

INTRODUCED: May 12, 2014

AN ORDINANCE No. 2014-109-82

To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests, permanent drainage easements, and temporary construction easements for the public purpose of constructing multimodal transportation and drainage improvements along Jahnke Road between its intersection with Blakemore Road and its intersection with Forest Hill Avenue.

Patron – Mayor Jones

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 27 2014 AT 6 P.M.

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, and temporary construction easements as shown on sheets 1 through 28 of a drawing prepared by NXL Construction Co., Inc., designated as DPW Drawing No. O-28563, dated January 9, 2014, and entitled “Jahnke Road Compiled Plat Showing Proposed Right of Way Acquisition, Permanent Drainage Easements & Temporary Construction Easements,” for the public purpose of constructing multimodal transportation and drainage improvements along Jahnke Road between its intersection with Blakemore Road and its intersection with Forest Hill Avenue;

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 27 2014 REJECTED: _____ STRICKEN: _____

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of certain fee simple interests, permanent drainage easements, and temporary construction easements as shown on sheets 1 through 28 of a drawing prepared by NXL Construction Co., Inc., designated as DPW Drawing No. O-28563, dated January 9, 2014, and entitled “Jahnke Road Compiled Plat Showing Proposed Right of Way Acquisition, Permanent Drainage Easements & Temporary Construction Easements,” for the public purpose of constructing multimodal transportation and drainage improvements along Jahnke Road between its intersection with Blakemore Road and its intersection with Forest Hill Avenue.

§ 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 fee simple interests, permanent drainage easements, and temporary construction easements, (ii) act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the properties from whom such fee simple interests, permanent drainage easements, and temporary construction easements 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 fee simple interests, permanent drainage easements, and temporary construction easements, 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 none of the aforementioned fee simple interests, permanent drainage easements, and temporary construction easements may be acquired by condemnation

proceedings unless and until such condemnation proceedings have been authorized by ordinance adopted by this Council.

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



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

MAR 19 2014

Chief Administration Office
City of Richmond

O&R REQUEST

DATE: March 11, 2014 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Dwight C. Jones, Mayor

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Christopher L. Beschler, Deputy CAO of Operations

THROUGH: James A. Jackson, Director of Public Works

FROM: M. S. Khara, PE, City Engineer

RECEIVED
MAY 01 2014

OFFICE OF CITY ATTORNEY

For JAJ

RE: TO DECLARE THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF RIGHT-OF-WAY AND EASEMENTS FOR THE JAHNKE ROAD CONSTRUCTION IMPROVEMENT PROJECT FROM BLAKEMORE ROAD TO FOREST HILL AVENUE.

ORD. OR RES. NO: _____

PURPOSE: To declare that a public necessity exists for the acquisition of right-of-way and easements for the construction of improvements on Jahnke Road from Blakemore Road to Forest Hill Avenue, as shown in plats prepared by NXL Consulting designated as DPW Drawing. No. O-28563, sheets 1 to 28.

REASON: Jahnke Road from Blakemore Road to Forest Hill Avenue is an improvement project that is funded with RSTP (Regional Surface Transportation Program) funds. Additional right of way and easements are required to construct the proposed improvements.

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

201403015

BACKGROUND: Jahnke Road is an urban minor arterial road serving regional traffic, surrounding neighborhoods, and surrounding businesses. This project will provide a safe, multi-modal corridor for all users, and will improve livability.

Through coordination with the Virginia Department of Transportation (VDOT) and the Metropolitan Planning Organization (MPO), this project is funded primarily with RSTP (Regional Surface Transportation Program) funds. These improvements were designed by CH2M HILL Consulting Engineers as construction plans noted as DPW Drawing No. 0-28396.

Project improvements consist of two travel lanes with a grass median. A continuous 5 ft sidewalk on the south side of the project corridor, and an 8 ft shared use path along the north side of the corridor that extends from Newell Road to the CSX rail crossing, to the existing sidewalk that continues to Forest Hill Avenue. A green space for landscaping is provided on both sides of the project corridor. The green space is 6 ft adjacent to the sidewalk and 8 ft adjacent to the shared use path. The total project cost is estimated at \$14,000,000.00.

These improvements require additional right-of-way, temporary easements, permanent easements and utility easements for eighty-four (84) parcels, as part of the project. Utility companies require their own easement documents for the relocation of their utilities. These acquisitions are shown in the attached plats prepared by NXL Consulting designated as DPW Drawing. No. 0-28563, sheets 1 to 28, attached. The estimated cost of the ROW acquisition is \$600,000.00. The project construction schedule is spring 2016. In addition, the project cost is 100% reimbursable.

