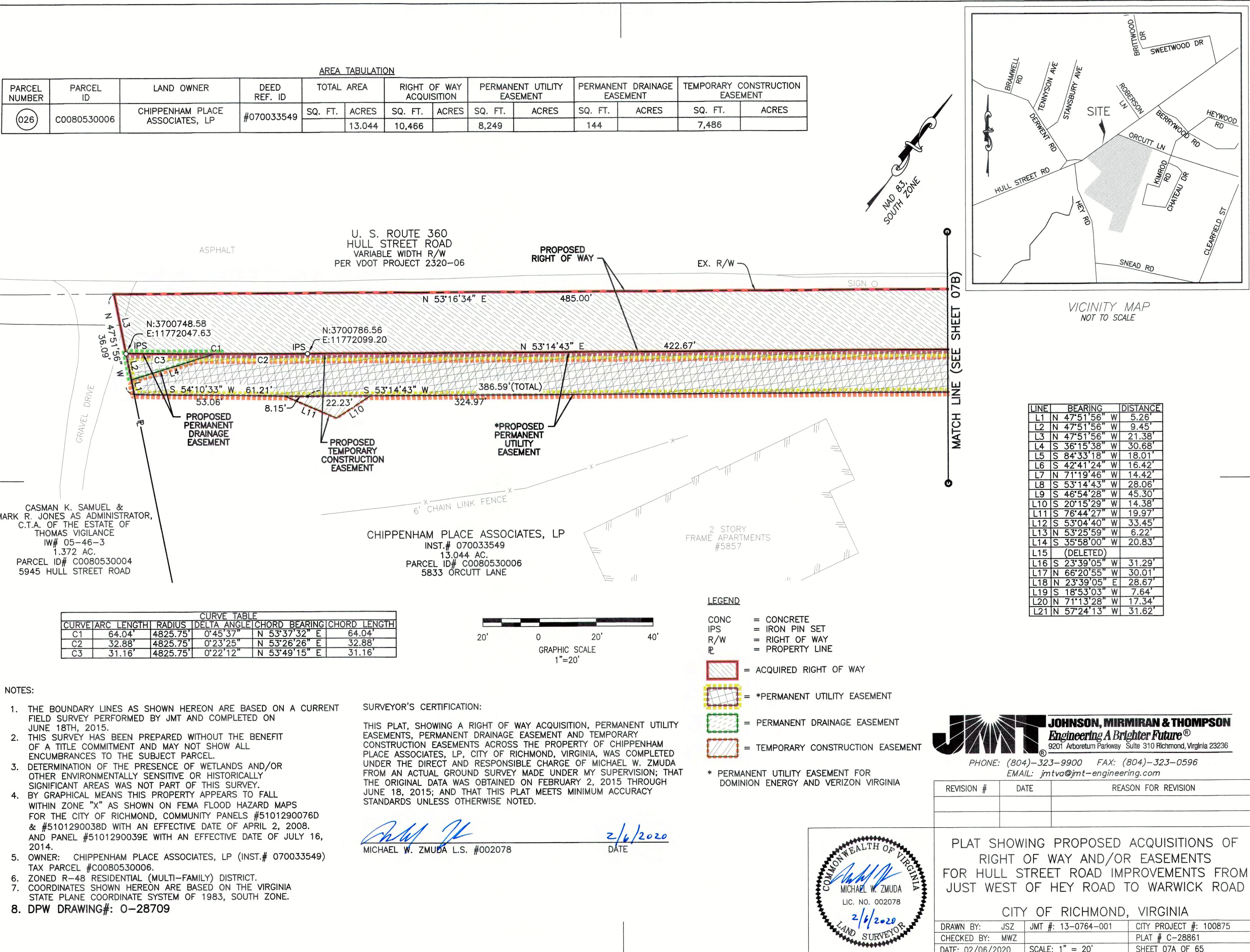


MICHAEL W. ZMUDA L.S. #002078

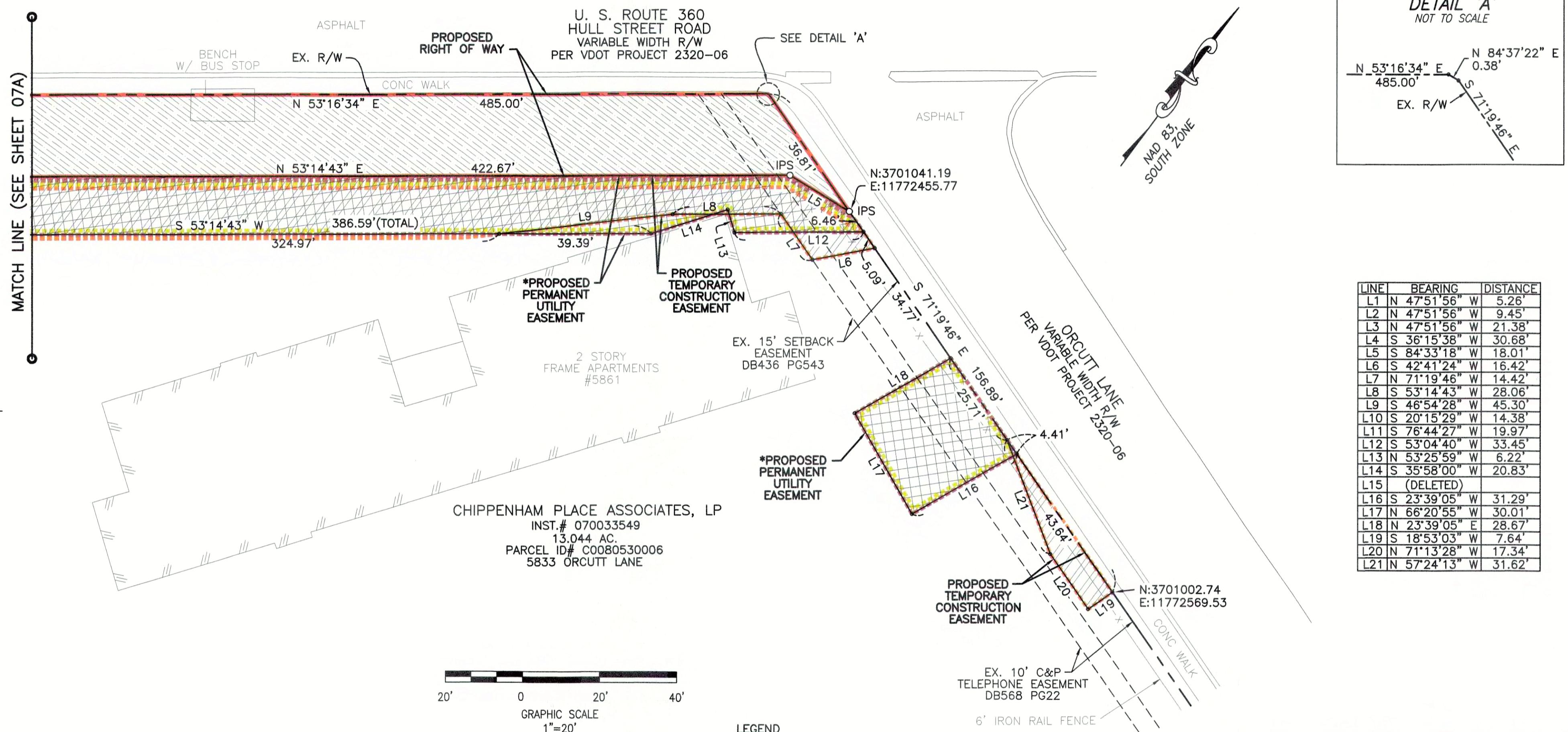
2/6/2020

DATE





AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
026	C0080530006	CHIPPENHAM PLACE ASSOCIATES, LP	#070033549	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
				13,044	10,466		8,249		144		7,486		



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENTS, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF CHIPPEHAM PLACE ASSOCIATES, LP, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

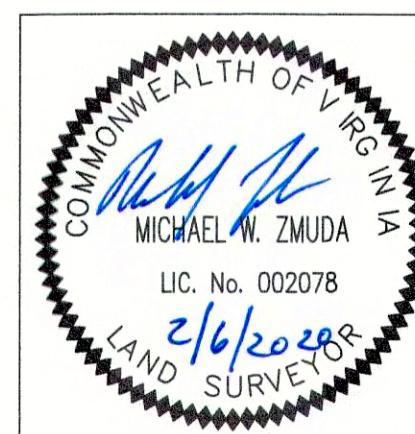
MICHAEL W. ZMUDA L.S. #002078

2/6/2020

DATE

CONC	= CONCRETE
IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



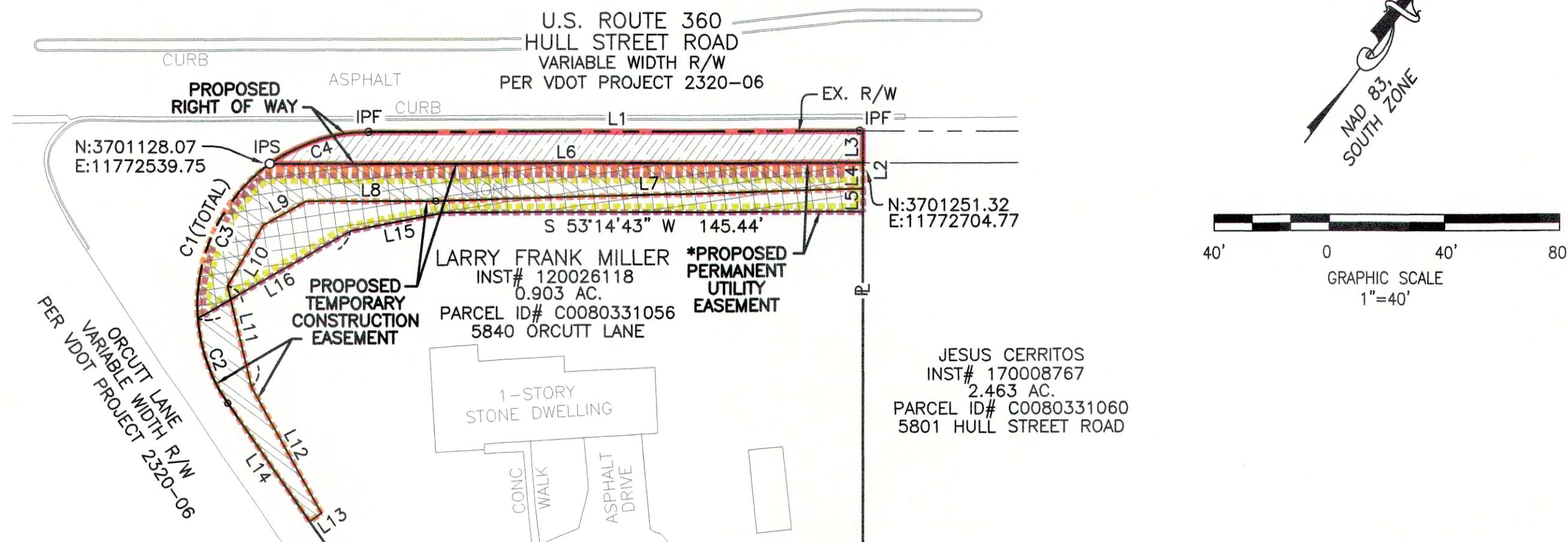
PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 02/06/2020	SCALE: 1" = 20'	SHEET 07B OF 65

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
027	C0080331056	LARRY FRANK MILLER	#120026118	0.903	2,146	4,805		3,799			



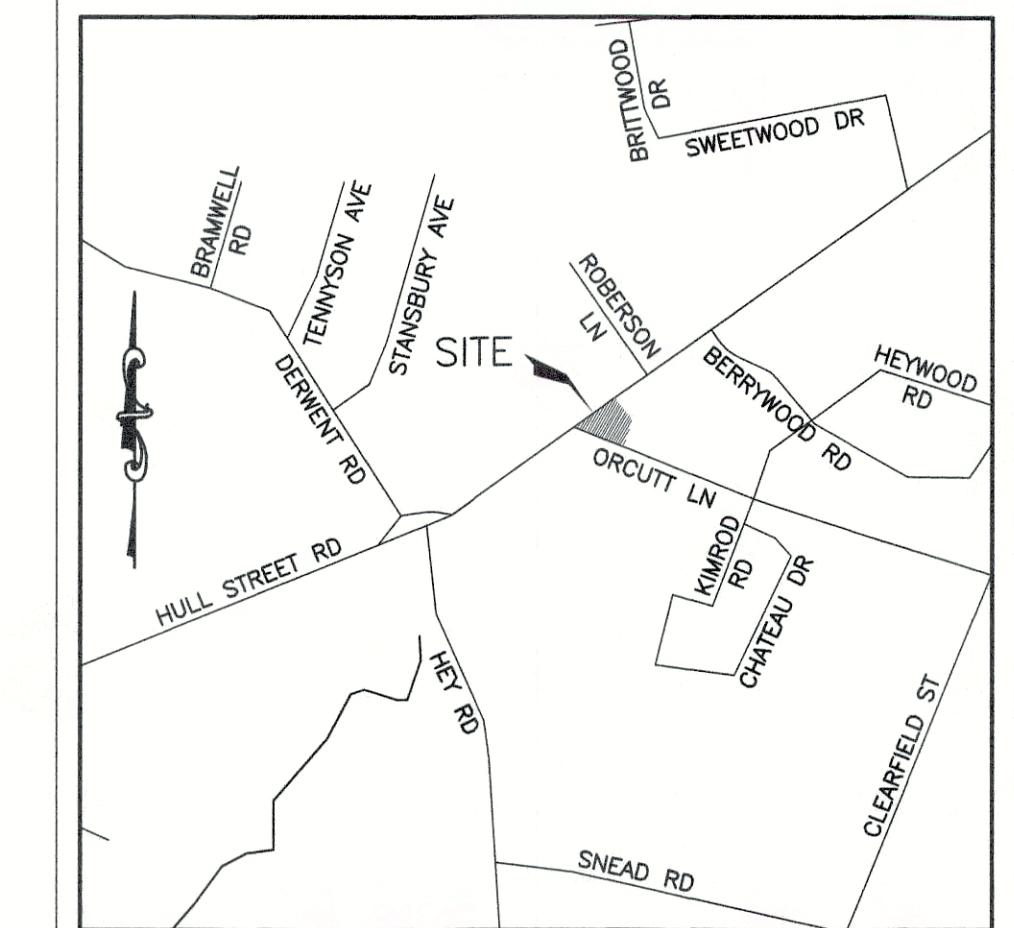
LINE	BEARING	DISTANCE
L1	N 53°16'34" E	171.23'
L2	S 36°44'19" E	27.96'
L3	S 36°44'19" E	10.96'
L4	S 36°44'19" E	9.00'
L5	S 36°44'19" E	8.00'
L6	N 53°14'43" E	205.96'
L7	S 51°42'03" W	148.40'
L8	S 53°14'43" W	45.00'
L9	S 24°03'03" W	17.18'
L10	S 05°56'09" E	24.33'
L11	S 50°12'34" E	36.03'
L12	S 65°37'08" E	50.25'
L13	S 18°40'14" W	5.00'
L14	N 71°19'46" W	50.00'
L15	S 42°17'27" W	33.13'
L16	S 23°39'05" W	61.08'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	130.49'	60.00'	124°36'20"	S 09°01'36" E
C2	31.68'	60.00'	30°15'25"	N 56°12'04" W
C3	61.76'	60.00'	58°58'45"	N 11°34'59" W
C4	37.04'	60.00'	35°22'10"	N 35°35'28" E
				36.45'

LEGEND

- CONC = CONCRETE
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
-  = ACQUIRED RIGHT OF WAY
-  = *PERMANENT UTILITY EASEMENT
-  = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



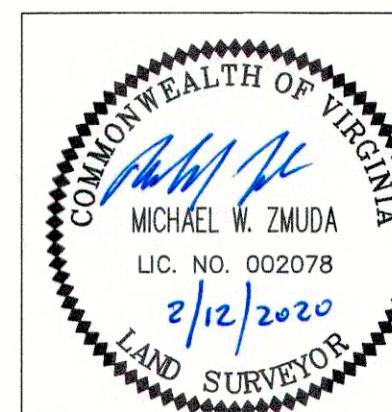
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: LARRY FRANK MILLER, (INST.# 120026118) TAX PARCEL #C0080331056.
6. ZONED RO-1 (RESIDENTIAL OFFICE) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

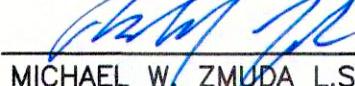
REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD
CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 02/12/2020 SCALE: 1" = 40'
SHEET 08 OF 65

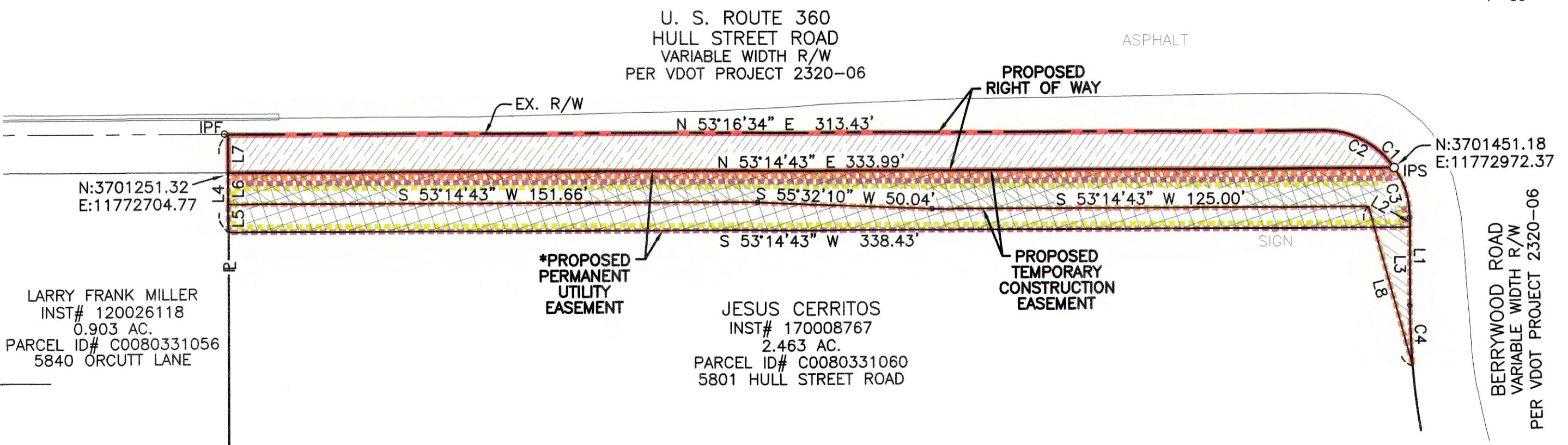
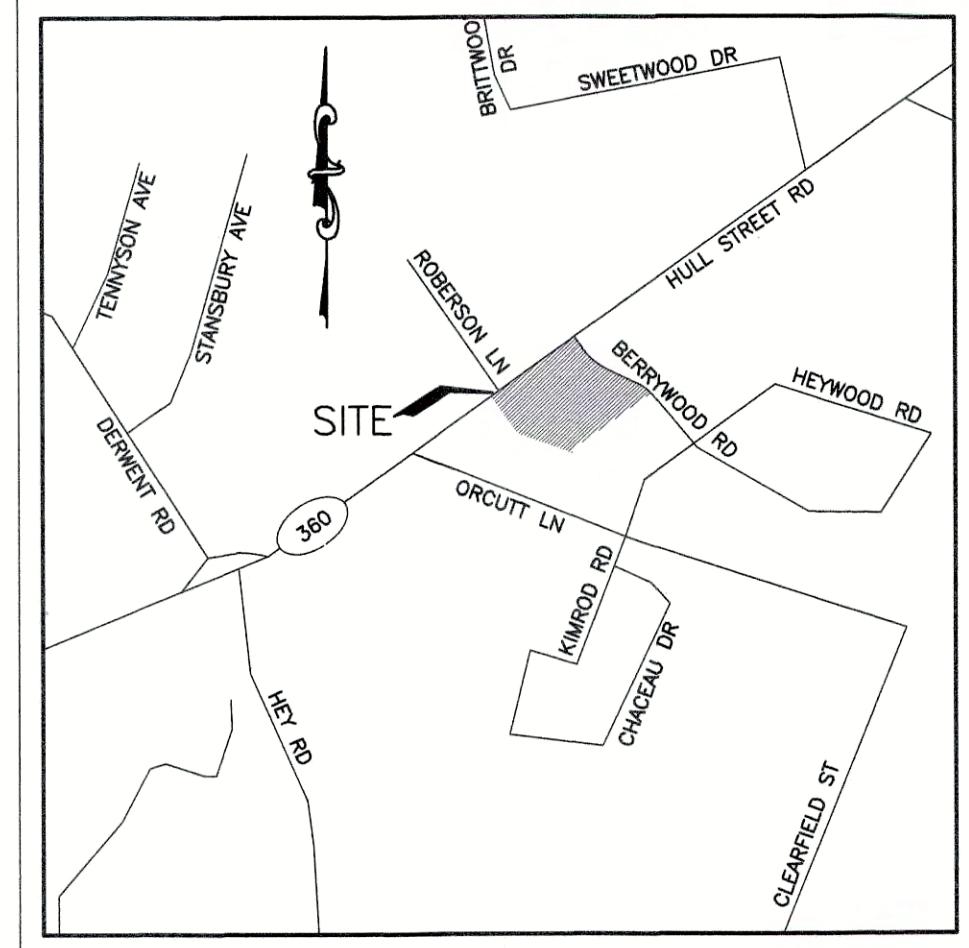
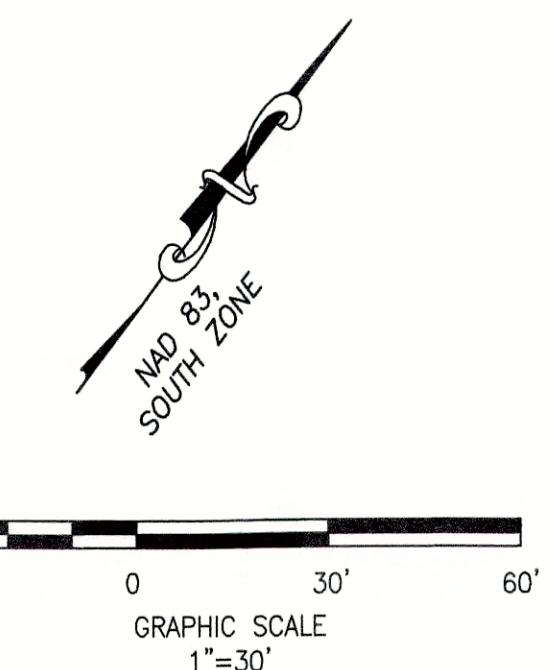
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF LARRY FRANK MILLER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.


MICHAEL W. ZMUDA L.S. #002078

2/12/2020
DATE

AREA TABULATION									
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
028	C0080331060	JESUS CERRITOS	#170008767	2,463	3.566	5,733		3,606	



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.26'	25.00'	89°59'08"	S 81°43'52" E	35.35'
C2	24.15'	25.00'	55°20'53"	N 80°57'00" E	23.22'
C3	15.11'	25.00'	34°38'15"	S 54°03'26" E	14.88'
C4	17.27'	214.01'	4°37'28"	S 39°02'57" E	17.27'

LINE	BEARING	DISTANCE
L1	S 36°44'19" E	25.19'
L2	S 36°44'19" E	2.79'
L3	S 36°44'19" E	22.40'
L4	N 36°44'19" W	27.96'
L5	N 36°44'19" W	8.00'
L6	N 36°44'19" W	9.00'
L7	N 36°44'19" W	10.96'
L8	N 52°00'35" W	47.32'

LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
-  = ACQUIRED RIGHT OF WAY
-  = *PERMANENT UTILITY EASEMENT
-  = TEMPORARY CONSTRUCTION EASEMENT
- * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF JESUS CERRITOS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

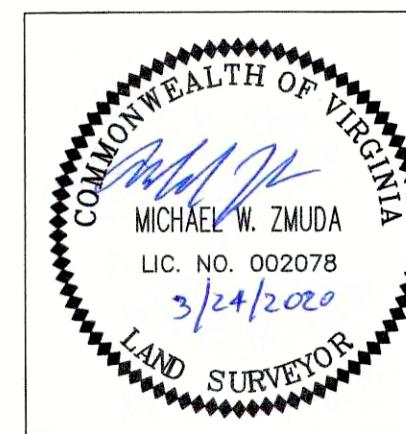

MICHAEL W. ZMUDA L.S. #002078

3/24/2020
DATE

JMT JOHNSON, MIRMIKAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

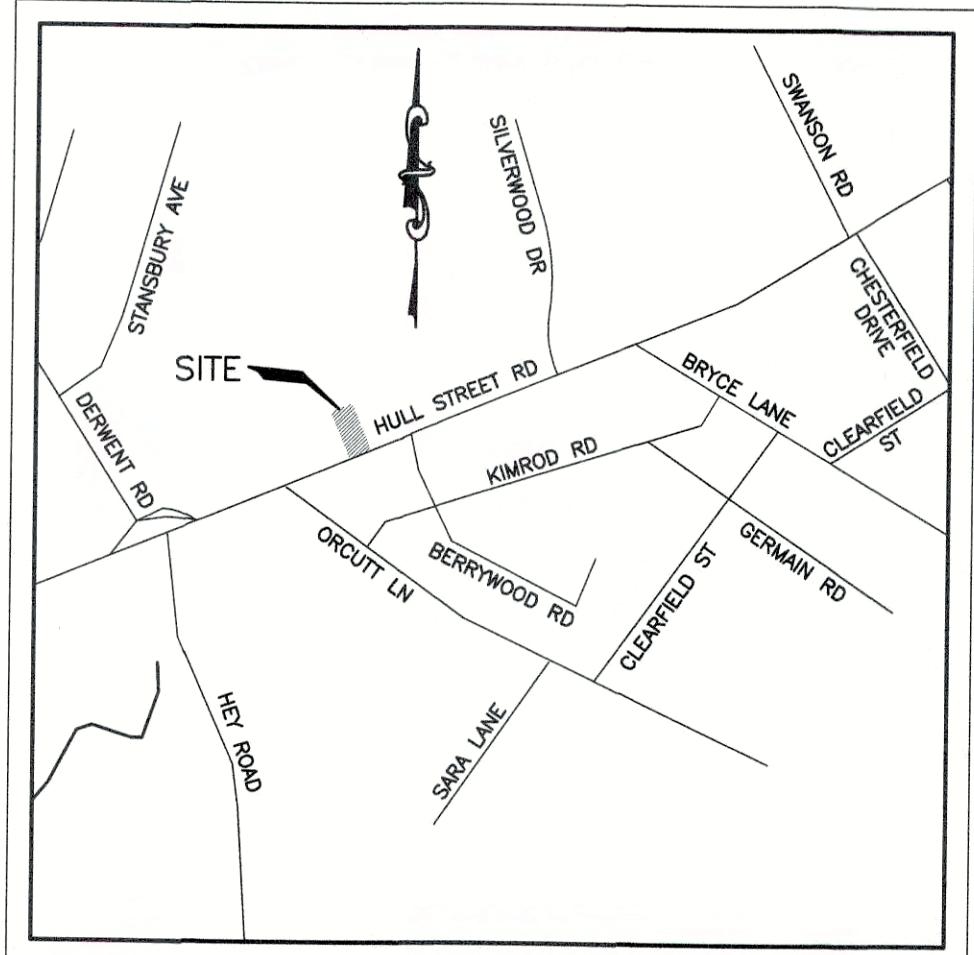
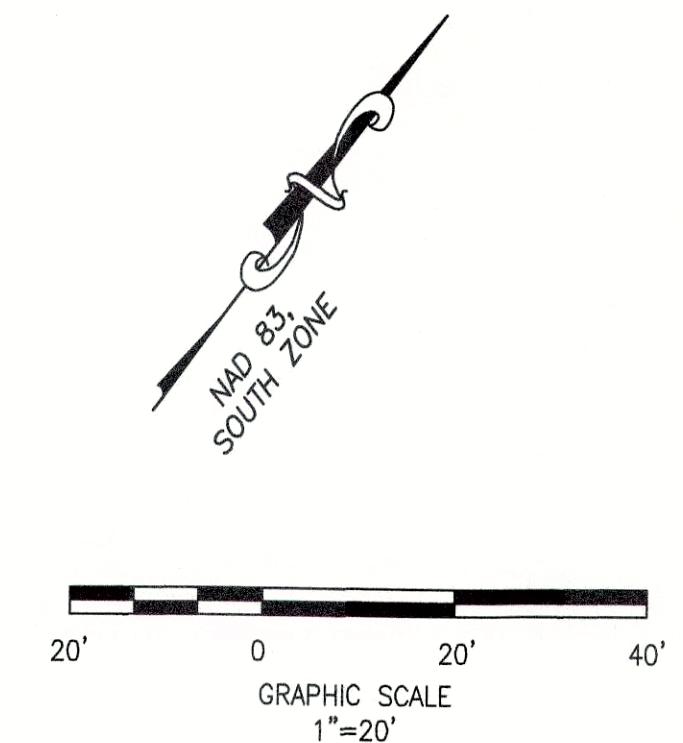
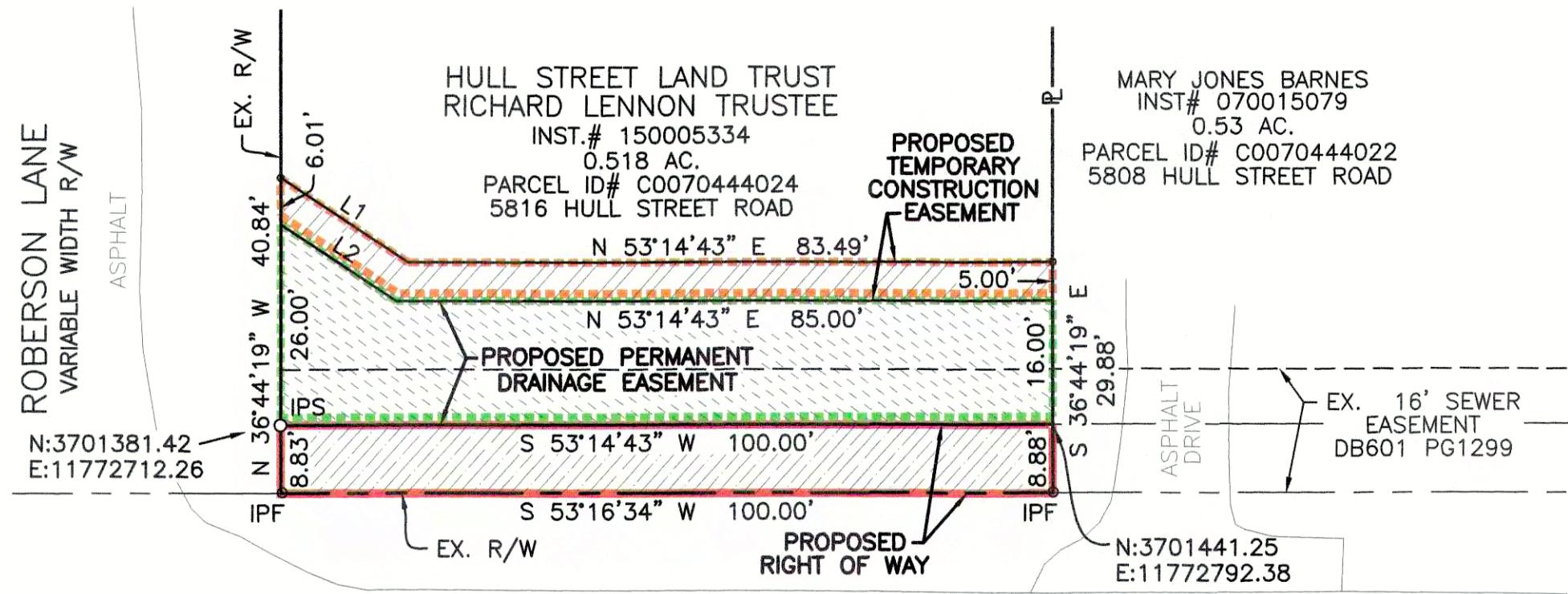
REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 03/24/20 CITY PROJECT #: 100875
SCALE: 1" = 30' SHEET 09 OF 65

AREA TABULATION									
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERM. DRAINAGE EASEMENT	TEMP. CONST. EASEMENT		
029	C0070444024	HULL STREET LAND TRUST	#150005334	SQ. FT. 0.518	ACRES 886	SQ. FT. 1675	ACRES 516		



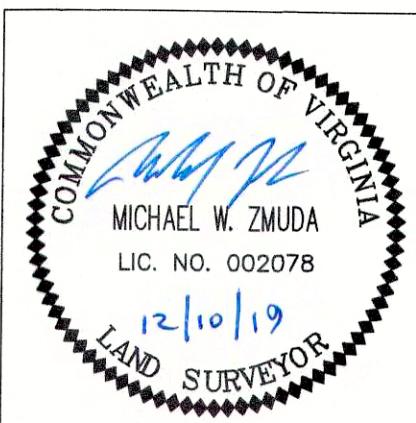
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: HULL STREET LAND TRUST/RICHARD LENNON TRUSTEE, INST.# 150005334, TAX PARCEL #C0070444024
6. ZONED RO-1 RESIDENTIAL-OFFICE DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

LINE	BEARING	DISTANCE
L1	N 86°56'26" E	19.84'
L2	N 86°56'26" E	18.03'

LEGEND

IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT



REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT # C-28861
DATE: 12/10/19 SCALE: 1" = 20' SHEET 10 OF 65

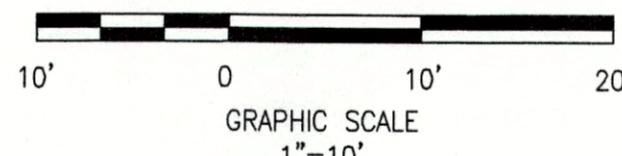
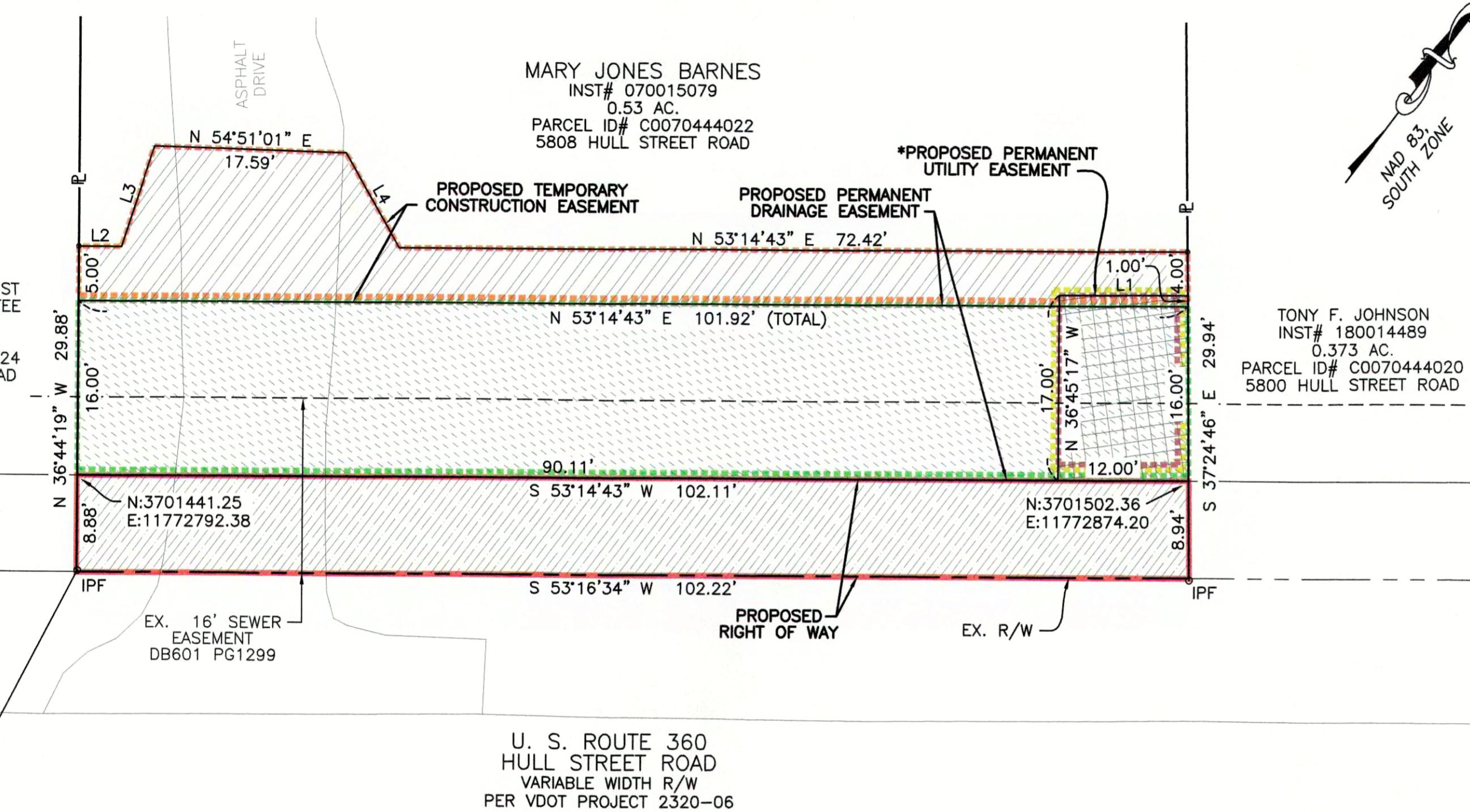
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF HULL STREET LAND TRUST, RICHARD LENNON TRUSTEE, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078
DATE: 12/10/19

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
030	C0070444022	MARY JONES BARNES	#070015079	0.53	911	202		1,632		702			



LEGEND

IPF	= IRON PIN FOUND
R/W	= RIGHT OF WAY
PL	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF MARY JONES BARNES, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

4/14/2020

DATE

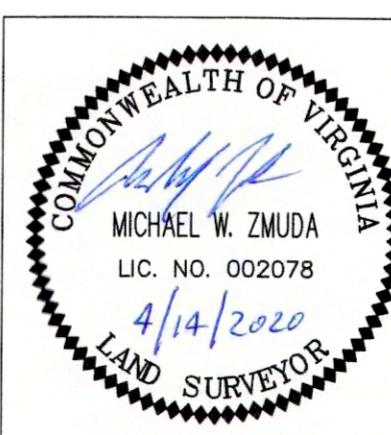
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNER: MARY JONES BARNES (INST.# 070015079) TAX PARCEL #C0070444022.
6. ZONED RO-1 RESIDENTIAL OFFICE DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709



PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION



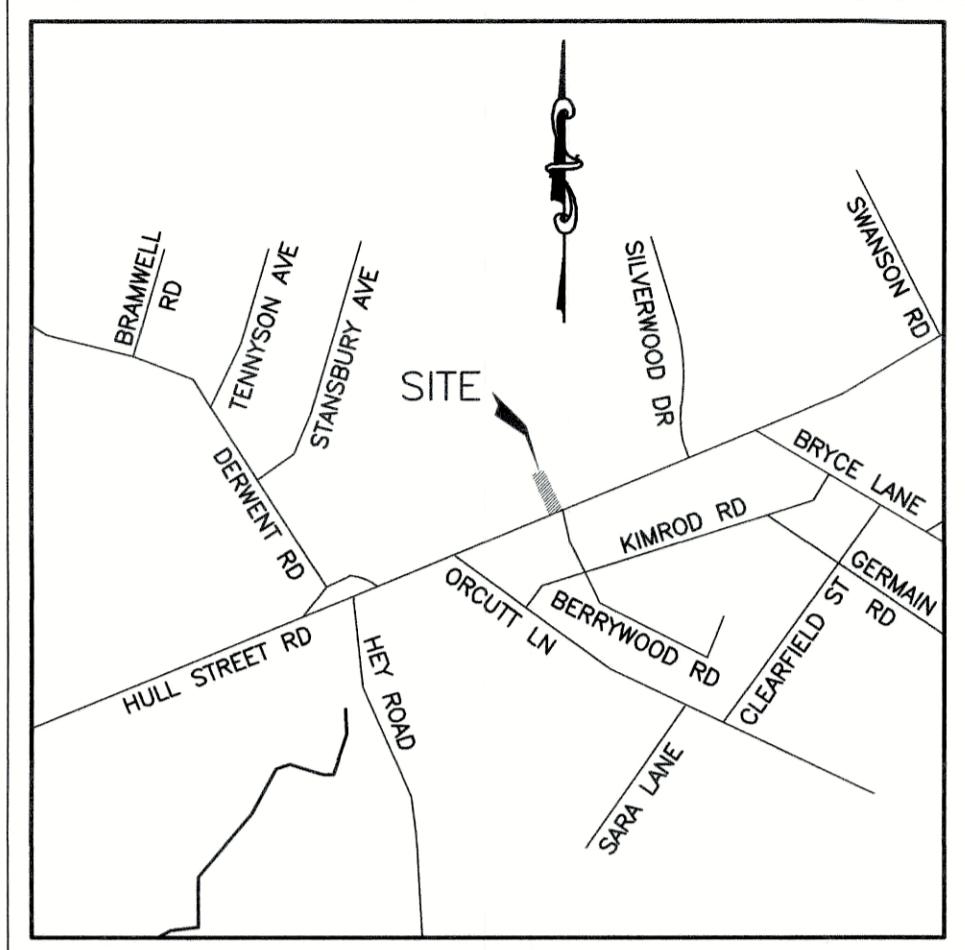
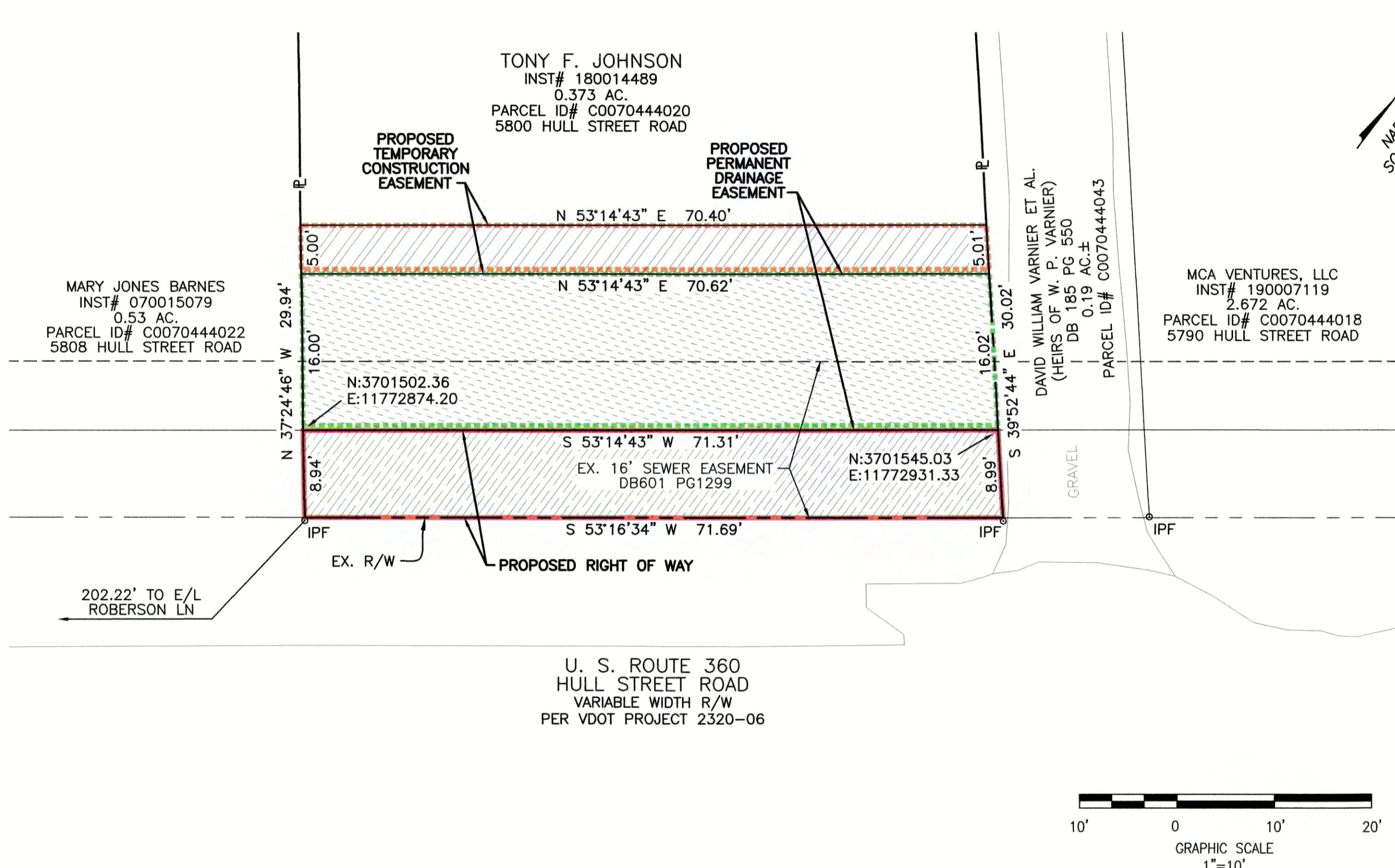
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 04/14/2020	SCALE: 1" = 10'	SHEET 11 OF 65

PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
031	C0070444020	TONY F. JOHNSON	#180014489	0.373	641	1,135		353			



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF TONY F. JOHNSON, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

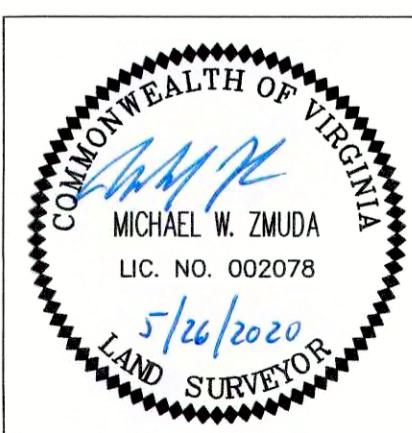
MICHAEL W. ZMUDA L.S. #002078

5/26/2020

DATE

LEGEND

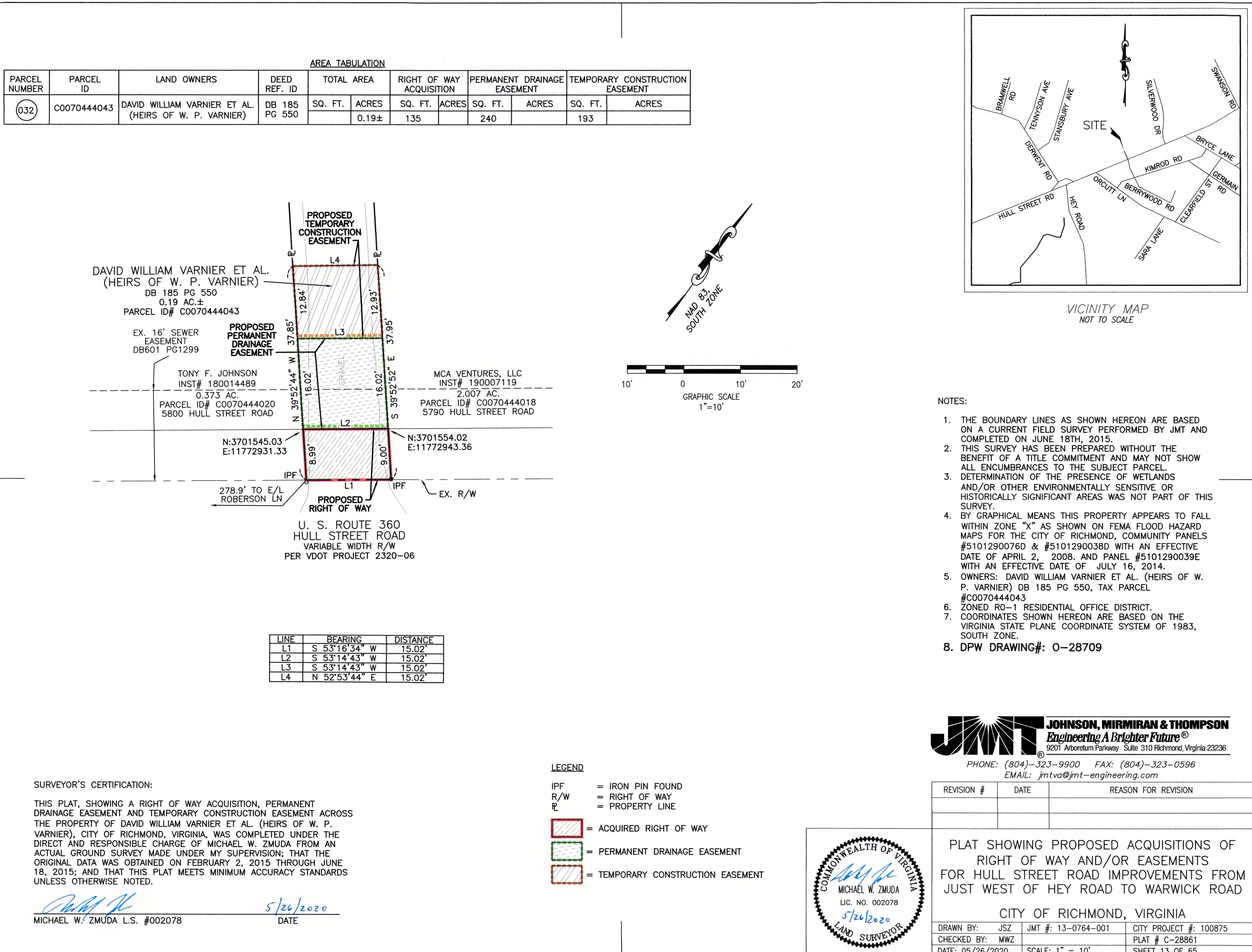
IPF	= IRON PIN FOUND
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT



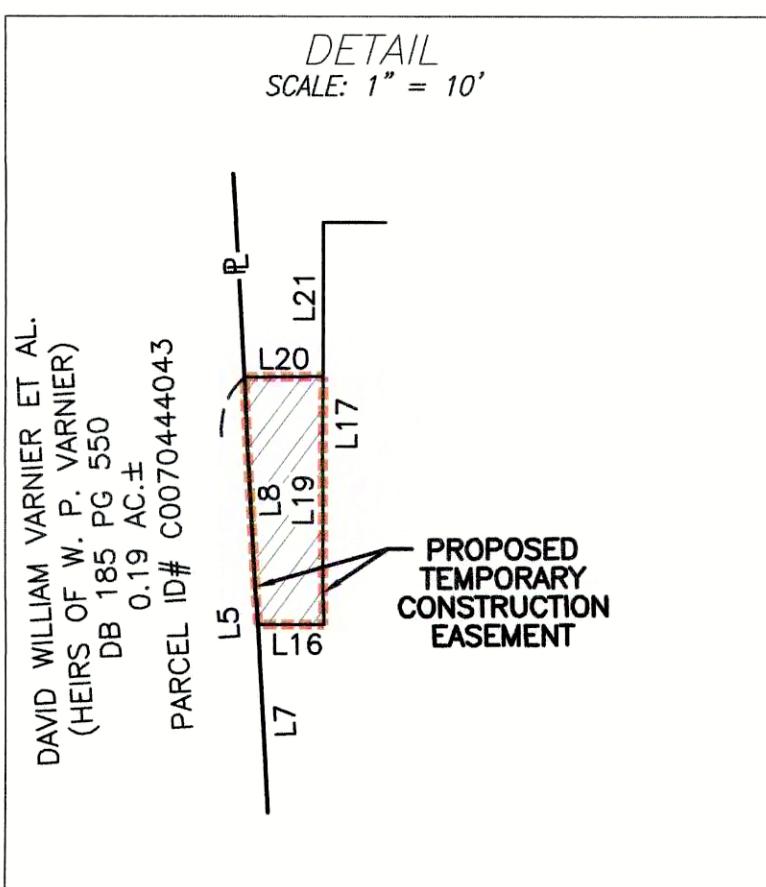
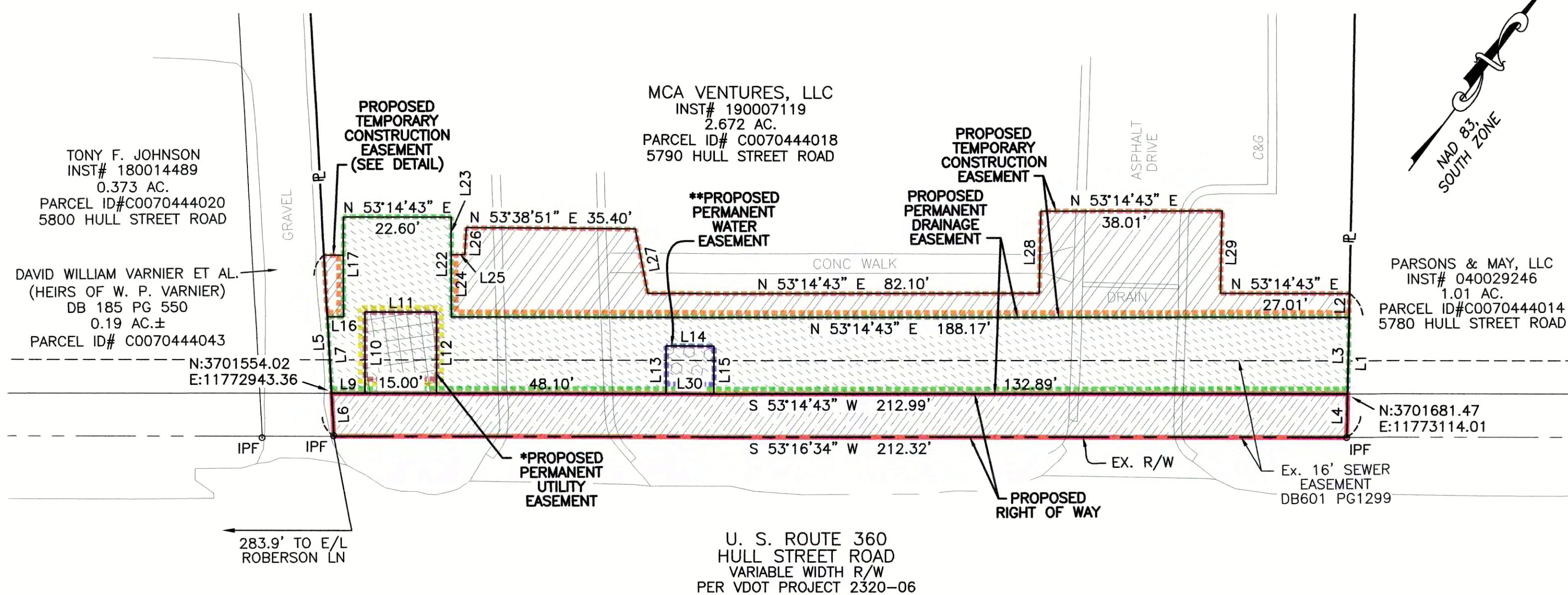
PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 05/26/2020	SCALE: 1" = 10'	SHEET 12 OF 65



AREA TABULATION															
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		PERMANENT WATER EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
033	C0070444018	MCA VENTURES, LLC	INST# 190007119	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
				2,672	1.923			255		3,891		100		2,171	



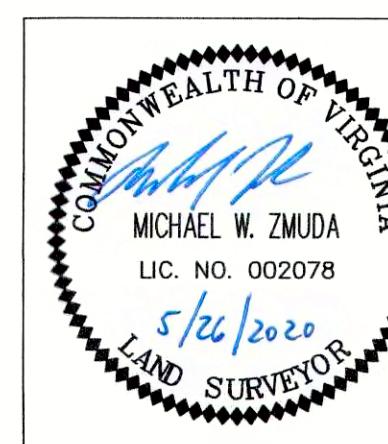
LINE	BEARING	DISTANCE
L1	S 35°37'19" E	30.10'
L2	S 35°37'19" E	5.00'
L3	S 35°37'19" E	16.00'
L4	S 35°37'19" E	9.10'
L5	N 39°52'52" W	37.95'
L6	N 39°52'52" W	9.00'
L7	N 39°52'52" W	16.02'
L8	N 39°52'52" W	12.93'
L9	N 53°14'43" E	7.00'
L10	N 36°45'17" W	17.00'
L11	N 53°14'43" E	15.00'
L12	S 36°45'17" E	17.00'
L13	N 36°45'17" W	10.00'
L14	N 53°14'43" E	10.00'
L15	S 36°45'17" E	10.00'
L16	N 53°14'43" E	3.41'
L17	N 36°45'17" W	20.94'
L19	S 36°45'17" E	12.94'
L20	N 52°53'44" E	4.12'
L21	N 36°45'17" W	8.00'
L22	S 36°45'17" E	20.93'
L23	S 36°45'17" E	7.86'
L24	N 36°45'17" W	13.07'
L25	N 52°53'44" E	2.84'
L26	N 33°19'04" W	5.65'
L27	S 47°35'11" E	13.73'
L28	N 35°37'19" W	17.24'
L29	S 35°37'19" E	17.24'
L30	S 53°14'43" W	10.00'

A horizontal graphic scale bar. It features a series of alternating black and white segments. Below the bar, numerical markings are placed at regular intervals: '20'' on the far left, '0' in the center, '20'' to the right of '0', and '40'' on the far right. The text 'GRAPHIC SCALE' is centered below the markings, and '1"=20'' is centered below that.

LEGEND

C&G	= CURB AND GUTTER
CONC	= CONCRETE
IPF	= IRON PIN FOUND
R/W	= RIGHT OF WAY
PL	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= **PERMANENT WATER EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

- * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA
- ** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNER: MCA VENTURES, LLC (INST# 190007119)
TAX PARCEL #C0070444018
6. ZONED R0-1 RESIDENTIAL-OFFICE DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709



PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

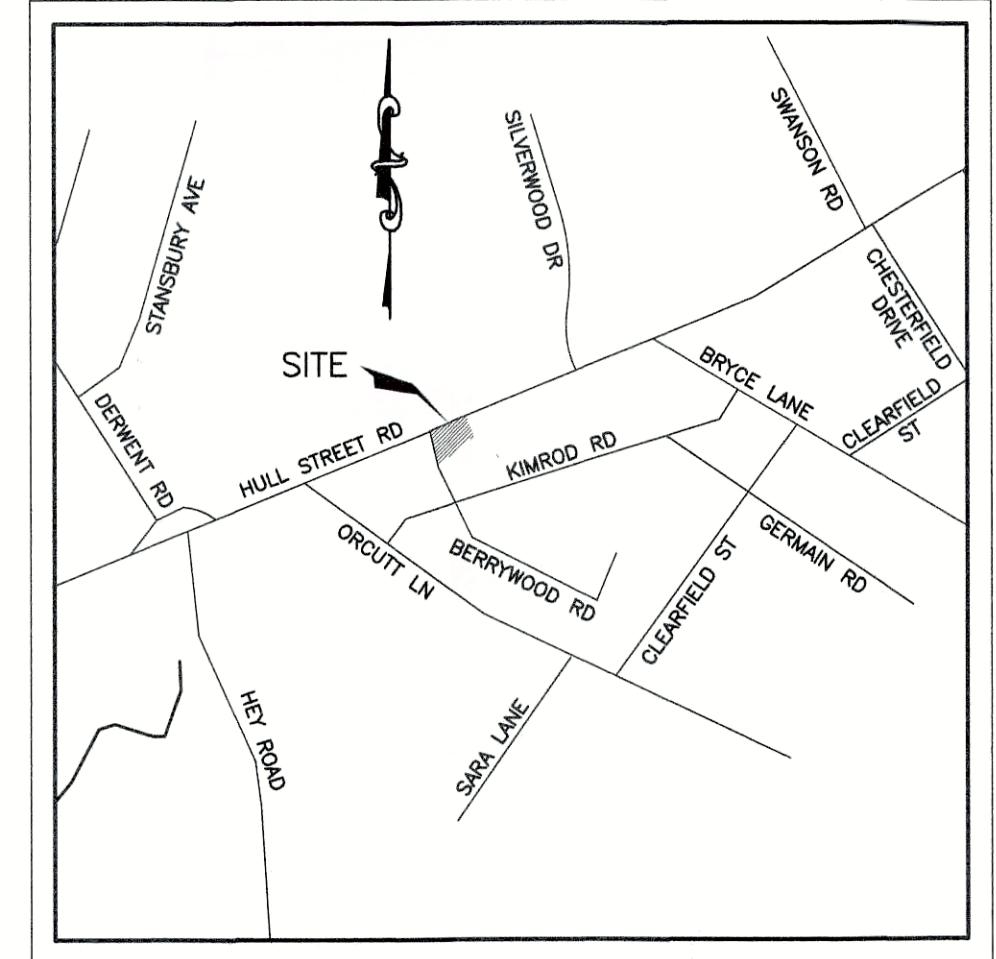
PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

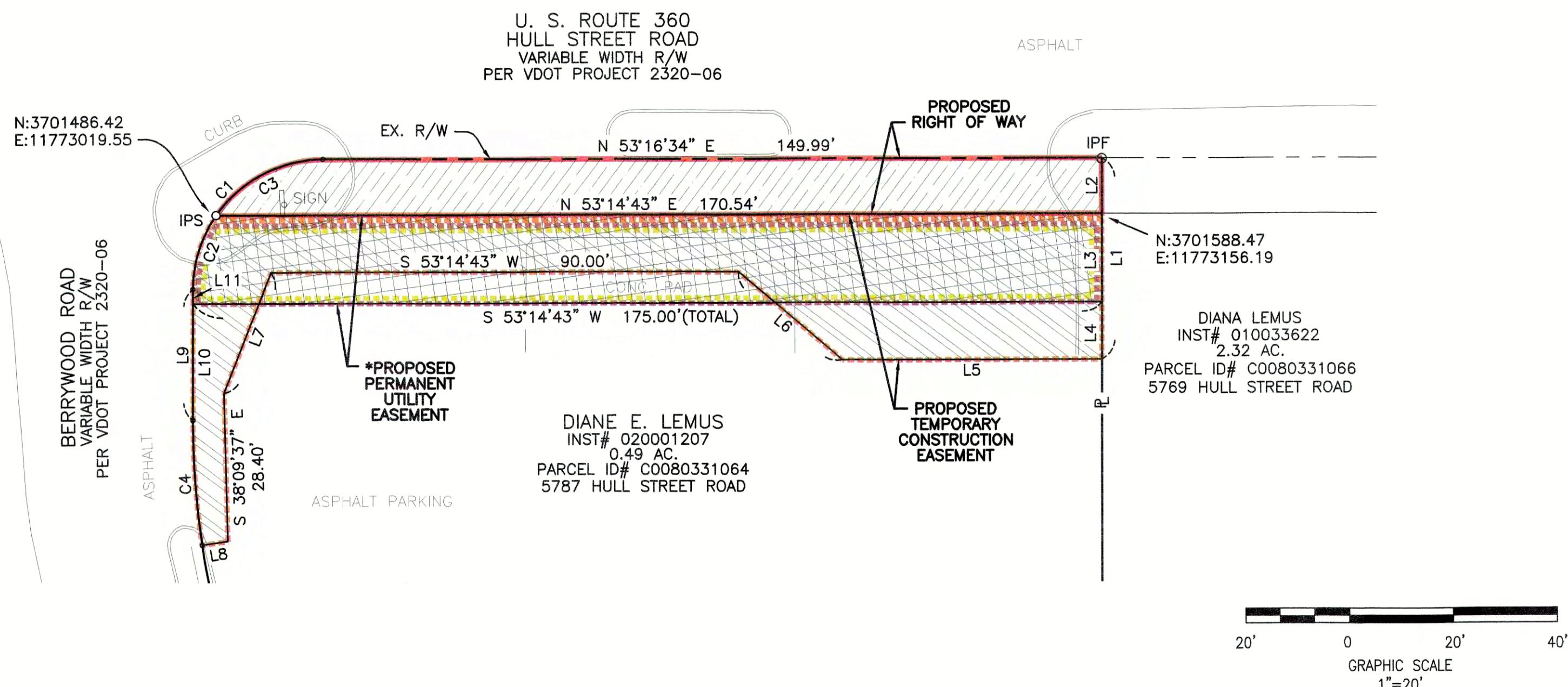
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 05/26/2020	SCALE: 1" = 20'	SHEET 14 OF 65

AREA TABULATION											
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
034	C0080331064	DIANE E. LEMUS	#020001207	0.49	1.760	2,955		3,338			

NAD 83
SOUTH ZONE



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 36°44'19" E	38.66'
L2	S 36°44'19" E	10.66'
L3	S 36°44'19" E	17.00'
L4	S 36°44'19" E	11.00'
L5	S 53°14'43" W	50.00'
L6	N 86°23'00" W	26.25'
L7	S 15°34'46" E	24.93'
L8	S 44°51'52" W	5.00'
L9	N 36°44'19" W	25.16'
L10	N 36°44'19" W	22.41'
L11	N 36°44'19" W	2.75'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.28'	25.00'	90°00'52"	N 08°16'08" E	35.36'
C2	15.16'	25.00'	34°45'15"	N 19°21'41" W	14.93'
C3	24.11'	25.00'	55°15'37"	N 25°38'45" E	23.19'
C4	24.04'	164.01'	8°23'54"	N 40°56'10" W	24.02'

LEGEND

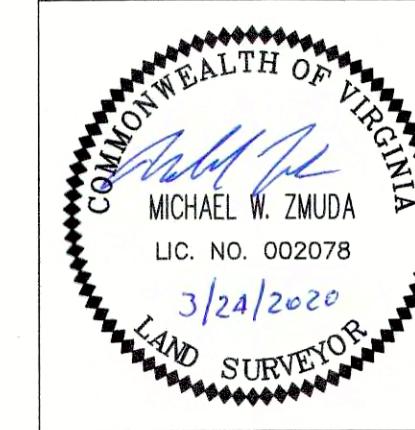
IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
PL = PROPERTY LINE

= ACQUIRED RIGHT OF WAY

= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF DIANE E. LEMUS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

3/24/2020
DATE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNER: DIANE E. LEMUS, (INST# 020001207) TAX PARCEL #C0080331064.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

JMT JOHNSON, MIRMAN & THOMPSON
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9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

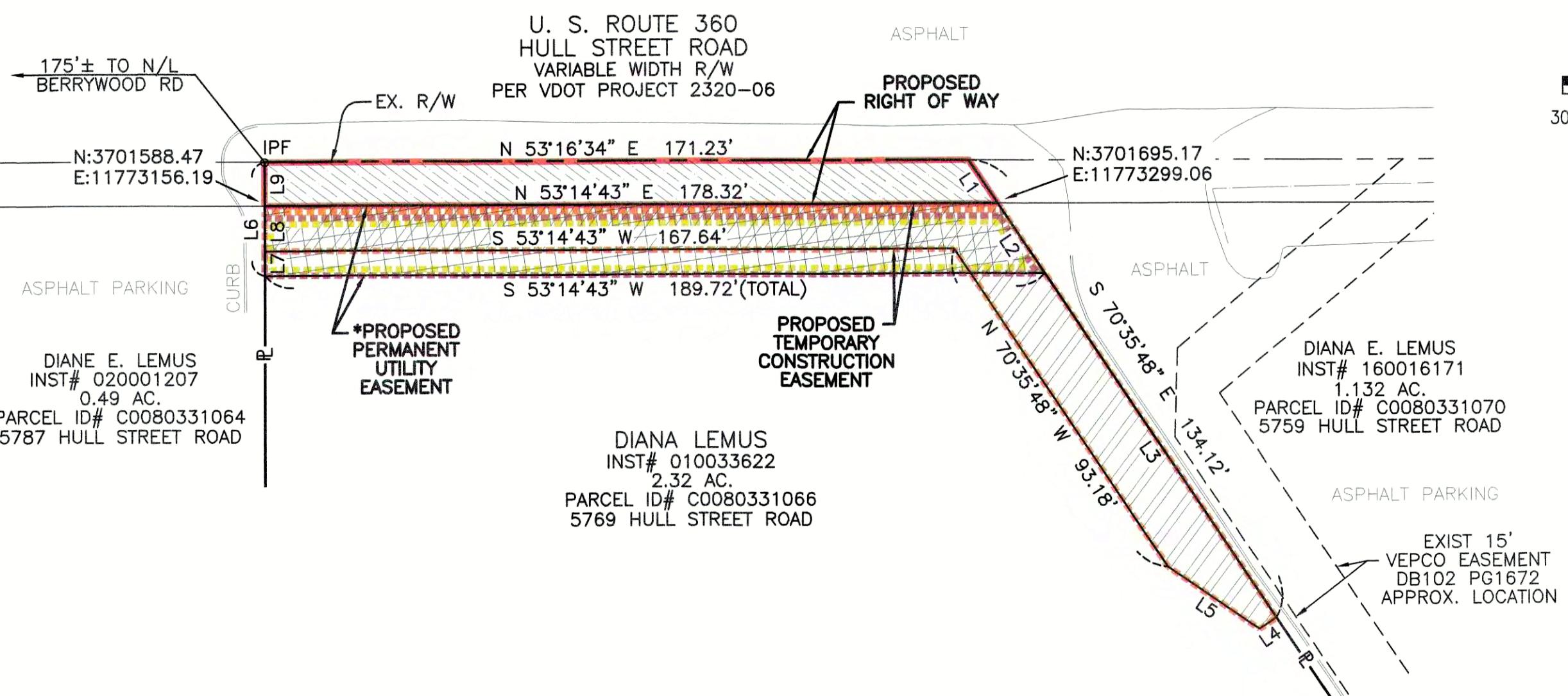
REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/24/20	SCALE: 1" = 20'	SHEET 15 OF 65

AREA TABULATION								
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	
035	C0080331066	DIANA LEMUS	#010033622	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	
				2.32 1,855		3,128	3,575	



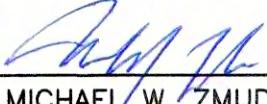
LINE	BEARING	DISTANCE
L1	S 70°35'48" E	12.73'
L2	S 70°35'48" E	20.47'
L3	S 70°35'48" E	100.92'
L4	S 19°24'12" W	4.99'
L5	S 87°36'28" W	26.95'
L6	N 36°44'19" W	27.66'
L7	N 36°44'19" W	6.00'
L8	N 36°44'19" W	11.00'
L9	N 36°44'19" W	10.66'

LEGEND

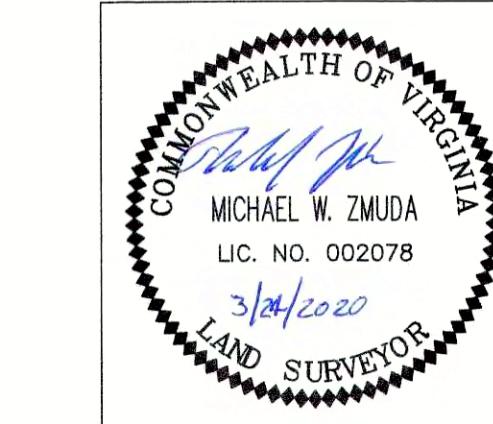
- IPF = IRON PIN FOUND
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
-  = ACQUIRED RIGHT OF WAY
-  = *PERMANENT UTILITY EASEMENT
-  = TEMPORARY CONSTRUCTION EASEMENT
- * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

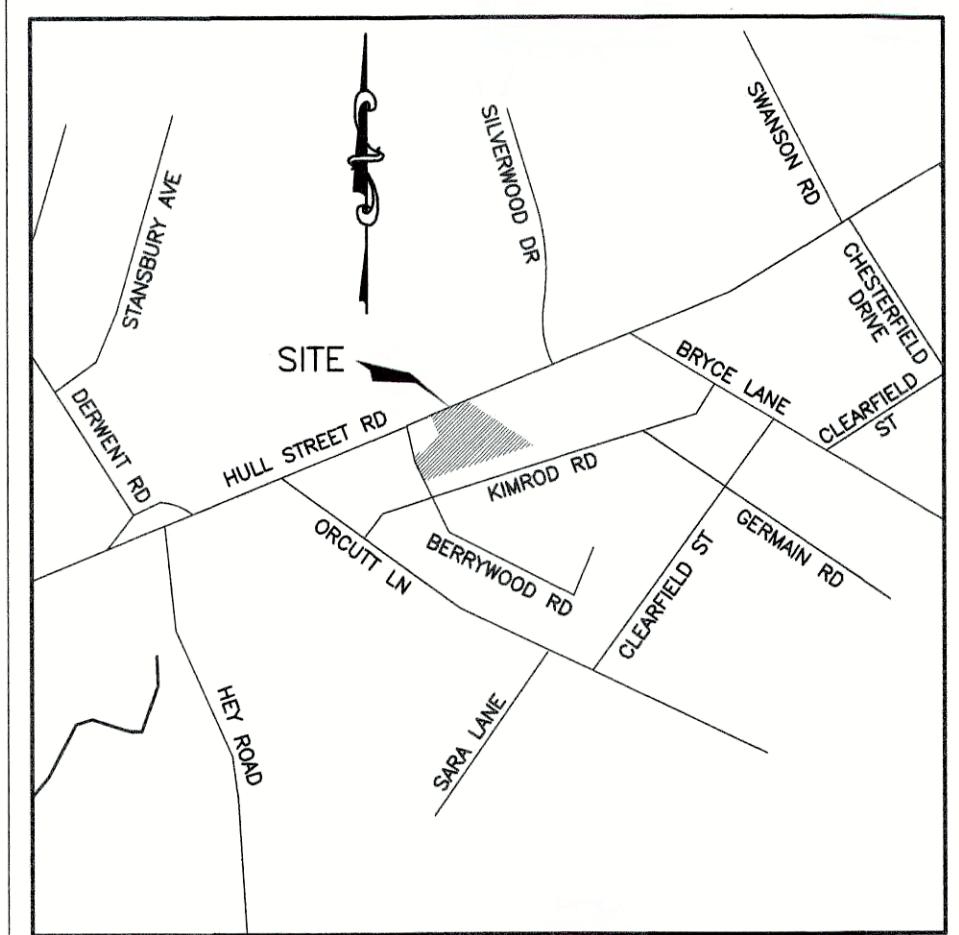
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF DIANA LEMUS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

 MICHAEL W. ZMUDA L.S. #002078

3/24/2020
DATE



30' 0 30' 60'
GRAPHIC SCALE
1"=30'



NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNER: DIANA LEMUS, (INST.# 010033622) TAX PARCEL #C0080331066.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

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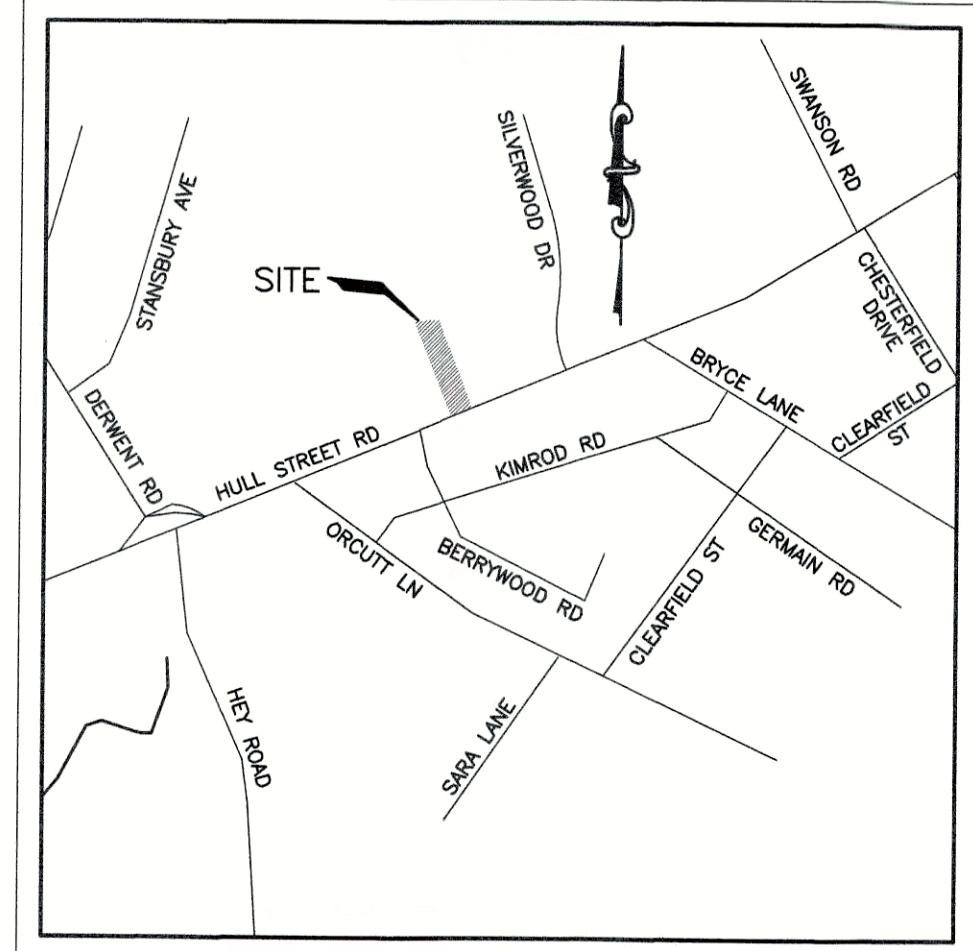
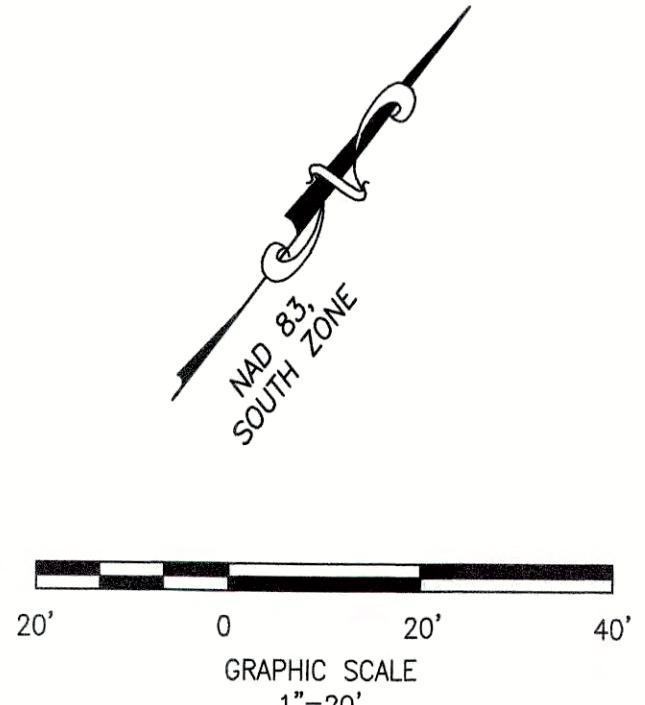
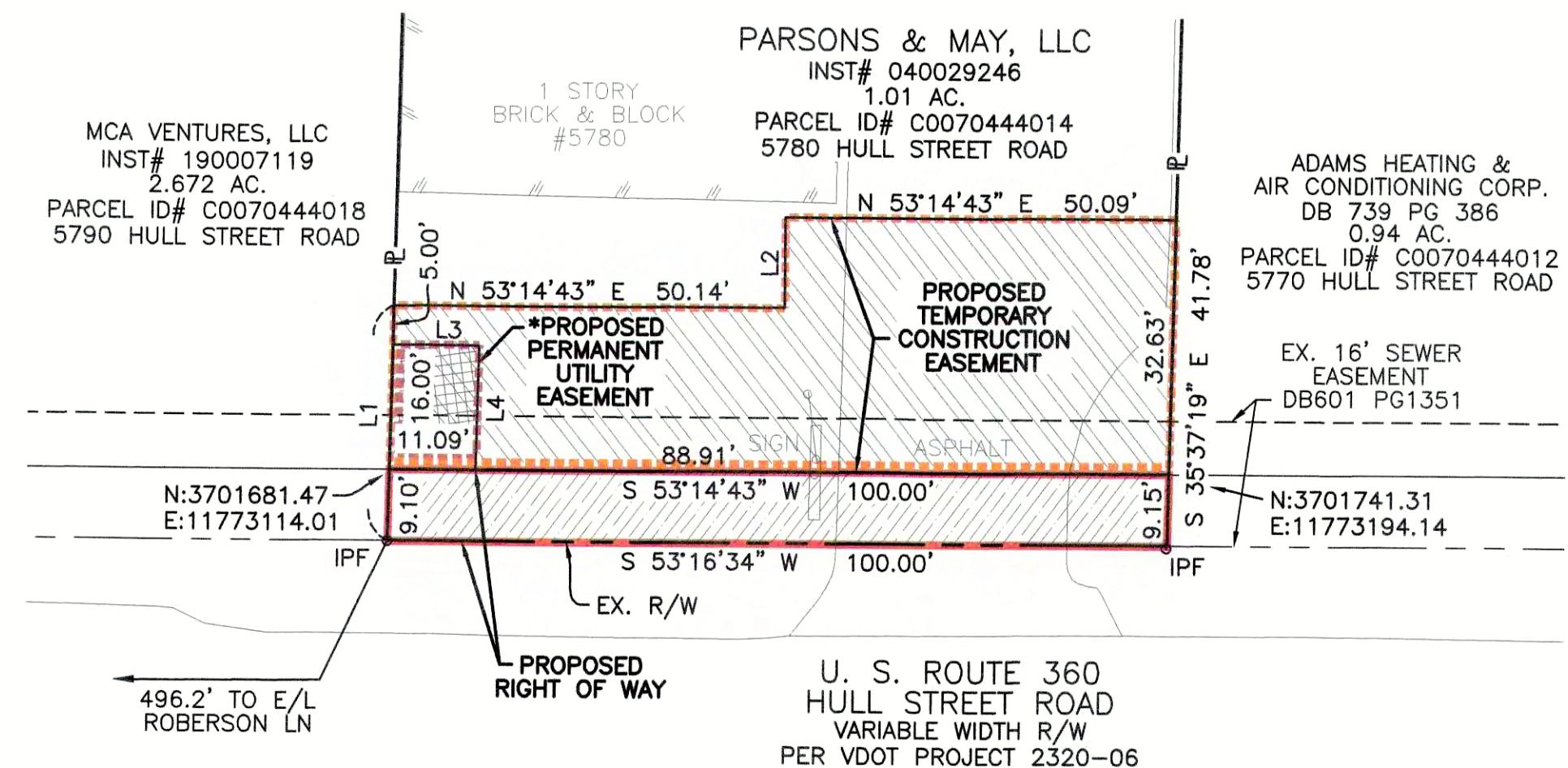
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/24/20	SCALE: 1" = 30'	SHEET 16 OF 65

AREA TABULATION									
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				SQ. FT.	ACRES	SQ. FT.	ACRES		
036	C0070444014	PARSONS & MAY, LLC	#040029246	1.01	913	177	1.77	2,681	



VICINITY MAP
NOT TO SCALE

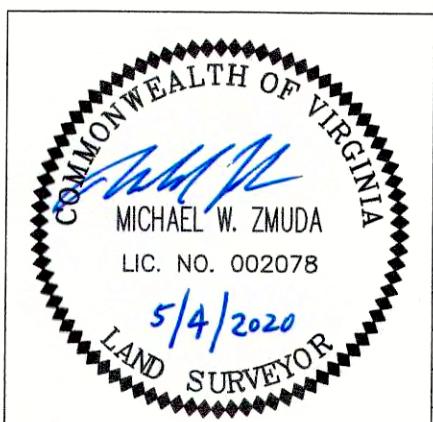
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: PARSONS & MAY, LLC (INST. # 040029246) TAX PARCEL #C0070444014.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING #: 0-28709

LEGEND

IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT
FOR VERIZON VIRGINIA



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9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

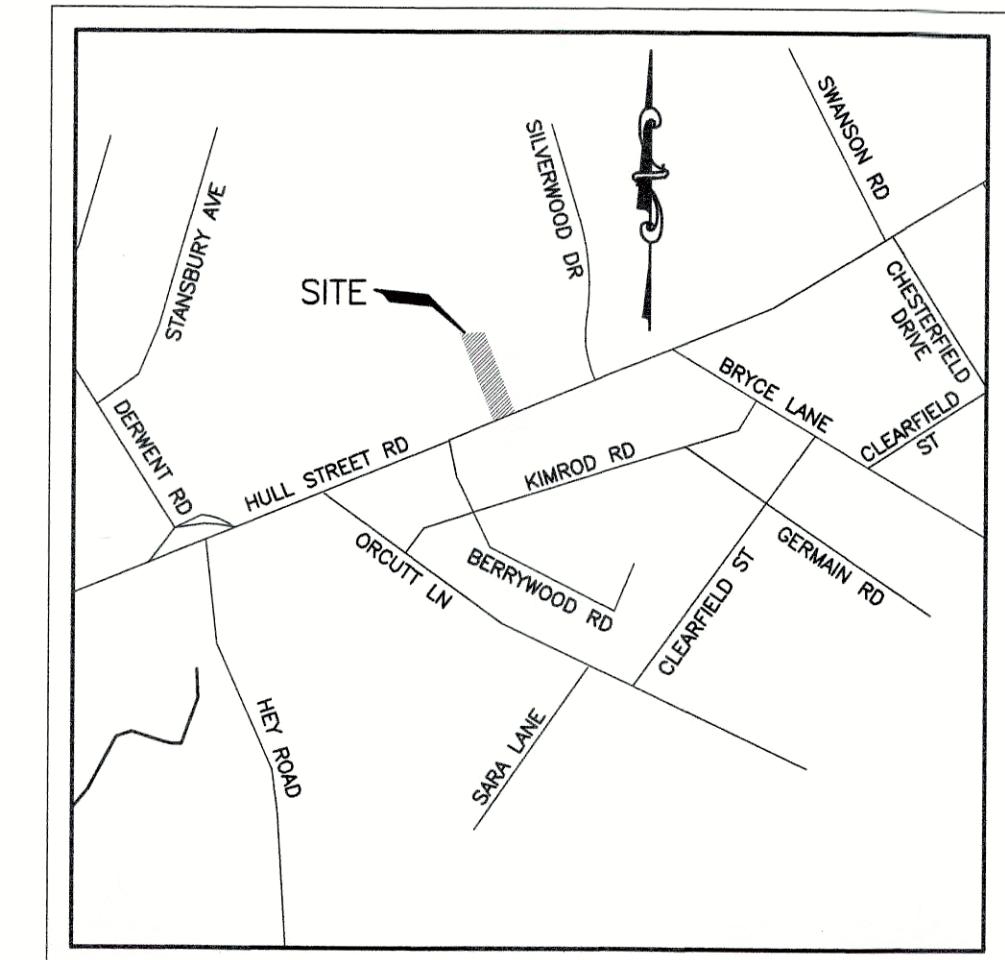
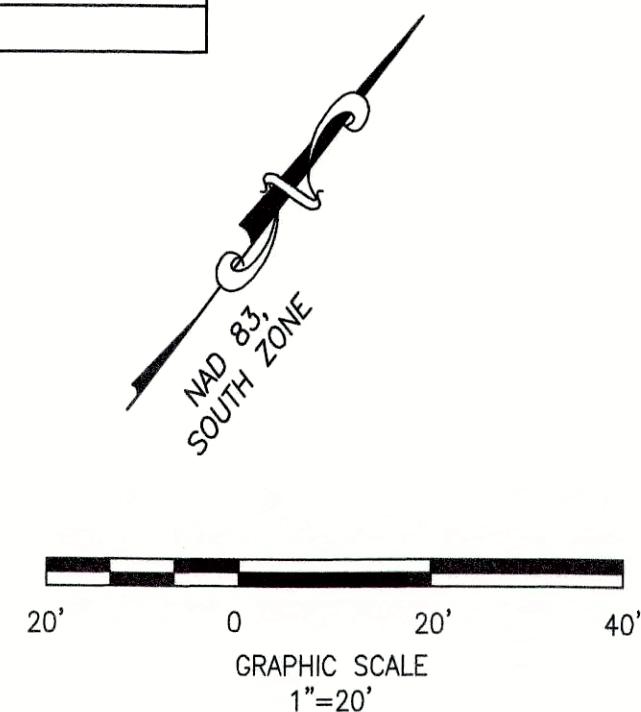
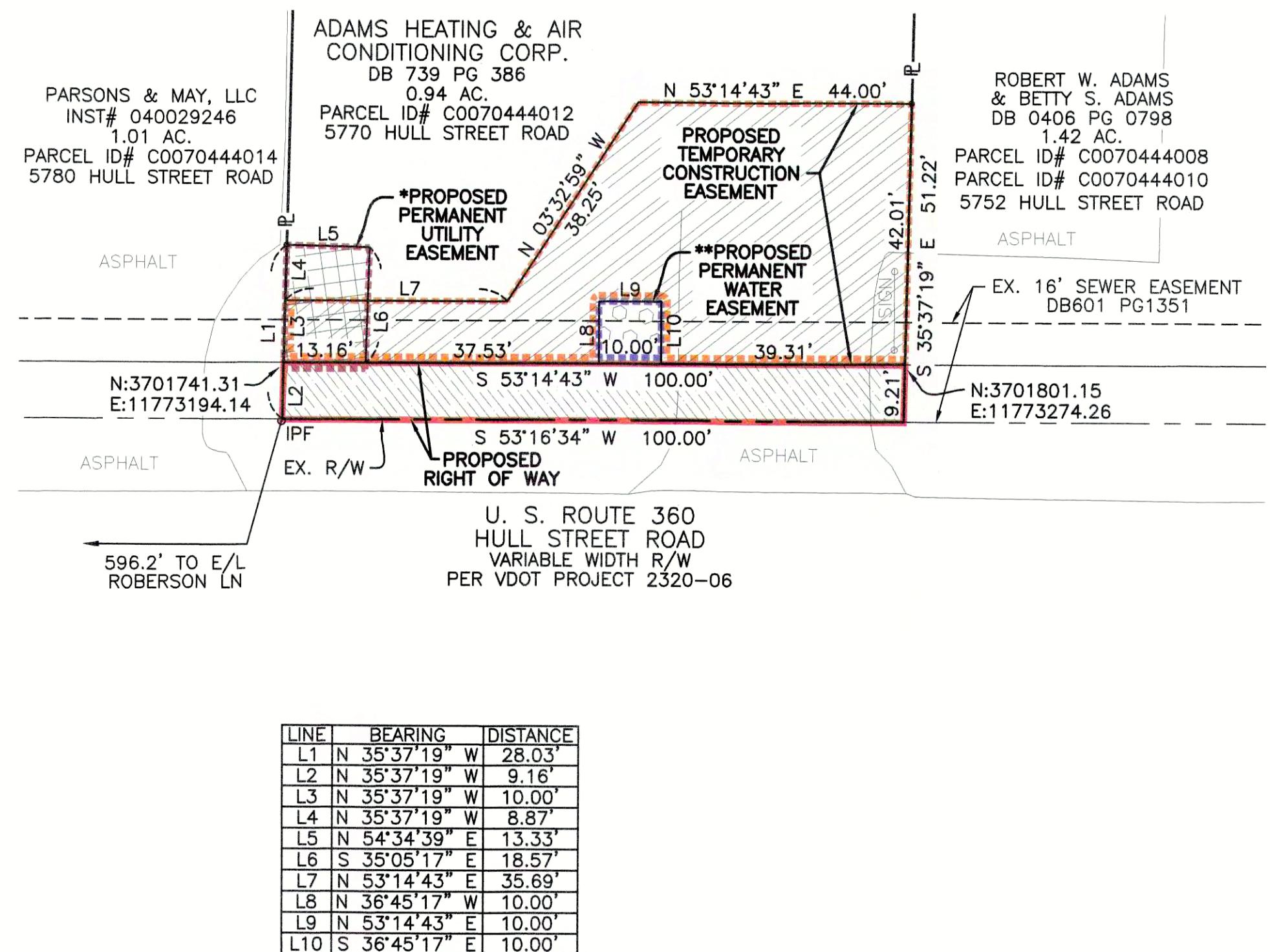
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT #: C-28861
DATE: 05/04/2020	SCALE: 1" = 20'	SHEET 17 OF 65

AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT WATER EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
037	C0070444012	ADAMS HEATING & AIR CONDITIONING CORP.	DB 739 PG 386	918	0.94	248		100		2,633			



VICINITY MAP
NOT TO SCALE

NOTES:

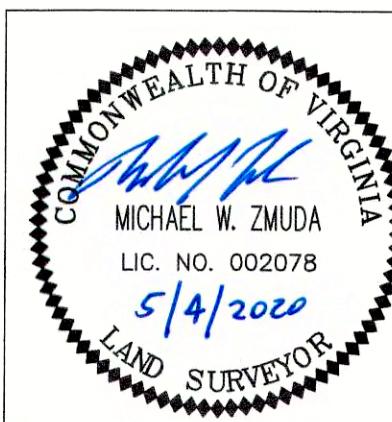
1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
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5. OWNERS: ADAMS HEATING & AIR CONDITIONING CORP. (DB. 739 PG. 386) TAX PARCEL #C0070444012
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

LEGEND

IPF	= IRON PIN FOUND
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= **PERMANENT WATER EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
VERIZON VIRGINIA

** PERMANENT WATER EASEMENT FOR
CITY OF RICHMOND DPU



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PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 05/04/2020 SCALE: 1" = 20' SHEET 18 OF 65

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF ADAMS HEATING & AIR CONDITIONING CORP., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

5/4/2020
DATE

AREA TABULATION											
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
039	C0080331070	DIANA E. LEMUS	#160016171	1,132	2.746	4,288		9,079			

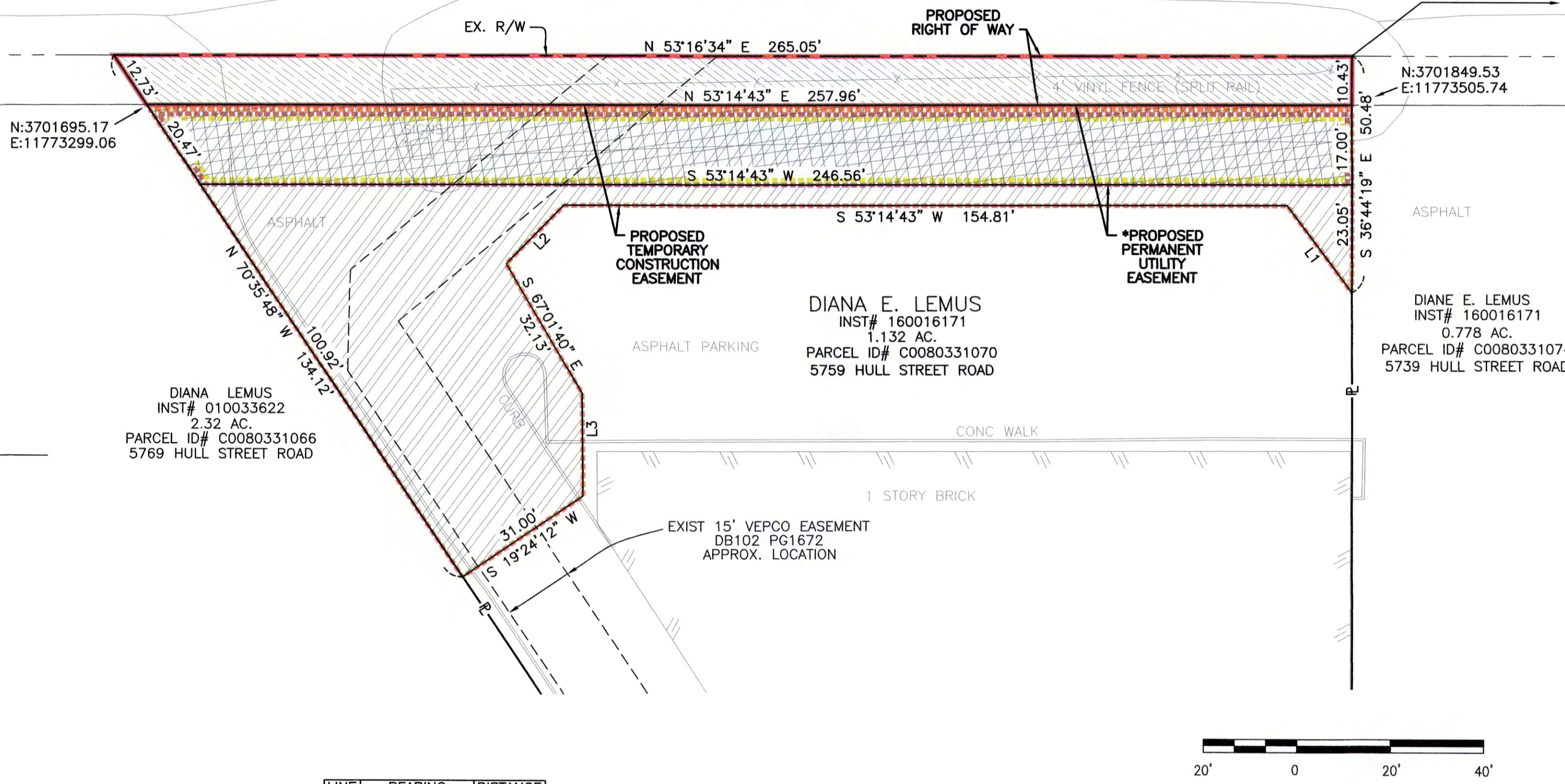
U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-06

ASPHALT

PROPOSED
RIGHT OF WAY

NAP 83,
SOUTH ZONE

708'± TO S/L
BRYCE LN

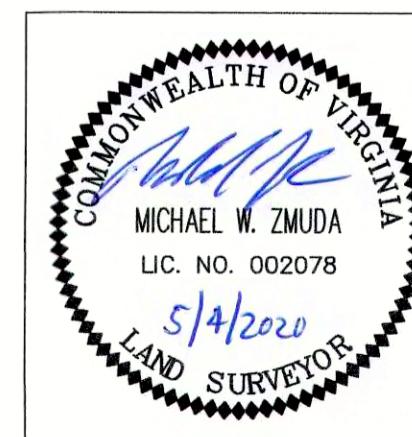


LINE	BEARING	DISTANCE
L1	N 73°32'49" W	23.24'
L2	S 07°54'04" W	17.52'
L3	S 37°23'01" E	21.91'

LEGEND

- R/W = RIGHT OF WAY
- PL = PROPERTY LINE
- = ACQUIRED RIGHT OF WAY
- = *PERMANENT UTILITY EASEMENT
- = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

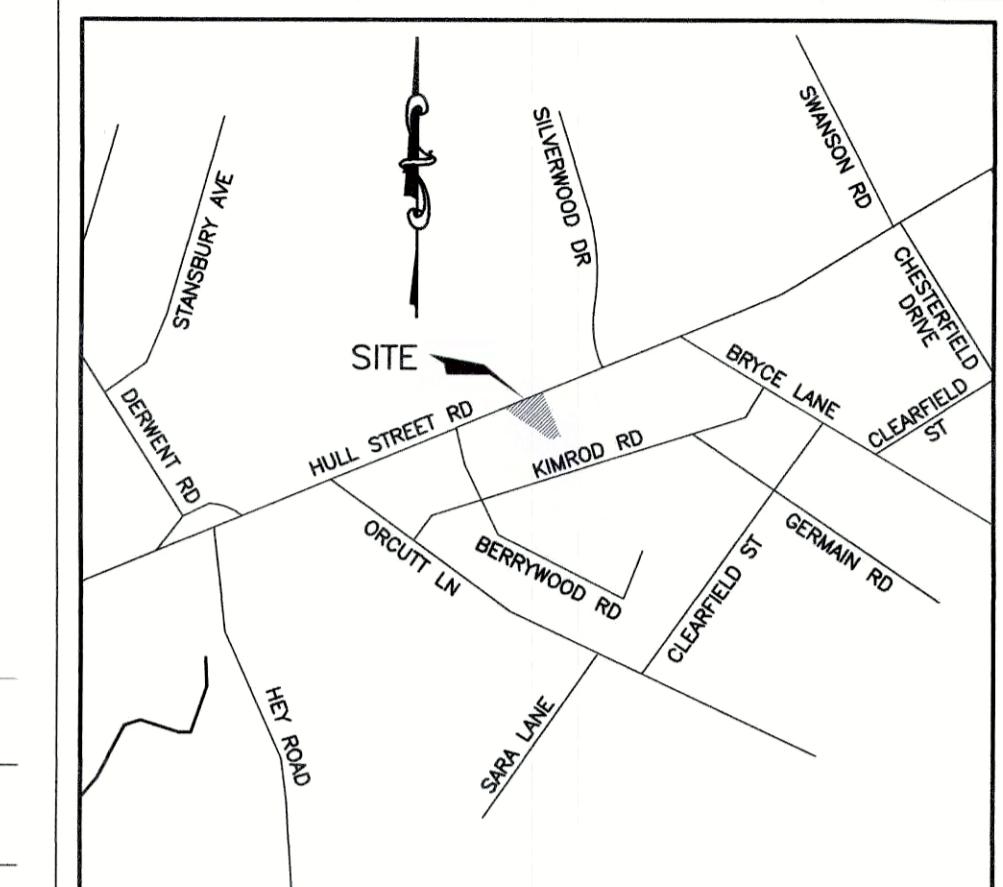


SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF DIANA E. LEMUS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