FISCAL IMPACT: None. Funds are budgeted in adopted/approved CIP.

FISCAL IMPLICATIONS: None

BUDGET AMENDMENT NECESSARY: No.

COST TO THE CITY: The actual acquisition cost is to be negotiated by the right-of-way consultant, Stantec Consulting Engineers, and will be set at fair market value as determined by appropriate Federal, State and local regulations. Acquisition cost is 100% reimbursable.

REVENUE TO CITY: None

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 14, 2014

CITY COUNCIL PUBLIC HEARING DATE: April 28, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing, and Transportation Standing Committee meeting (April 22, 2014)

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing, and Transportation
Standing Committee meeting (April 22, 2014)

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

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 Dwight C. Jones); Chief Administrative Officer (Byron C. Marshall), Deputy Chief Administrative Officer - Operation (Chris Beschler), and City Attorney (2)

RELATIONSHIP TO EXISTING ORD. OR RES: Feasibility Study City/State Agreement was authorized by City Council on January 14, 2002 (Ordinance No. 2001-391-2002-17).

REQUIRED CHANGES TO WORK PROGRAM (S): None

ATTACHMENTS: DPW Drawing. No. O-28563, sheets 1 to 28.

STAFF:

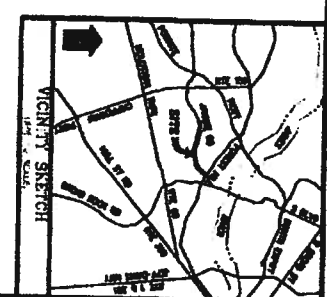
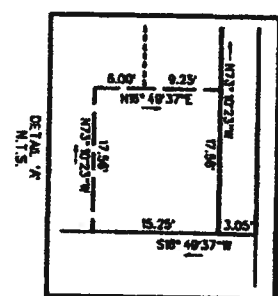
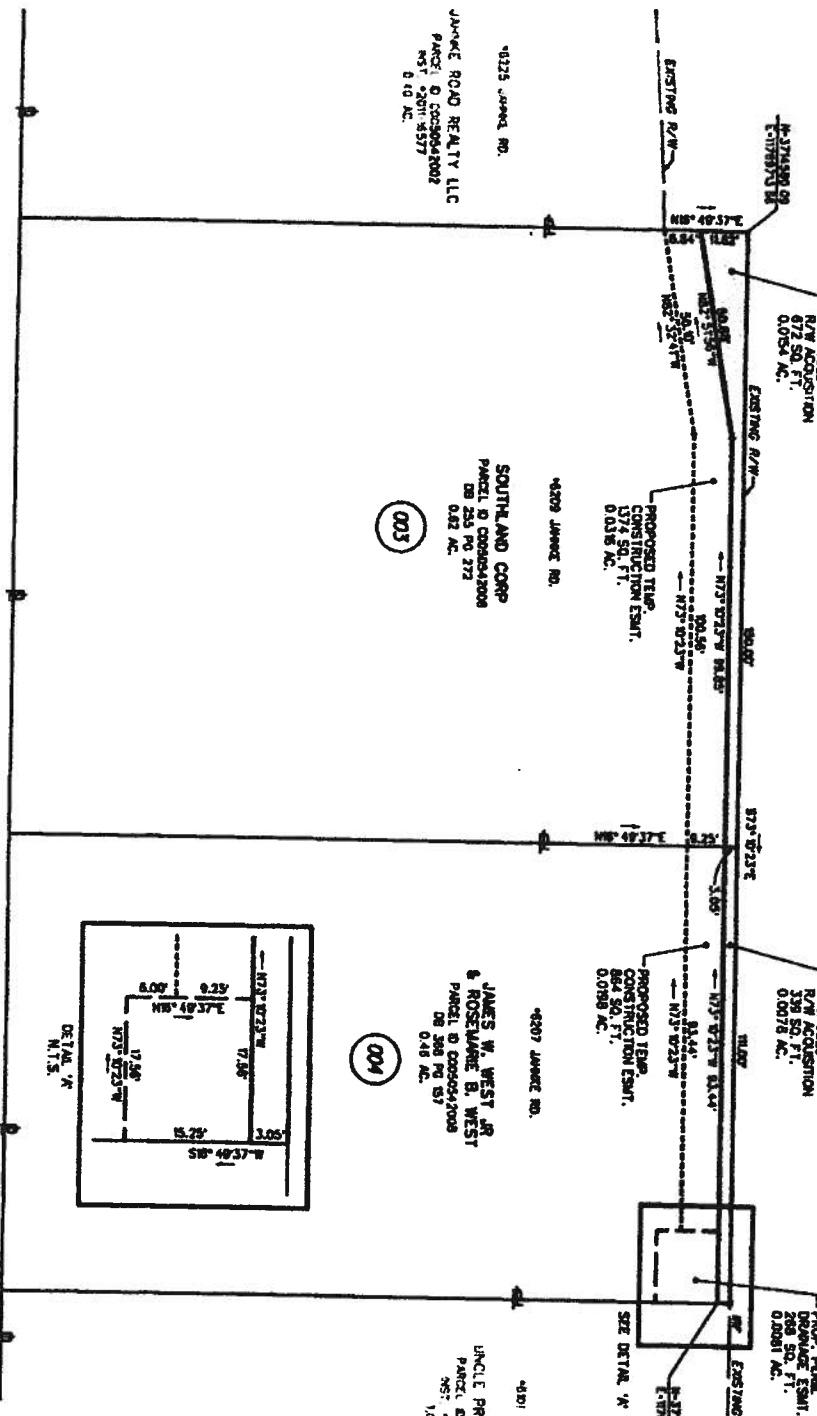
M. S. Khara, P.E., City Engineer, 646-5413