5/4/2020
MICHAEL W. ZMUDA L.S. #002078

DATE



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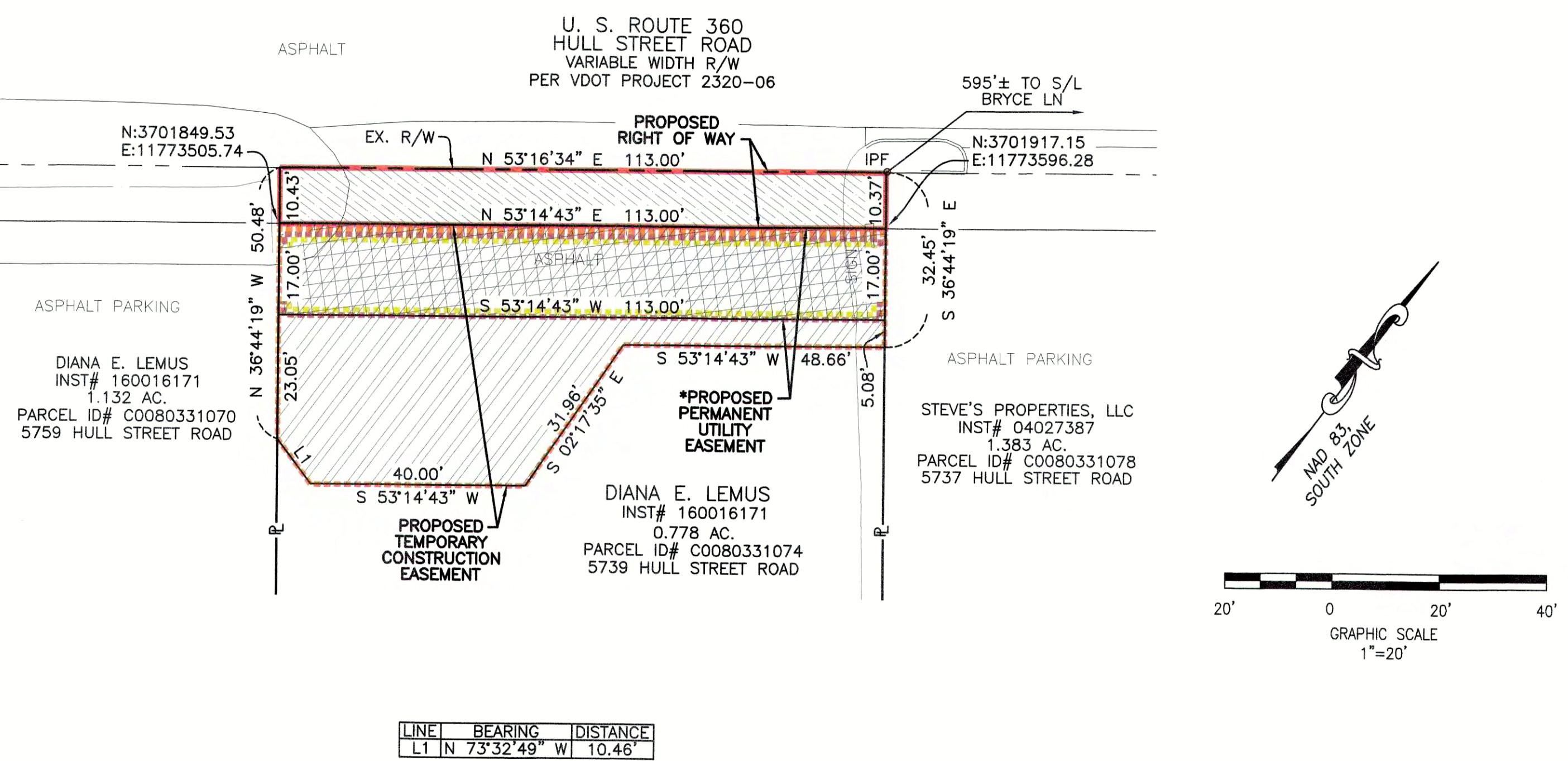
REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 05/04/2020	SCALE: 1" = 20'	SHEET 20 OF 65

AREA TABULATION											
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
040	C0080331074	DIANA E. LEMUS	#160016171	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
				0.778	1,175			1,921		3,926	



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF DIANA E. LEMUS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

3/24/2020 DATE

DATA

AREA TABULATION

LEGEND

C&G = CURB AND GUTTER
IPF = IRON PIN FOUND

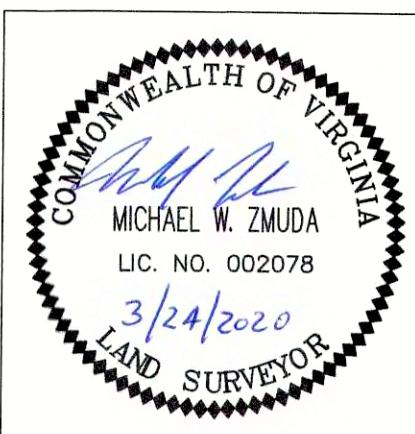
P = PROPERTY LINE

 = ACQUIRED RIGHT OF WAY

= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION
EQUIPMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



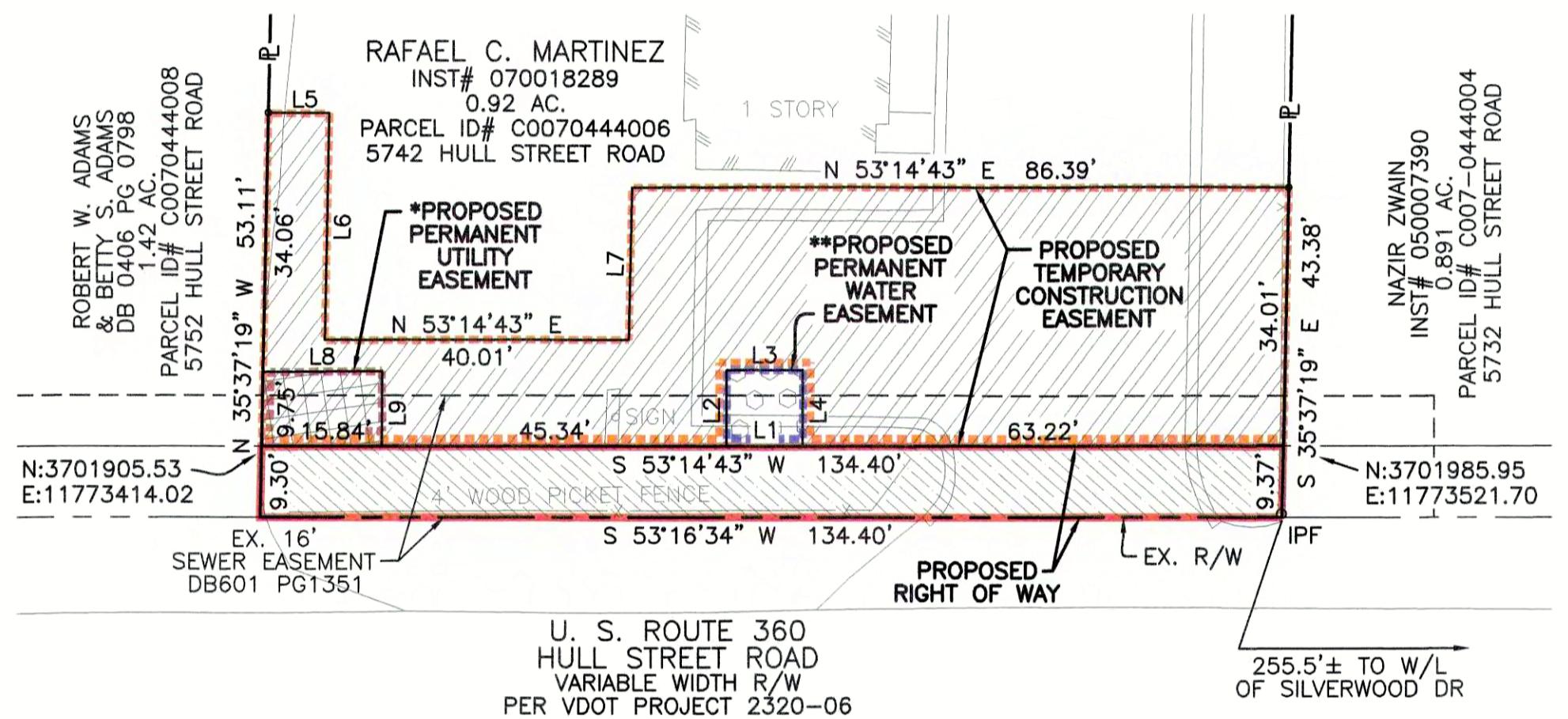
PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/24/20	SCALE: 1" = 20'	SHEET 21 OF 65

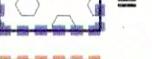
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT WATER EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(041)	C0070444006	RAFAEL C. MARTINEZ	#070018289	0.92	1,255	154		100		3,748			

AREA TABULATION



LINE	BEARING	DISTANCE
L1	S 53°14'43" W	10.00'
L2	N 36°45'17" W	10.00'
L3	N 53°14'43" E	10.00'
L4	S 36°45'17" E	10.00'
L5	N 53°14'43" E	8.00'
L6	S 35°37'19" E	29.81'
L7	N 35°37'19" W	20.00'
L8	N 52°47'20" E	15.62'
L9	S 36°55'44" E	9.87'

LEGEND

- IPF = IRON PIN FOUND
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
-  = ACQUIRED RIGHT OF WAY
-  = *PERMANENT UTILITY EASEMENT
-  = **PERMANENT WATER EASEMENT
-  = TEMPORARY CONSTRUCTION EASEMENT

- * PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA
- ** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF RAFAEL C. MARTINEZ, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

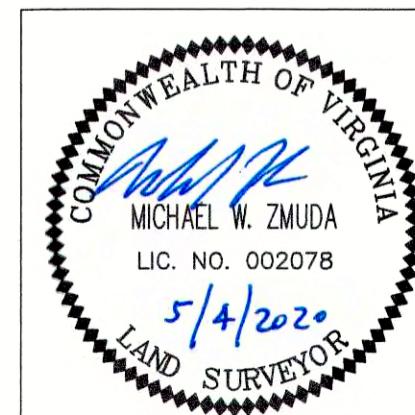
 MICHAEL W. ZMUDA L.S. #002078

5/4/2020
DATE

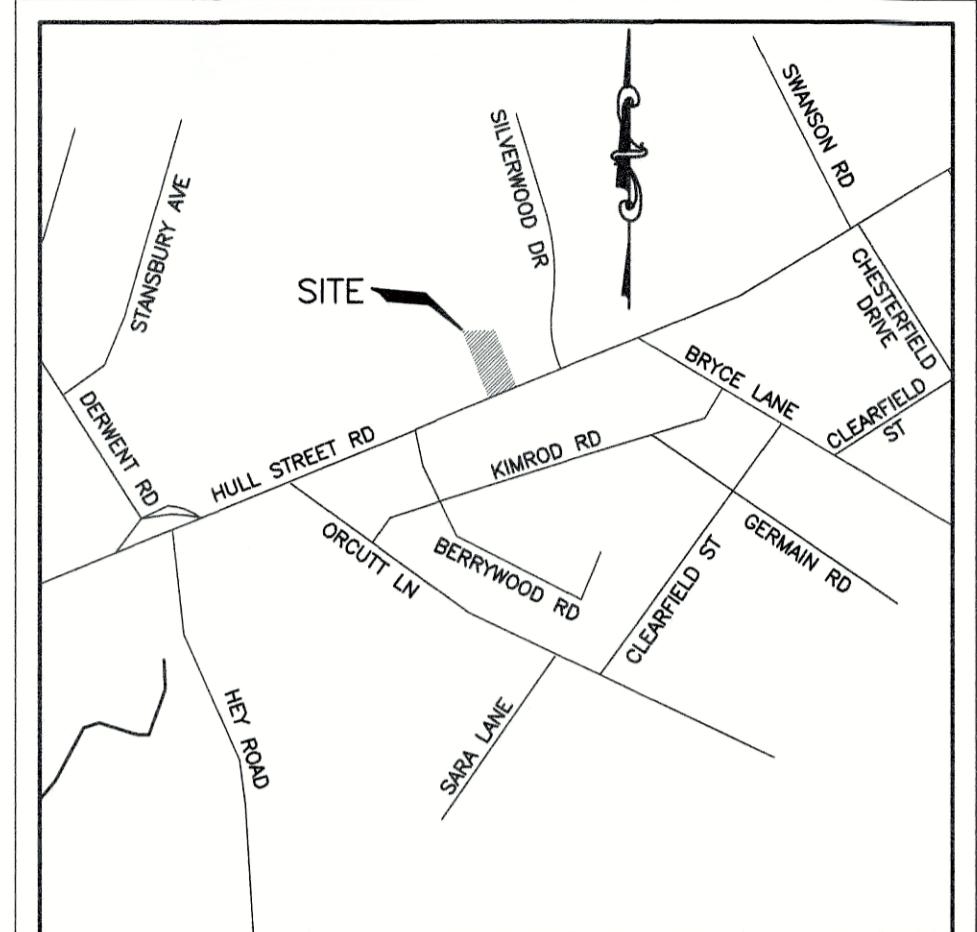
JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD
CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT # 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT # C-28861
DATE: 05/04/2020 SCALE: 1" = 20'
SHEET 22 OF 65



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: RAFAEL C. MARTINEZ (INST.# 070018289) TAX PARCEL #C0070444006
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
042	C0070444004	NAZIR ZWAIN	#050007390	0.891	1,501	1,827		2,871			

RAFAEL C. MARTINEZ
INST# 070018289
0.92 AC.
PARCEL ID# C0070444006
5742 HULL STREET ROAD

ASPHALT PARKING

EX. 16' SEWER EASEMENT
DB601 PG1351

N:3701985.95
E:11773521.70

N 35°37'19" W 6' CLF

NAZIR ZWAIN
INST# 050007390
0.891 AC.
PARCEL ID# C0070444004
5732 HULL STREET ROAD
1 STORY FRAME
ASPHALT PARKING

*PROPOSED
PERMANENT
UTILITY
EASEMENT

N 53°14'43" E 107.62'(TOTAL)
N 53°14'43" E 95.30'
S 53°14'43" W 159.38'

PROPOSED
RIGHT OF WAY

STEVE FARAG, LLC
INST# 170015089
0.561 AC.
PARCEL ID# C0070444002
5724 HULL STREET ROAD

ASPHALT PARKING

N:3702081.33
E:11773649.40

EX. R/W

75'± TO W/L
OF SILVERWOOD DR

20' 0 20' 40'
GRAPHIC SCALE
1"=20'

LINE	BEARING	DISTANCE
L1	N 35°37'19" W	43.38'
L2	N 35°37'19" W	9.37'
L3	N 35°37'19" W	34.01'
L4	(DELETED)	
L5	N 36°45'17" W	17.00'
L6	S 35°55'19" E	26.46'
L7	S 35°55'19" E	3.00'
L8	S 35°55'19" E	14.00'
L9	S 35°55'19" E	9.46'

LEGEND

CLF = CHAIN LINK FENCE
 IPF = IRON PIN FOUND
 R/W = RIGHT OF WAY
 P = PROPERTY LINE

 = ACQUIRED RIGHT OF WAY
 = *PERMANENT UTILITY EASEMENT
 = TEMPORARY CONSTRUCTION EASEMENT

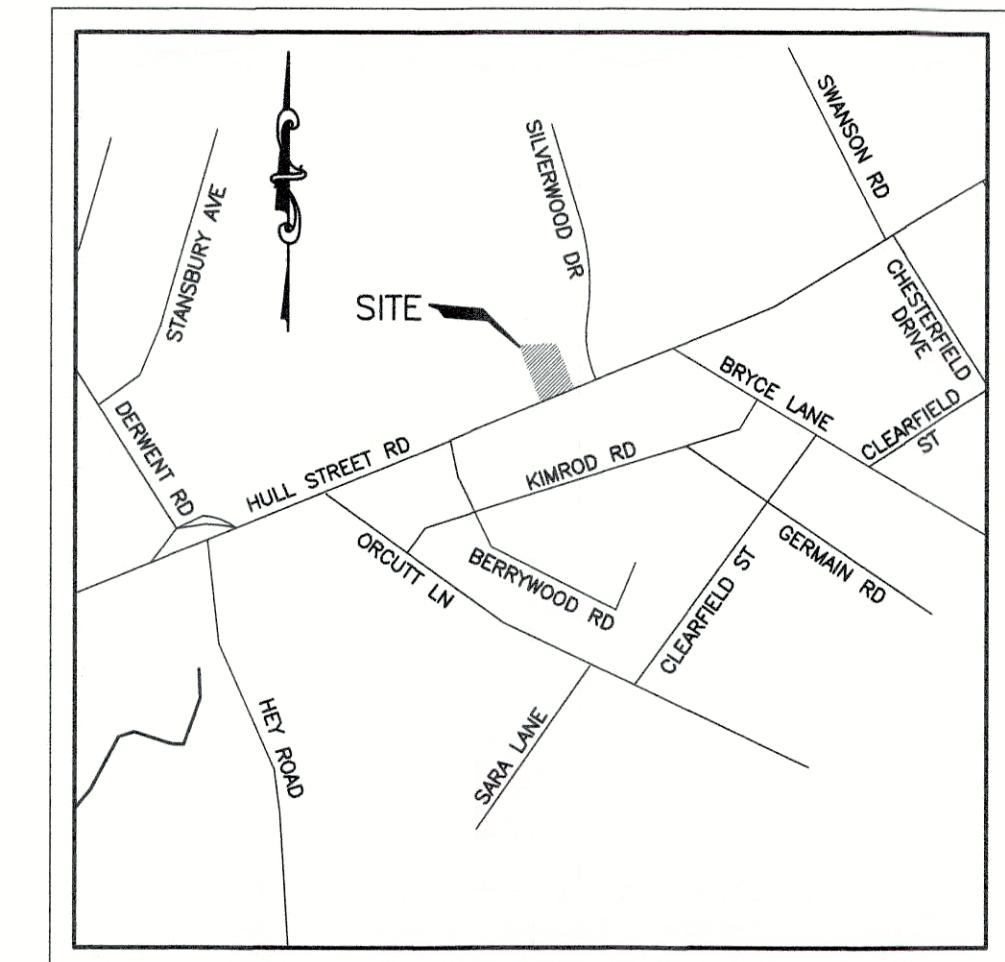
 * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF NAZIR ZWAIN, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

5/27/2020
DATE



VICINITY MAP
NOT TO SCALE

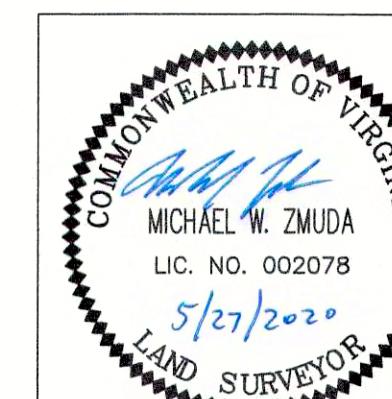
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: NAZIR ZWAIN (INST.# 050007390) TAX PARCEL #C0070444004.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

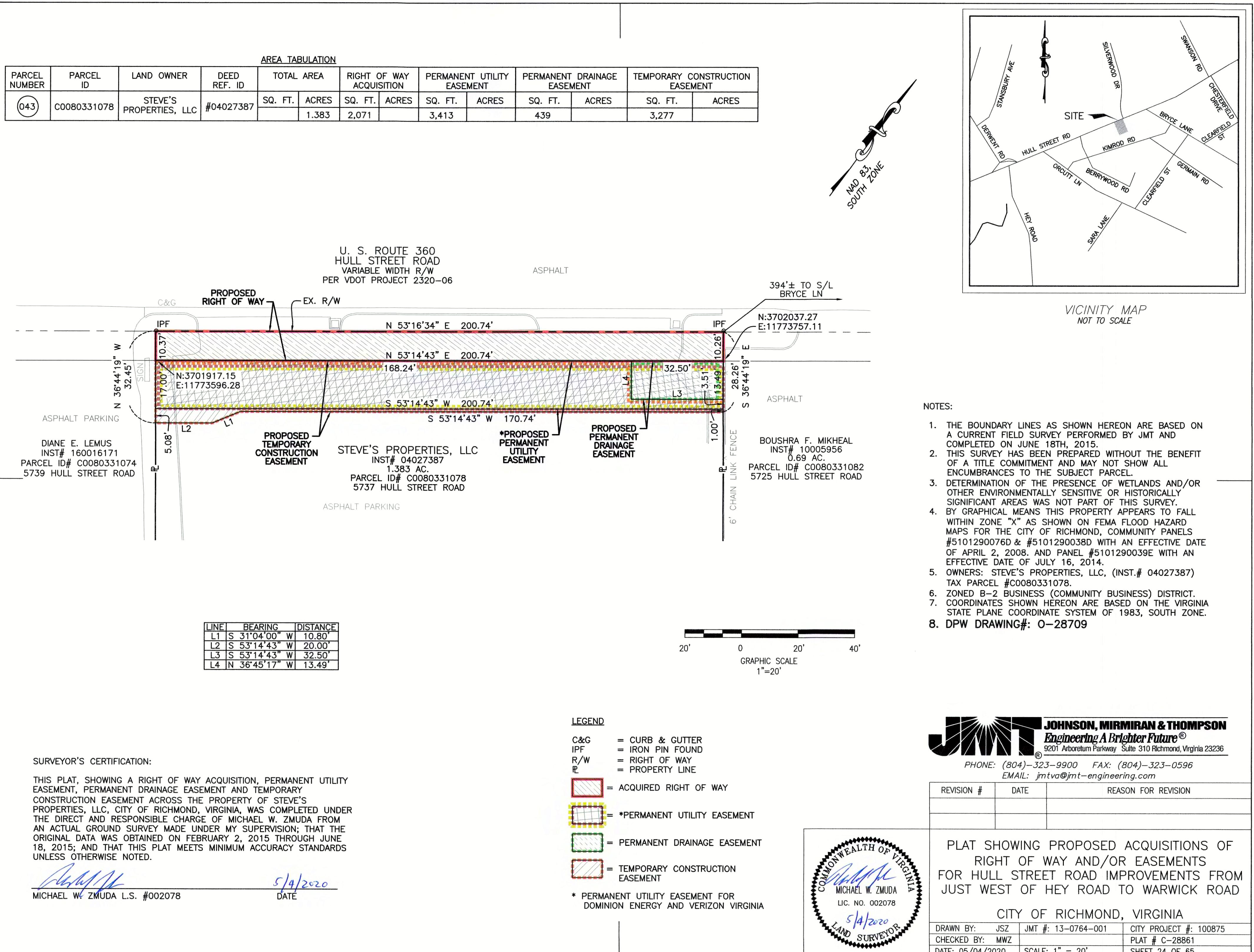
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION



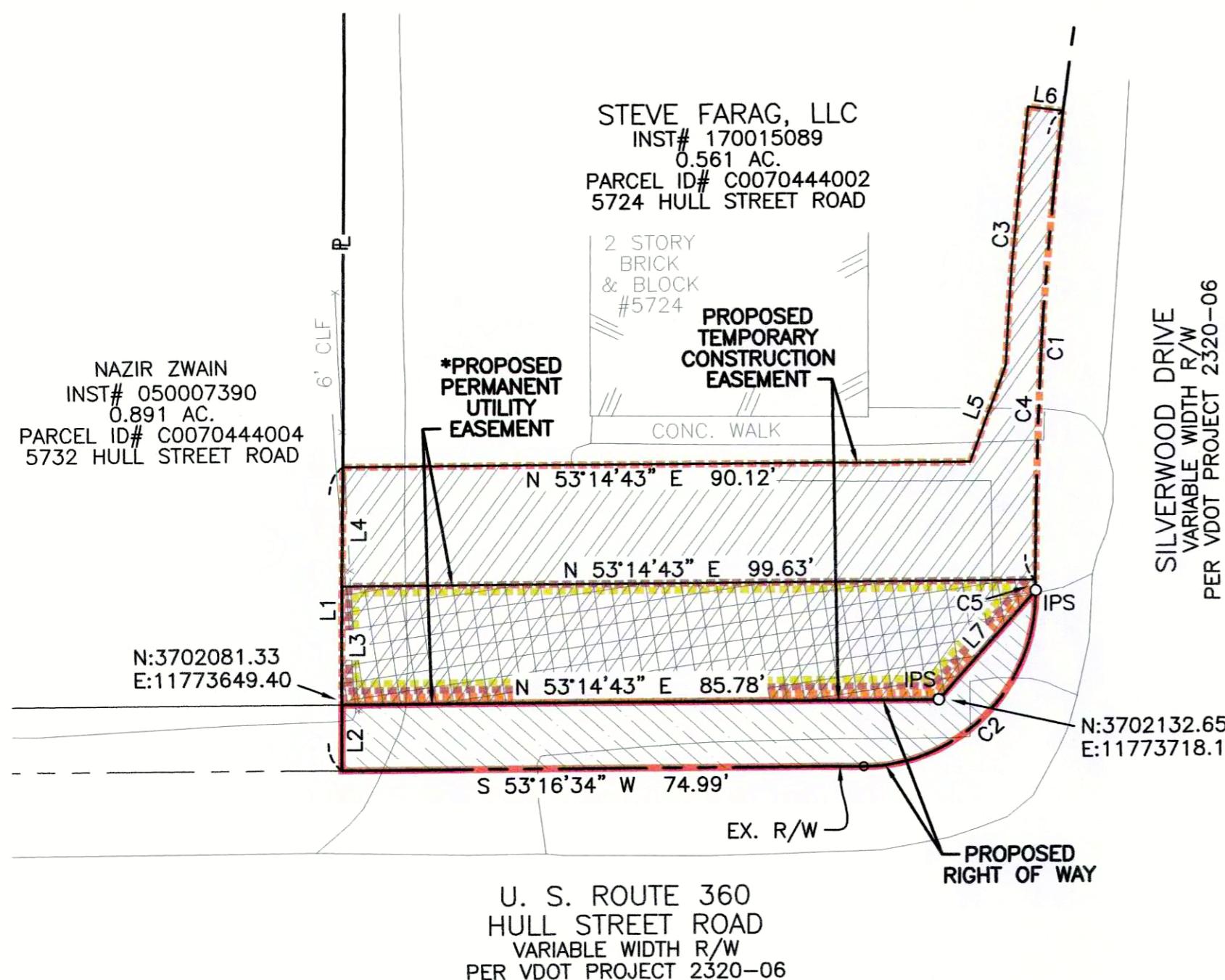
PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 05/27/2020 SCALE: 1" = 20'
SHEET 23 OF 65



AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
044	C00700444002	STEVE FARAG, LLC	#170015089	0.561	923	1,587		3,568			



LINE	BEARING	DISTANCE
L1	N 35°55'19" W	43.49'
L2	N 35°55'19" W	9.46'
L3	N 35°55'19" W	17.00'
L4	N 35°55'19" W	17.03'
L5	N 15°52'31" W	14.79'
L6	N 60°57'44" E	5.00'
L7	S 05°31'34" W	20.95'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.87'	511.87'	7°42'30"	S 32°53'31" E	68.81'
C2	39.28'	25.00'	90°01'20"	S 08°15'54" W	35.36'
C3	37.17'	516.87'	4°07'11"	N 31°05'51" W	37.16'
C4	67.37'	511.87'	7°32'26"	S 32°48'29" E	67.32'
C5	1.50'	511.87'	0°10'04"	S 36°39'44" E	1.50'

LEGEND

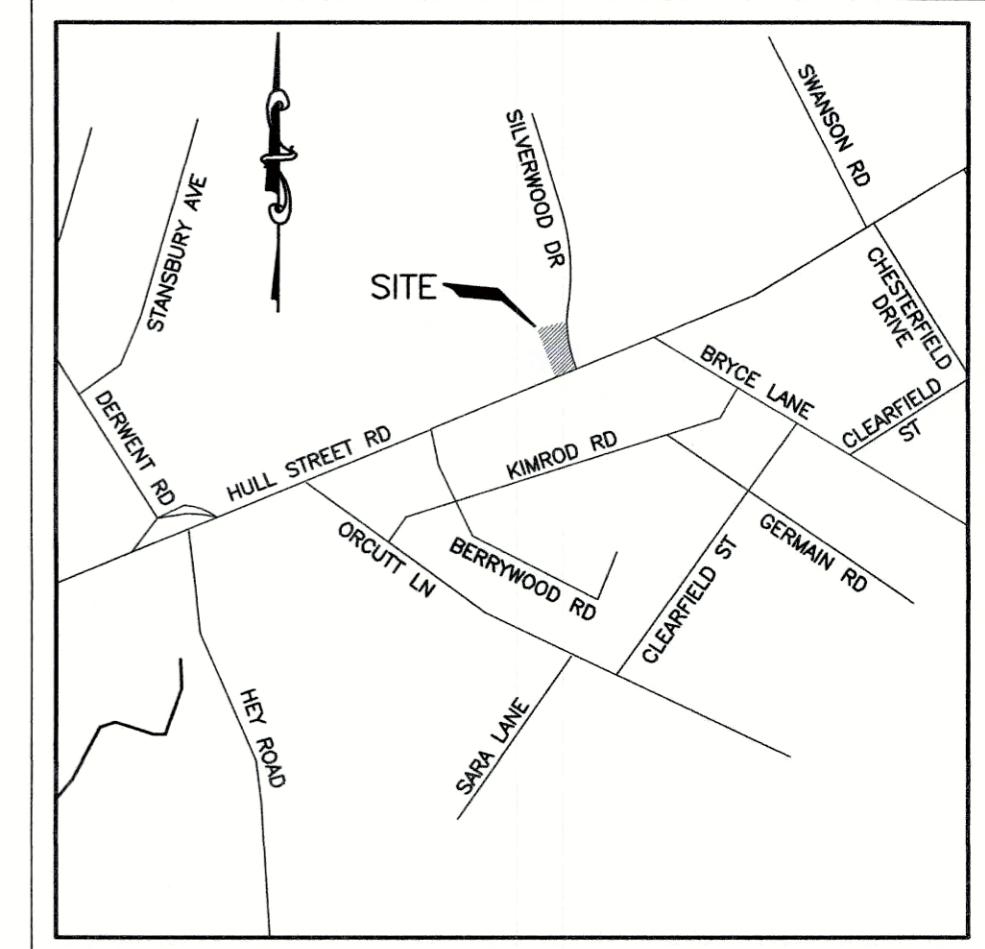
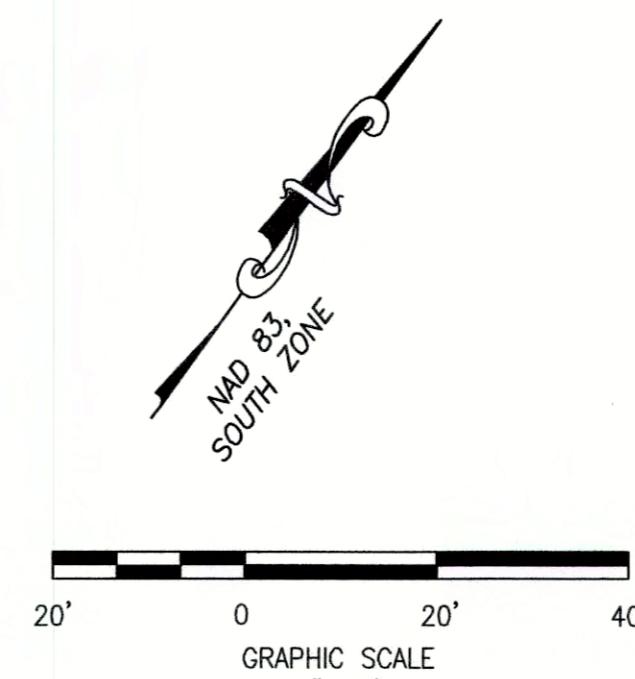
CLF = CHAIN LINK FENCE
 CONC = CONCRETE
 IPS = IRON PIN SET
 R/W = RIGHT OF WAY
 P = PROPERTY LINE
 = ACQUIRED RIGHT OF WAY
 = *PERMANENT UTILITY EASEMENT
 = TEMPORARY CONSTRUCTION EASEMENT
 * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF STEVE FARAG, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

5/27/2020
MICHAEL W. ZMUDA L.S. #002078

5/27/2020
DATE



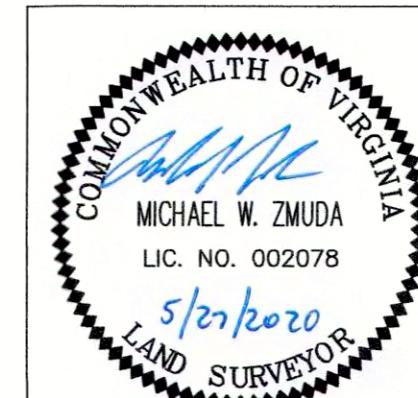
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: STEVE FARAG, LLC (INST.# 170015089) TAX PARCEL #C0070444002.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway, Suite 310 Richmond, Virginia 23236

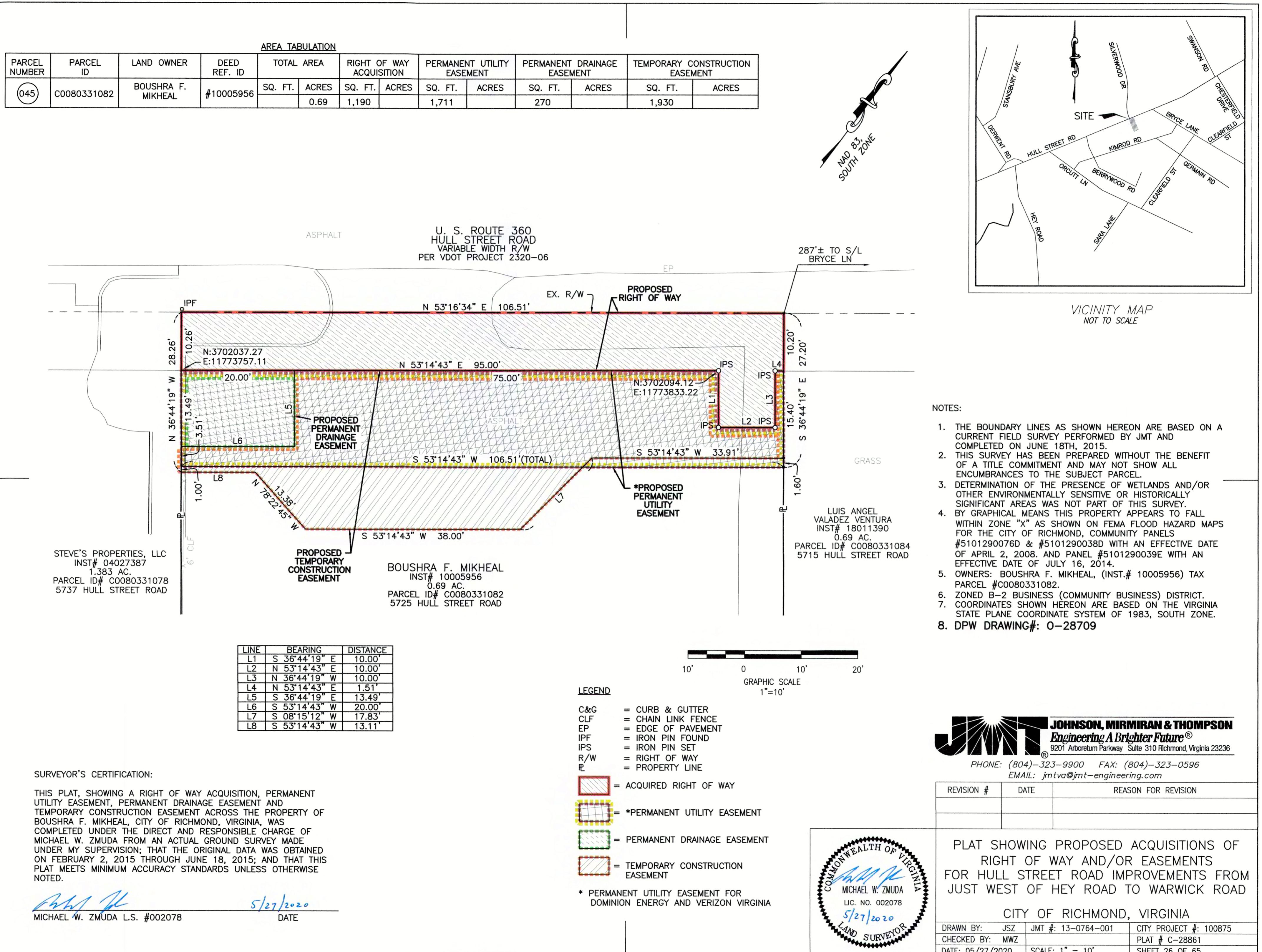
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

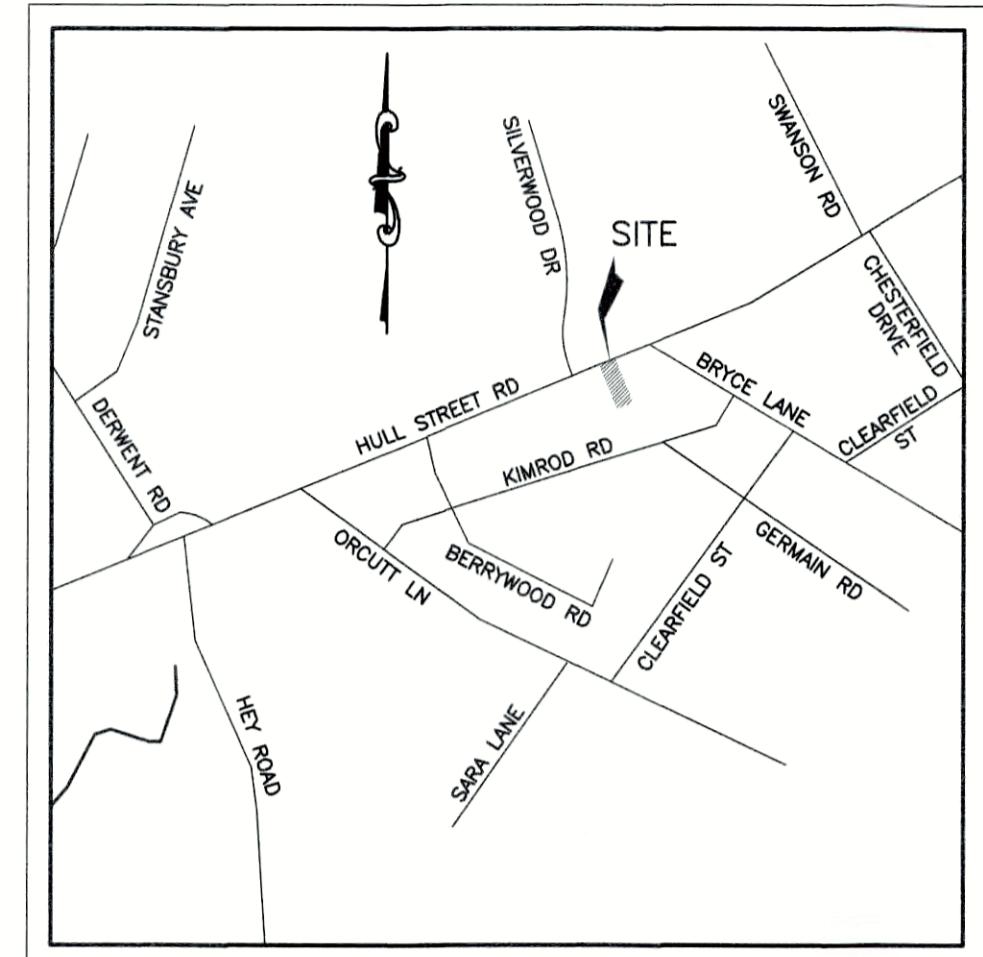
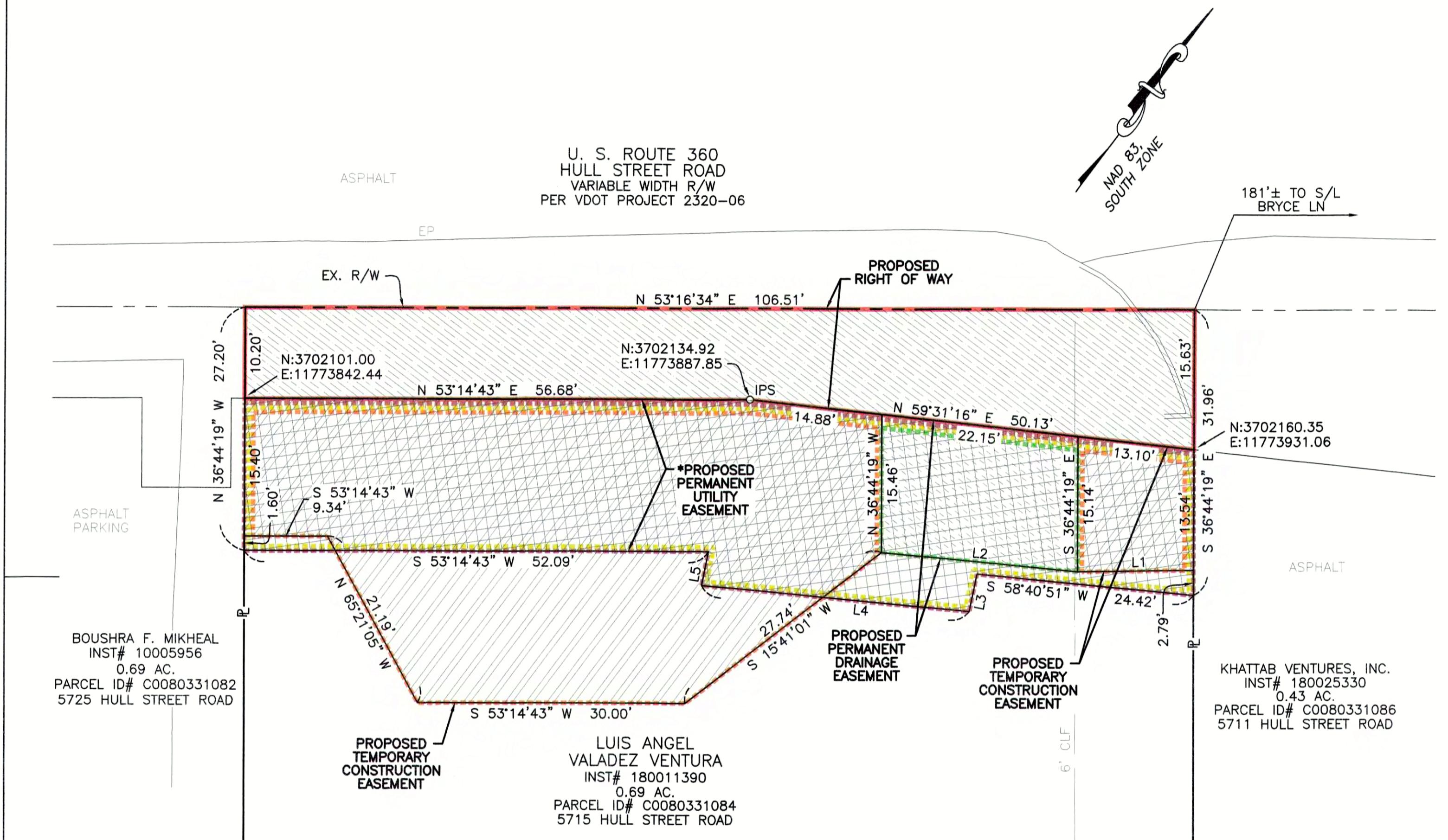


PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 05/27/2020 SCALE: 1" = 20'
SHEET 25 OF 65



AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
046	C0080331084	LUIS ANGEL VALADEZ VENTURA	#180011390	0.69	1,220	1,923		337		2,151			



VICINITY MAP
NOT TO SCALE

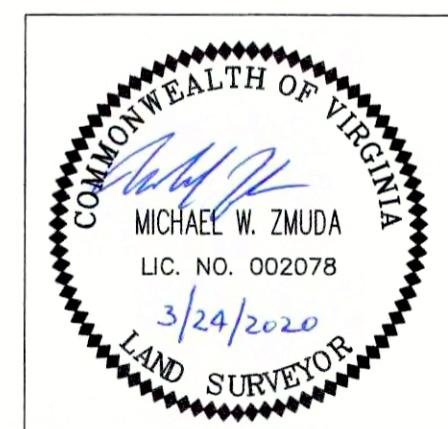
LINE	BEARING	DISTANCE
L1	S 52°29'27" W	13.02'
L2	S 58°40'51" W	22.12'
L3	S 25°18'55" E	4.27'
L4	S 58°40'51" W	30.17'
L5	N 25°18'55" W	3.90'

LEGEND

CLF = CHAIN LINK FENCE
EP = EDGE OF PAVEMENT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
PL = PROPERTY LINE

= ACQUIRED RIGHT OF WAY
= *PERMANENT UTILITY EASEMENT
= PERMANENT DRAINAGE EASEMENT
= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT #: C-28861
DATE: 03/24/20	SCALE: 1" = 10'	SHEET 27 OF 65

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF LUIS ANGEL VALADEZ VENTURA, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

3/24/2020
DATE

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
047	C0080331086	KHATTAB VENTURES, INC.	#180025330	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
				0.43	2,501			2,062		642		1,966	

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-06

ASPHALT

EP

EX. R/W

PROPOSED
RIGHT OF WAY

56' ± TO S/L
BRYCE LN

FD NAIL

ASPHALT

SIGNS

1 STORY
BRICK
#5711

*PROPOSED
PERMANENT
UTILITY
EASEMENT

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

PROPOSED
PERMANENT
DRAINAGE
EASEMENT

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

4' METAL FENCE

CURB

6' CHAIN LINK FENCE

LUIS ANGEL
VALADEZ VENTURA
INST# 180011390
0.69 AC.
PARCEL ID# C0080331084
5715 HULL STREET ROAD

KHATTAB VENTURES, INC.
INST# 180025330
0.43 AC.
PARCEL ID# C0080331086
5711 HULL STREET ROAD

KHATTAB VENTURES, INC.
INST# 11005609
1.522 AC.
PARCEL ID# C0080331088
5701 HULL STREET ROAD

N: 36°44'19" W 31.96' 15.63'
N: 36°44'19" W 31.96' 13.54'
N: 36°44'19" W 31.96' 2.79'
N: 36°44'19" W 31.96' 14.41'
N: 36°44'19" W 31.96' 20.11'
N: 36°44'19" W 31.96' 40.28'
N: 36°44'19" W 31.96' 13.03'
N: 36°44'19" W 31.96' 17.00'
N: 36°44'19" W 31.96' 21.08'
N: 36°44'19" W 31.96' 51.12'
N: 3702160.35 E:11773931.06
N: 59°31'16" E 50.50' IPS
S 53°22'21" W 51.67'
S 58°40'51" W 65.36'

N: 53°16'34" E 125.00'
N: 53°14'43" E 74.81'

N: 3702230.72 E:11774034.51

20

LUIS ANGEL
VALADEZ VENTURA
INST# 180011390
0.69 AC.
PARCEL ID# C0080331084
5715 HULL STREET ROAD

—6. CHAIN LINK FENCE—

LINE	BEARING	DISTANCE
L1	S 53°14'43" W	59.93'
L2	S 69°02'36" E	32.38'
L3	S 20°57'24" W	17.00'
L4	N 20°57'24" E	4.99'
L5	N 20°57'24" E	12.01'
L6	N 69°02'36" W	43.12'
L7	S 69°02'36" E	7.59'
L8	S 69°02'36" E	35.53'
L9	S 53°14'43" W	27.19'
L10	S 53°14'43" W	23.25'
L11	N 37°05'19" W	22.02'
L12	S 52°29'27" W	8.54'

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF KHATTAB VENTURES, INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

5/27/2020

MICHAEL W. ZMUDA L.S. #002078

DATE

LEGEND

EP	= EDGE OF PAVEMENT
FD	= FOUND
IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
P	= PROPERTY LINE

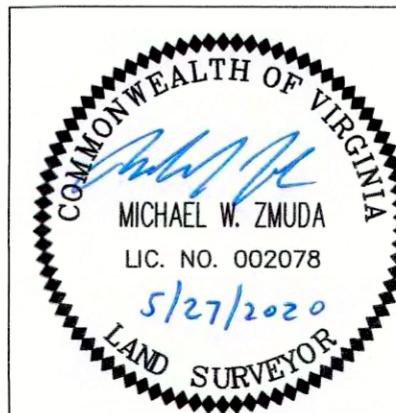
 = ACQUIRED RIGHT OF WAY

 = *PERMANENT UTILITY EASEMENT

 = PERMANENT DRAINAGE EASEMENT

= TEMPORARY CONSTRUCTION
EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



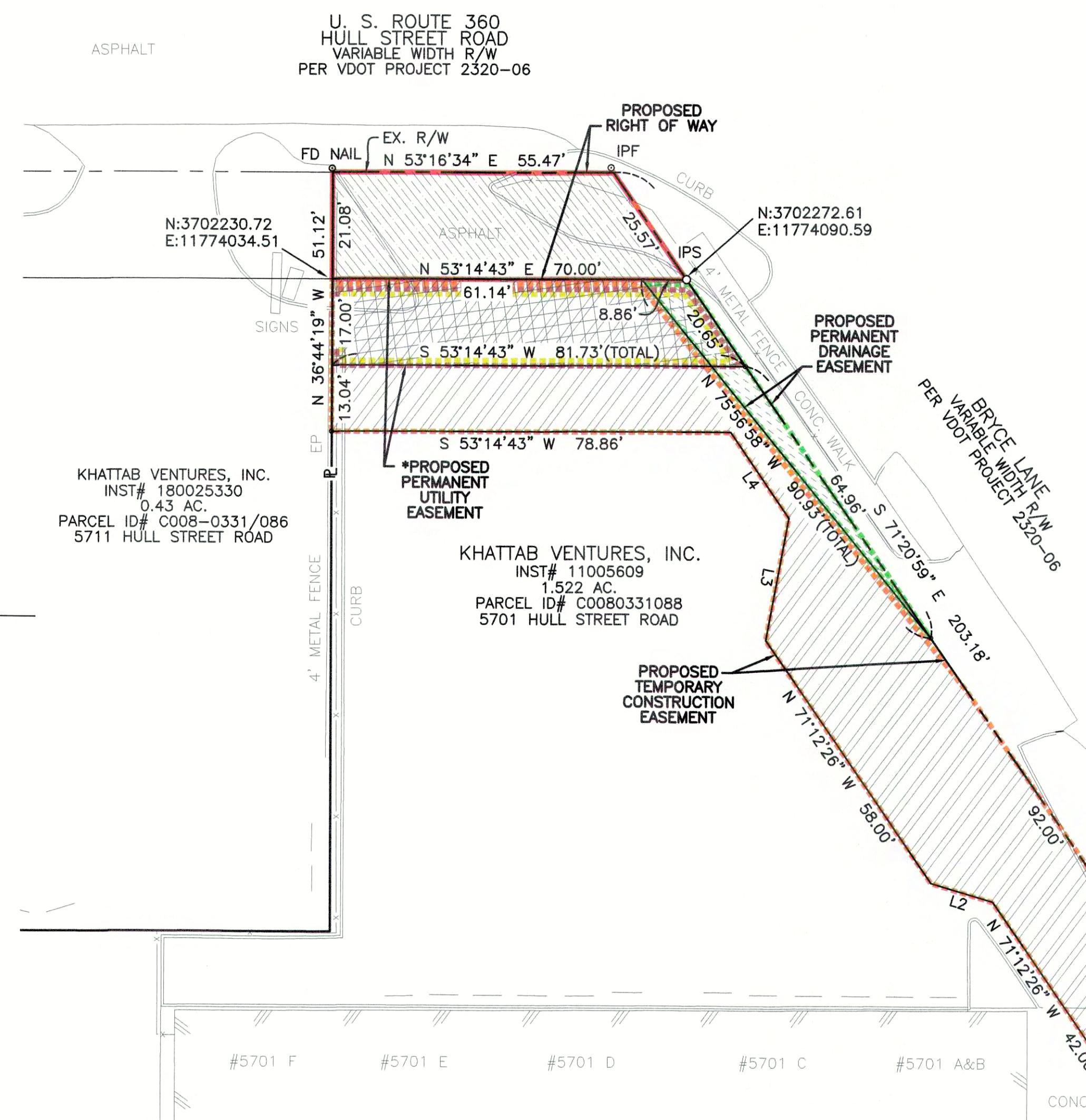
PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 05/27/2020	SCALE: 1" = 20'	SHEET 28 OF 65

AREA TABULATION

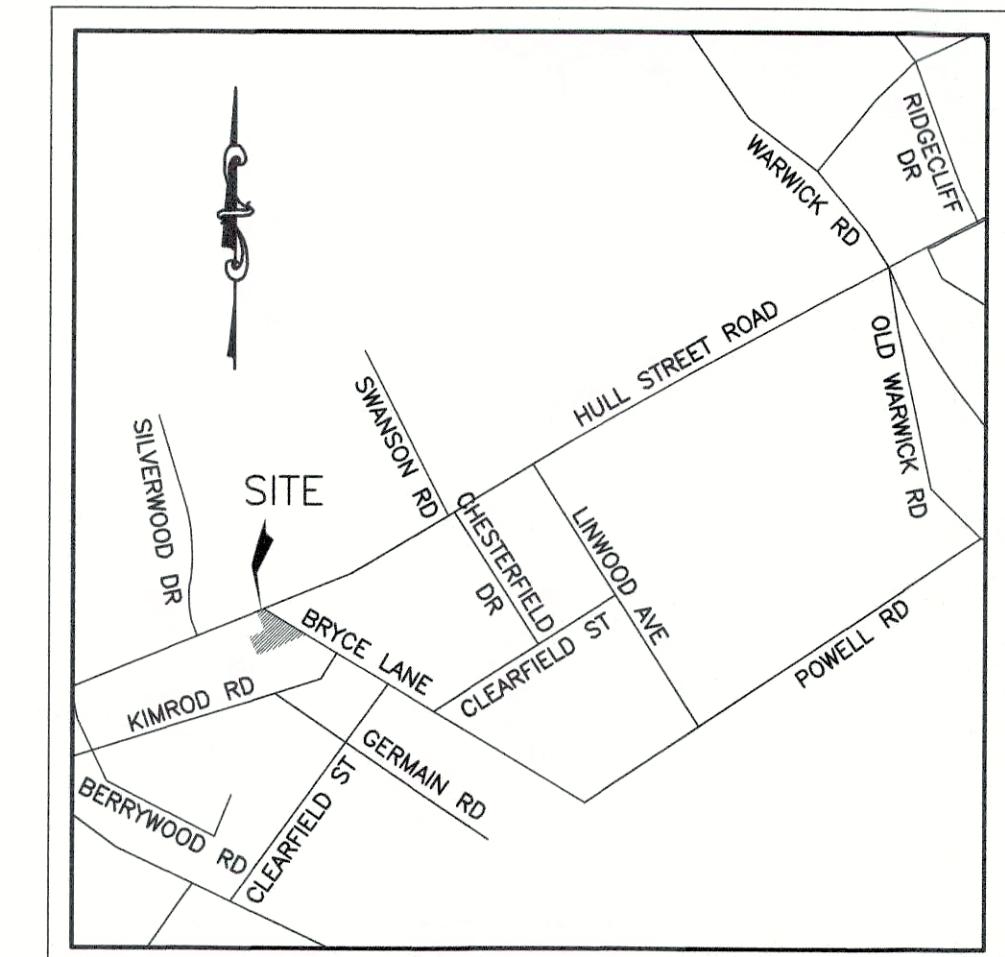
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	
SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
048	C0080331088	KHATTAB VENTURES, INC.	#11005609	1,522	1,322	1,290	312	5,220	



LEGEND

CONC	= CONCRETE
EP	= EDGE OF PAVEMENT
FD	= FOUND
IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
PL	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP
NOT TO SCALE

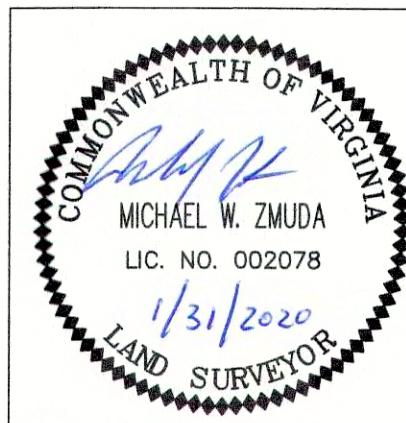
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNER: KHATTAB VENTURES, INC., (INST.# 11005609) TAX PARCEL #C0080331088.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

JMT JOHNSON, MIRMIKAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT # C-28861
DATE: 01/31/2020 SCALE: 1" = 20' SHEET 29 OF 65

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF KHATTAB VENTURES, INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

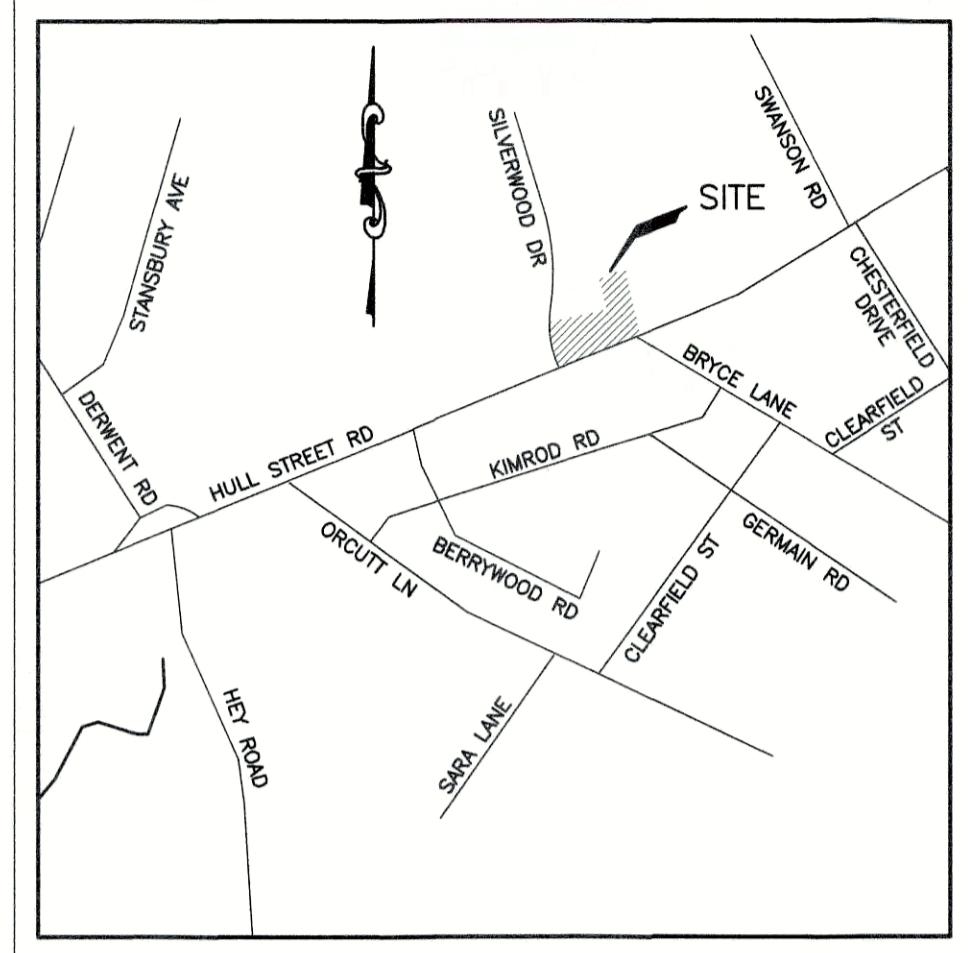
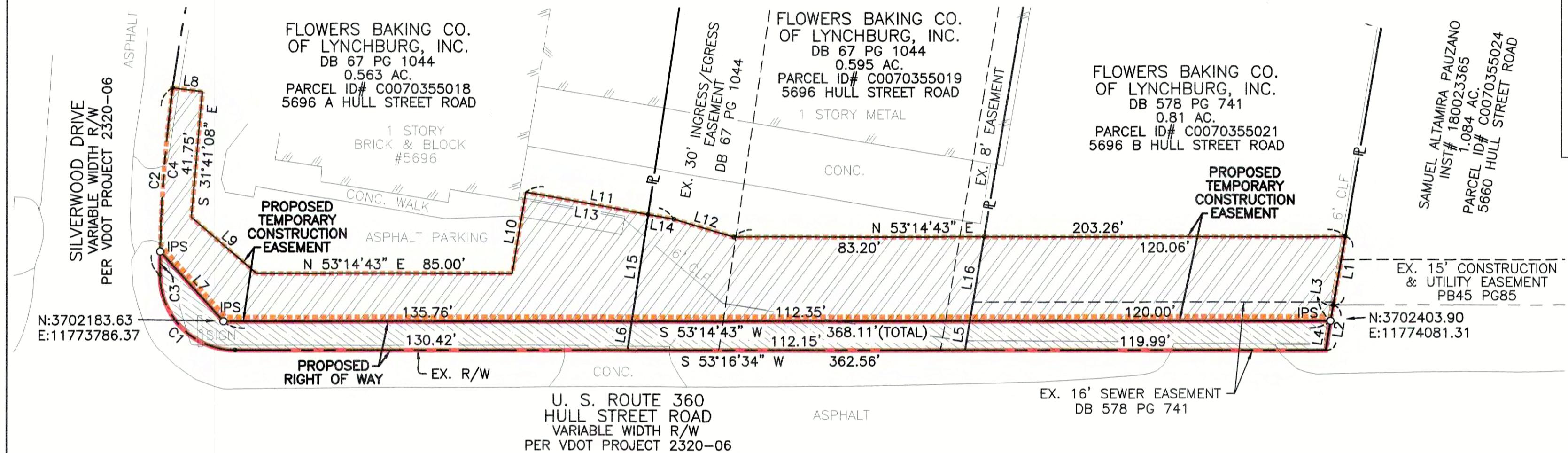
MICHAEL W. ZMUDA L.S. #002078

1/31/2020

DATE

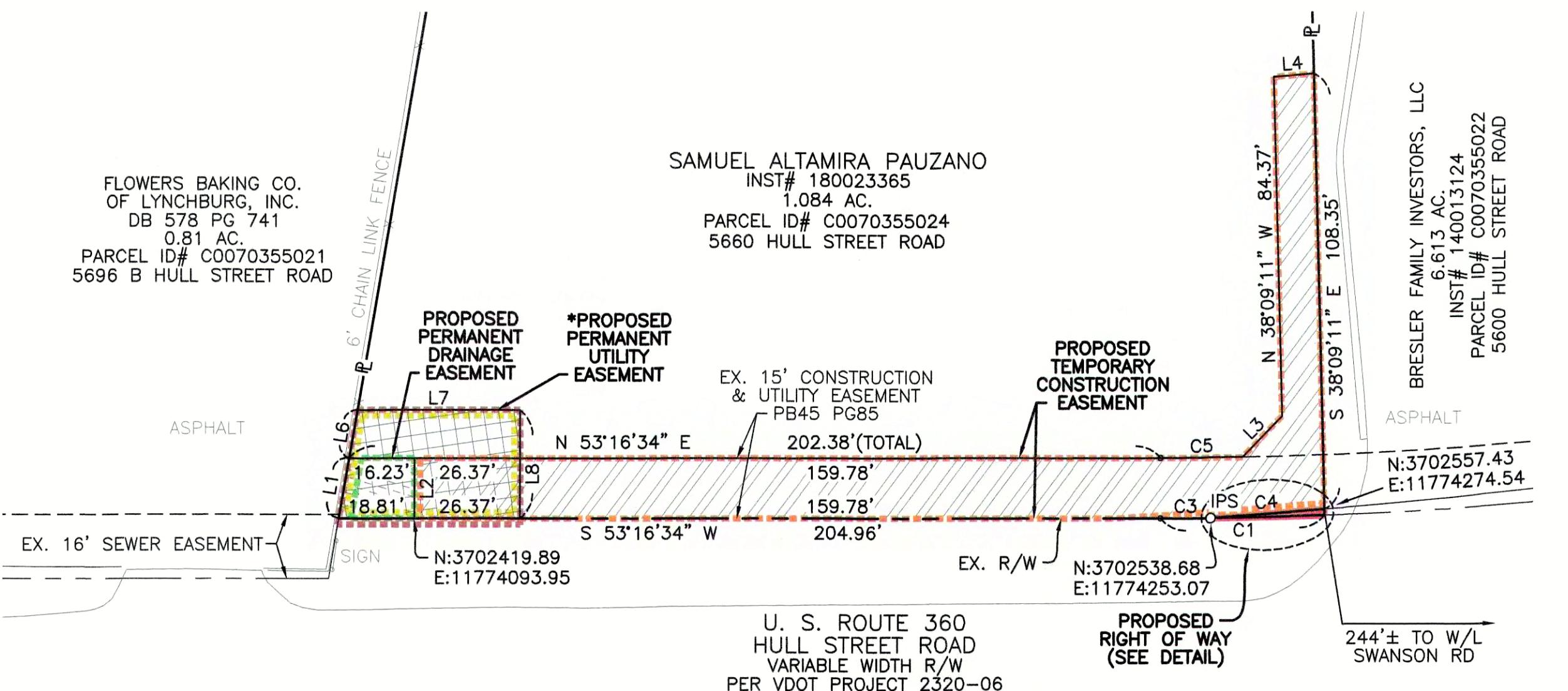
AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
049		FLOWERS BAKING CO. OF LYNCHBURG, INC.		DB 67 PG 1044	0.563	1,607		4,085	
				DB 67 PG 1044	0.595	1,083		3,275	
				DB 578 PG 741	0.81	1,165		3,361	
TOTALS:				1,968	3,855			10,721	

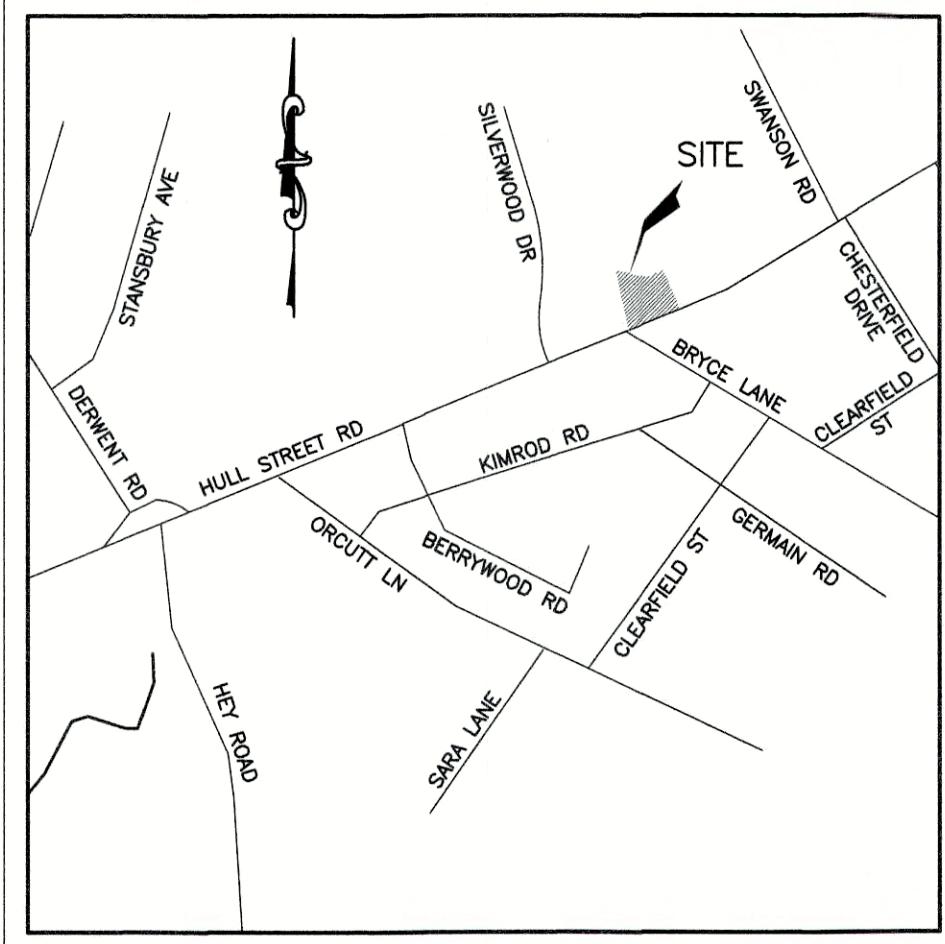
NAD 83
SOUTH ZONEVICINITY MAP
NOT TO SCALE

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	
SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
050	C0070355024	SAMUEL ALTAMIRA PAUZANO	#180023365	1,084	22	1,157	263	4,377	

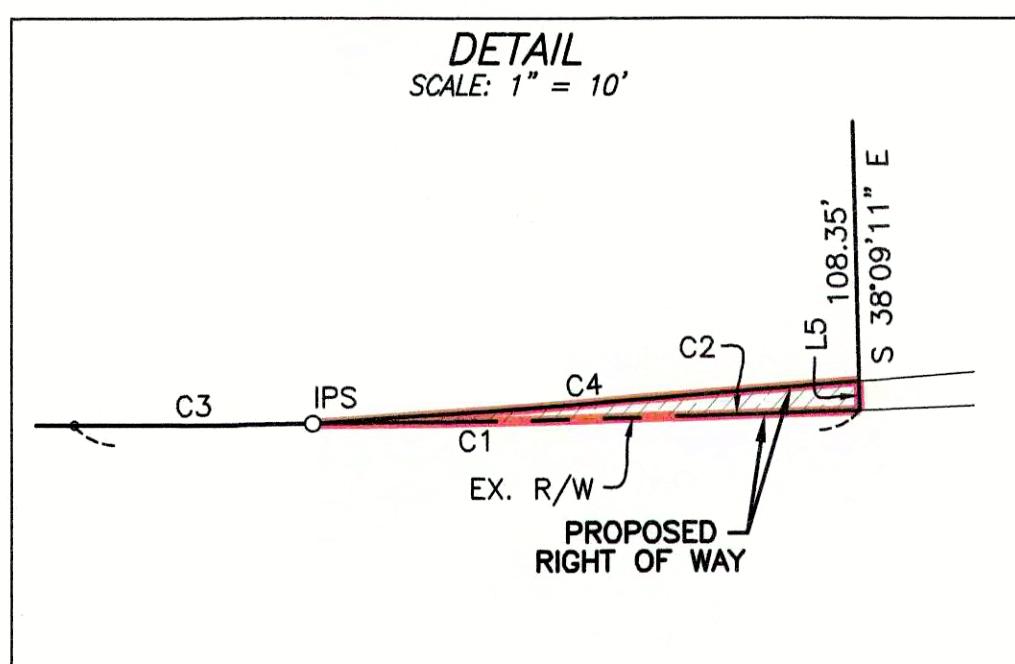


30' 0 30' 60'
GRAPHIC SCALE
1"=30'

VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.89'	1090.92'	2°08'51"	S 52°12'08" W	40.89'
C2	28.47'	1090.92'	1°29'42"	S 51°52'34" W	28.47'
C3	12.42'	1090.92'	0°39'08"	S 52°56'59" W	12.42'
C4	28.50'	2146.00'	0°45'40"	S 48°52'18" W	28.50'
C5	20.51'	1075.92'	1°05'33"	N 52°43'47" E	20.51'

LINE	BEARING	DISTANCE
L1	N 26°58'13" W	15.22'
L2	S 36°43'26" E	15.00'
L3	N 06°52'55" E	14.13'
L4	N 48°42'08" E	10.02'
L5	S 38°09'11" E	1.49'
L6	N 26°58'13" W	12.17'
L7	N 53°16'34" E	40.54'
L8	S 36°43'26" E	26.99'



IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF SAMUEL ALTAMIRA PAUZANO, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

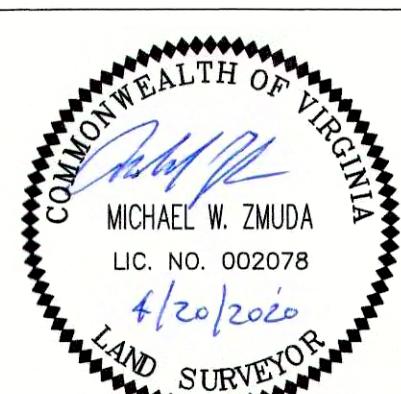
MICHAEL W. ZMUDA L.S. #002078

4/20/2020

DATE

NOTES:

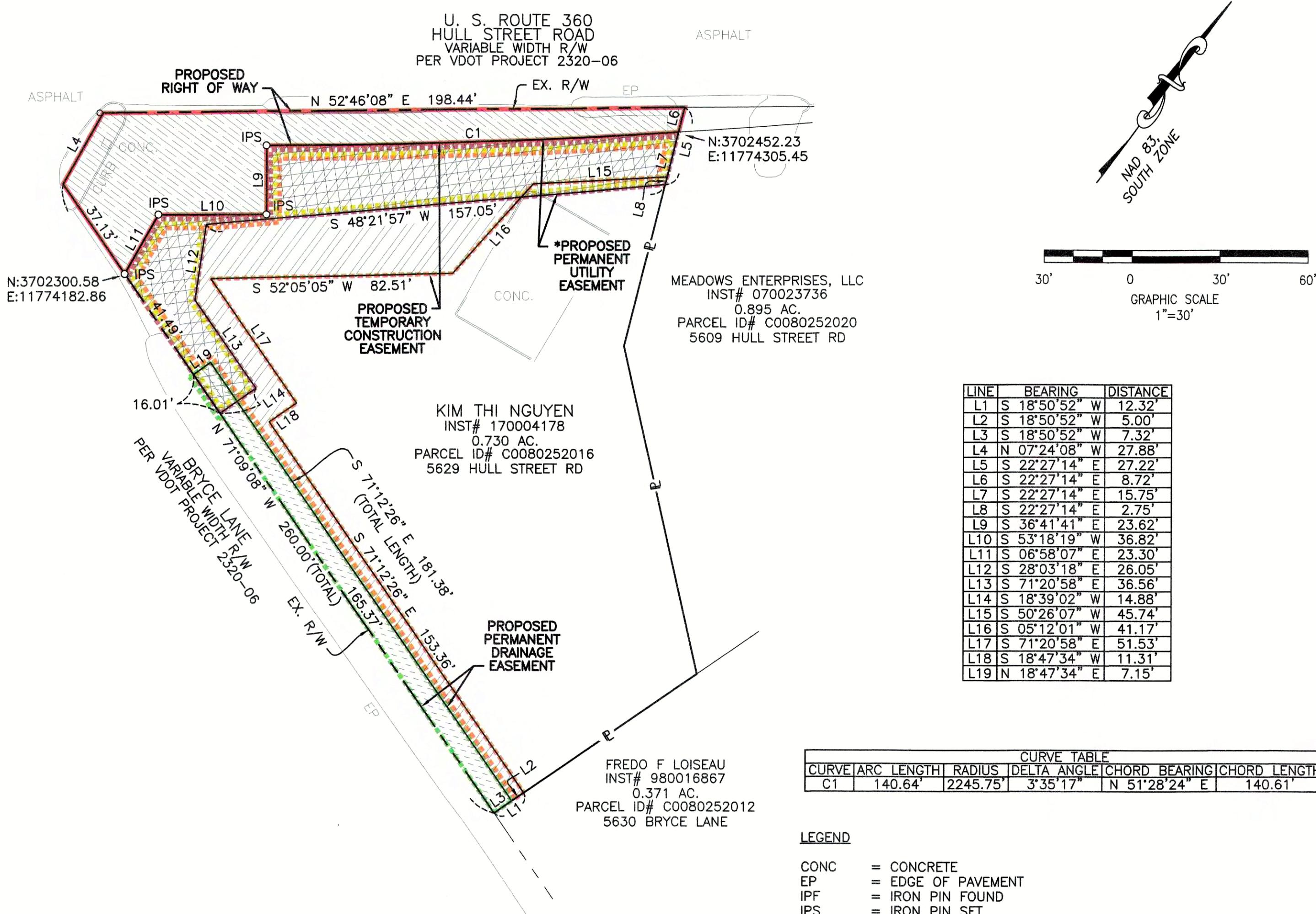
1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: SAMUEL ALTAMIRA PAUZANO (INST.# 180023365) TAX PARCEL #C0070355024.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD
CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT # 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT # C-28861
DATE: 04/20/2020 SCALE: 1" = 30'
SHEET 31 OF 65

REVISION #	DATE	REASON FOR REVISION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
051	C0080252016	KIM THI NGUYEN	#170004178	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
				0.730	3,998			1,312		4,145		7,262	



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF KIM THI NGUYEN, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

3/24/2020

DATE

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	140 64'	2245 75'	3°35'17"	N 51°28'24" E	140 61'

LINE	BEARING	DISTANCE
L1	S 18°50'52" W	12.32'
L2	S 18°50'52" W	5.00'
L3	S 18°50'52" W	7.32'
L4	N 07°24'08" W	27.88'
L5	S 22°27'14" E	27.22'
L6	S 22°27'14" E	8.72'
L7	S 22°27'14" E	15.75'
L8	S 22°27'14" E	2.75'
L9	S 36°41'41" E	23.62'
L10	S 53°18'19" W	36.82'
L11	S 06°58'07" E	23.30'
L12	S 28°03'18" E	26.05'
L13	S 71°20'58" E	36.56'
L14	S 18°39'02" W	14.88'
L15	S 50°26'07" W	45.74'
L16	S 05°12'01" W	41.17'
L17	S 71°20'58" E	51.53'
L18	S 18°47'34" W	11.31'
L19	N 18°47'34" E	7.15'

NOTES:

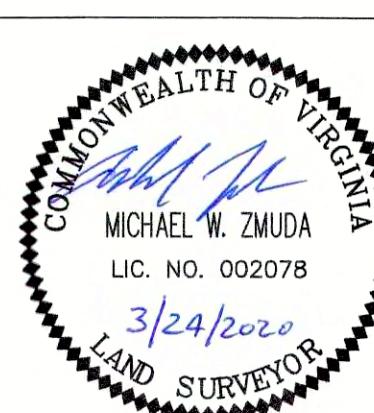
1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNER: KIM THI NGUYEN, (INST.# 170004178) TAX PARCEL #C0080252016
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709



PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: imtva@imt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD



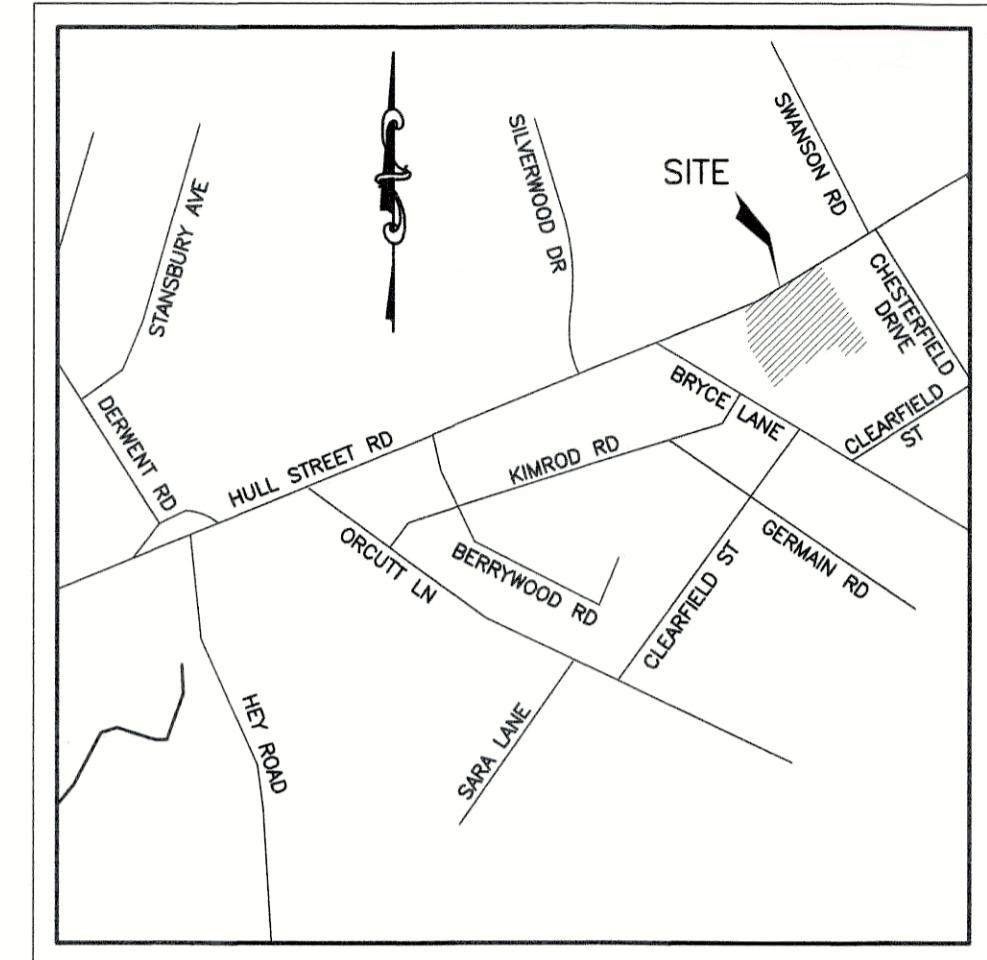
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ	PLAT # C-28861	
DATE: 03/24/20	SCALE: 1" = 30'	SHEET 32 OF 65

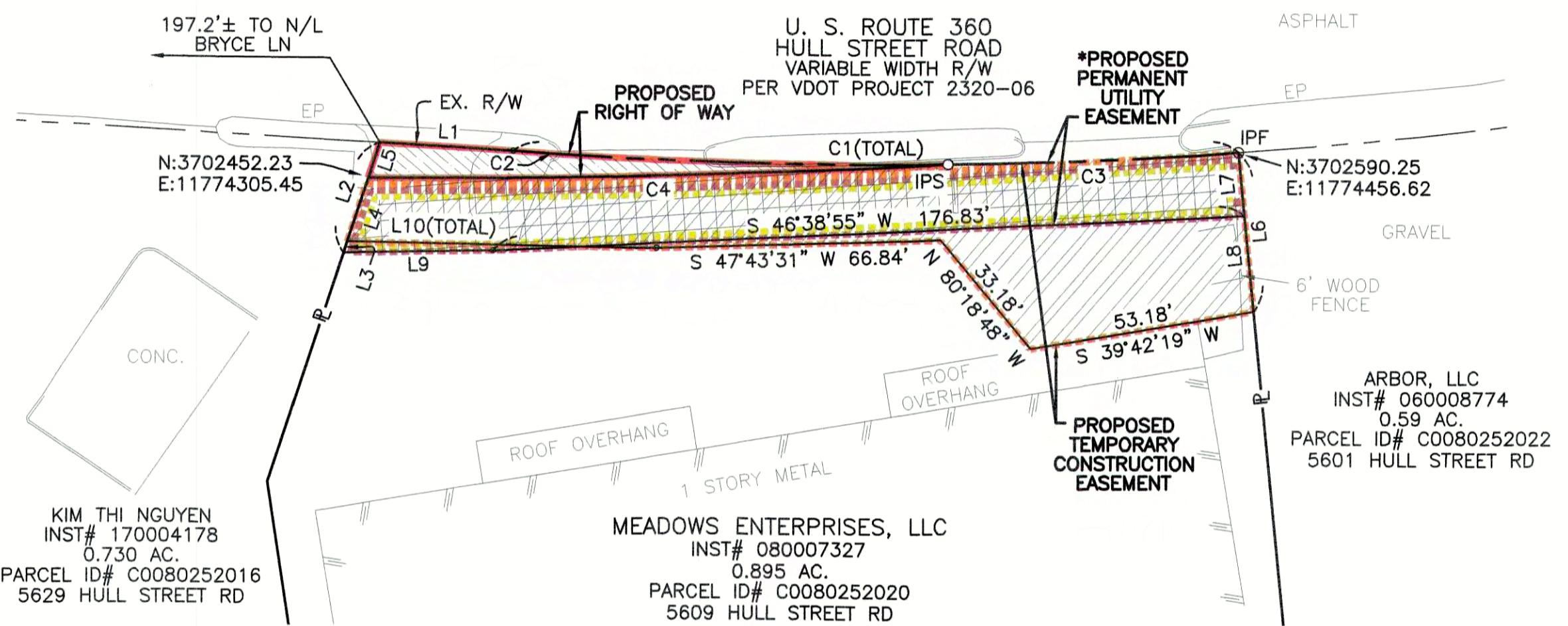
AREA TABULATION											
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(052)	C0080252020	MEADOWS ENTERPRISES, LLC	#080007327	0.895	531	3,257		4,965			



30' 0 30' 60'
GRAPHIC SCALE 1"=30'



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 52°46'08" E	31.42'
L2	N 22°27'14" W	27.22'
L3	N 22°27'14" W	2.75'
L4	N 22°27'14" W	15.75'
L5	N 22°27'14" W	8.72'
L6	S 46°15'30" E	37.50'
L7	S 46°15'30" E	14.95'
L8	S 46°15'30" E	22.55'
L9	S 48°21'57" W	35.20'
L10	S 50°26'07" W	72.78'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	170.66'	1185.92'	8°14'43"	N 49°24'31" E	170.51'
C2	102.36'	1185.92'	4°56'43"	N 51°03'31" E	102.33'
C3	68.30'	1185.92'	3°18'00"	N 46°56'10" E	68.29'
C4	136.43'	2245.75'	3°28'50"	N 47°56'20" E	136.41'

LEGEND

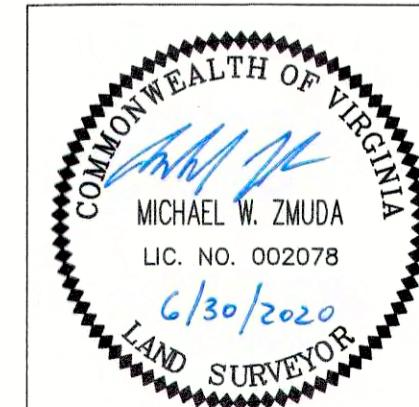
- EP = EDGE OF PAVEMENT
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
- = ACQUIRED RIGHT OF WAY
- = *PERMANENT UTILITY EASEMENT
- = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 06/30/2020 SCALE: 1" = 30' SHEET 33 OF 65

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF MEADOWS ENTERPRISES, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

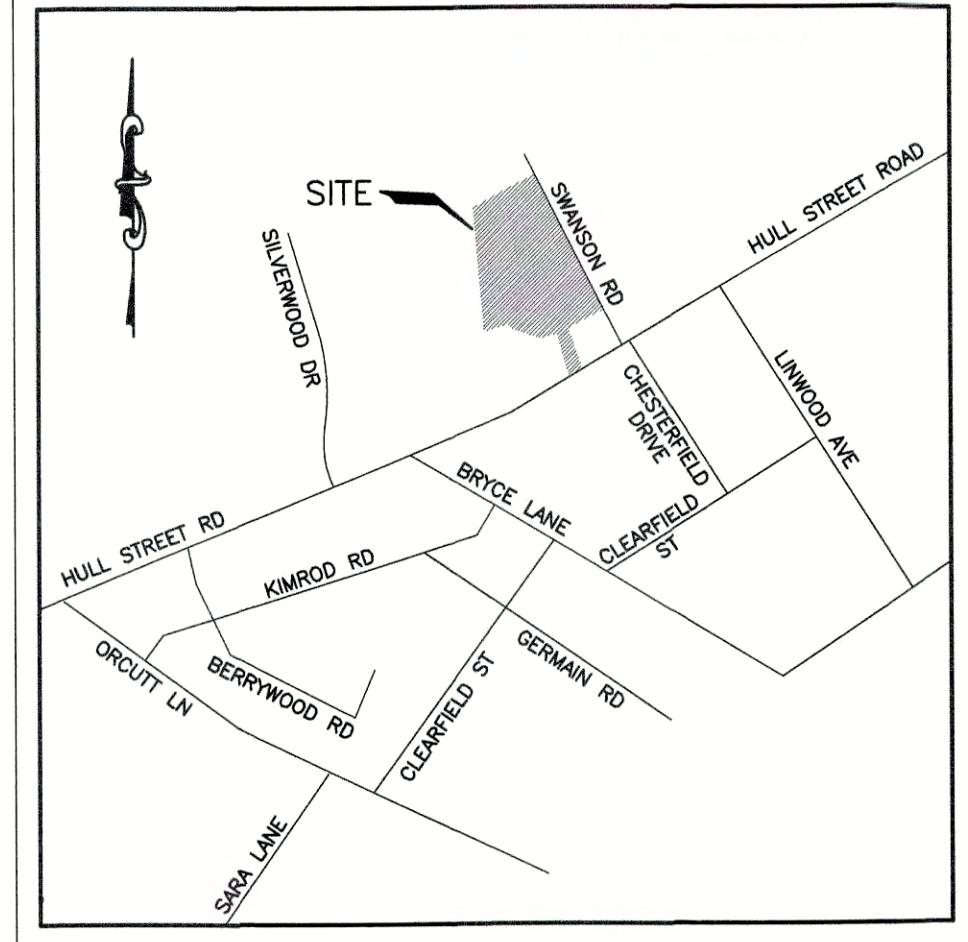
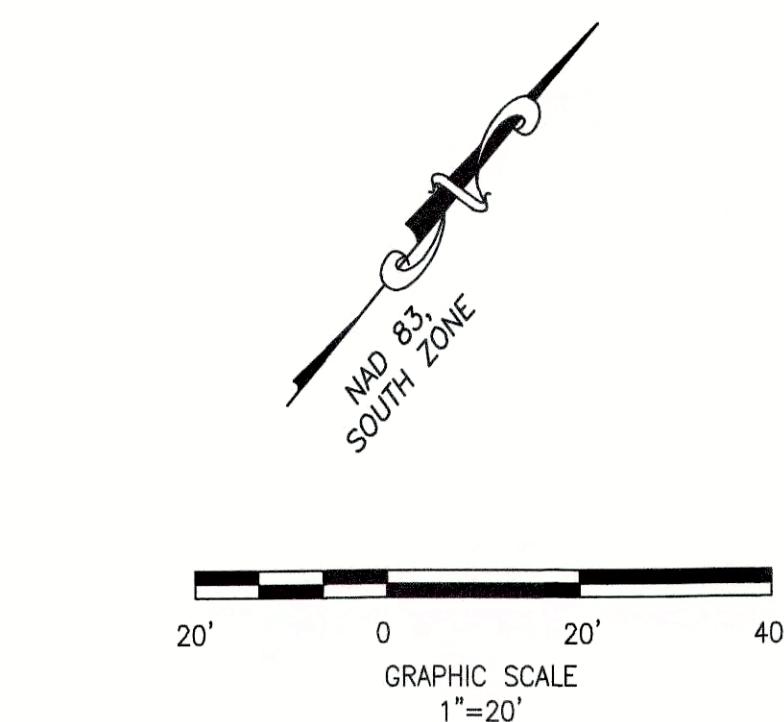
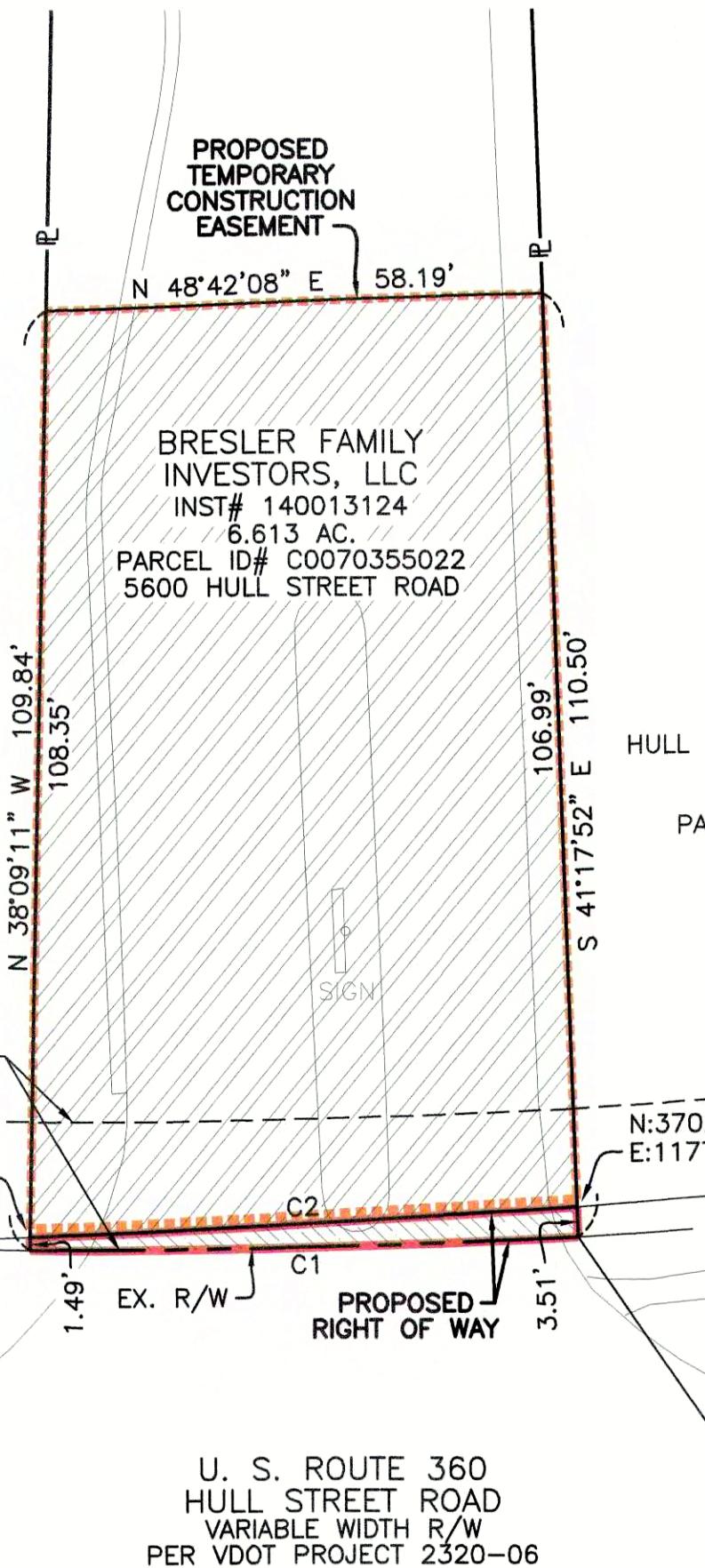
MICHAEL W. ZMUDA L.S. #002078

6/30/2020

DATE

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	TEMPORARY CONSTRUCTION EASEMENT			
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
053	C0070355022	BRESLER FAMILY INVESTORS, LLC	#140013124	6,613	171			6,588	

VICINITY MAP
NOT TO SCALE

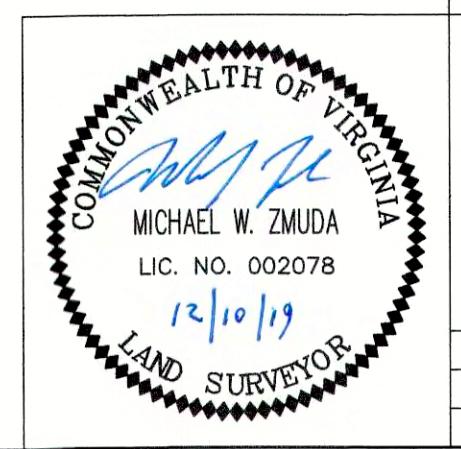
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: BRESLER FAMILY INVESTORS, LLC (INST.# 140013124) TAX PARCEL #C0070355022.
6. ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#; 0-28709

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.23'	1090.92'	3°22'24"	N 49°26'31" E	64.22'
C2	64.15'	2146.00'	1°42'45"	S 47°38'05" W	64.14'

LEGEND

R/W = RIGHT OF WAY
 P = PROPERTY LINE
 = ACQUIRED RIGHT OF WAY
 = TEMPORARY CONSTRUCTION EASEMENT



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT #: C-28861
DATE: 12/10/19	SCALE: 1" = 20'	SHEET 34 OF 65

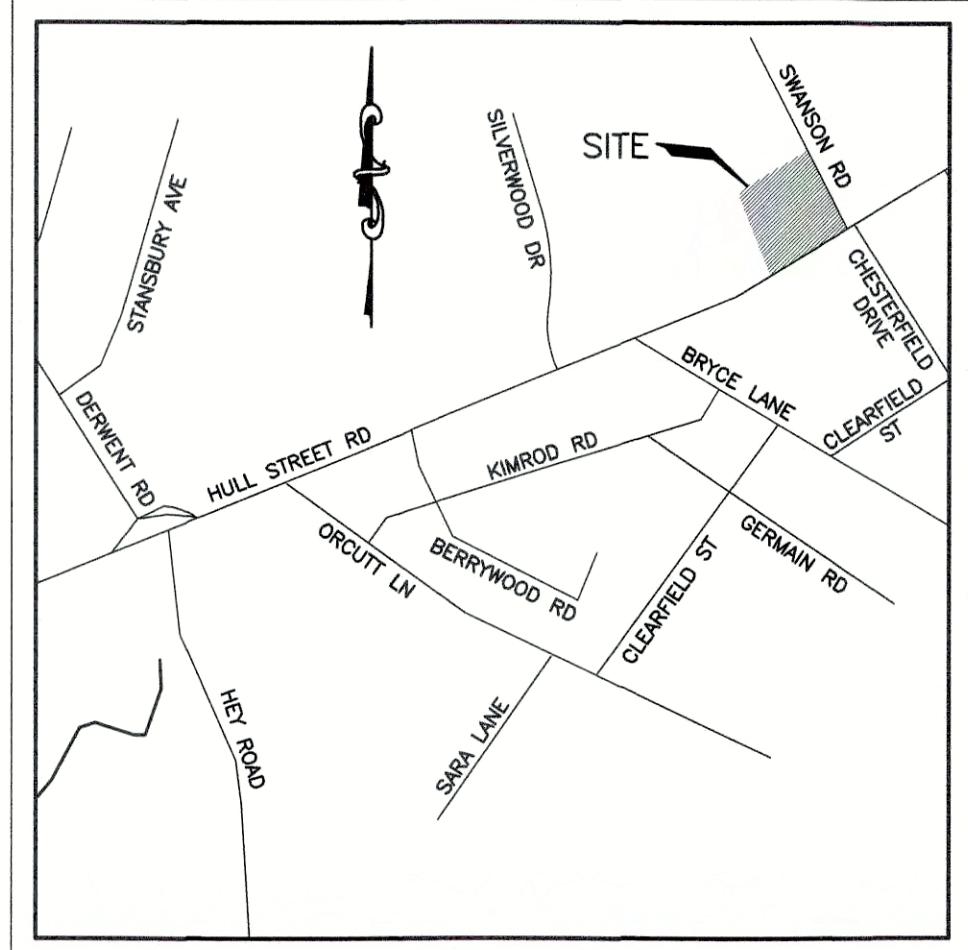
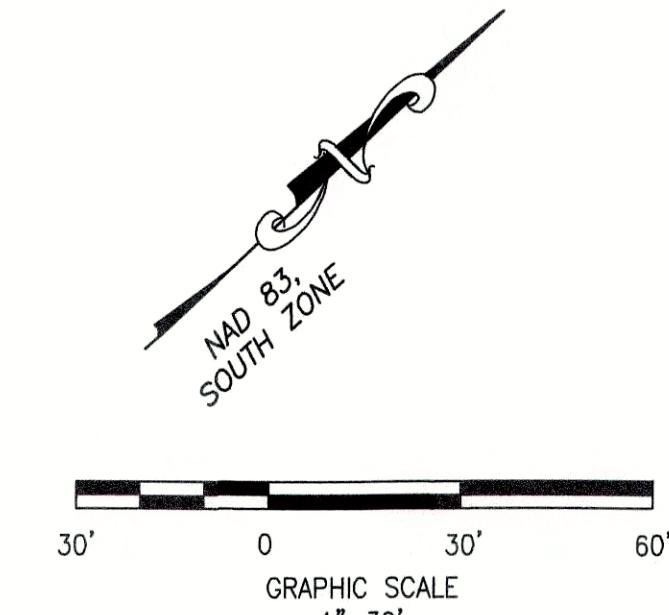
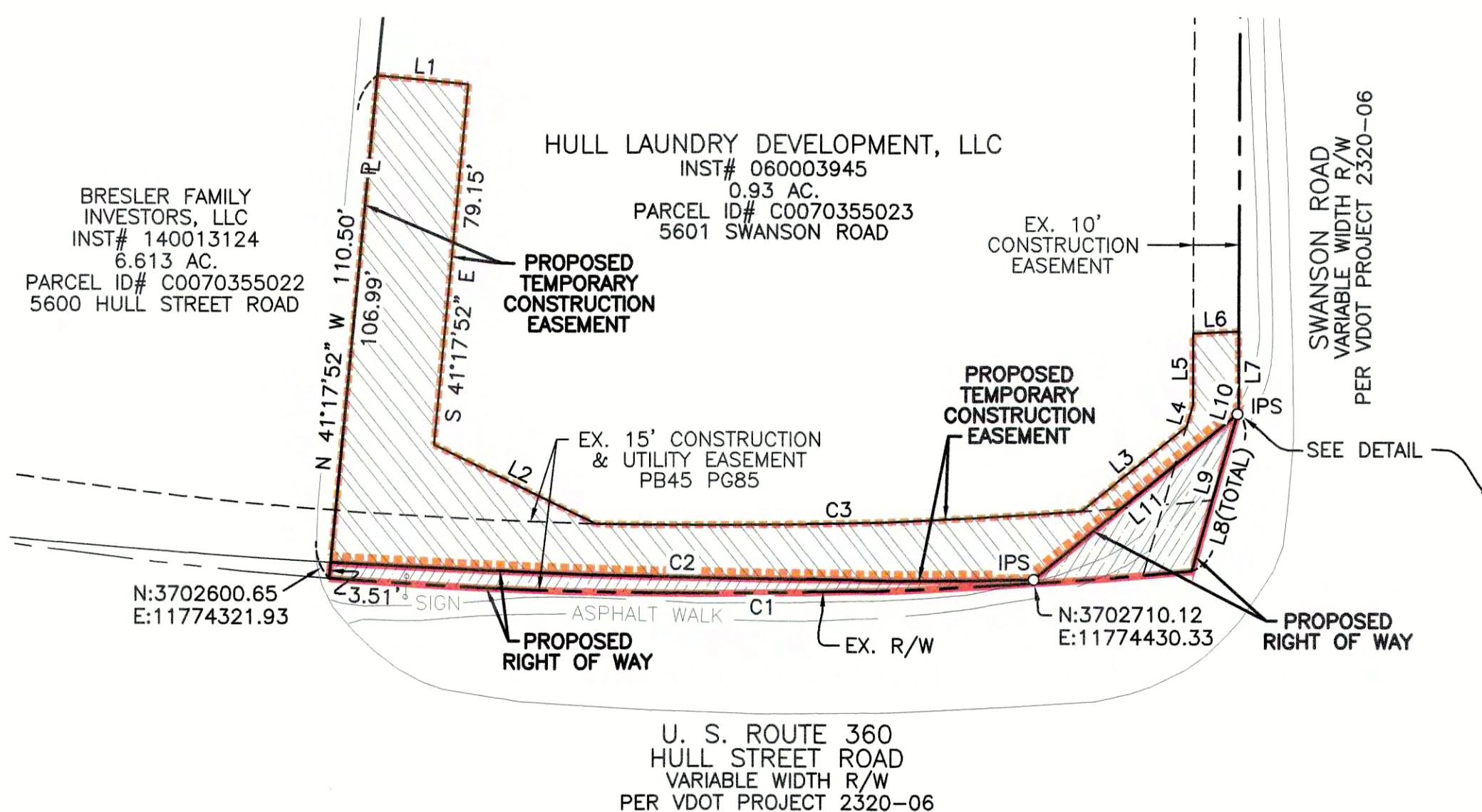
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF BRESLER FAMILY INVESTORS, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