Lamont L. Benjamin, P.E., Capital Project Administrator, 646-6339

Marvin R. Tart, MPA, Engineer II, 646-6396 (Project Manager)

PARCEL ID	LAND OWNER	NOTE #	RIGHT OF WAY ACQUISITION	FINAL DRAINAGE EASEMENT	TEMP. CONSTRUCTION ESM'T.	
CONSIDERATION	DB/P/S	ACRES	SQ. FT.	ACRES	SQ. FT.	
000004-0004	JAMES W. WEST JR & ROSEMARIE B. WEST	288 / 57	338	0.0078	288	0.0081
000004-0006	JAMES W. WEST JR & ROSEMARIE B. WEST	388 / 57	338	0.0078	288	0.0081
000004-0008	JAMES W. WEST JR & ROSEMARIE B. WEST	388 / 57	338	0.0078	288	0.0081

JANKRE ROAD
(VIA RIGHT OF WAY)



- NOTES
1. PROPERTY OWNER HAS THIS CONVEYED PLAT RECORDED IN THE PUBLIC RECORDS OF THE VA DEPT OF REVENUE. THIS PLAT IS BASED ON A COMPASSION OF DATA FROM EXISTING DEEDS AND PLATS, AND FROM A FIELD SURVEY TO DETERMINE THE PLAT HAS FROM THE PROJECT COMPASSION. ACCORDING NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF THE PROPERTY BOUNDARY.
 2. THE PLAT WAS PREPARED WITHOUT THE SURVEYOR'S PRESENCE AND MAY NOT SHOW ALL EASEMENTS AND MAY NOT BE THE PROPERTY OWNER'S INTENT. PROPERTY OWNER HAS NOT REVIEWED THIS PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE PROPERTY BOUNDARY.
 3. THE PLAT WAS PREPARED WITHOUT THE SURVEYOR'S PRESENCE AND MAY NOT SHOW ALL EASEMENTS AND MAY NOT BE THE PROPERTY OWNER'S INTENT. PROPERTY OWNER HAS NOT REVIEWED THIS PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE PROPERTY BOUNDARY.
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 6. THE PLAT WAS PREPARED WITHOUT THE SURVEYOR'S PRESENCE AND MAY NOT SHOW ALL EASEMENTS AND MAY NOT BE THE PROPERTY OWNER'S INTENT. PROPERTY OWNER HAS NOT REVIEWED THIS PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE PROPERTY BOUNDARY.
 7. THE PLAT WAS PREPARED WITHOUT THE SURVEYOR'S PRESENCE AND MAY NOT SHOW ALL EASEMENTS AND MAY NOT BE THE PROPERTY OWNER'S INTENT. PROPERTY OWNER HAS NOT REVIEWED THIS PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE PROPERTY BOUNDARY.