12/10/19
DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		TEMPORARY CONSTRUCTION EASEMENT	
054	C0070355023	HULL LAUNDRY DEVELOPMENT, LLC	#060003945	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: HULL LAUNDRY DEVELOPMENT, LLC (INST.# 060003945) TAX PARCEL #C0070355023.
6. ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: D-28709

LINE	BEARING	DISTANCE
L1	N 48°42'08" E	20.00'
L2	N 69°17'07" E	39.49'
L3	N 04°08'00" E	29.57'
L4	N 30°28'49" W	4.93'
L5	N 46°33'26" W	15.60'
L6	N 40°50'48" E	10.01'
L7	S 46°33'26" E	17.47'
L8	S 30°28'49" E	36.42'
L9	S 30°28'49" E	35.76'
L10	S 30°28'49" E	0.66'
L11	S 04°08'00" W	57.56'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	189.22'	1090.92'	9°56'17"	S 42°47'11" W	188.98'
C2	154.09'	2146.00'	4°06'50"	S 44°43'18" W	154.05'
C3	106.56'	1075.92'	5°40'29"	N 41°52'03" E	106.52'

LEGEND

IPS = IRON PIN SET
 R/W = RIGHT OF WAY
 PL = PROPERTY LINE
 = ACQUIRED RIGHT OF WAY
 = TEMPORARY CONSTRUCTION EASEMENT

JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT # C-28861
DATE: 12/10/19 SCALE: 1" = 30' SHEET 35 OF 65

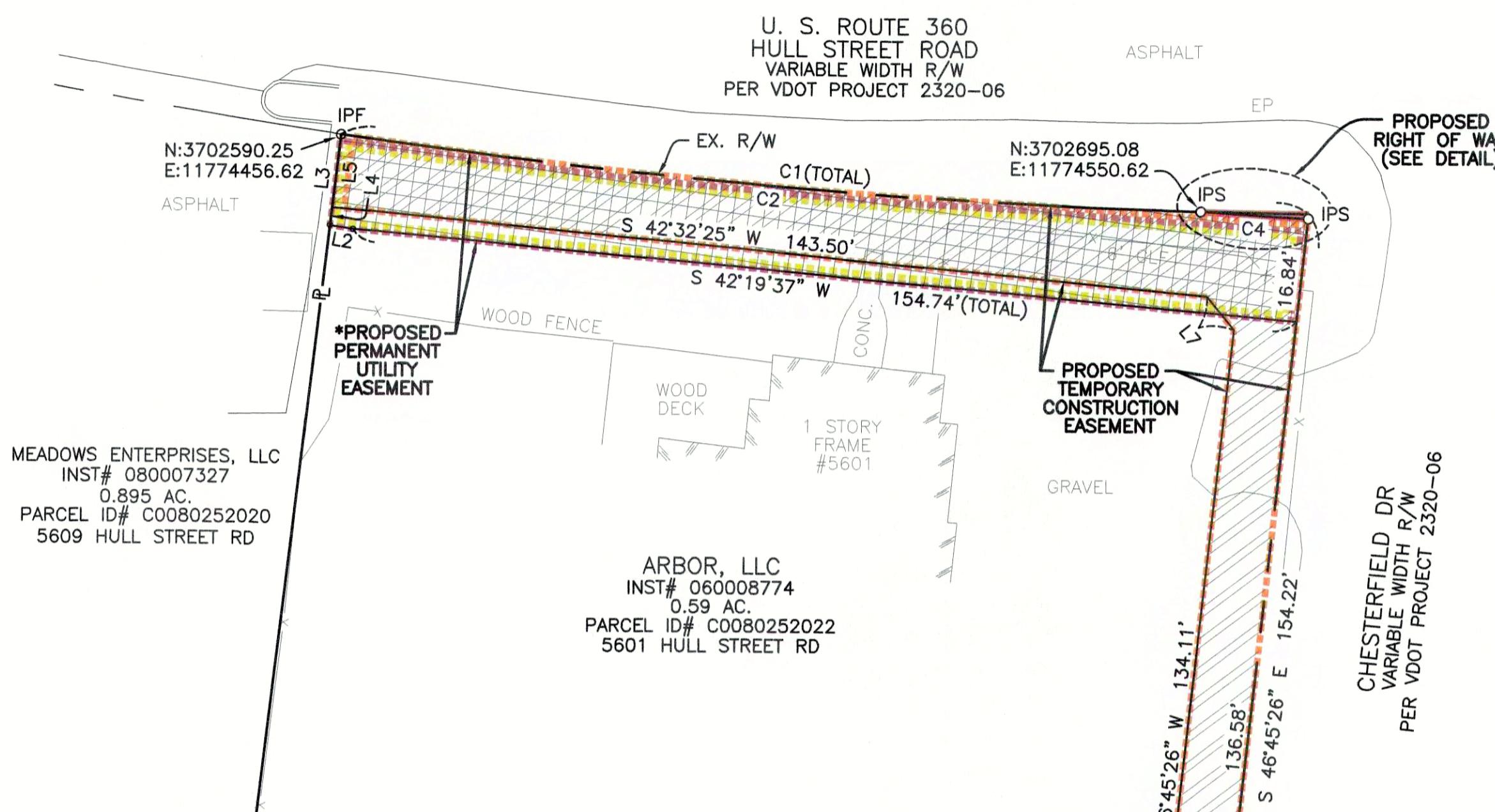
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF HULL LAUNDRY DEVELOPMENT, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

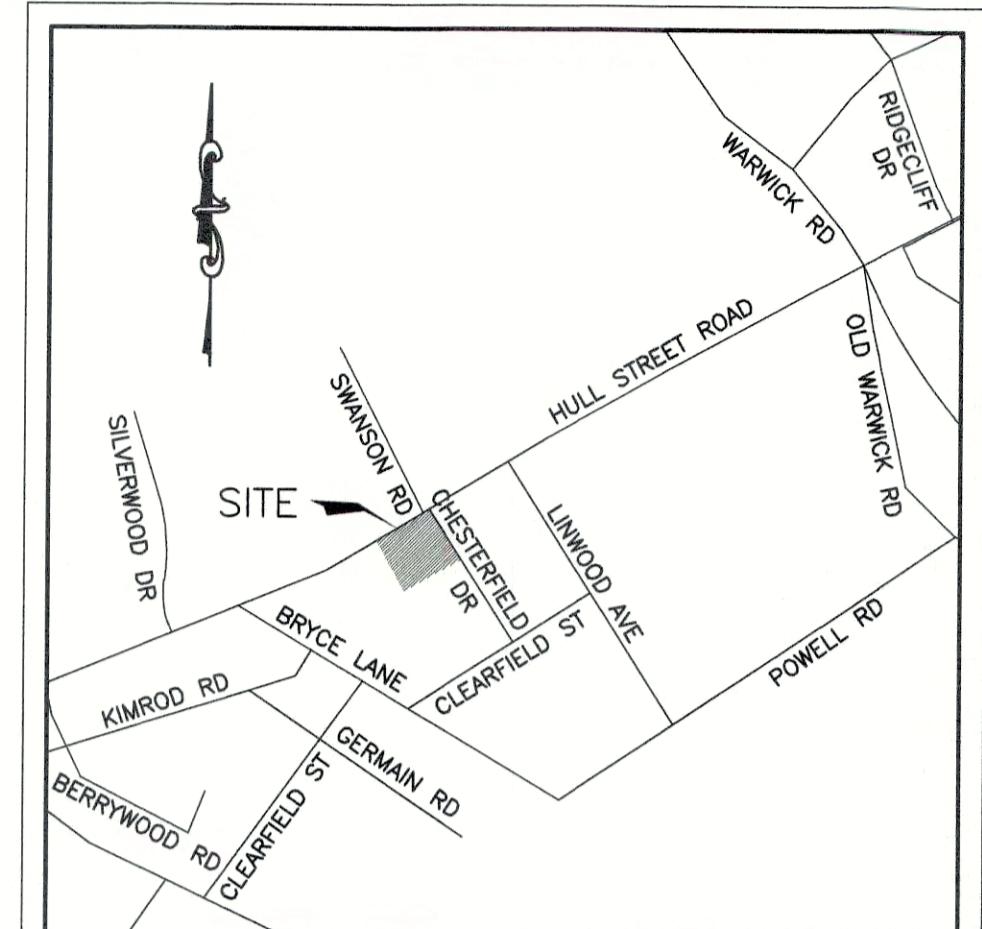
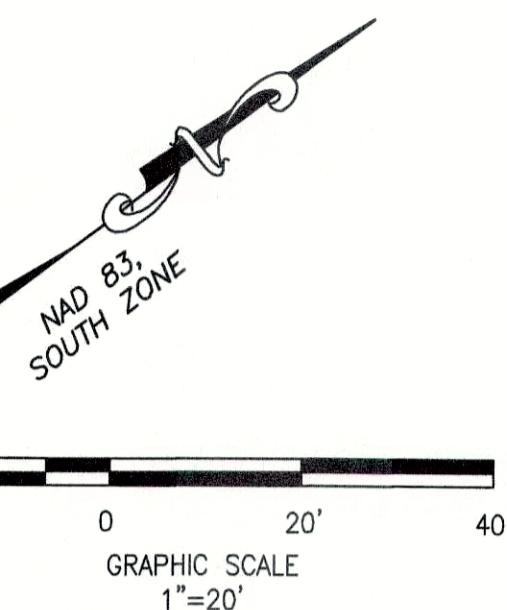
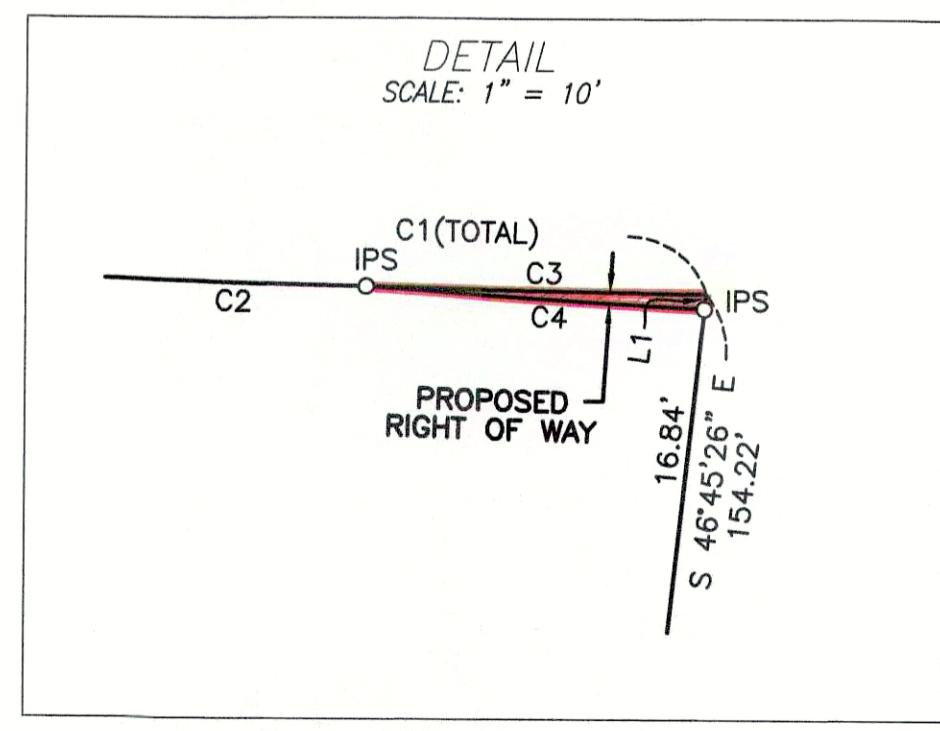
12/10/19
DATE

AREA TABULATION											
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
055	C0080252022	ARBOR, LLC	#060008774	0.59	7	2,317		3,256			



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	158.58'	1185.92'	7°39'42"	N 41°27'19" E	158.47'
C2	140.89'	1185.92'	6°48'25"	N 41°52'57" E	140.81'
C3	17.69'	1185.92'	0°51'17"	N 38°03'06" E	17.69'
C4	17.64'	2245.75'	0°27'00"	N 40°38'29" E	17.64'

LINE	BEARING	DISTANCE
L1	S 46°45'26" E	0.80'
L2	S 46°38'55" W	3.81'
L3	N 46°15'30" W	14.95'
L4	N 46°15'30" W	2.95'
L5	N 46°15'30" W	12.00'
L6	S 43°10'35" W	10.00'
L7	S 87°53'29" W	7.03'



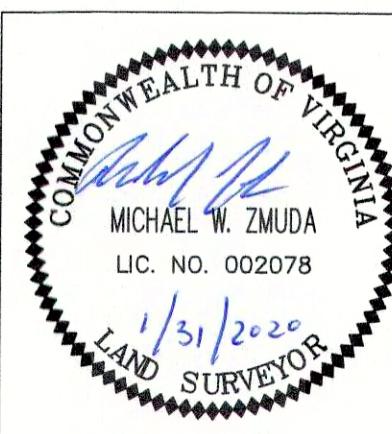
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #510129003BD WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNER: ARBOR, LLC, (INST# 060008774) TAX PARCEL #C0080252022.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

LEGEND

CLF	= CHAIN LINK FENCE
EP	= EDGE OF PAVEMENT
IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



JMT JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

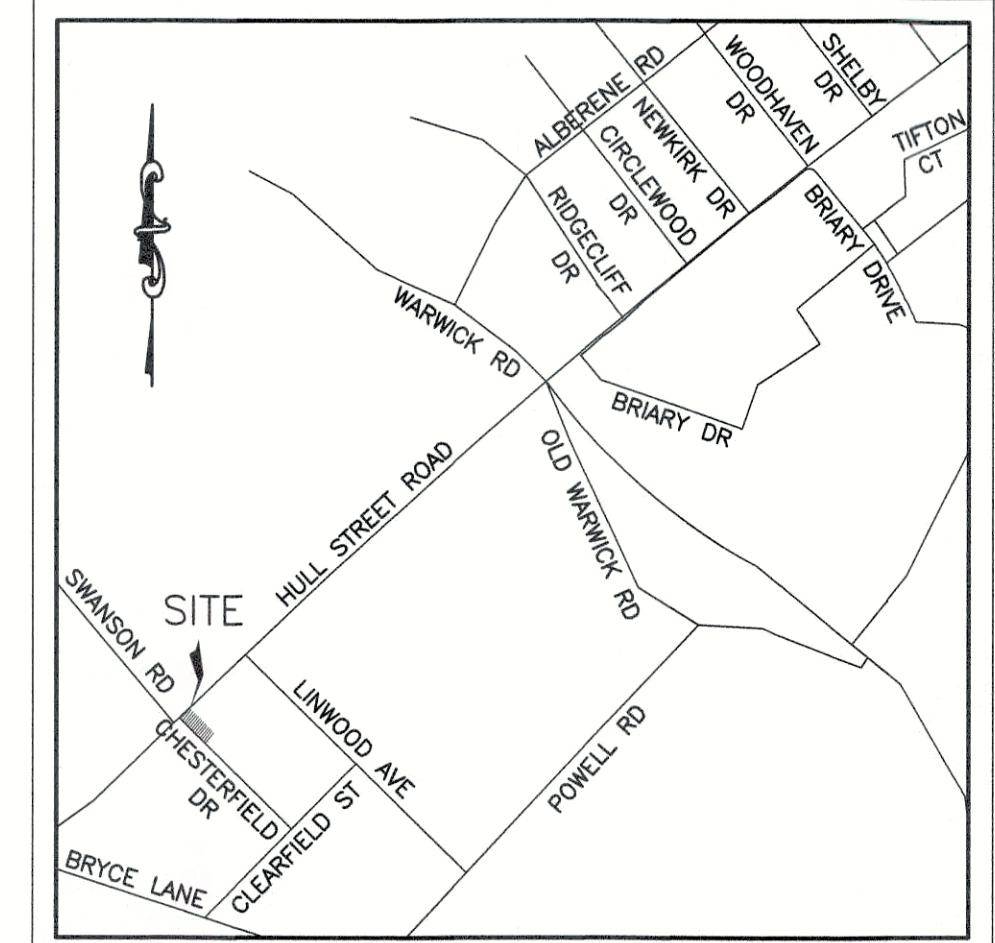
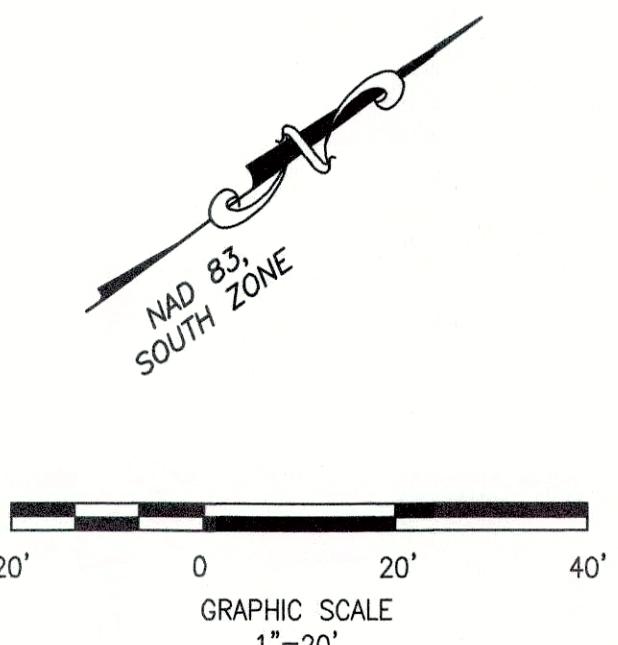
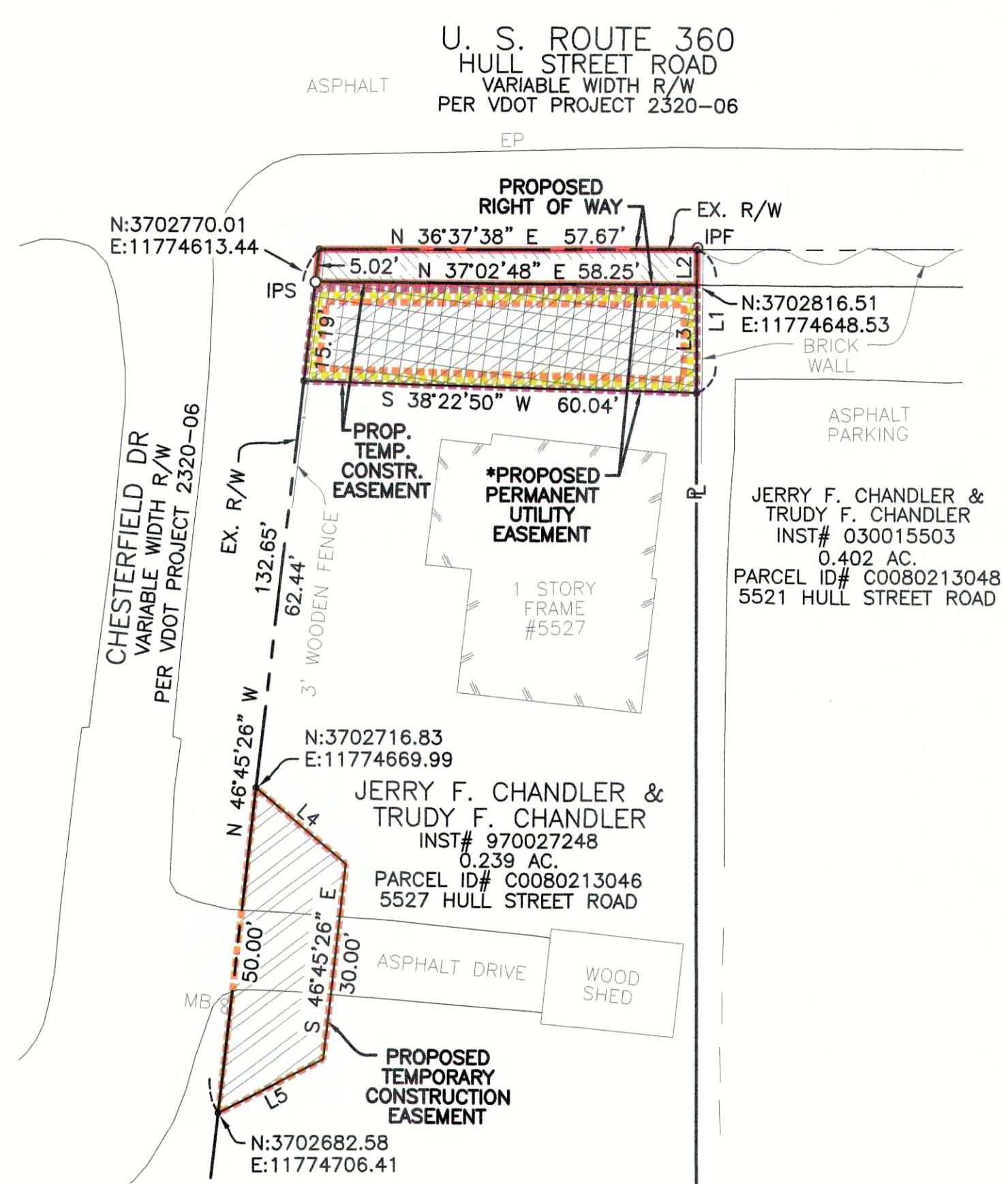
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 01/31/2020 SCALE: 1" = 20' SHEET 36 OF 65

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF ARBOR, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078
DATE: 1/31/2020

AREA TABULATION									
PARCEL NUMBER	PARCEL ID	LAND OWNERS	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		
(057)	C0080213046	JERRY F. CHANDLER & TRUDY F. CHANDLER	#970027248	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES		
				0.239 301		935		1,535	



NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: JERRY F. CHANDLER & TRUDY F. CHANDLER, (INST.# 970027248) TAX PARCEL #C0080213046
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

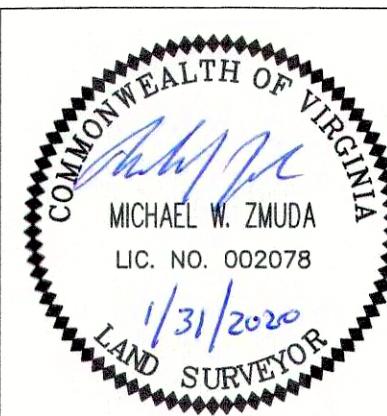
LINE	BEARING	DISTANCE
L1	N 53°25'02" W	21.91'
L2	S 53°25'02" E	5.41'
L3	S 53°25'02" E	16.50'
L4	N 76°55'58" E	18.03'
L5	S 09°33'09" W	18.03'

LEGEND

EP = EDGE OF PAVEMENT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
MB = MAILBOX
R/W = RIGHT OF WAY
P = PROPERTY LINE

= ACQUIRED RIGHT OF WAY
= *PERMANENT UTILITY EASEMENT
= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT # C-28861
DATE: 01/31/2020 SCALE: 1" = 20' SHEET 38 OF 65

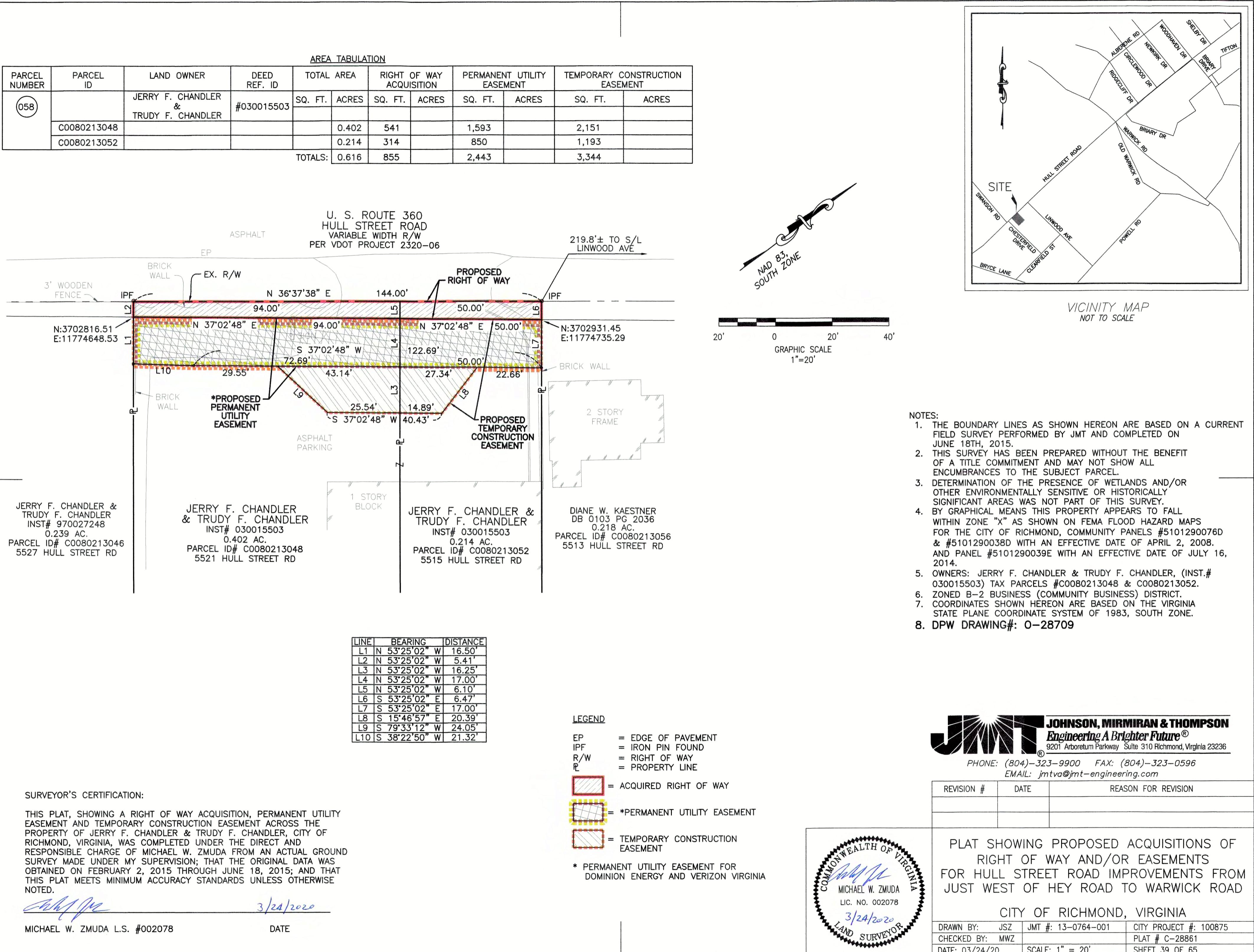
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF JERRY F. CHANDLER & TRUDY F. CHANDLER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

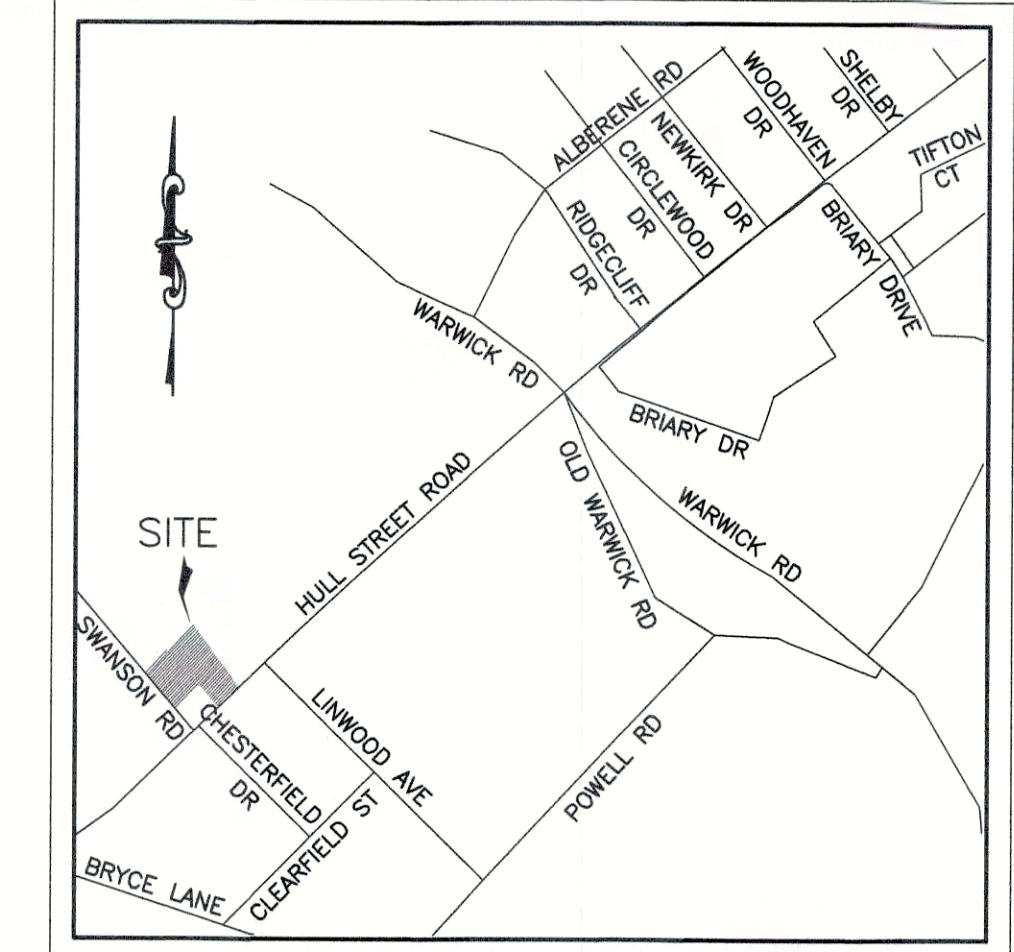
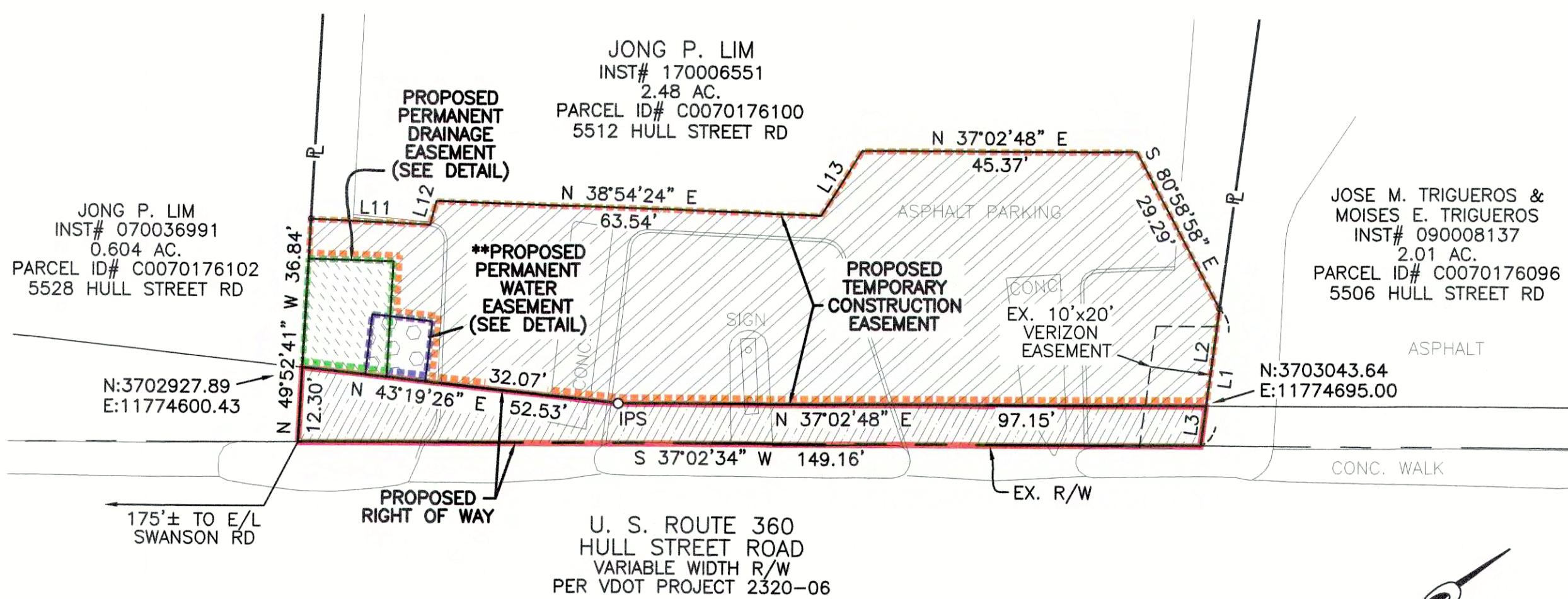
MICHAEL W. ZMUDA L.S. #002078

1/31/2020

DATE



AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT WATER EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(060)	C0070176100	JONG P. LIM	#170006551	2.48	1,128	100		260		4,741			



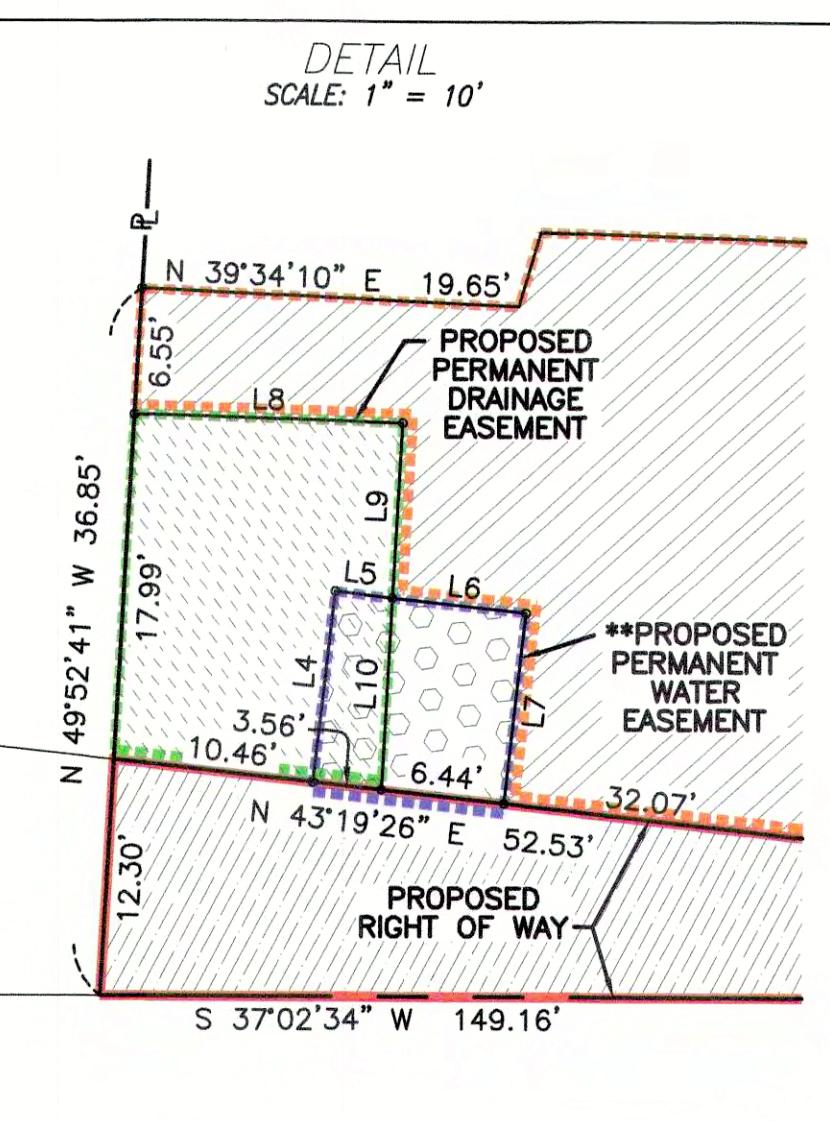
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNER: JONG P. LIM (INST.# 170006551) TAX PARCEL #C0070176100.
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

LEGEND

IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= PERMANENT DRAINAGE EASEMENT
	= **PERMANENT WATER EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

** PERMANENT WATER EASEMENT
FOR CITY OF RICHMOND DPU



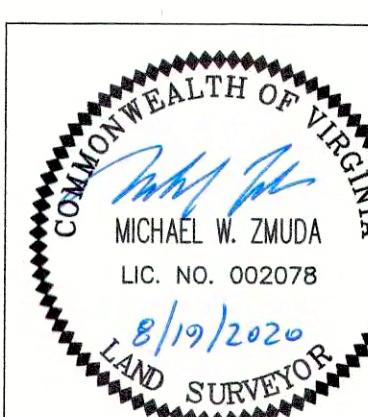
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF JONG P. LIM, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

8/19/2020

DATE



JMT JOHNSON, MIRMIKAN & THOMPSON
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9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

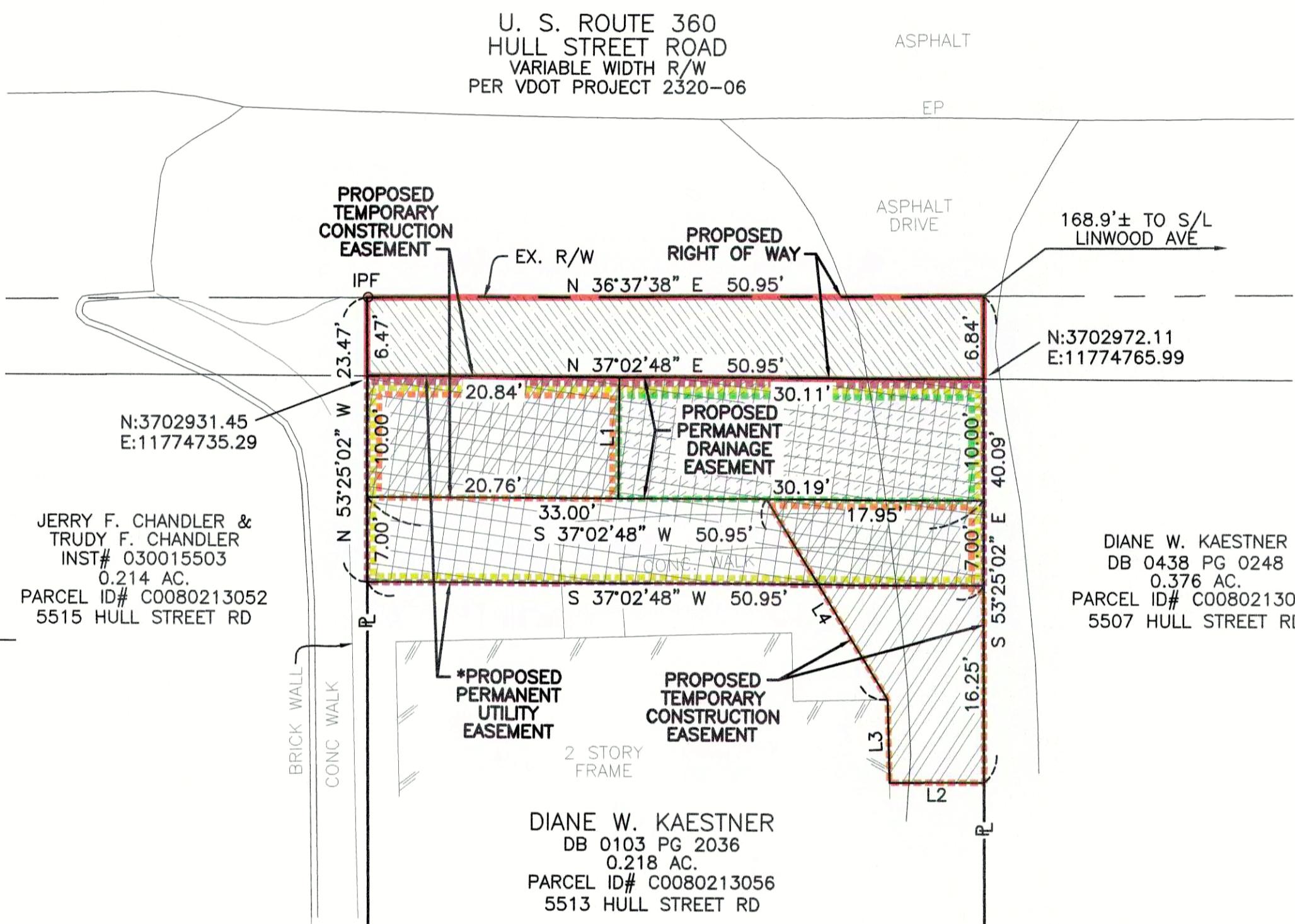
REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT #: C-28861
DATE: 08/19/2020	SCALE: 1" = 20'	SHEET 40 OF 65

AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(061)	C0080213056	DIANE W. KAESTNER	DB 0103 PG 2036	0.218	339	866	302	474					

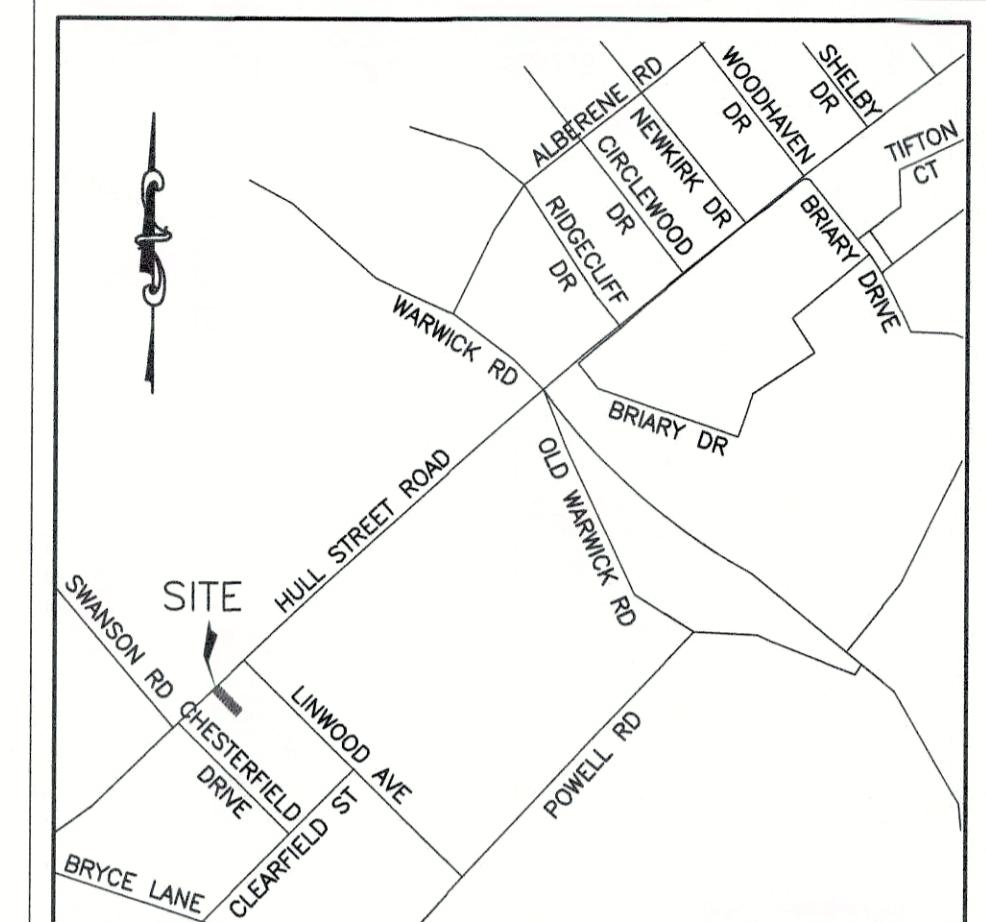


LINE	BEARING	DISTANCE
L1	N 52°57'12" W	10.00'
L2	S 37°02'48" W	7.81'
L3	N 54°33'27" W	6.84'
L4	N 84°39'11" W	19.29'

LEGEND

CONC	= CONCRETE
EP	= EDGE OF PAVEMENT
IPF	= IRON PIN FOUND
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: DIANE W. KAESTNER, (DB 103 PG 2036) TAX PARCEL #C0080213056.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A DEDICATED RIGHT OF WAY, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF DIANE W. KAESTNER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

1/31/2020
DATE

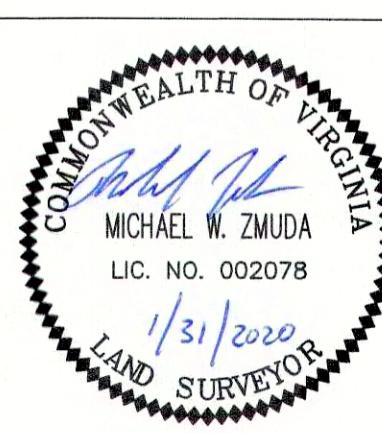
JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 01/31/2020 SCALE: 1" = 10'
SHEET 41 OF 65



PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
062	C0080213058	DIANE W. KAESTNER	DB 438 PG 248	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
				0.376	713	1,683		544		1,159			

AREA TABULATION

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-06

ASPHALT DRIVE

PROPOSED
RIGHT OF WA

GRA
DR

67° ± TO S/
LINWOOD AV

Map showing property boundaries and easements for three parcels. The map includes coordinates (N, E) and dimensions (feet) for each parcel and easement area.

Parcel 1 (Left):
 N: 3702972.11 E: 11774765.99
 DIANE W. KAESTNER
 DB 0103 PG 2036
 0.218 AC.
 PARCEL ID# C0080213056
 5513 HULL STREET RD

Parcel 2 (Center):
 N 36°37'38" E 99.00'
 N 37°02'48" E 99.00'
 S 37°02'48" W 65.95'
 46.79'
 56.95'
 99.00' (TOTAL)
 1 STORY BLOCK #5507
 DIANE W. KAESTNER
 DB 0438 PG 0248
 0.376 AC.
 PARCEL ID# C0080213058
 5507 HULL STREET RD

Parcel 3 (Right):
 N: 3703051.13 E: 11774825.63
 GEORGE MASSIE FULKS & BETSY G. FULKS
 DB 30 PG 1555
 0.232 AC.
 PARCEL ID# C0080213060
 5501 HULL STREET RD

Easements:

- PROPOSED PERMANENT DRAINAGE EASEMENT:** Located in the center, bounded by S 37°02'48" W and S 39°19'23" W, with widths of 32.98' and 33.09' respectively.
- *PROPOSED PERMANENT UTILITY EASEMENT:** Located on the right, bounded by S 53°25'02" E and S 53°25'02" W, with widths of 2.08' and 3.61' respectively.
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT:** Located in the center, bounded by S 37°02'48" W and S 37°02'48" E, with a total length of 99.00'.
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT:** Located on the left, bounded by N 53°25'02" W and S 37°02'48" W, with a length of 16.25'.
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT:** Located on the right, bounded by S 48°04'27" E and S 37°02'48" W, with a length of 14.73'.

Dimensions and coordinates for the easements and parcels are as follows:

Easement/Parcel	Width/Length	Coordinate (N)	Coordinate (E)
Proposed Permanent Drainage EASEMENT	32.98' (33.09')	S 39°19'23" W	S 37°02'48" E
*Proposed Permanent Utility EASEMENT	2.08' (3.61')	S 53°25'02" E	S 53°25'02" W
Proposed Temporary Construction EASEMENT (Center)	99.00' (TOTAL)	S 37°02'48" W	S 37°02'48" E
Proposed Temporary Construction EASEMENT (Left)	16.25'	N 53°25'02" W	S 37°02'48" W
Proposed Temporary Construction EASEMENT (Right)	14.73'	S 48°04'27" E	S 37°02'48" W

A detailed map of a residential area showing streets and property boundaries. The map includes labels for Warwick Rd, Hull Street Road, Old Warwick Rd, Powell Rd, Bryce Lane, Clearfield Dr, Chesterfield Dr, Swanson Rd, and various drives and roads like Shelby Dr, Tifton Ct, and Briary Dr. A 'SITE' is marked with a shaded area on Hull Street Road. A scale bar indicates 1/4 mile.

*VICINITY MAP
NOT TO SCALE*

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: DIANE W. KAESTNER, (DB 438 PG 248) TAX PARCEL #C0080213058.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

LINE	BEARING	DISTANCE
L1	S 52°57'12" E	10.00'
L2	N 52°57'12" W	10.00'
L3	S 22°35'02" E	7.21'
L4	N 68°19'03" W	15.18'
L5	S 49°15'34" E	23.30'
L6	S 37°02'48" W	7.31'

10' 0 10' 20'

GRAPHIC SCALE
1"=10'

LEGEND

CONC	= CONCRETE
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF DIANE W. KAESTNER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

1/31/2020
DATE

DATE

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: imtva@imt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

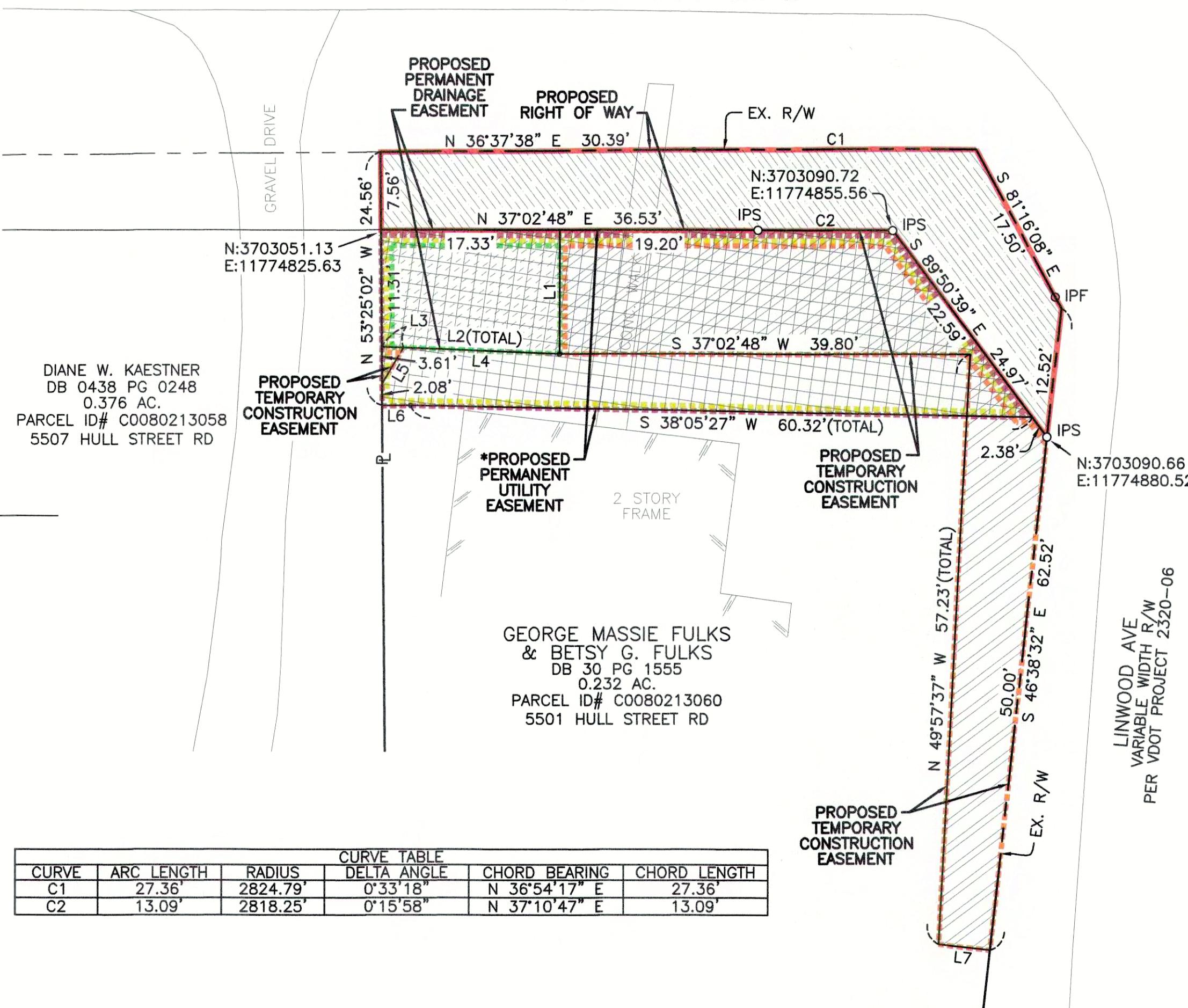
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ	PLAT # C-28861	
DATE: 01/31/2020	SCALE: 1" = 10'	SHEET 42 OF 65

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(063)	C0080213060	GEORGE MASSIE FULKS & BETSY G. FULKS	DB 30 PG 1555	0.232	618	983		202		802			

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-06

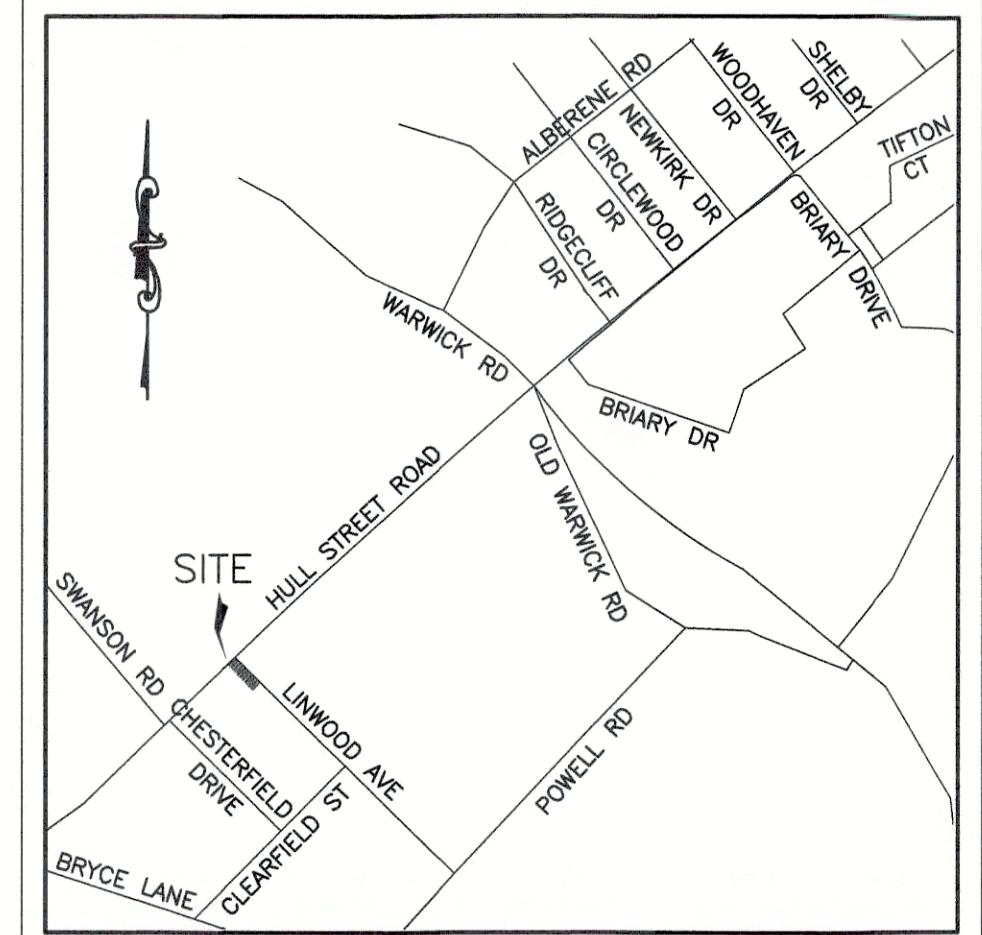
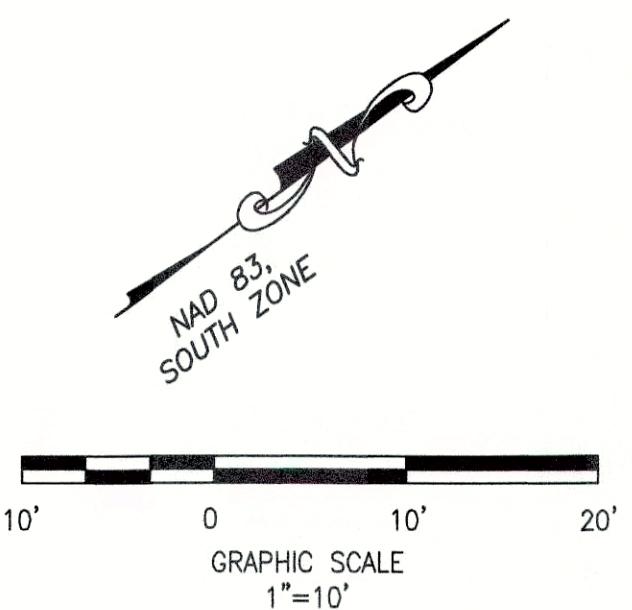


SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF GEORGE MASSIE FULKS & BETSY G. FULKS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

1/31/2020
DATE



NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: GEORGE MASSIE FULKS & BETSY G. FULKS, (DB 30 PG 1555) TAX PARCEL #C0080213060
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING #: O-28709

LEGEND

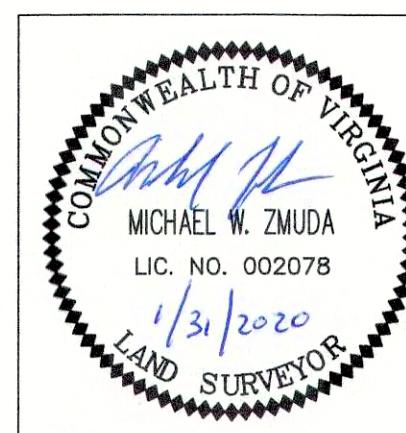
CONC	= CONCRETE
IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

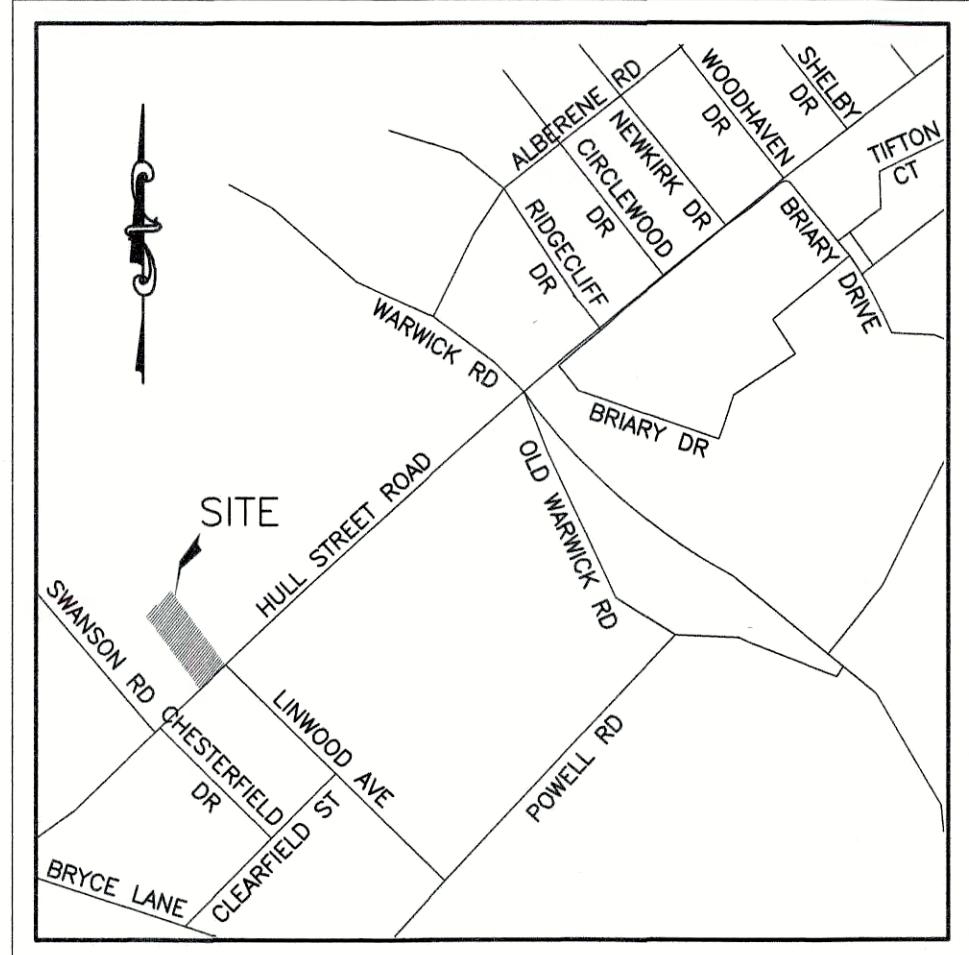
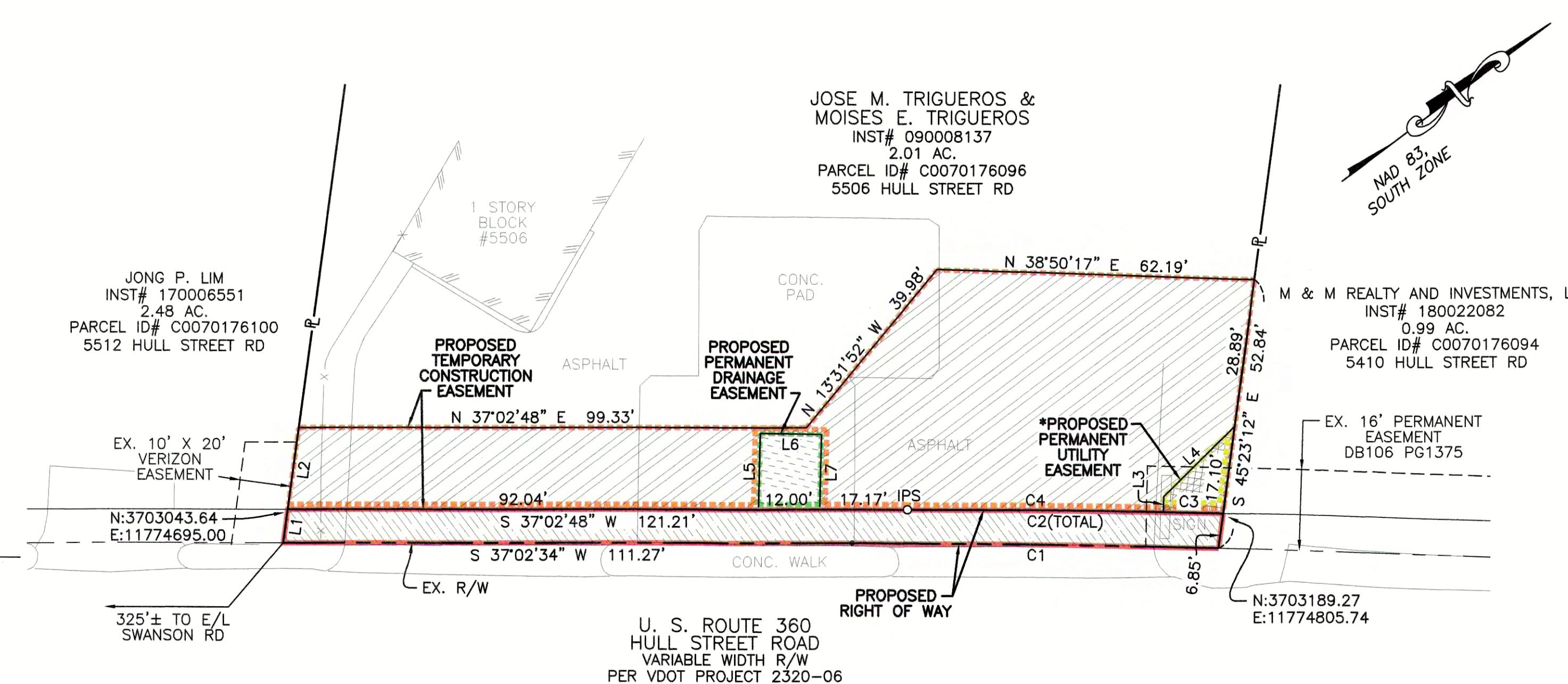
REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD
CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT # C-28861
DATE: 01/31/2020 SCALE: 1" = 10' SHEET 43 OF 65

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
064	C0070176096	JOSE M. TRIGUEROS & MOISES E. TRIGUEROS	#090008137	2,01	1,204	177		120		4,960			

VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	71.65'	2904.79'	1°24'48"	S 37°46'44" W	71.65'
C2	61.74'	2918.00'	1°12'44"	S 37°39'10" W	61.74'
C3	11.71'	2918.00'	0°13'48"	S 38°08'38" W	11.71'
C4	50.03'	2918.00'	0°58'56"	S 37°32'16" W	50.03'

LINE	BEARING	DISTANCE
L1	N 45°23'12" W	6.59'
L2	N 45°23'12" W	16.14'
L3	N 51°33'25" W	3.00'
L4	N 07°38'04" W	19.53'
L5	N 51°43'51" W	14.90'
L6	N 38°16'09" E	12.00'
L7	S 51°43'51" E	14.65'

LEGEND

- CONC = CONCRETE
- IPS = IRON PIN SET
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
- = ACQUIRED RIGHT OF WAY
- = PERMANENT DRAINAGE EASEMENT
- = *PERMANENT UTILITY EASEMENT
- = TEMPORARY CONSTRUCTION EASEMENT
- * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY

4/10/2020

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF JOSE M. TRIGUEROS & MOISES E. TRIGUEROS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

4/10/2020

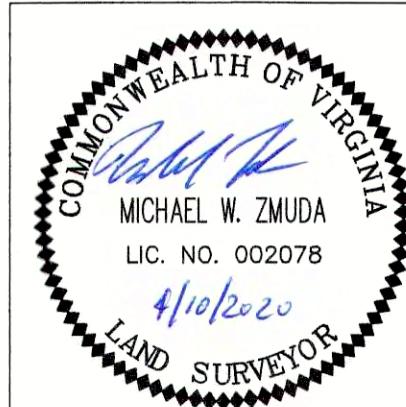
DATE

20' 0 20' 40'
GRAPHIC SCALE
1"=20'

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

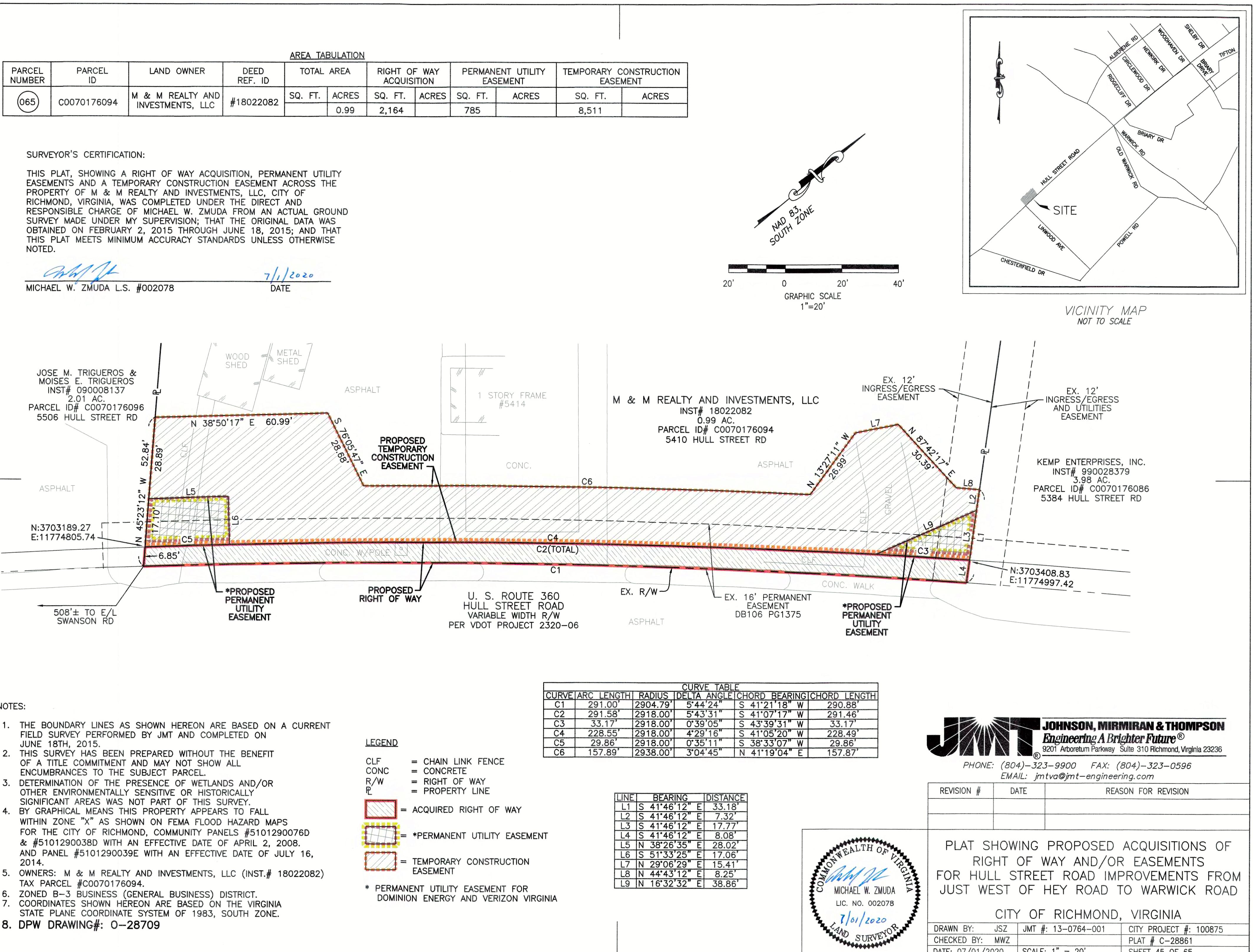
REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT #: C-28861
DATE: 04/10/2020	SCALE: 1" = 20'	SHEET 44 OF 65

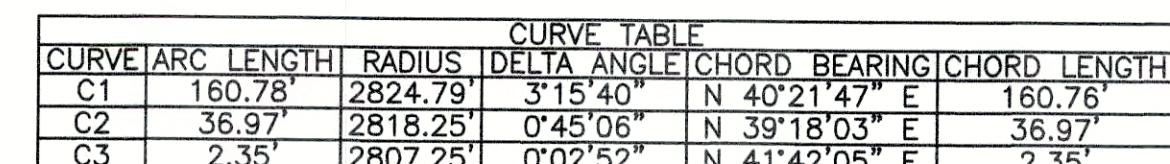
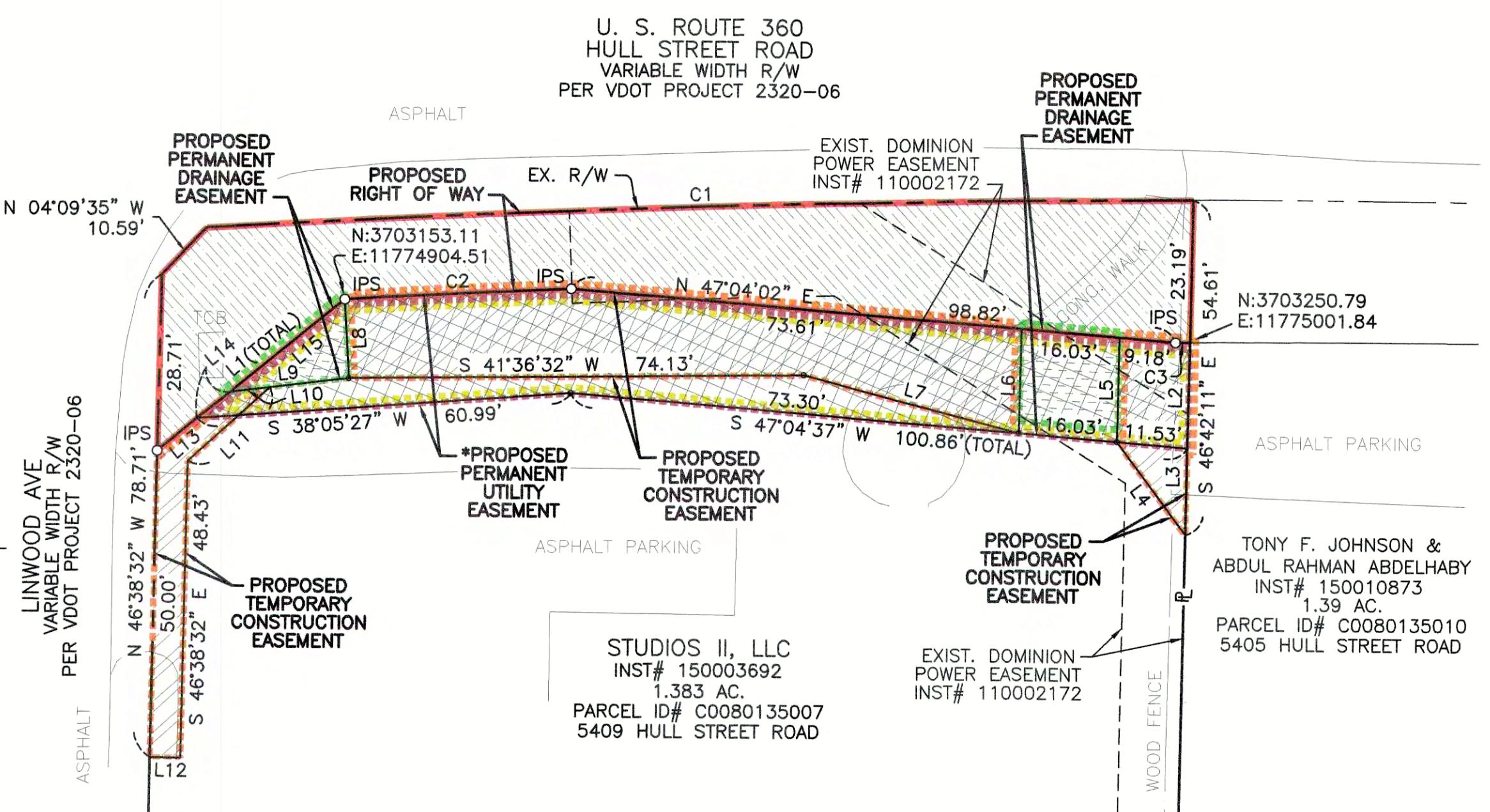


JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

AREA TABULATION													
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
066	C0080135007	STUDIOS II, LLC	#150003692	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
				1,383	3,024			2,575		398		2,057	

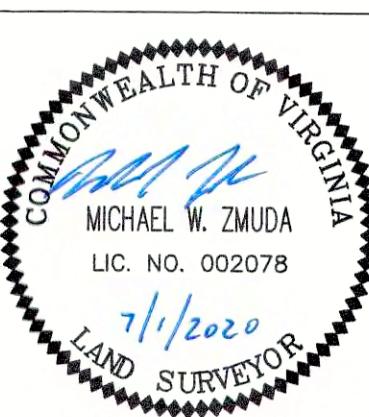
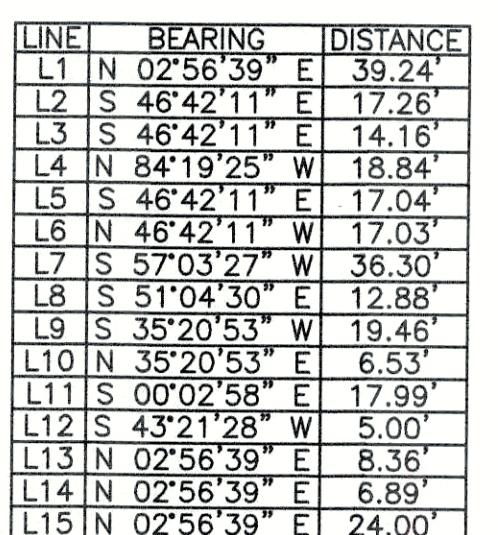


SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF STUDIOS II, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

7/1/2020
DATE



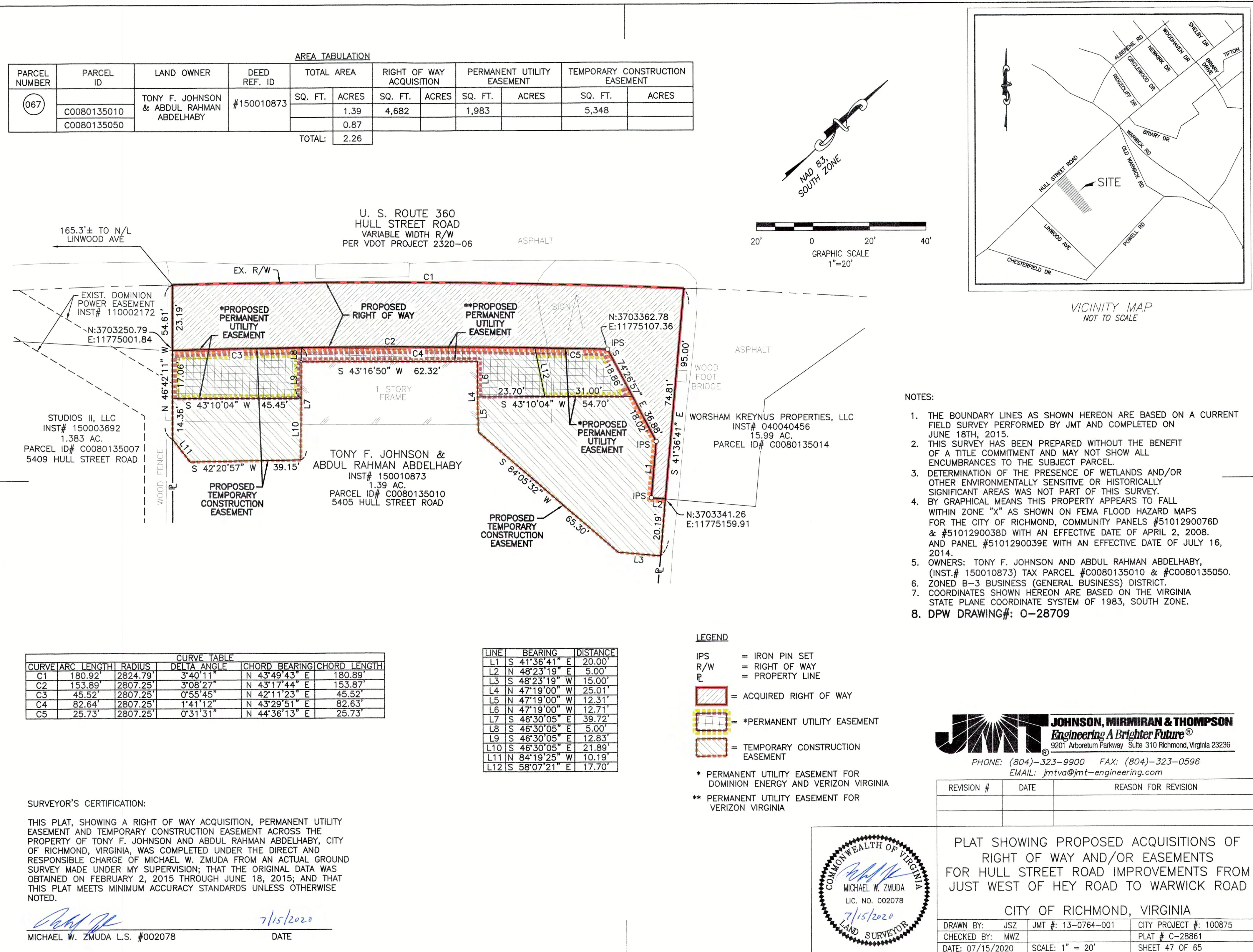
* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA

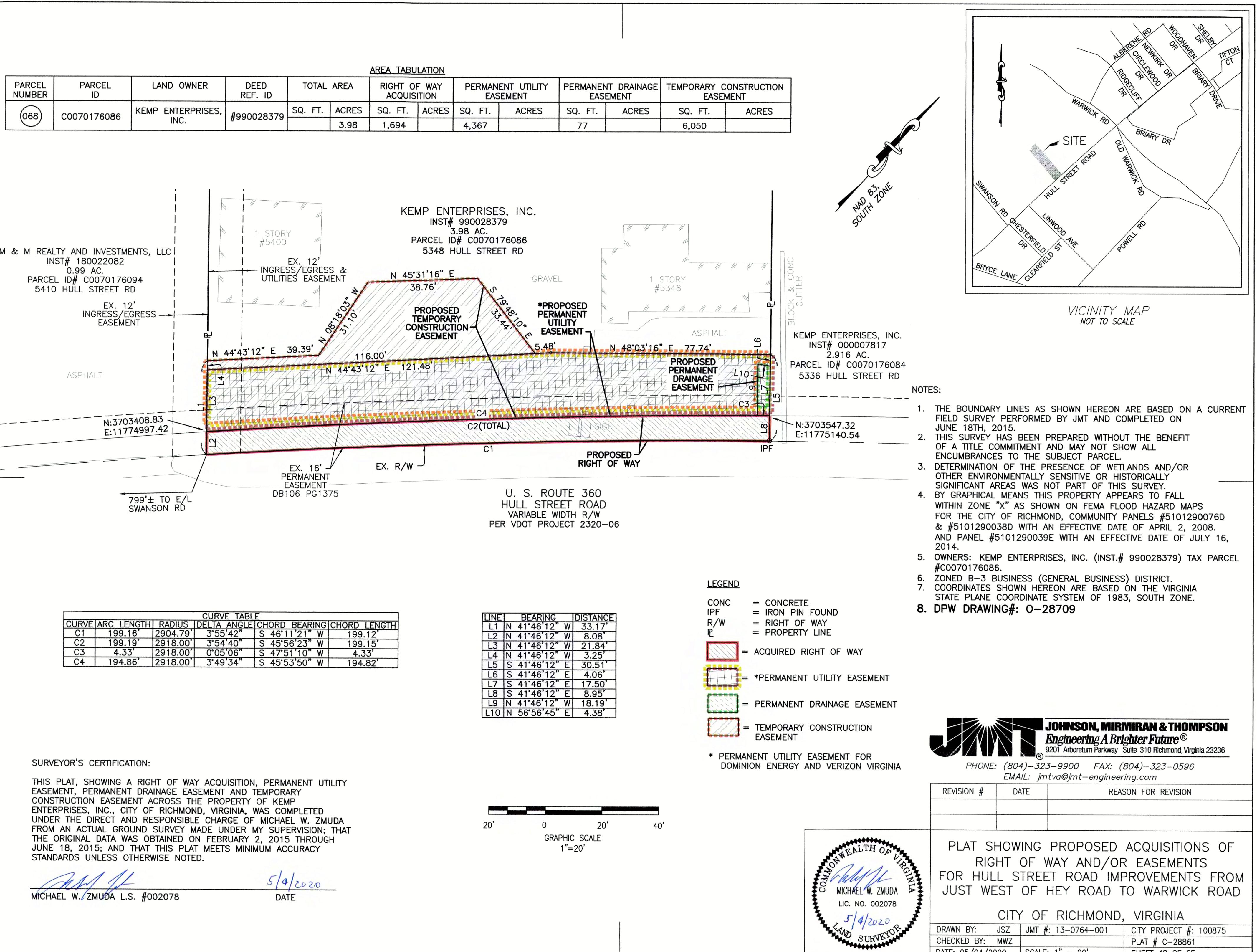
DOMINION ENERGY AND VERIZON VIRGINIA

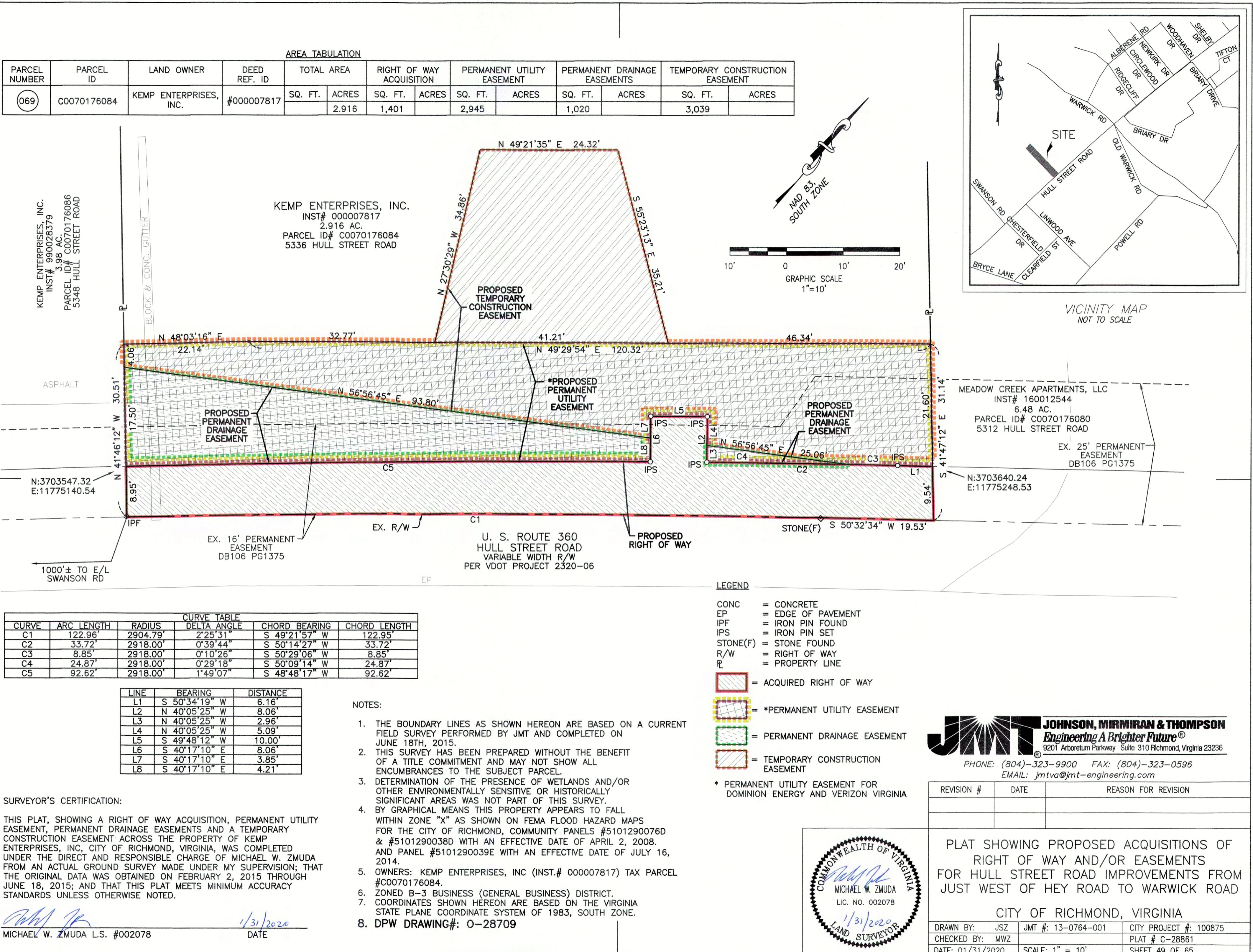
PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
OR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

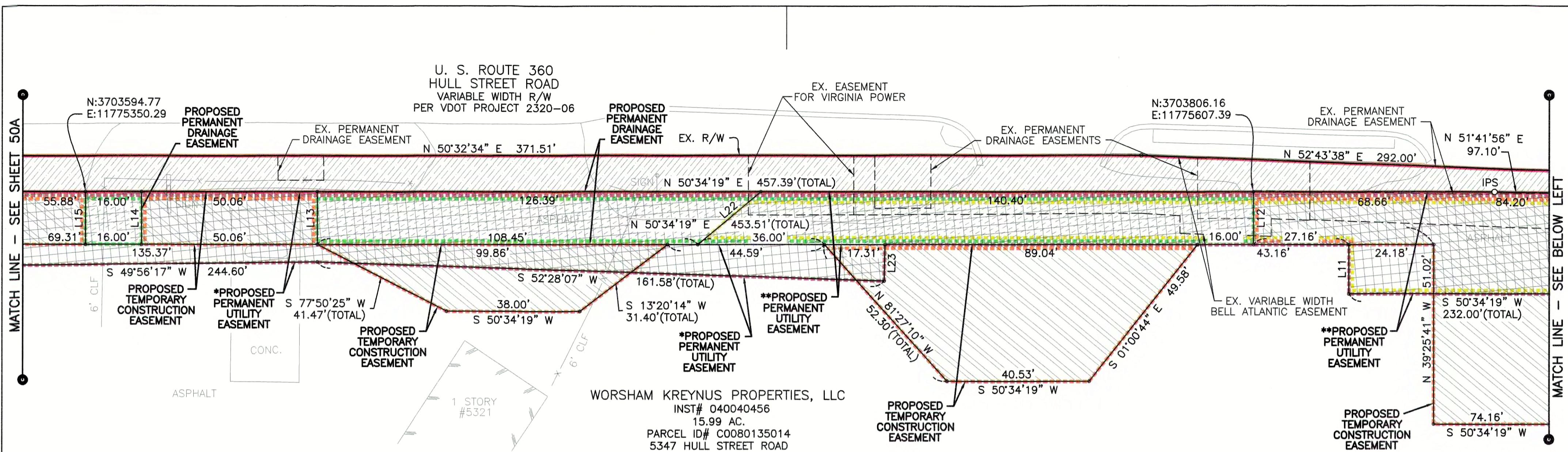
CITY OF RICHMOND, VIRGINIA

RECORDED, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 07/01/2020 SCALE: 1" = 20' SHEET 46 OF 65









PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
070	C0080135014	WORSHAM KREYNUS PROPERTIES, LLC	#040040456	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES

AREA TABULATION

LEGEND

CLF	= CHAIN LINK FENCE
CONC	= CONCRETE
IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
PL	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= */**PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION

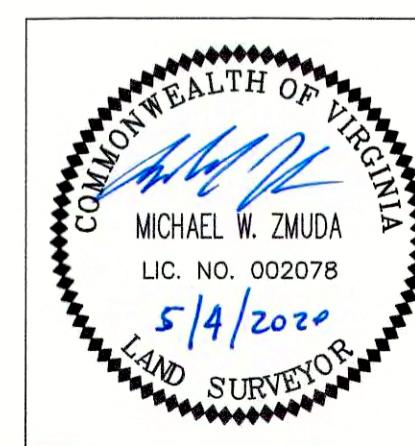
- * PERMANENT UTILITY EASEMENT FOR
VERIZON VIRGINIA
- ** PERMANENT UTILITY EASEMENT FOR
AT&T VIRGINIA AND BELL SOUTH VIRGINIA

The logo for Johnson, Mirmiran & Thompson (JMT) is positioned at the bottom of the page. It features a large, stylized graphic of the letters 'J' and 'M' on the left, composed of numerous thin, radiating lines. To the right of this graphic, the company name 'JOHNSON, MIRMIRAN & THOMPSON' is written in a bold, sans-serif font. Below the name, the tagline 'Engineering A Brighter Future®' is written in a smaller, italicized, sans-serif font. At the bottom of the tagline, the address '9201 Arboretum Parkway, Suite 310, Richmond, Virginia 23236' is printed in a smaller, regular, sans-serif font.

PHONE: (804)-323-9900 FAX: (804)-323-0596

REVISION #	DATE	REASON FOR REVISION

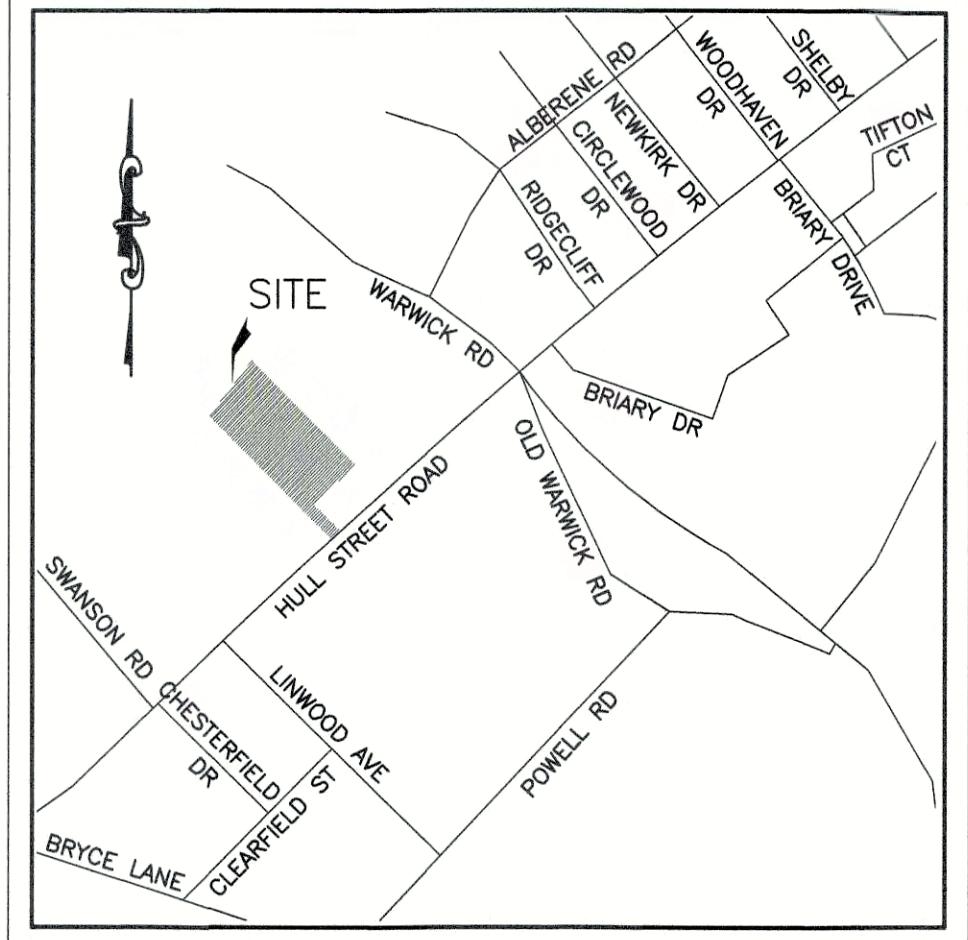
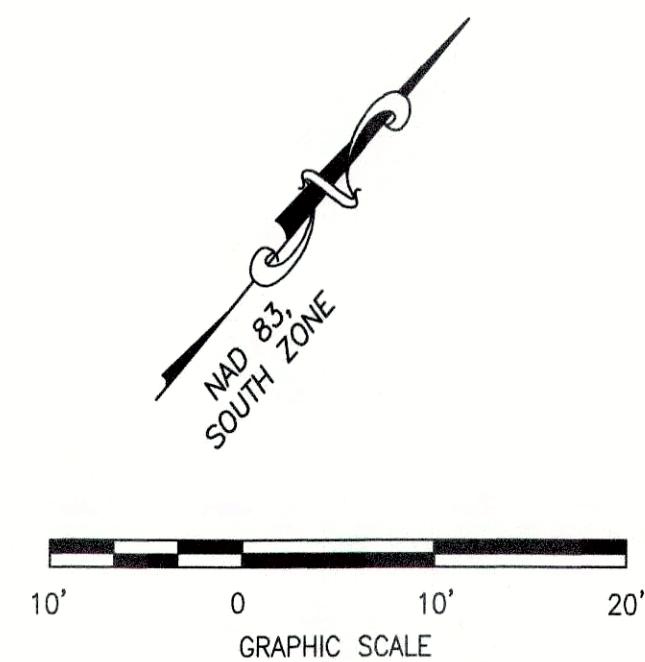
PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HFY ROAD TO WARWICK ROAD



CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 05/04/2020	SCALE: 1" = 20'	SHEET 50B OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT WATER EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
071	C0070176080	MEADOW CREEK APARTMENTS, LLC	#160012544	6.48	611	1,424		1,546		1,162			



VICINITY MAP
NOT TO SCALE

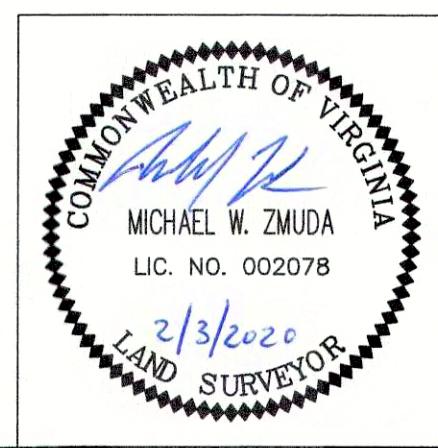
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: MEADOW CREEK APARTMENTS, LLC (INST.# 160012544) TAX PARCEL #C0070176080.
6. ZONED R-48 RESIDENTIAL (MULTI-FAMILY) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

LEGEND

CLF	= CHAIN LINK FENCE
EP	= EDGE OF PAVEMENT
STONE(F)	= STONE FOUND
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= **PERMANENT WATER EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA
** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPW



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF MEADOW CREEK APARTMENTS, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

2/3/2020

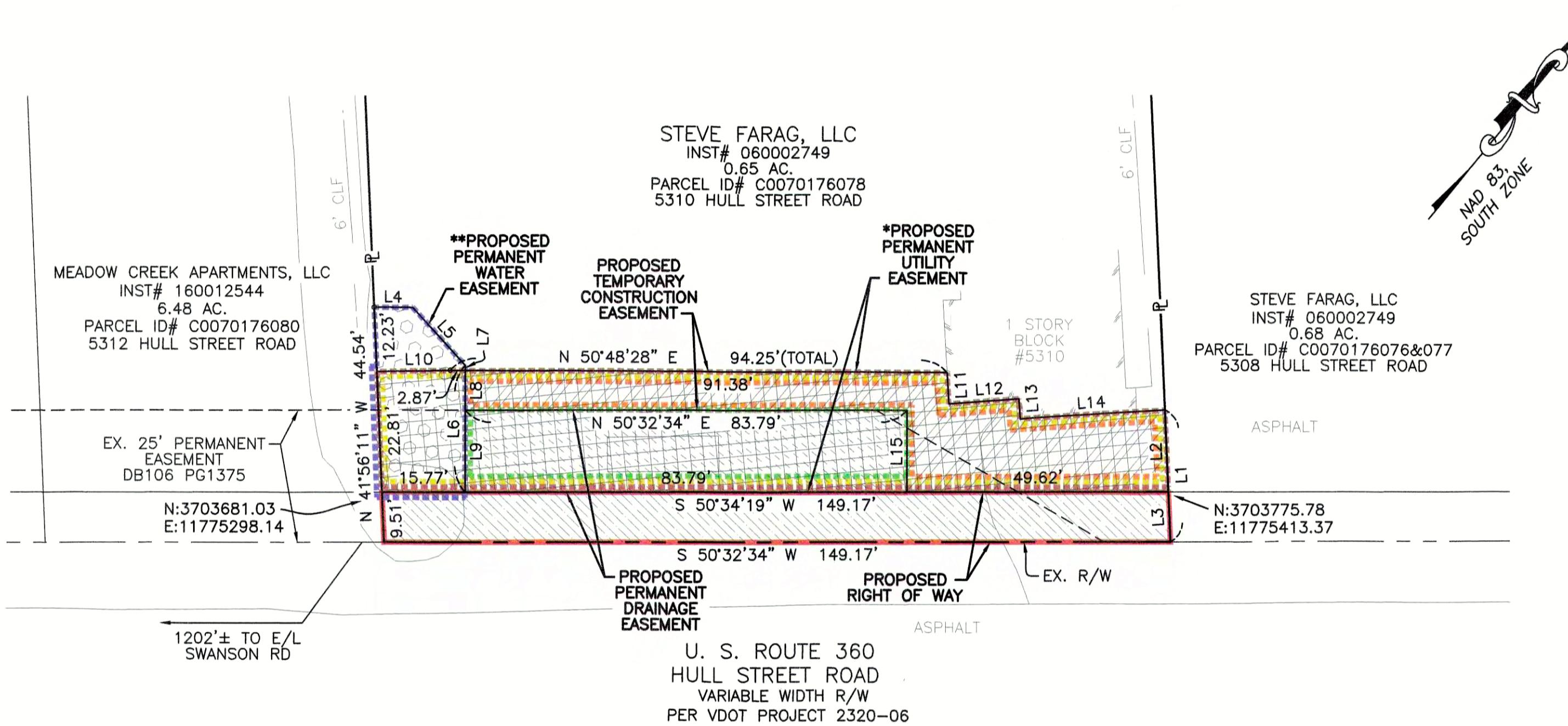
DATE

PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 02/03/2020	SCALE: 1" = 10'	HEET 51 OF 65

AREA TABULATION															
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		PERMANENT WATER EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
072	C0070176078	STEVE FARAG, LLC	#060002749	0.65	1,411	3,110		1,302		524		1,435			



LINE	BEARING	DISTANCE
L1	S 41°56'11" E	24.99'
L2	S 41°56'11" E	15.56'
L3	S 41°56'11" E	9.43'
L4	N 50°34'19" E	7.30'
L5	S 81°42'06" E	14.87'
L6	S 39°25'41" E	24.00'
L7	S 39°25'41" E	0.97'
L8	S 39°25'41" E	7.52'
L9	S 39°25'41" E	15.51'
L10	N 49°29'54" E	13.90'
L11	S 42°38'21" E	5.91'
L12	N 46°42'08" E	13.32'
L13	S 43°24'41" E	3.79'
L14	N 47°06'53" E	27.51'
L15	S 39°25'41" E	15.55'

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF STEVE FARAG, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