SCALE

FILE #

JANKRE ROAD COMPRISED PLAT SHOWING PROPOSED RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

DATE: 08-20-2013
BY: [Signature]

DEPARTMENT OF PUBLIC WORKS
SURVEYING DIVISION



14100 Jankre Road, Suite 200
Bedford, Virginia 24020
Phone: 540-440-2000



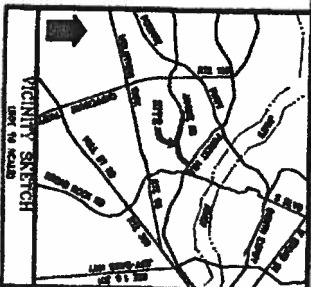
1. This plat is subject to all laws and regulations of the State of Virginia.
2. This plat is subject to all laws and regulations of the State of Virginia.
3. This plat is subject to all laws and regulations of the State of Virginia.

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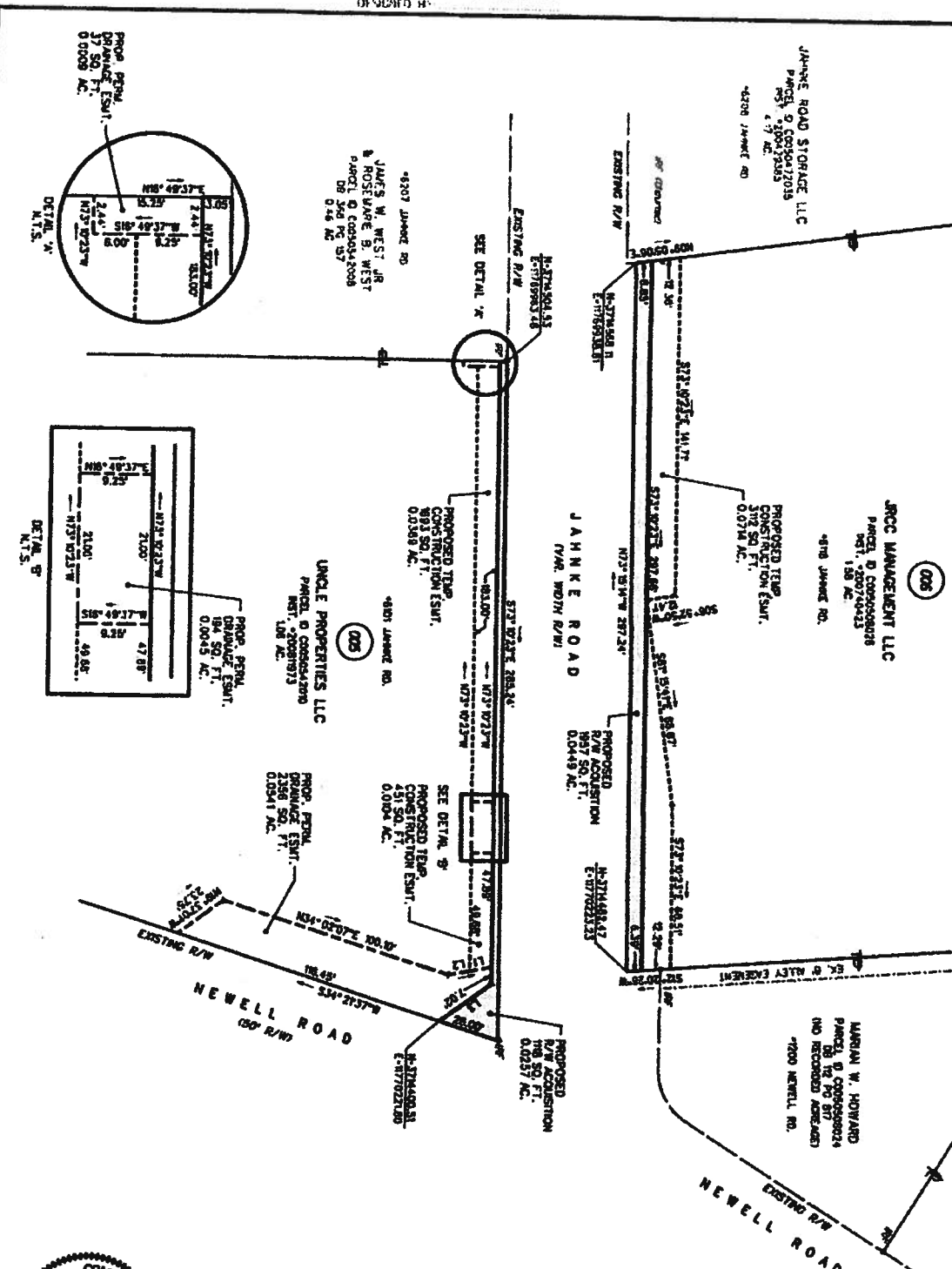
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2. This plat is subject to all laws and regulations of the State of Virginia.
3. This plat is subject to all laws and regulations of the State of Virginia.

OWN	LAND OWNER	MS18.	RIGHT OF WAY ACQUISITION	PERM. DRAINAGE EASEMENT	TEMP. CONSTRUCTION ESMIT.
		NO. FT.	ACRES	NO. FT.	ACRES
CONDOSSORS	JRC MANAGEMENT LLC	200740443	897	0.0449	0.0000
CONDOSSORS	UNCLE PROPERTIES LLC	200810973	119	0.0257	2907
					0.0585
					2144
					0.0883

LINE DATA TABLE		
L1	BEARING	DIST. (FT.)
L2	BEARING	5.42'
L3	BEARING	5.87'
L4	BEARING	27.25'



- NOTES**
1. AGENCY CERTIFY THAT THIS COMPILATED PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE DATA PROVIDED BY THE SURVEYOR AND THAT THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE DATA FROM EXISTING DEEDS AND PLATS AND FROM A FIELD SURVEY TO DETERMINE THE ACCURACY OF THE DATA AND TO CORRECT ANY DISCREPANCIES. THE SURVEYOR'S CERTIFICATE OF ACCURACY IS ATTACHED TO THIS PLAN.
 2. THIS PLAN HAS BEEN PREPARED WITHOUT THE SUPERVISION OF AN ENGINEER AND MAY NOT BE USED FOR ANY PURPOSE WHICH MAY AFFECT THE PUBLIC SAFETY.
 3. ALL THE PROPERTY'S PHYSICAL DIMENSIONS AND LOCATIONS ARE BASED ON THE 1983-2011 RECORDS OF THE COUNTY OF CALHOUN, MISSISSIPPI.
 4. NO DISSEMINATION OR LOCATION OF SUBSURFACE UTILITIES WAS PERFORMED DURING THE PREPARATION OF THIS PLAN.
 5. THE PROPERTY IS LOCATED IN THE 10TH MERIDIAN, SOUTH RANGE, AND NORTH LINE.



JANKKE ROAD COMPILATED PLAT SHOWING PROPOSED RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

DATE: 08-03-2023

SCALE: 3/8" = 1'-0"

0 30 60

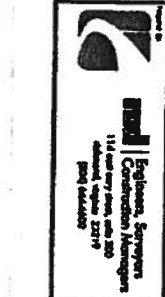
1. The boundaries shown on this plat are based on the records of the County of Calhoun, Mississippi.

2. The survey was conducted on 08/03/2023.

3. The survey was conducted by the Surveyor of the State of Mississippi.

Engineering, Surveying & Construction Management

114 West 1st Street, Suite 200
P.O. Box 144000
Baton Rouge, LA 70814



RECONSTRUCTION

114 West 1st Street, Suite 200
P.O. Box 144000
Baton Rouge, LA 70814

RECONSTRUCTION

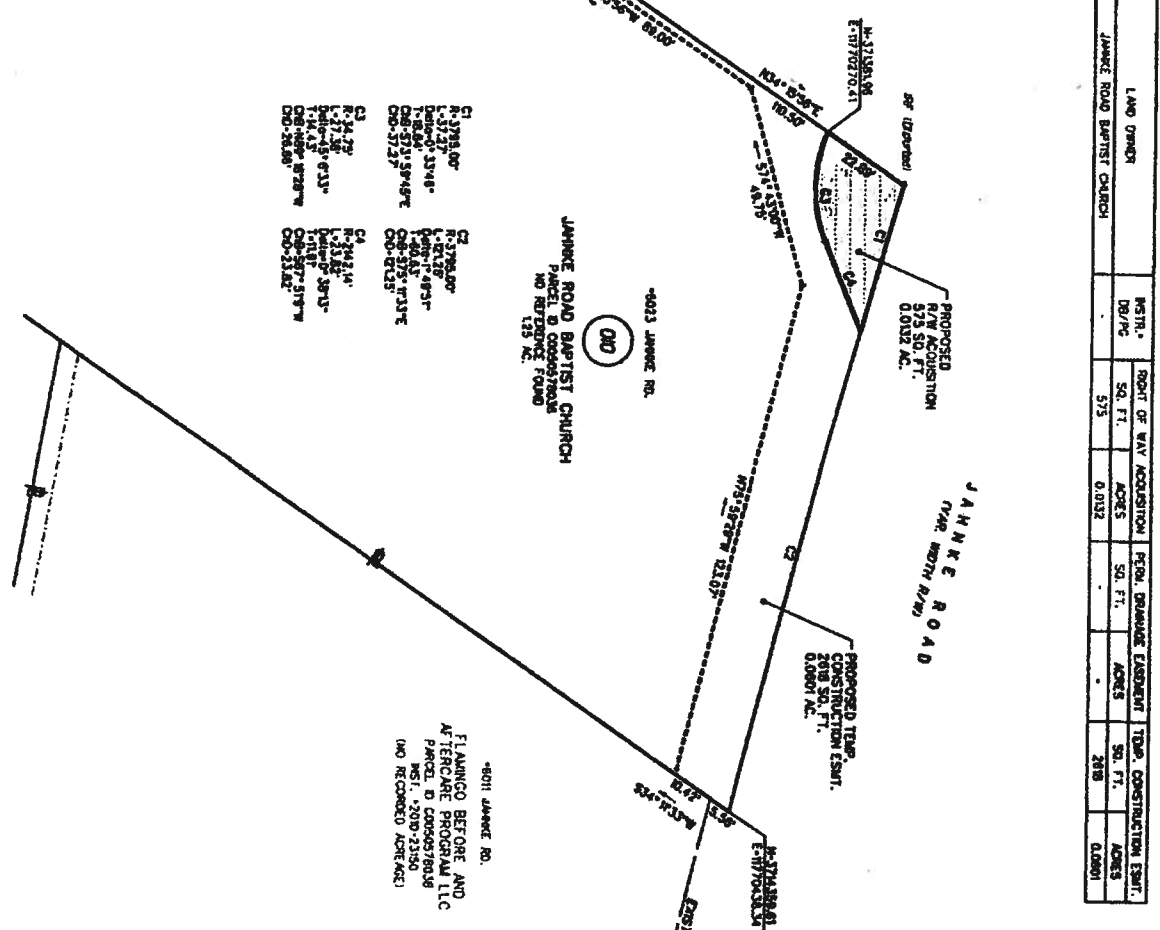
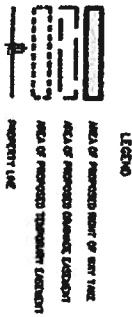
114 West 1st Street, Suite 200
P.O. Box 144000
Baton Rouge, LA 70814

RECONSTRUCTION

114 West 1st Street, Suite 200
P.O. Box 144000
Baton Rouge, LA 70814

SURVEYED BY:
 SUPERVISED BY:
 DESIGNED BY:

PARCEL ID	LAND OWNER	ACRES	RIGHT OF WAY ACQUISITION	FEED. DRAINAGE EASEMENT	TEMP. CONSTRUCTION EASEM.	TOTAL ACRES
CON0527803	JAMBE ROAD BAPTIST CHURCH	573	0.0132	0.0132	288	0.0091



CL 1-3738.00' R-3738.00'
 CL 1-3738.00' R-3738.00'
 CL 1-3738.00' R-3738.00'
 CL 1-3738.00' R-3738.00'
 CL 1-3738.00' R-3738.00'
 CL 1-3738.00' R-3738.00'

*8011 JAMBE NO.
 FLAMINGO BEFORE AND
 AFTER-CARE PROGRAM LLC
 PARCEL B, CON0527803
 MSJ, 220B-2150
 (NO RECORDED ACRES)

- NOTES
1. I HEREBY CERTIFY THAT THE COMPANDED PLAT METS THE GENERAL PLAT STANDARDS OF THE VA DEED PERSONAL REGULATIONS AND THAT THE PLAT IS BASED ON A COMPARISON OF THE PLAT WITH THE ORIGINAL SURVEY RECORDS AND FROM A FIELD SURVEY TO ESTABLISH THE PLAT WAS PREPARED TO SHOW THE ACQUISITION, DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT OF THE PLAT.
 2. THE PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREON.
 3. ALL RIGHTS AND INTERESTS IN THE PROPERTY ARE SHOWN AS BASED ON FILES 07-00-202.
 4. NO REVISIONS OR LOCATIONS OF SURVEY POINTS WERE OBSERVED DURING THE PREPARATION OF THIS PLAT.
 5. THE PLAT IS BASED ON THE PLAT BETWEEN SQUARES 2 AND NORTH VA STATE PLANE, SOUTH ZONE, GRID NORTH



FIG. 1

JAMBE ROAD COMPLED PLAT