[Signature]
MICHAEL W. ZMUDA L.S. #002078

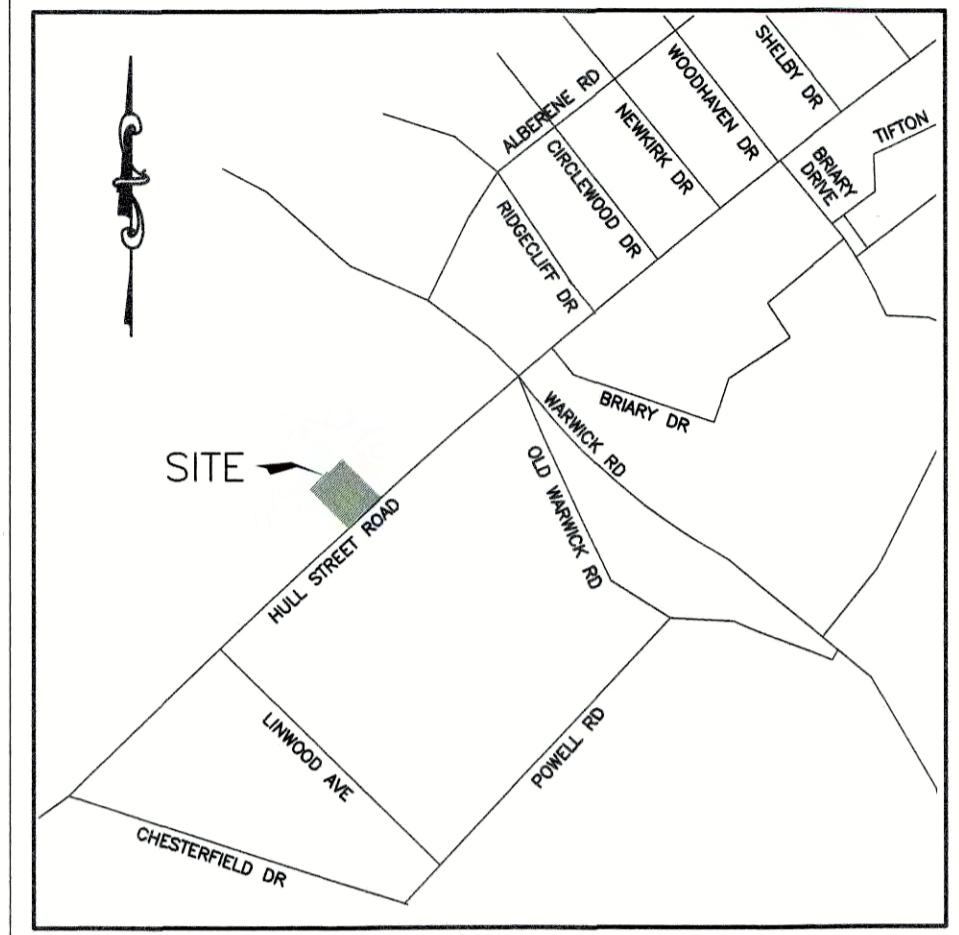
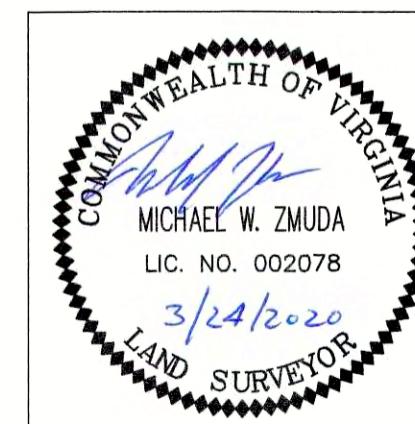
3/24/2020
DATE

LEGEND

- CLF = CHAIN LINK FENCE
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
- = ACQUIRED RIGHT OF WAY
- = *PERMANENT UTILITY EASEMENT
- = PERMANENT DRAINAGE EASEMENT
- = **PERMANENT WATER EASEMENT
- = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: STEVE FARAG, LLC (INST.# 060002749) TAX PARCEL #C0070176078.
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709



PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

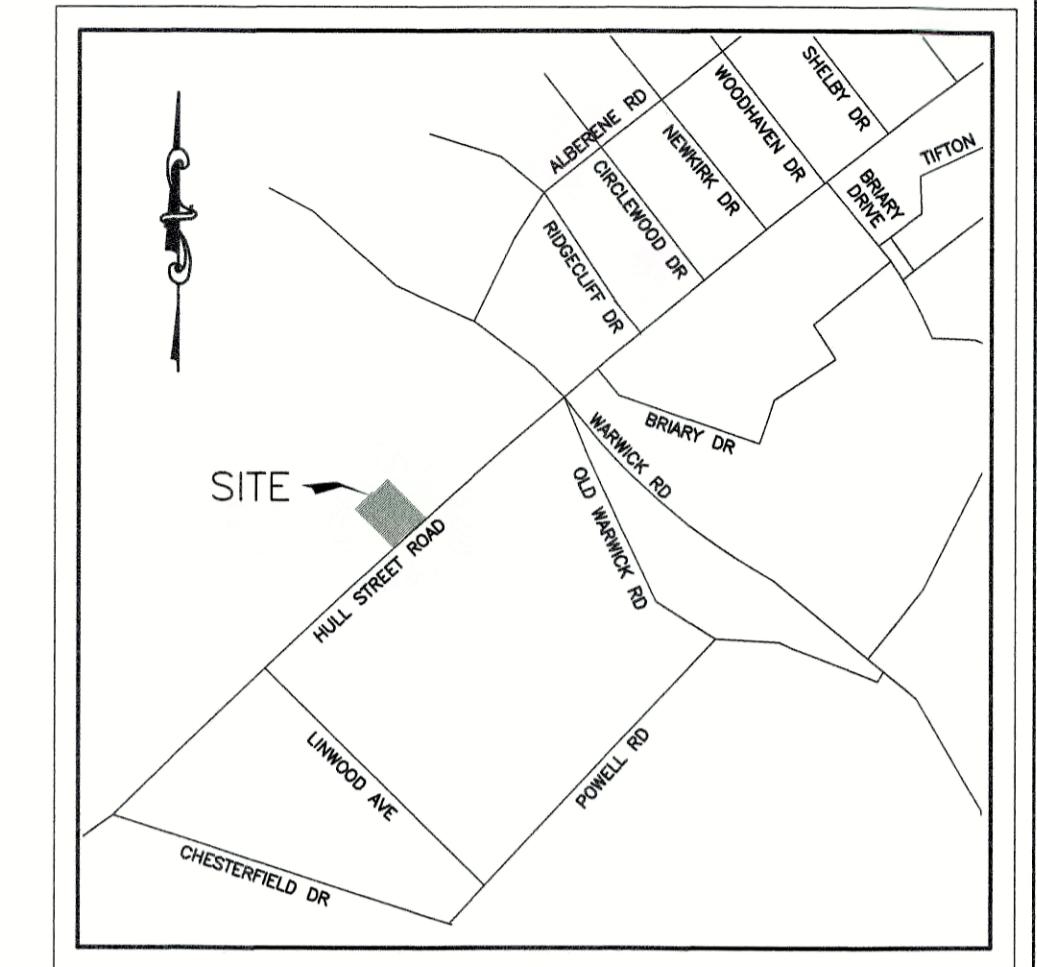
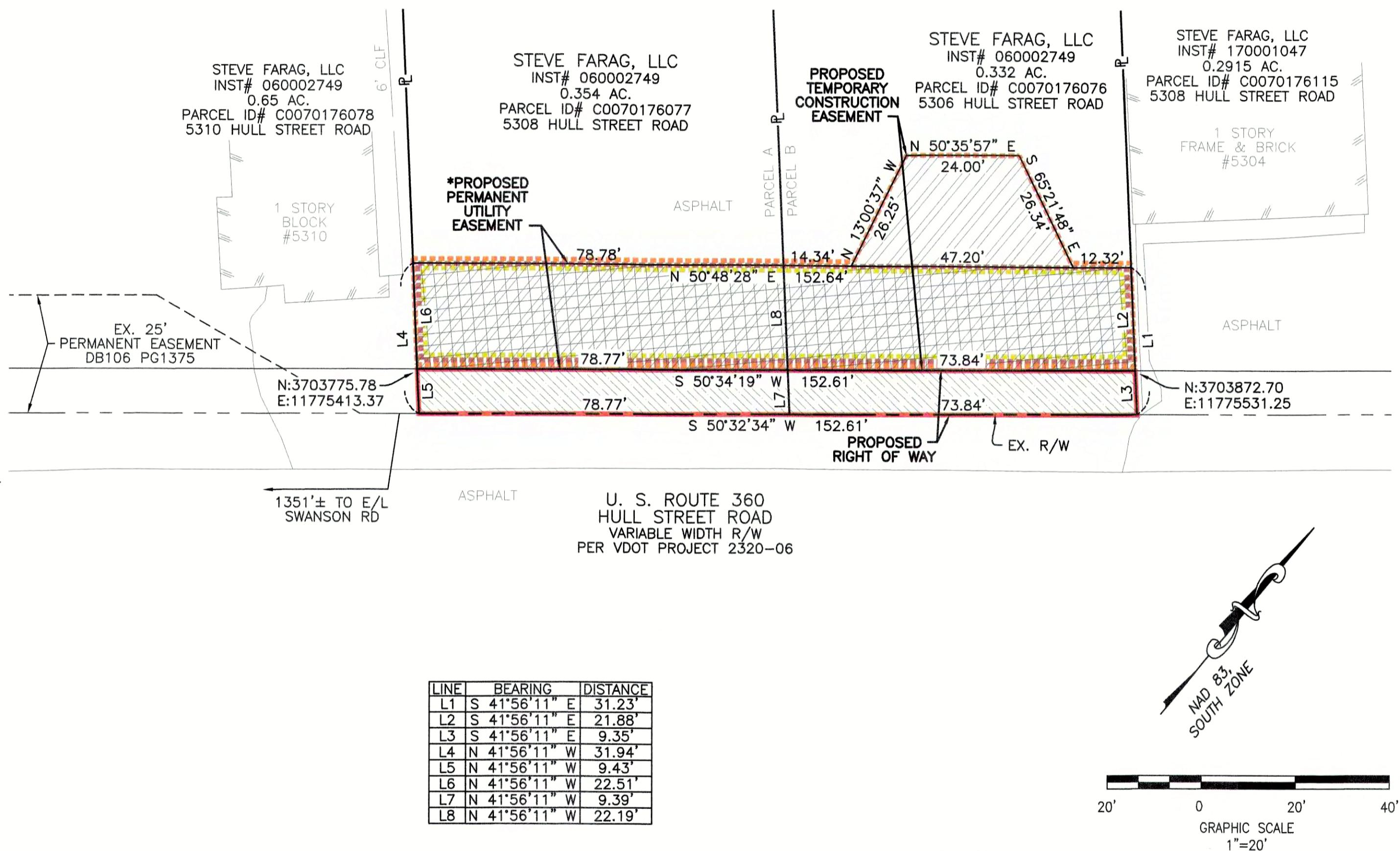
REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT #: C-28861
DATE: 03/24/20	SCALE: 1" = 20'	SHEET 52 OF 65

AREA TABULATION											
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
073		STEVE FARAG, LLC	#060002749	0.332	691	1,625		2,465			
	C0070176076			0.354	741	1,759		1,759			
	C0070176077			TOTALS:	0.686	1,432	3,384	4,224			



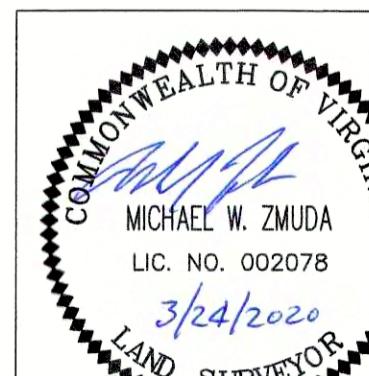
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: STEVE FARAG, LLC (INST.# 060002749) TAX PARCEL #C0070176076 & #C0070176077.
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

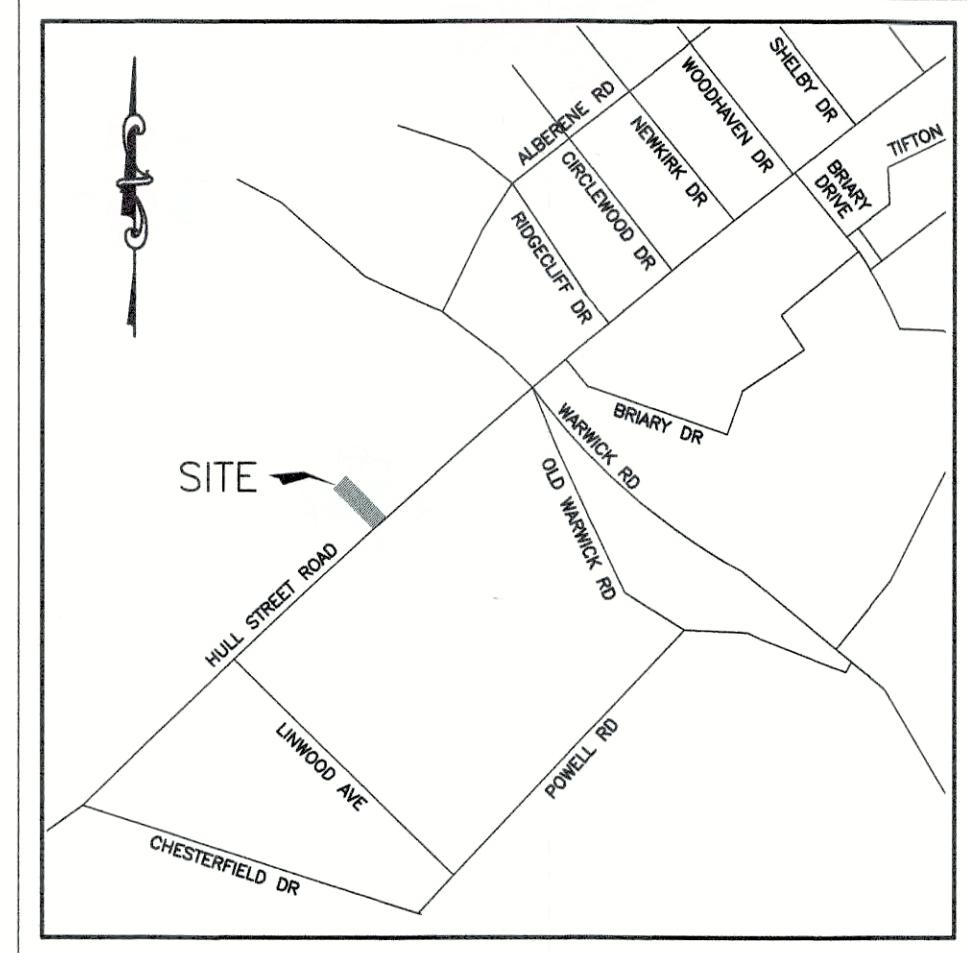
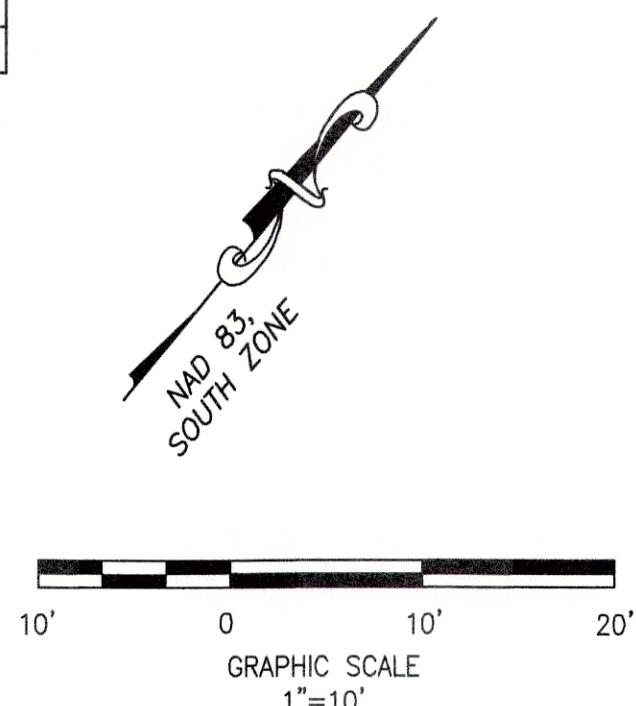
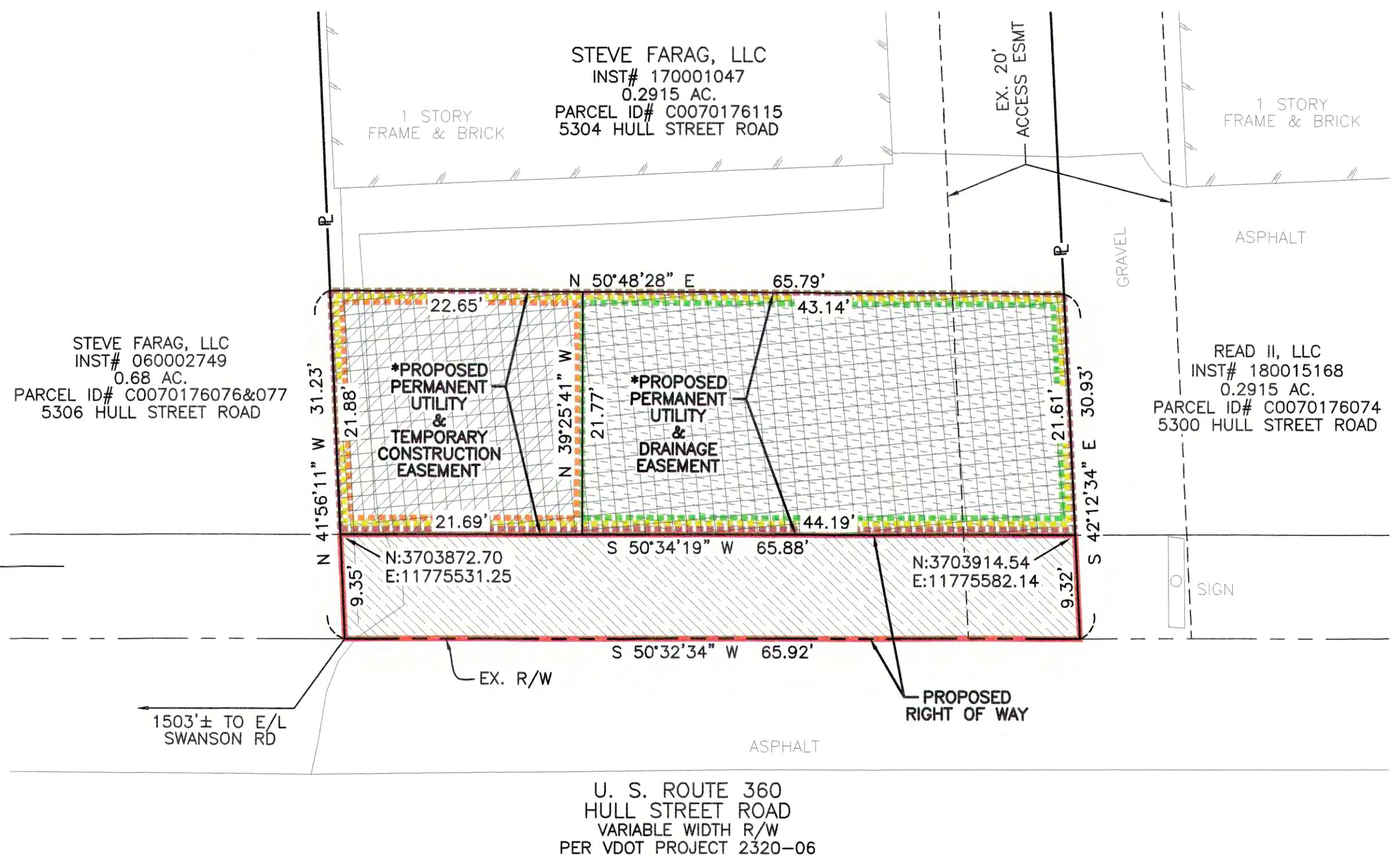


PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY:	JMT #:	CITY PROJECT #:
JSZ	13-0764-001	100875
CHECKED BY:	MWZ	PLAT # C-28861
DATE:	03/24/20	SCALE: 1" = 20'
		SHEET 53 OF 65

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
074	C0070176115	STEVE FARAG, LLC	#170001047	0.2915	615	1,430		947		484			



NOTES:

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3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: STEVE FARAG, LLC, (INST.# 170001047) TAX PARCEL #C0070176115
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF STEVE FARAG, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

7/1/2020
DATE

LEGEND

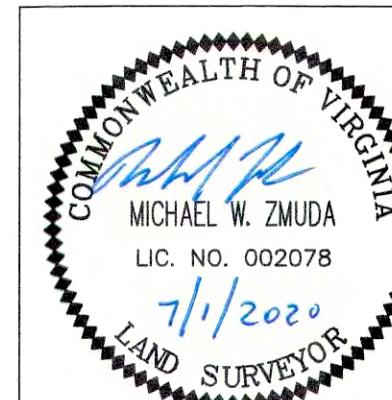
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

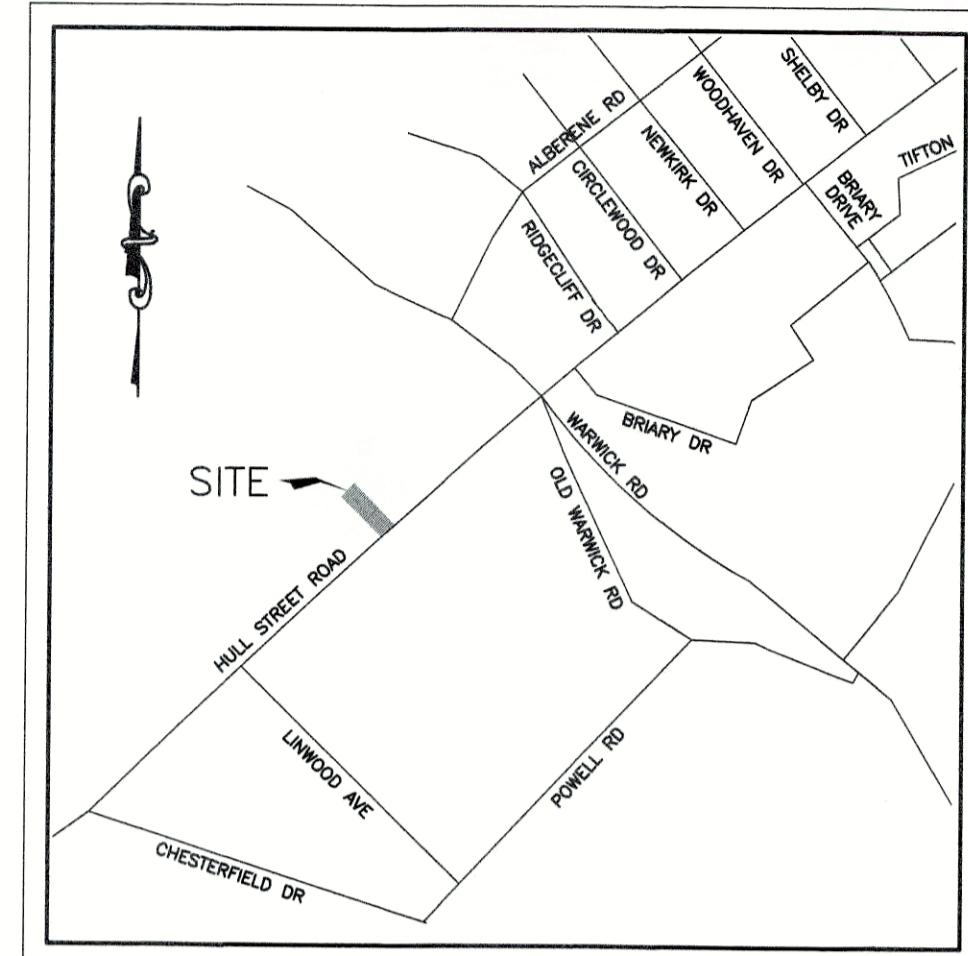
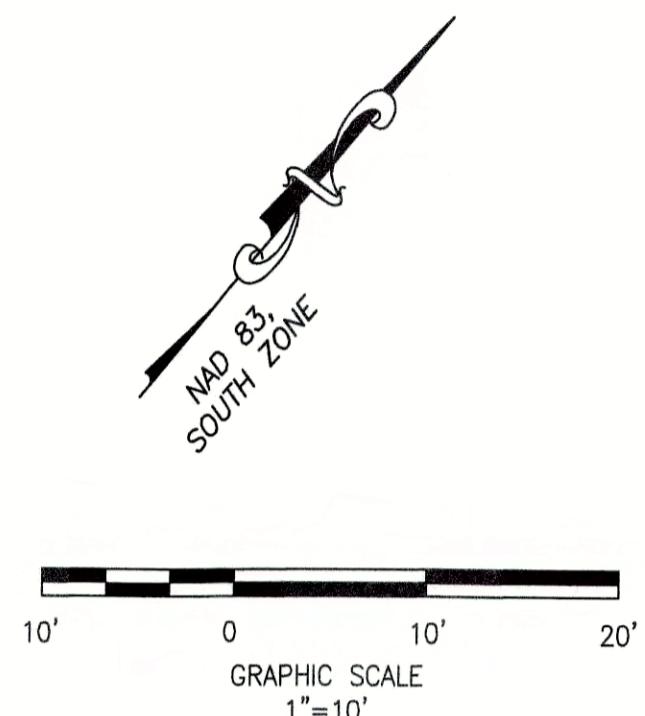
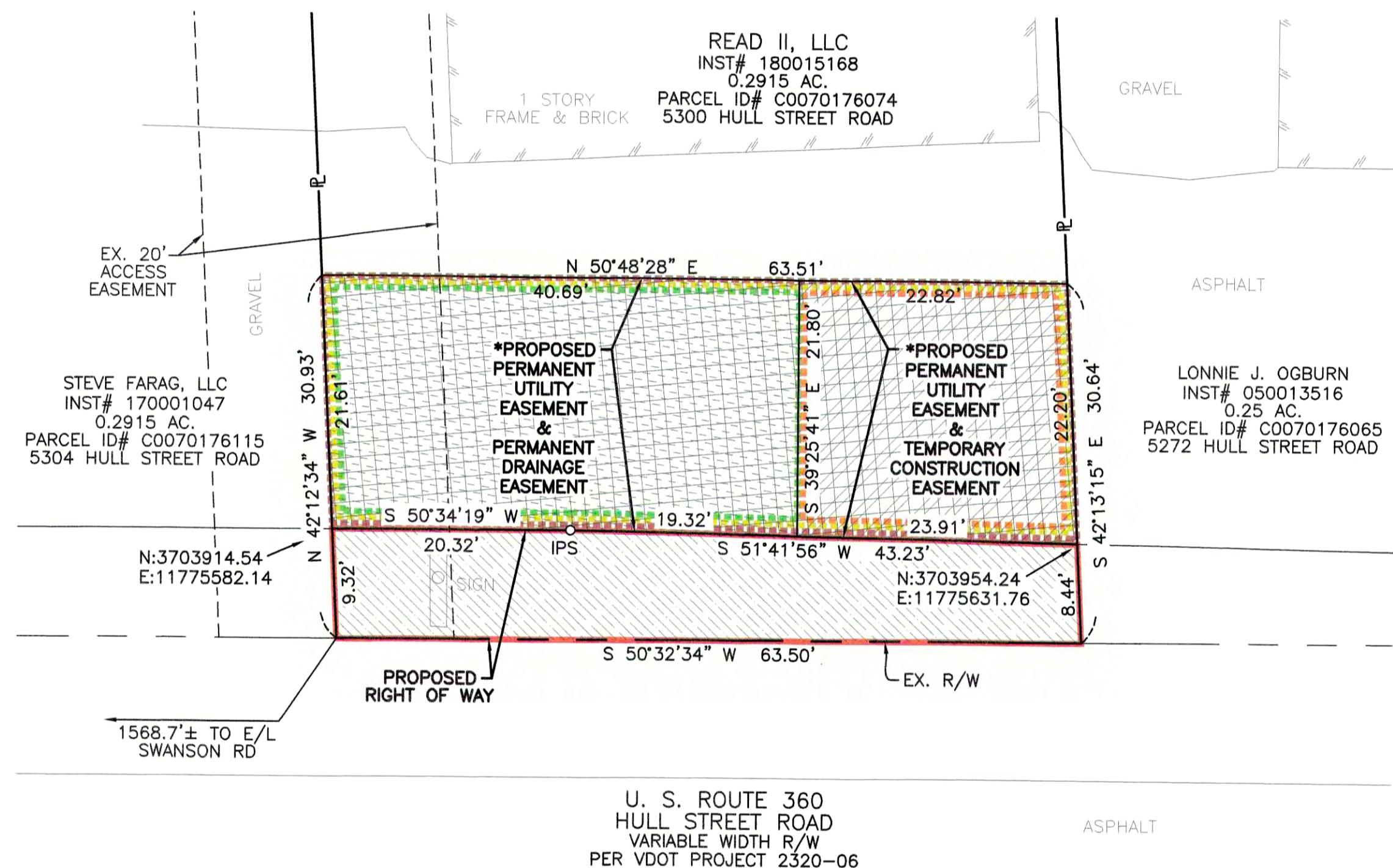


PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT #: C-28861
DATE: 07/01/2020	SCALE: 1" = 10'	SHEET 54 OF 65

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
075	C0070176074	READ II, LLC	#180015168	0.2915	572	1,381		867		514			



VICINITY MAP
NOT TO SCALE

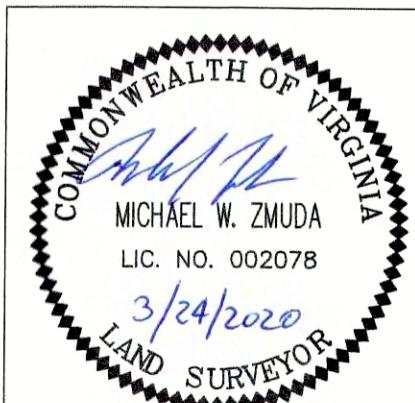
NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: READ II, LLC, (INST.# 180015168) TAX PARCEL #C0070176074.
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

LEGEND

IPS	= IRON PIN SET
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT DRAINAGE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



JMT JOHNSON, MIRMIRAN & THOMPSON
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9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/24/20	SCALE: 1" = 10'	SHEET 55 OF 65

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF READ II, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

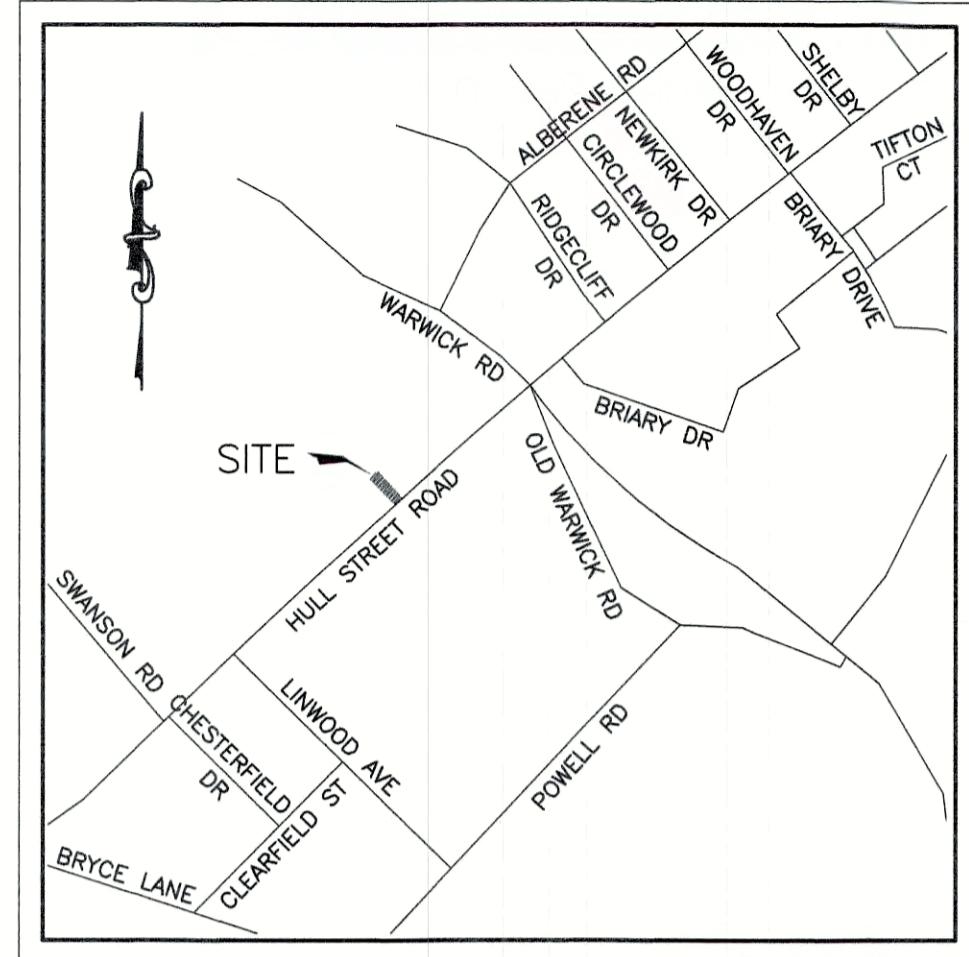
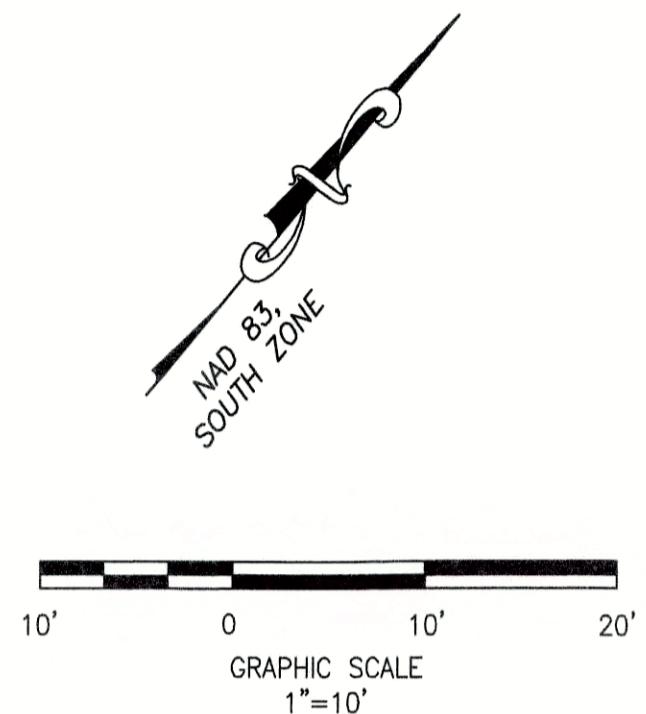
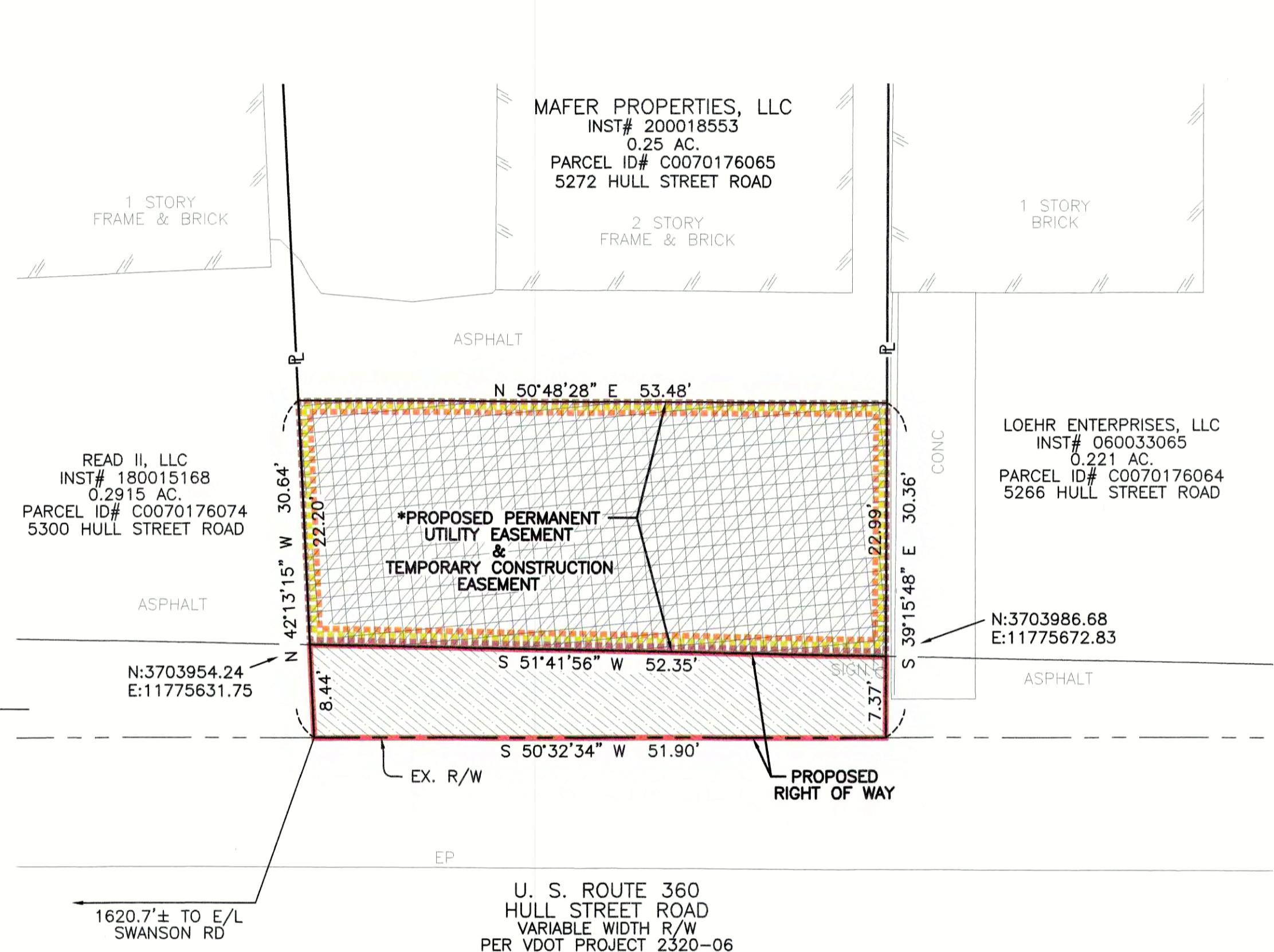
MICHAEL W. ZMUDA L.S. #002078

3/24/2020

DATE

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT		
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
076	C0070176065	MAFER PROPERTIES, LLC	#200018553	0.25	412	1,195		1,195	



NOTES:

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5. OWNER: MAFER PROPERTIES, LLC, (INST.# 200018553) TAX PARCEL #C0070176065
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DWP DRAWING#: O-28709

LEGEND

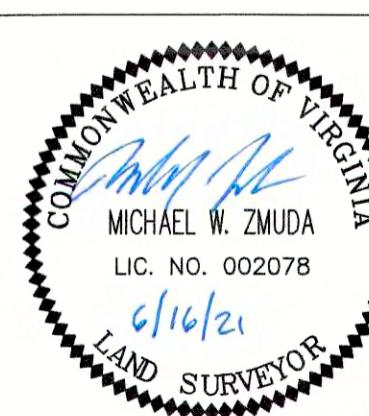
CONC	= CONCRETE
EP	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
	= ACQUIRED RIGHT OF WAY
	= *PERMANENT UTILITY EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA

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9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	6/16/2021	OWNER NAME CHANGE



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 02/03/2020 SCALE: 1" = 10'
SHEET 56 OF 65

SURVEYOR'S CERTIFICATION:

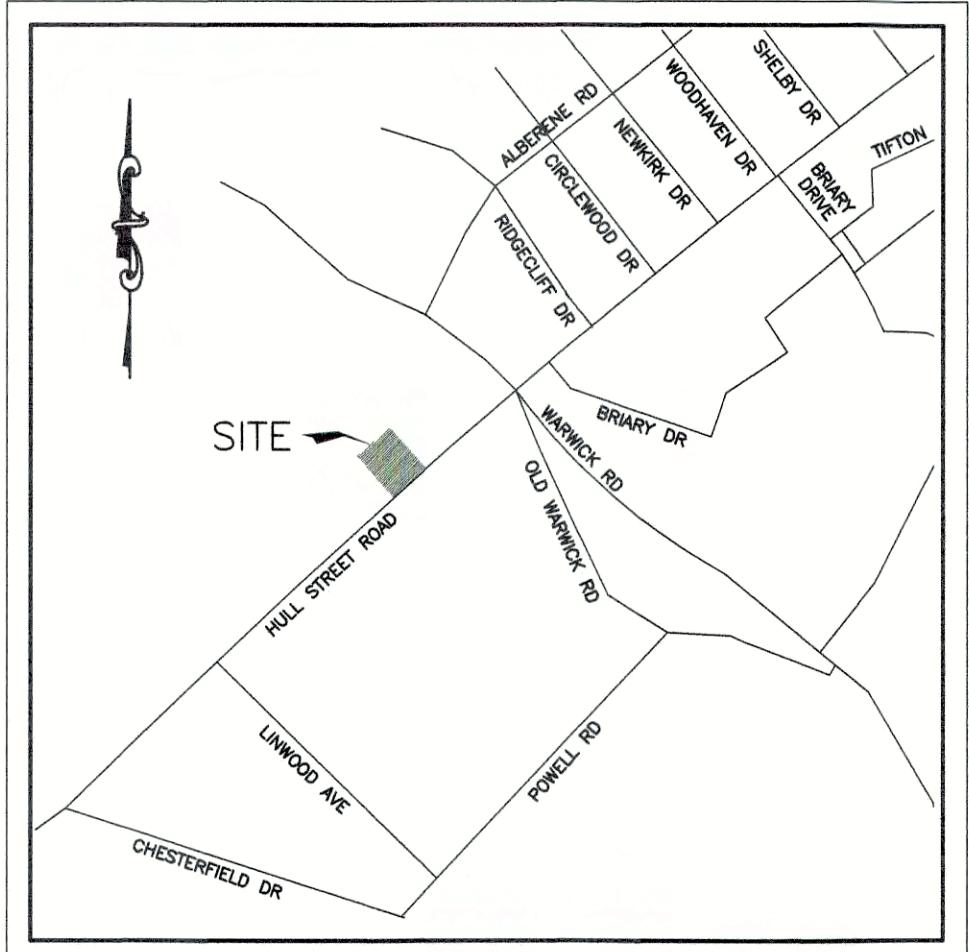
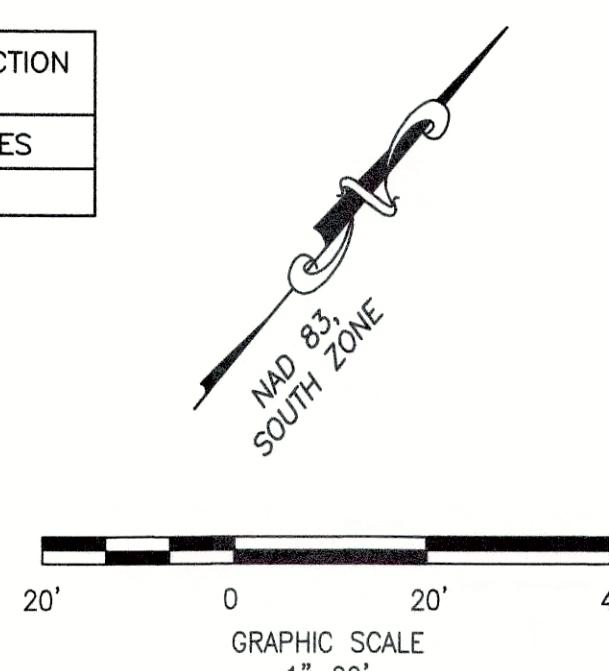
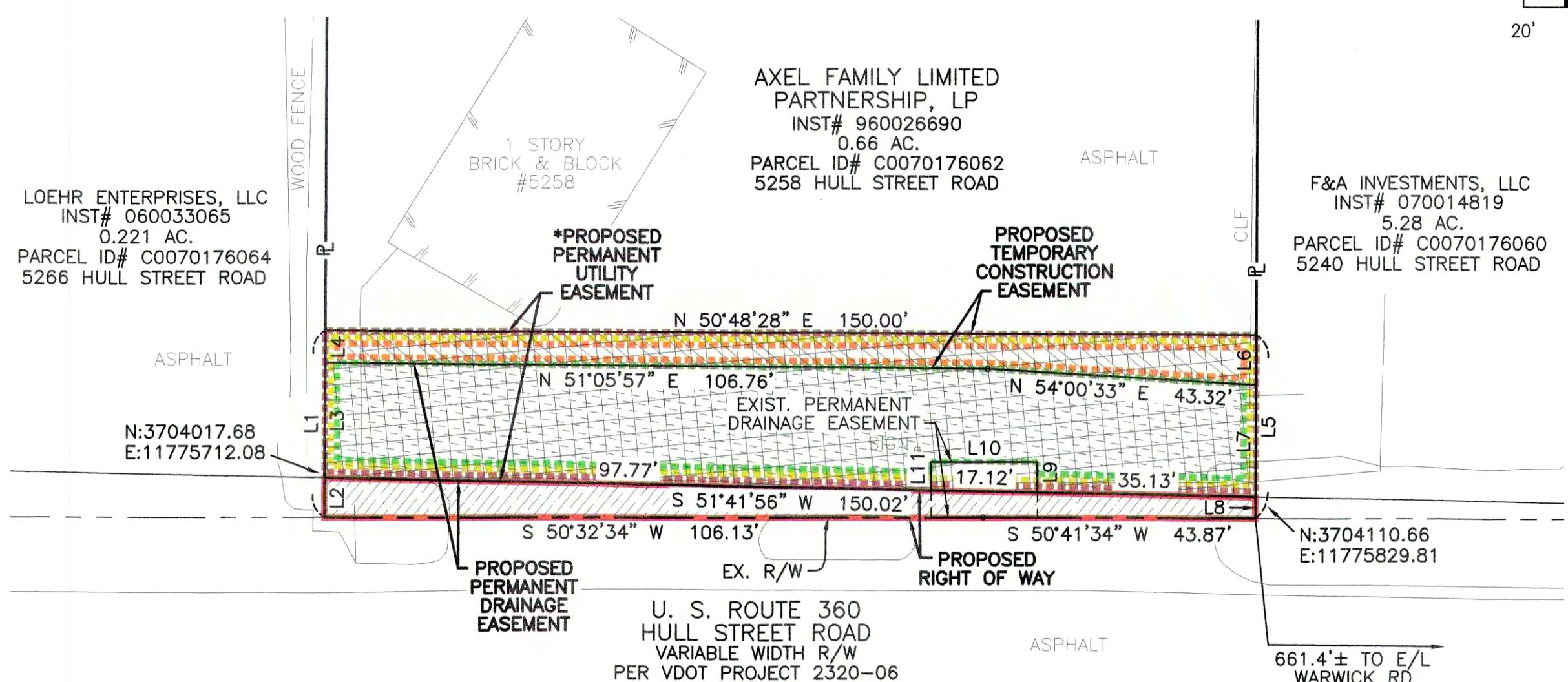
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF MAFER PROPERTIES, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

6/16/21
DATE

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
078	C0070176062	AXEL FAMILY LIMITED PARTNERSHIP, LP	#960026690	5258	0.66	730		3,740		2,782		877	

VICINITY MAP
NOT TO SCALE

NOTES:

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5. OWNERS: THE AXEL FAMILY LIMITED PARTNERSHIP, LP (INST.# 960026690) TAX PARCEL #C0070176062
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING #: 0-28709

LINE	BEARING	DISTANCE
L1	N 39°15'48" W	30.13'
L2	N 39°15'48" W	6.36'
L3	N 39°15'48" W	18.62'
L4	N 39°15'48" W	5.15'
L5	S 39°15'48" E	29.55'
L6	S 39°15'48" E	8.11'
L7	S 39°15'48" E	17.99'
L8	S 39°15'48" E	3.45'
L9	N 39°18'26" W	4.93'
L10	S 50°37'10" W	17.13'
L11	S 39°27'26" E	4.61'

LEGEND

- CLF = CHAIN LINK FENCE
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
- = ACQUIRED RIGHT OF WAY
- = PERMANENT DRAINAGE EASEMENT
- = *PERMANENT UTILITY EASEMENT
- = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF AXEL FAMILY LIMITED PARTNERSHIP, LP, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

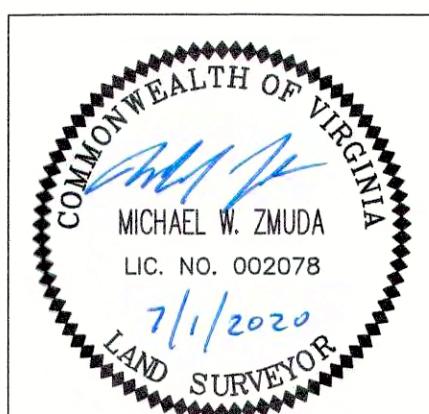
MICHAEL W. ZMUDA L.S. #002078

7/1/2020
DATE

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REVISION #	DATE	REASON FOR REVISION

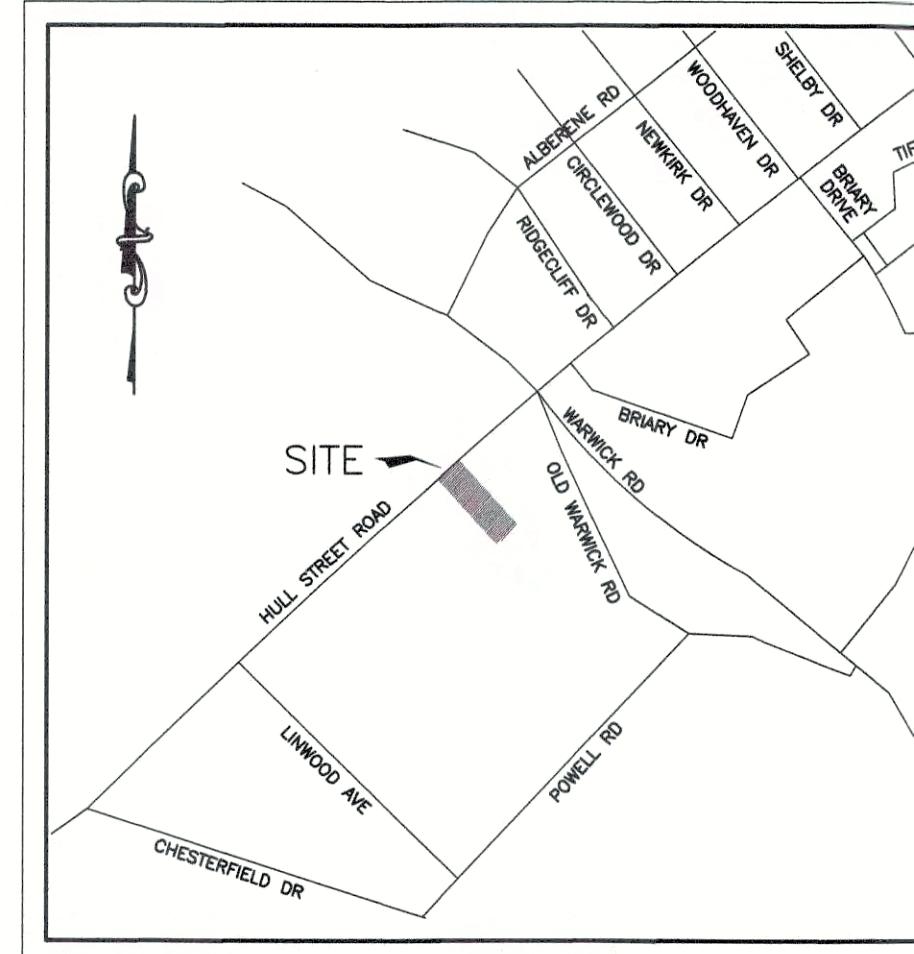
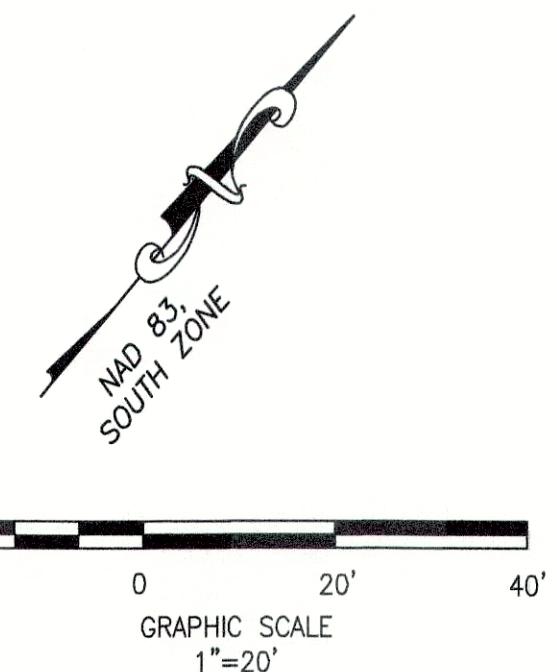


PLAT SHOWING PROPOSED ACQUISITIONS OF
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FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

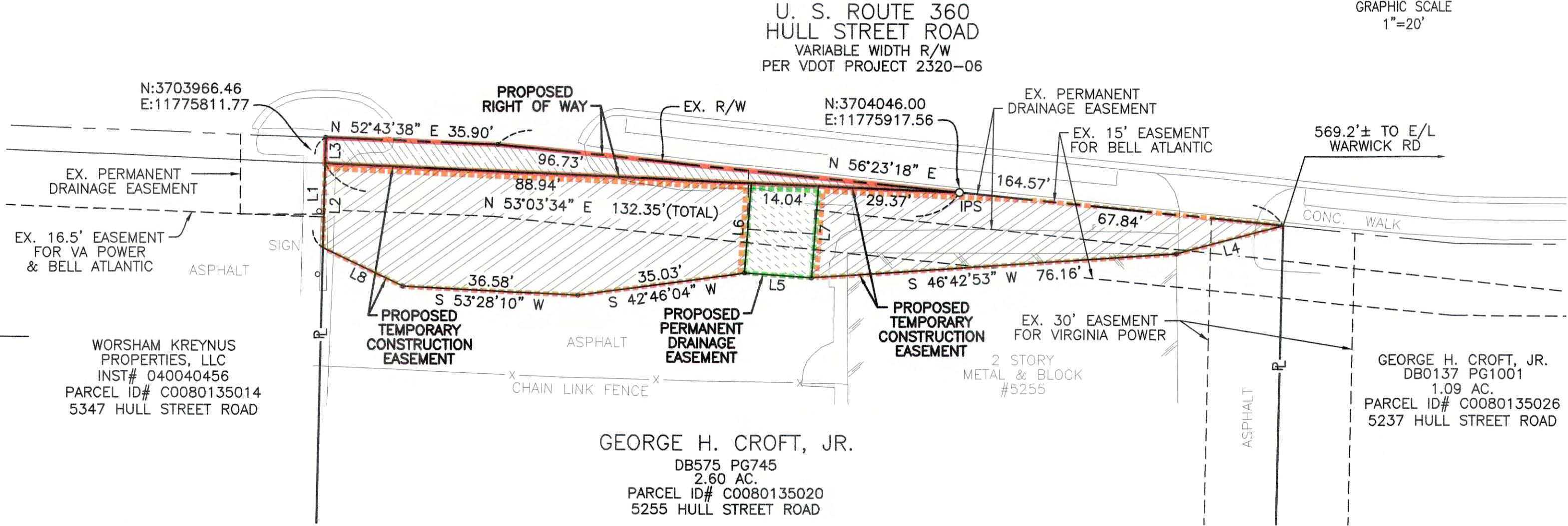
CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 07/01/2020 SCALE: 1" = 20' SHEET 58 OF 65

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
079	C0080135020	GEORGE H. CROFT, JR.	D.B. 575 PG. 745	2,60	469	267		3,192			



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 38°08'48" W	22.90'
L2	N 38°08'48" W	17.49'
L3	N 38°08'48" W	5.41'
L4	S 35°44'12" W	23.02'
L5	S 54°46'42" W	14.04'
L6	N 35°13'18" W	18.80'
L7	S 35°13'18" E	19.22'
L8	S 76°19'38" W	18.46'

NOTES:

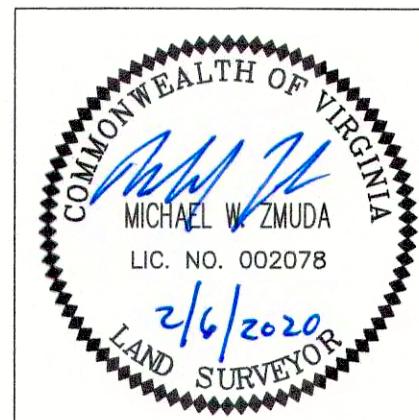
1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: GEORGE H. CROFT, JR., (D.B. 575 PG. 745) TAX PARCEL #C0080135020
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF GEORGE H. CROFT, JR., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

2/6/2020
DATE



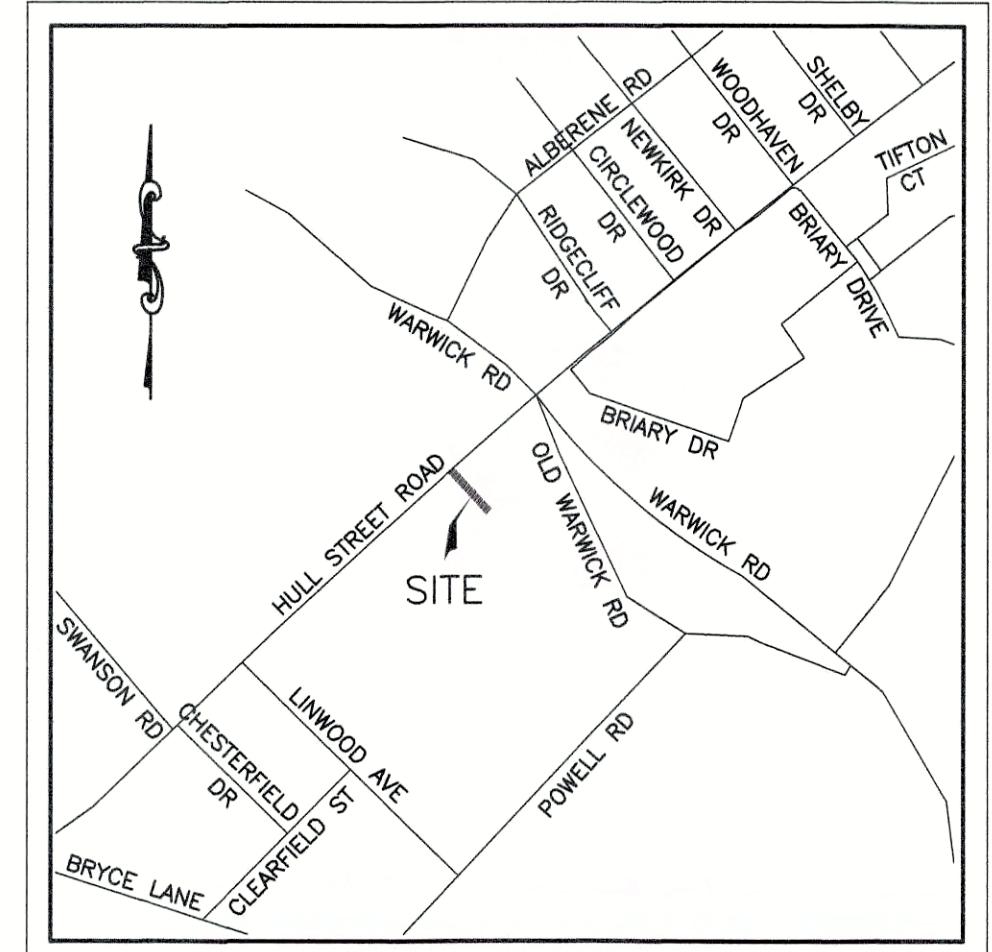
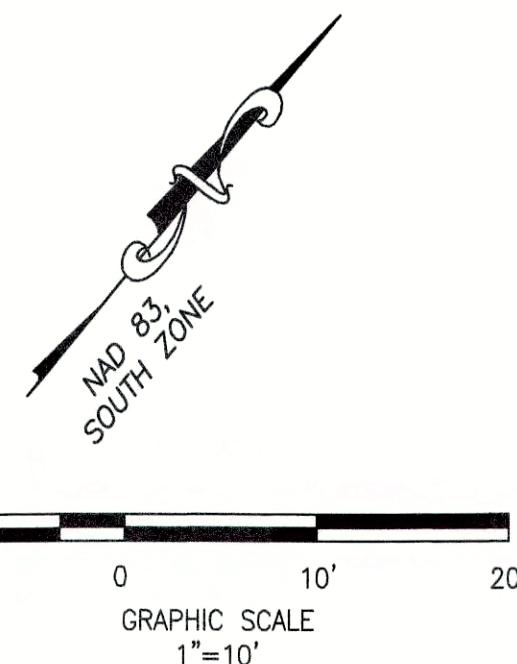
JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 02/06/2020 SCALE: 1" = 20'
SHEET 59 OF 65

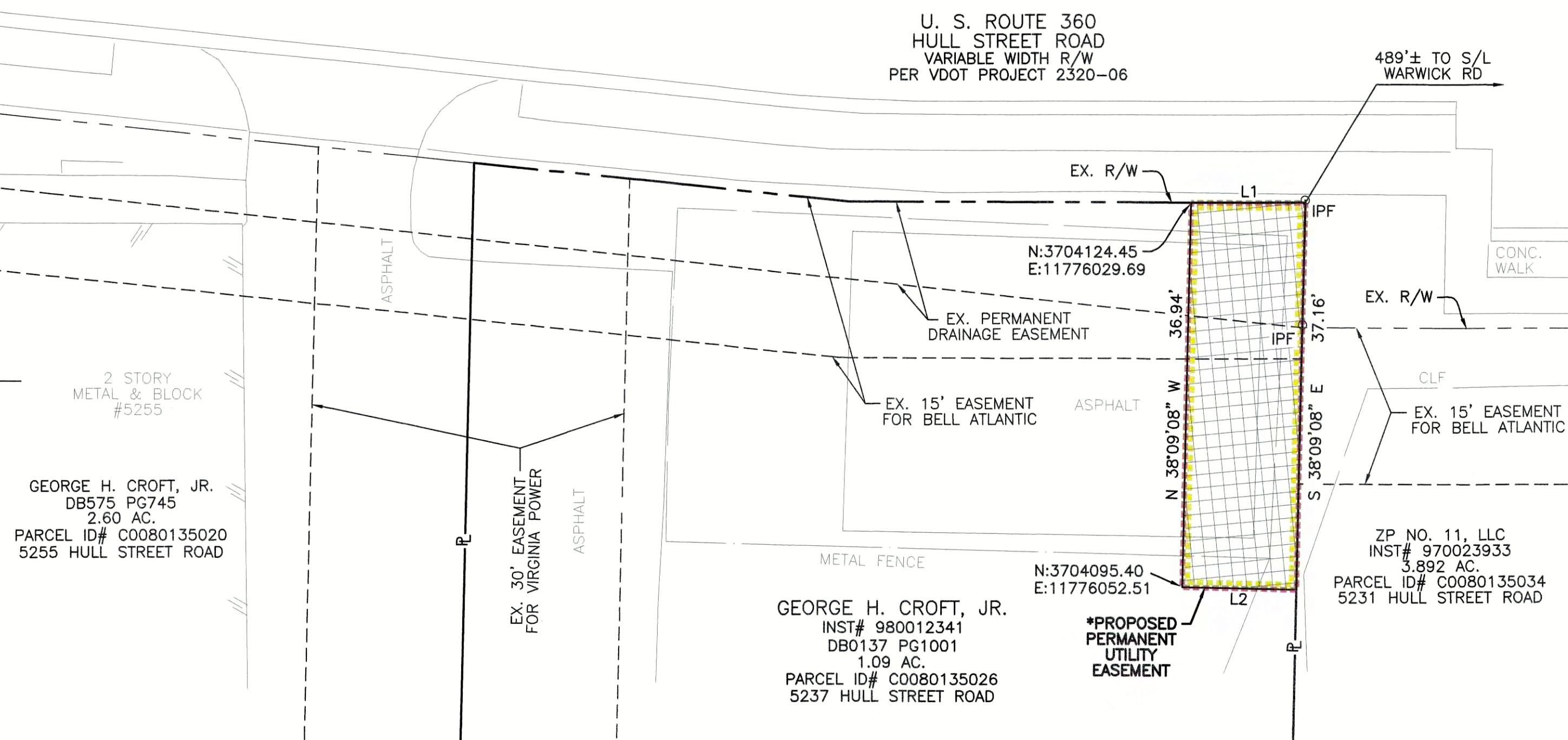
AREA TABULATION						
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		PERMANENT UTILITY EASEMENT
				SQ. FT.	ACRES	
080	C0080135026	GEORGE H. CROFT, JR.	INST# 980012341 D.B. 0137 PG. 1001	1.09	408	



VICINITY MAP
NOT TO SCALE

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-06

489'± TO S/L
WARWICK RD



LINE	BEARING	DISTANCE
L1	N 50° 41' 34" E	11.00'
L2	S 51° 50' 52" W	11.00'

LEGEND

CLF = CHAIN LINK FENCE
CONC = CONCRETE
IPF = IRON PIN FOUND
R/W = RIGHT OF WAY
PL = PROPERTY LINE

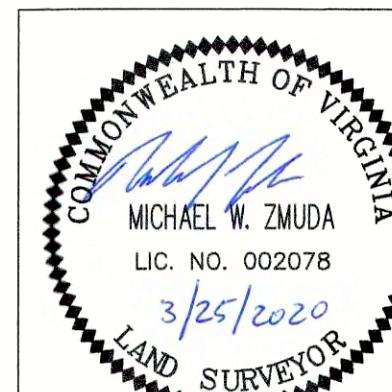


* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY

JMT JOHNSON, MIRMAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

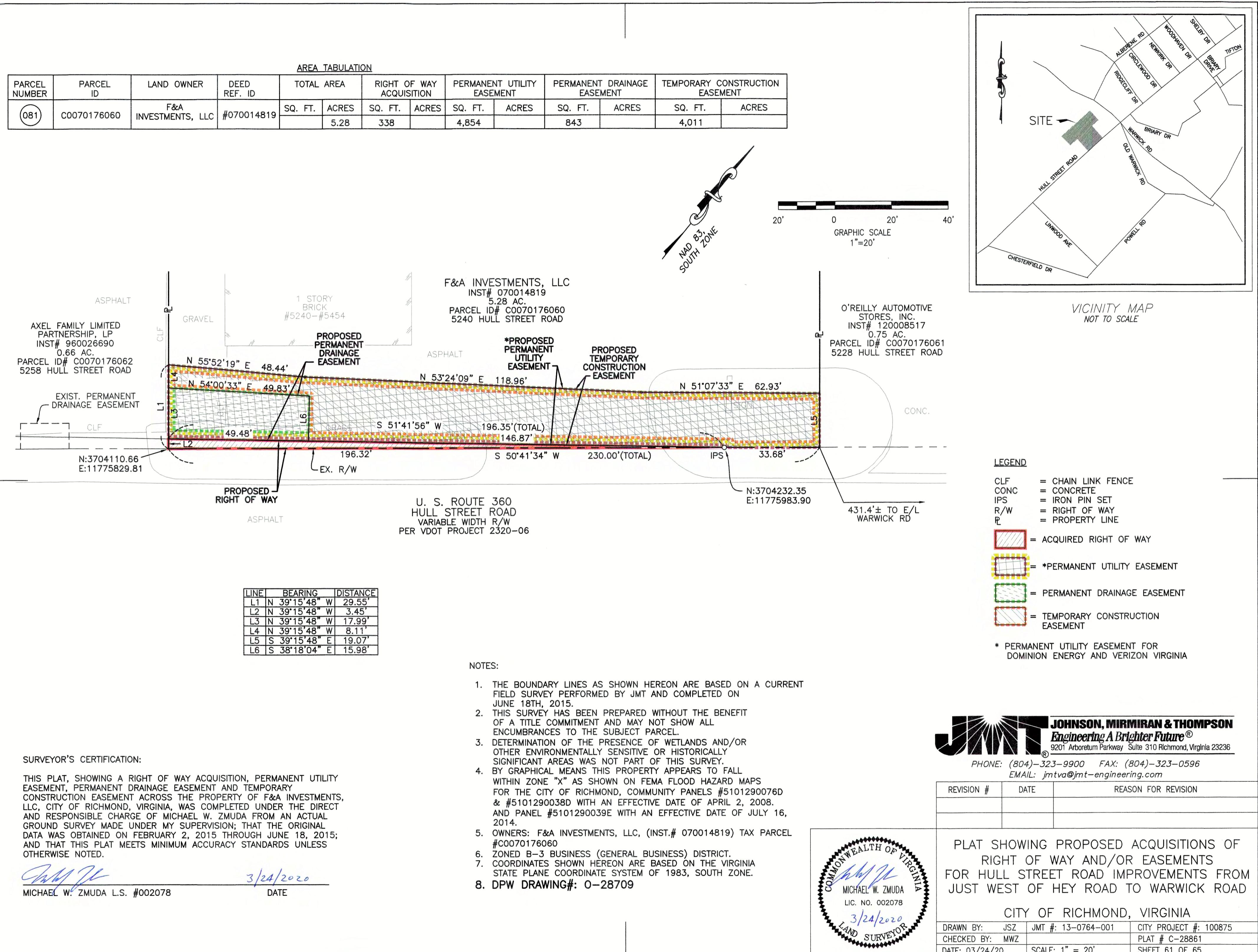
CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 03/25/2020 SCALE: 1" = 10'
SHEET 60 OF 65

SURVEYOR'S CERTIFICATION:

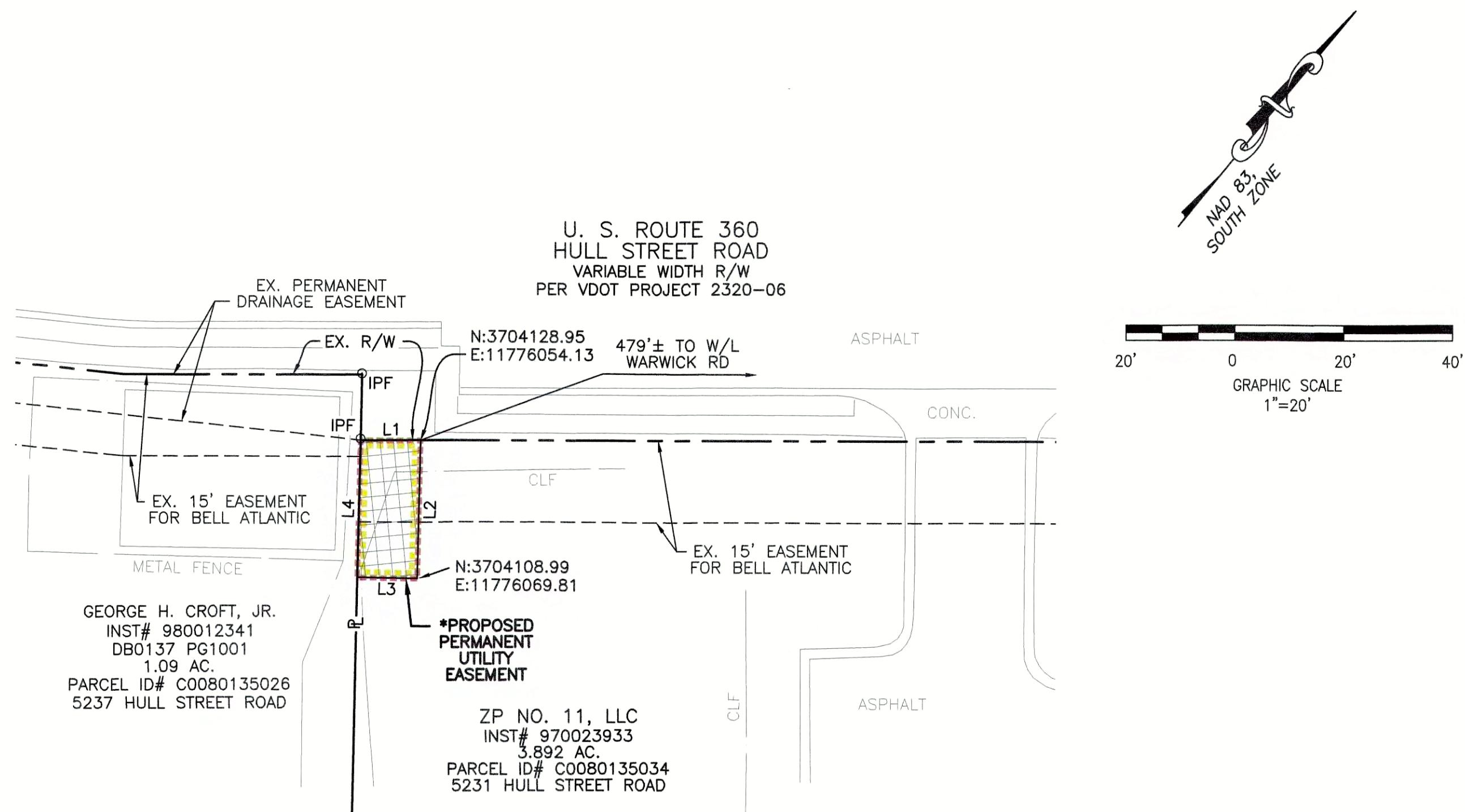
THIS PLAT, SHOWING A PERMANENT UTILITY EASEMENT ACROSS THE PROPERTY OF GEORGE H. CROFT, JR., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

 3/25/2020
MICHAEL W. ZMUDA L.S. #002078

DATE



AREA TABULATION							
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		PERMANENT UTILITY EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES
082	C0080135034	ZP NO. 11, LLC	#970023933	3,892	278		



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A PERMANENT UTILITY EASEMENT ACROSS THE PROPERTY OF ZP NO. 11, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zmuda
MICHAEL W. ZMUDA L.S. #002078

3/25/2020

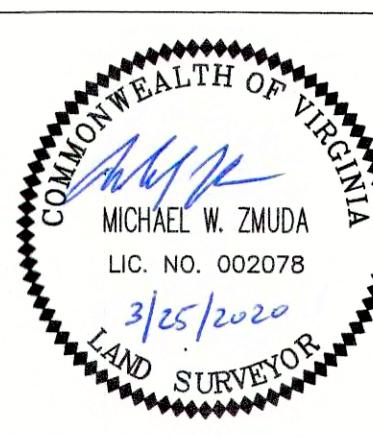
DATE

LEGEND

CLF = CHAIN LINK FENCE
CONC = CONCRETE
IPF = IRON PIN FOUND
R/W = RIGHT OF WAY
PL = PROPERTY LINE

= *PERMANENT UTILITY EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY

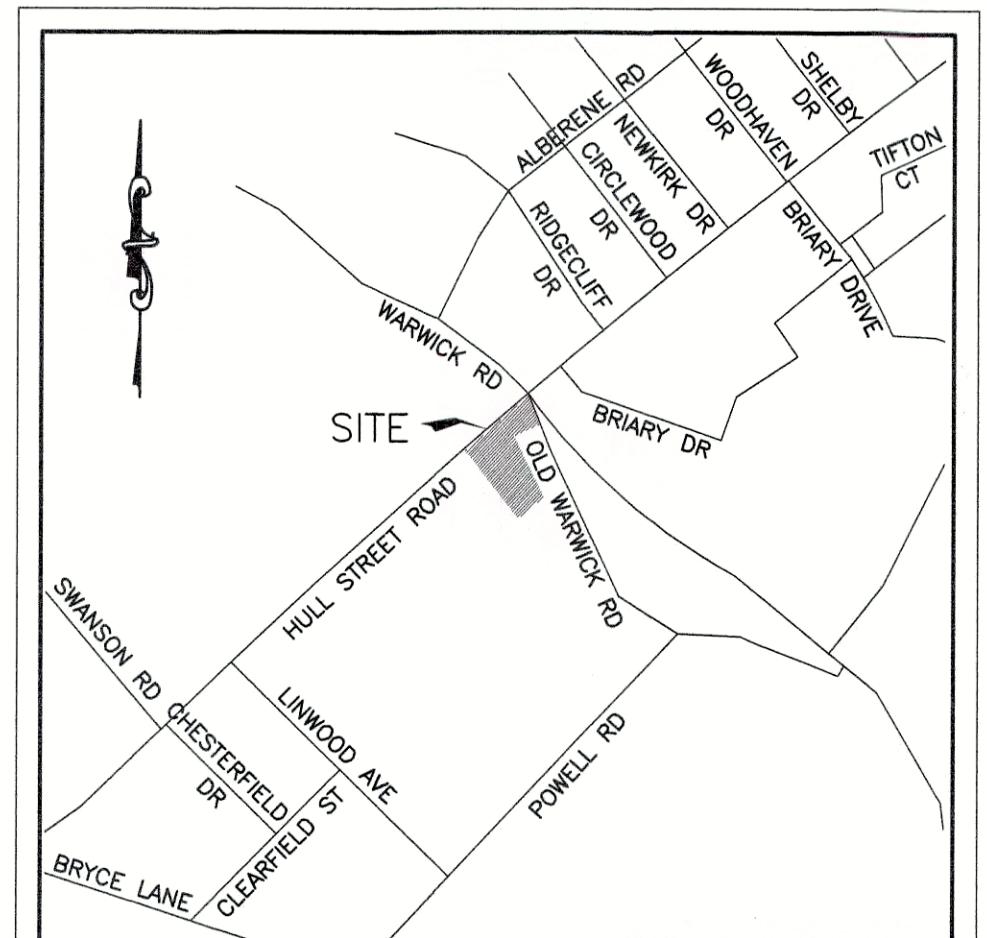


PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY:	JMT #:	CITY PROJECT #:
JSZ	13-0764-001	100875
REVISION #	DATE	REASON FOR REVISION

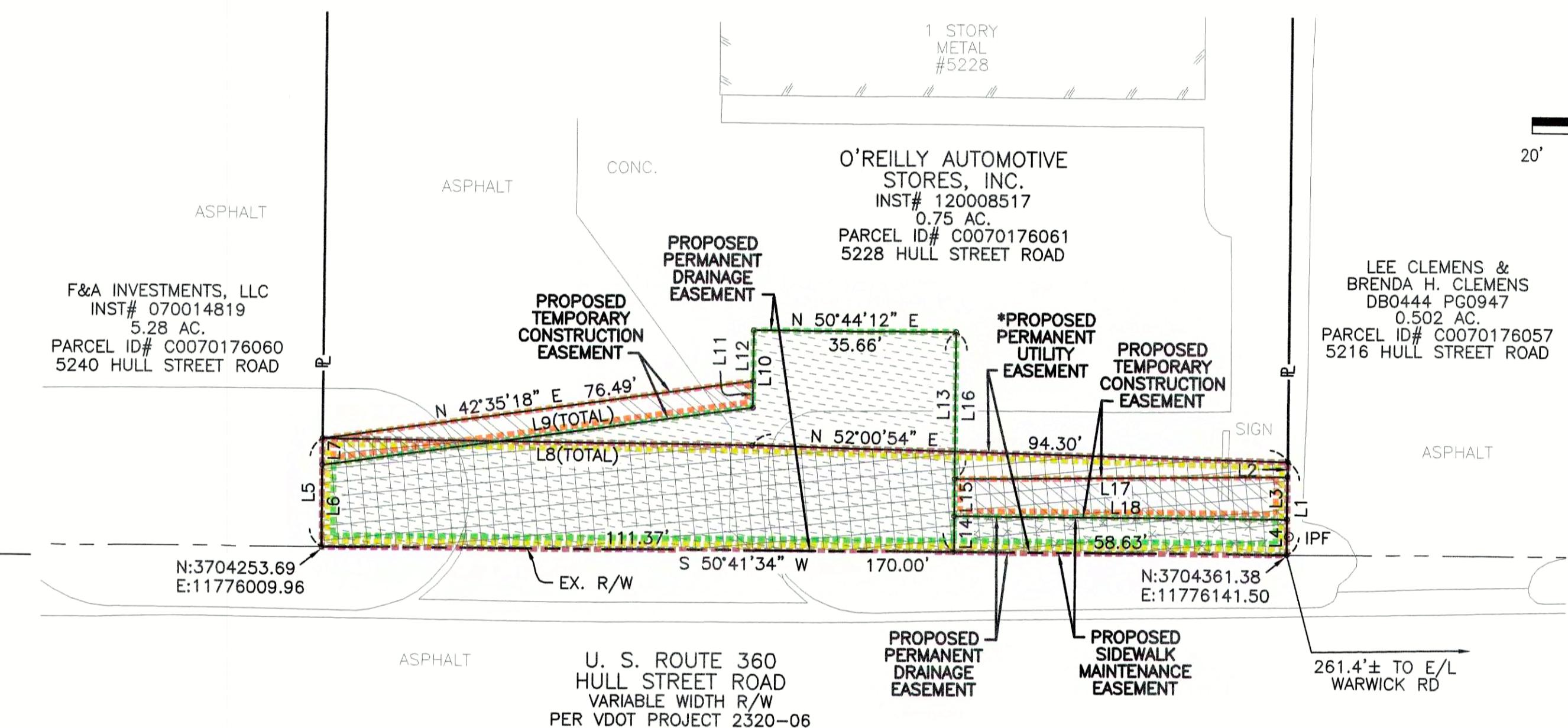
3/25/2020

CHECKED BY:	PLAT #
MWZ	C-28861
DATE: 03/25/2020	SCALE: 1" = 20'
	SHEET 62 OF 65



VICINITY MAP
NOT TO SCALE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		PERMANENT DRAINAGE EASEMENT		PERMANENT UTILITY EASEMENT		PERMANENT SIDEWALK MAINTENANCE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
083	C0070176061	O'REILLY AUTOMOTIVE STORES, INC.	#120008517	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A PERMANENT DRAINAGE EASEMENT, PERMANENT UTILITY EASEMENT, PERMANENT SIDEWALK MAINTENANCE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF O'REILLY AUTOMOTIVE STORES, INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

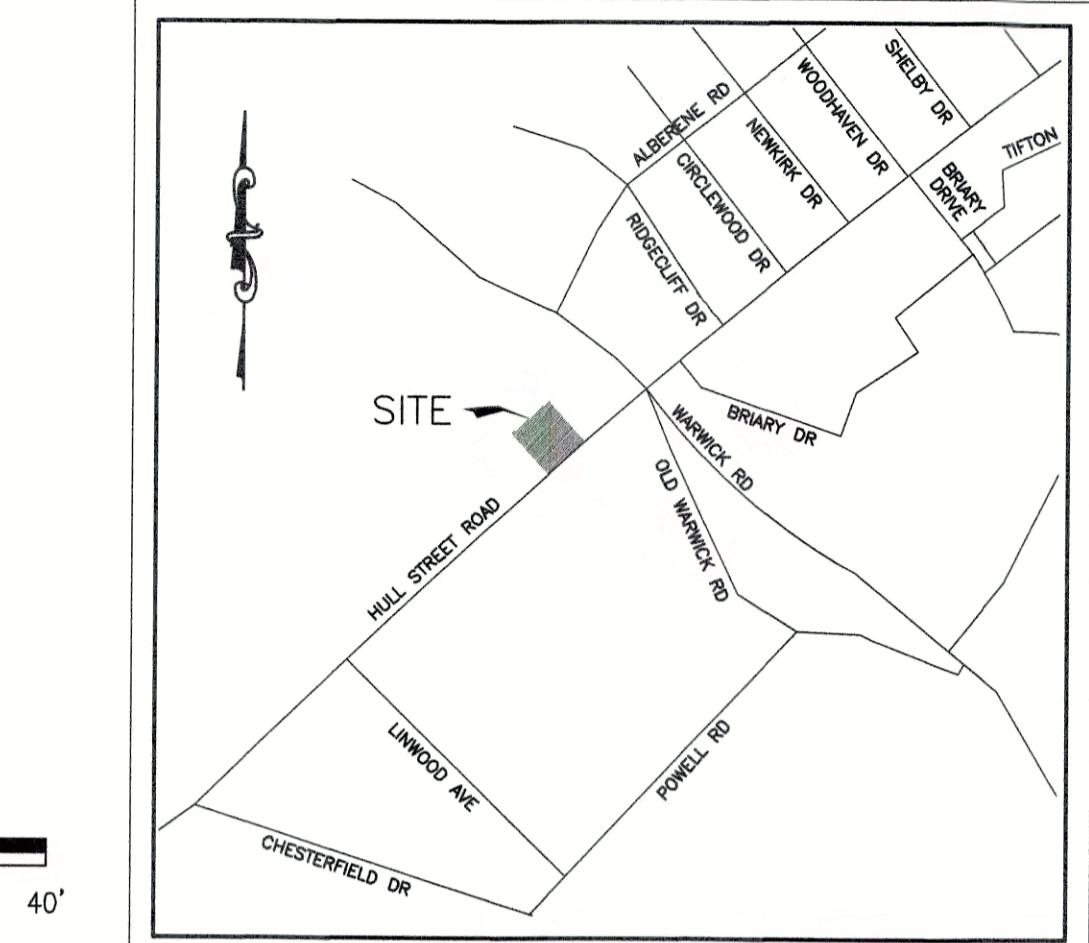
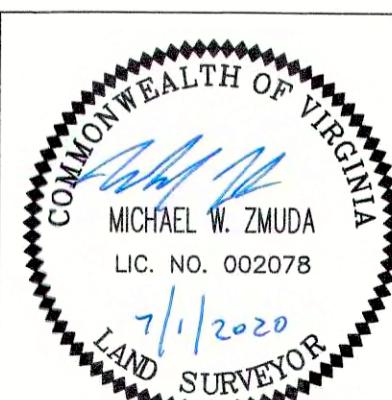
7/1/2020

LINE	BEARING	DISTANCE
L1	S 39°15'48" E	16.33'
L2	S 39°15'48" E	2.62'
L3	S 39°15'48" E	7.46'
L4	S 39°15'48" E	6.25'
L5	N 39°15'48" W	19.07'
L6	N 39°15'48" W	14.39'
L7	N 39°15'48" W	4.68'
L8	N 51°07'33" E	75.72'
L9	N 42°35'18" E	76.49'
L10	N 39°15'48" W	13.57'
L11	N 39°15'48" W	4.68'
L12	N 39°15'48" W	8.89'
L13	S 39°15'48" E	38.72'
L14	N 39°15'48" W	6.31'
L15	N 39°15'48" W	6.57'
L16	N 39°15'48" W	25.84'
L17	N 49°52'26" E	58.63'
L18	N 50°44'46" E	58.63'

LEGEND

CONC	= CONCRETE
IPF	= IRON PIN FOUND
R/W	= RIGHT OF WAY
PL	= PROPERTY LINE
	= PERMANENT DRAINAGE EASEMENT
	= *PERMANENT UTILITY EASEMENT
	= PERMANENT SIDEWALK MAINTENANCE EASEMENT
	= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR
DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: O'REILLY AUTOMOTIVE STORES, INC., (INST.# 120008517) TAX PARCEL #C0070176061
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: Q-28709



PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: imtva@imt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

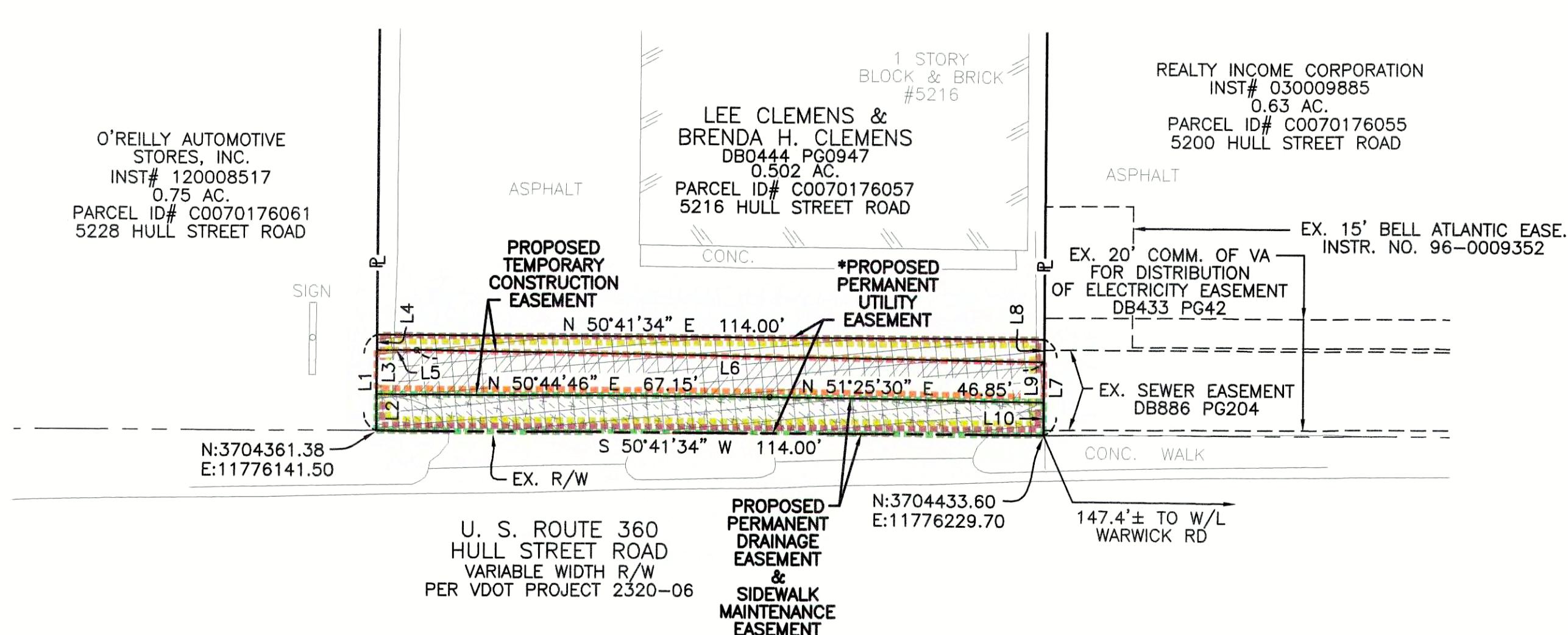
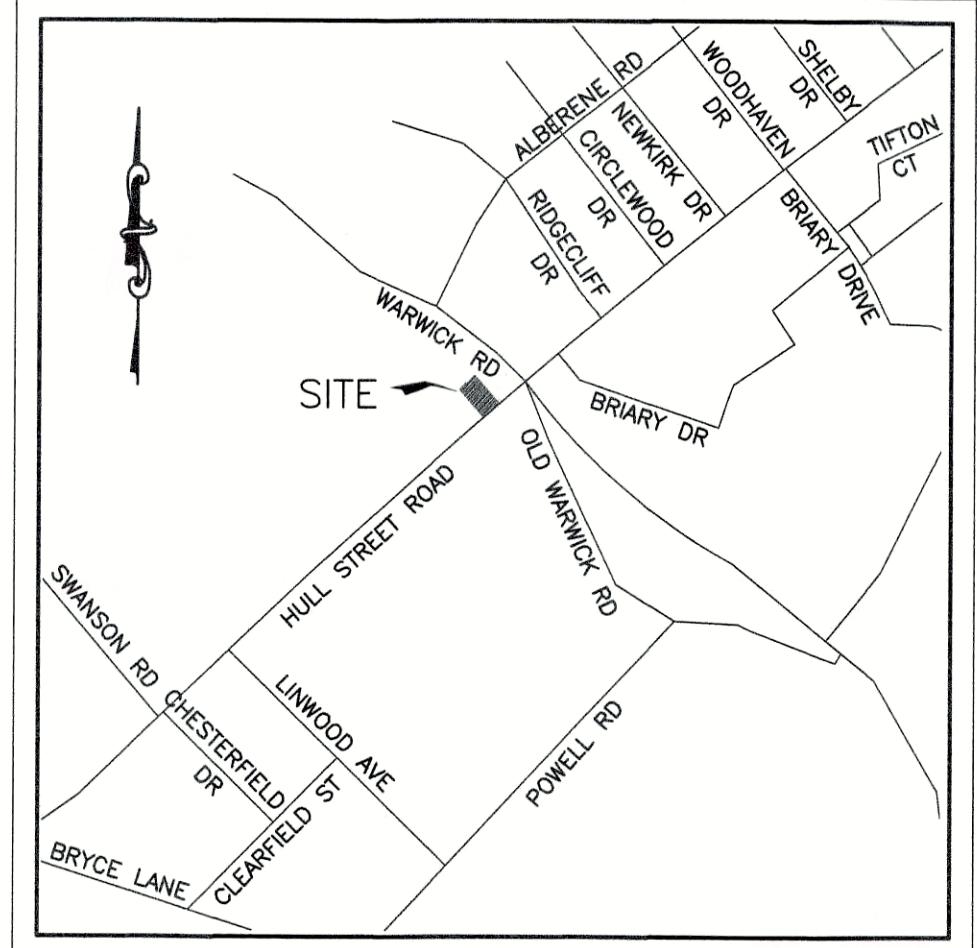
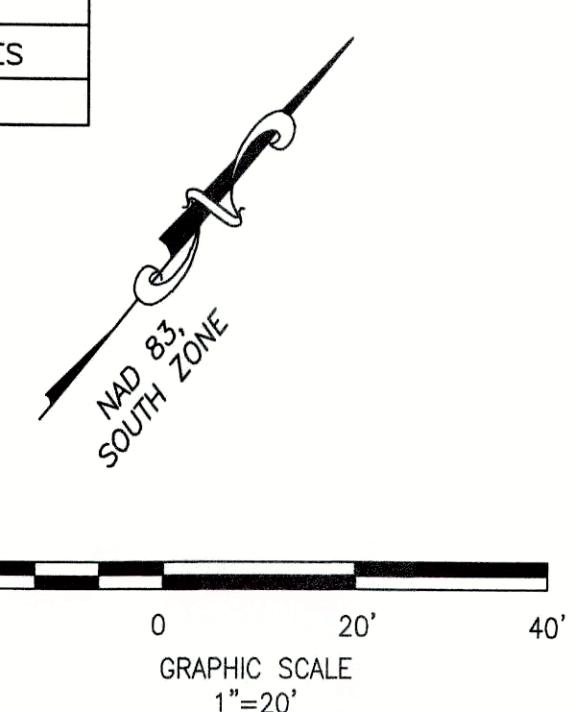
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 07/01/2020	SCALE: 1" = 20'	SHEET 63 OF 65

PARCEL NUMBER: 084
PARCEL ID: C0070176057
LAND OWNER: LEE CLEMENS & BRENDA H. CLEMENS
DEED REF. ID: DB 444 PG 947

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		PERMANENT DRAINAGE EASEMENT		PERMANENT SIDEWALK MAINTENANCE EASEMENT		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
084	C0070176057	LEE CLEMENS & BRENDA H. CLEMENS	DB 444 PG 947	0.502	694	694		1861		807			



LINE	BEARING	DISTANCE
L1	N 39°15'48" W	16.33'
L2	N 39°15'48" W	6.25'
L3	N 39°15'48" W	7.46'
L4	N 39°15'48" W	2.61'
L5	N 49°52'26" E	6.76'
L6	N 51°25'30" E	107.25'
L7	S 39°15'48" E	16.33'
L8	S 39°15'48" E	3.88'
L9	S 39°15'48" E	6.85'
L10	S 39°15'48" E	5.59'

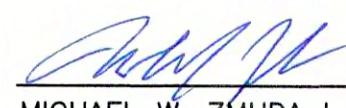
LEGEND

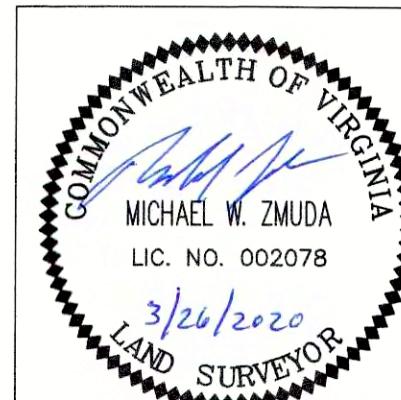
- CONC = CONCRETE
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
- [Yellow patterned box] = *PERMANENT UTILITY EASEMENT
- [Green patterned box] = PERMANENT DRAINAGE EASEMENT
- [Red patterned box] = PERMANENT SIDEWALK MAINTENANCE EASEMENT
- [Black patterned box] = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A PERMANENT DRAINAGE EASEMENT, PERMANENT SIDEWALK MAINTENANCE EASEMENT, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF LEE CLEMENS & BRENDA H. CLEMENS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.


MICHAEL W. ZMUDA L.S. #002078
DATE: 3/26/2020

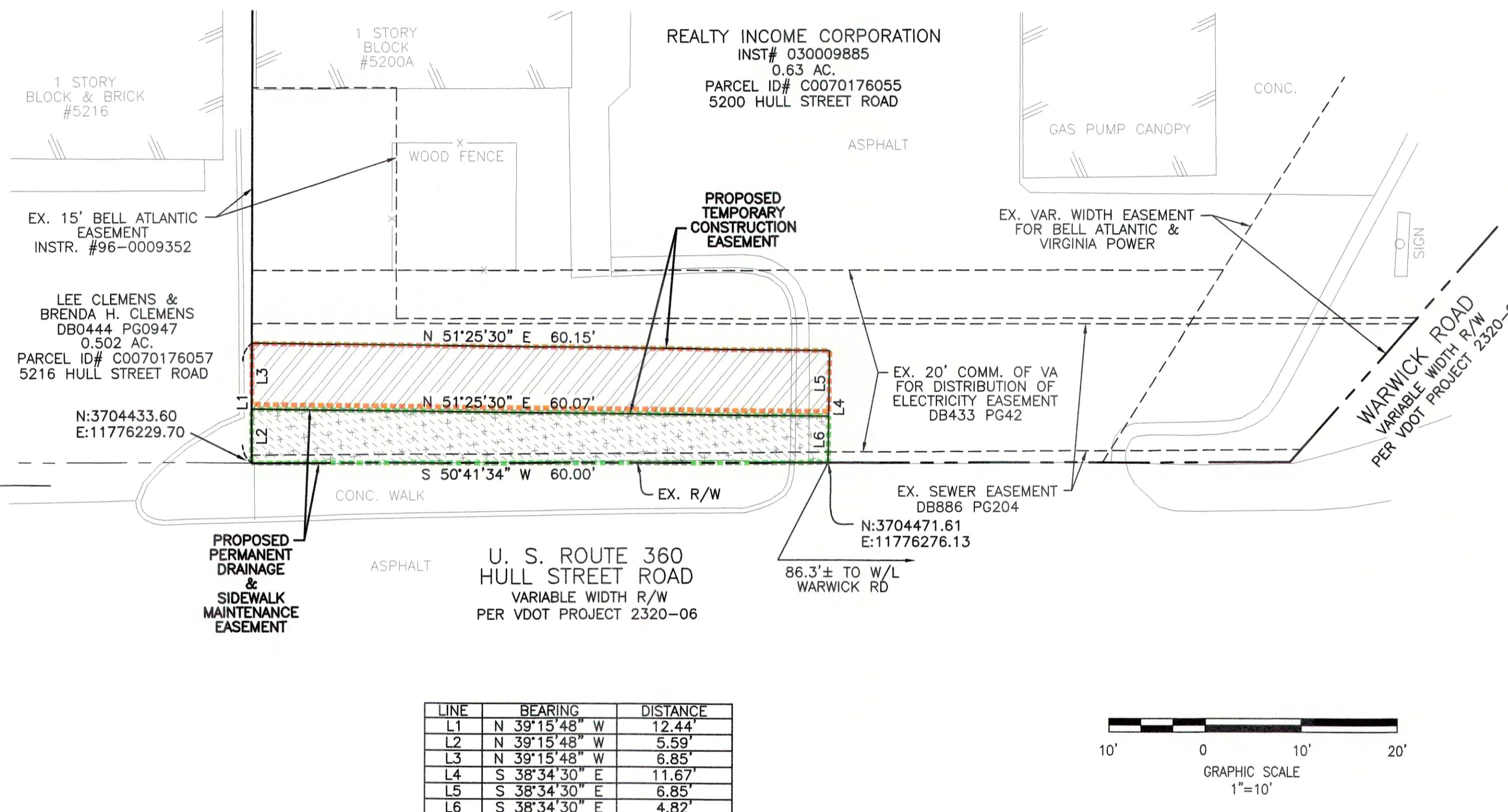


PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ PLAT #: C-28861
DATE: 03/26/2020 SCALE: 1" = 20' SHEET 64 OF 65

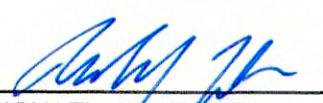
AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		PERMANENT DRAINAGE EASEMENT		PERMANENT SIDEWALK MAINTENANCE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
085	C0070176055	REALTY INCOME CORPORATION	#030009885	0.63	313	313		412			



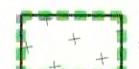
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A PERMANENT DRAINAGE EASEMENT, PERMANENT SIDEWALK MAINTENANCE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF REALTY INCOME CORPORATION, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.


MICHAEL W. ZMUDA L.S. #002078

2/6/2020
DATE

LEGEND

- CONC = CONCRETE
- R/W = RIGHT OF WAY
- PL = PROPERTY LINE
-  = PERMANENT DRAINAGE EASEMENT
-  = PERMANENT SIDEWALK MAINTENANCE EASEMENT
-  = TEMPORARY CONSTRUCTION EASEMENT



PLAT SHOWING PROPOSED ACQUISITIONS OF
RIGHT OF WAY AND/OR EASEMENTS
FOR HULL STREET ROAD IMPROVEMENTS FROM
JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ	PLAT #: C-28861	
DATE: 02/06/2020	SCALE: 1" = 10'	sheet 65 of 65

VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: REALTY INCOME CORPORATION, (INST.# 030009885) TAX PARCEL #C0070176055
6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: 0-28709

JMT JOHNSON, MIRMIKAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION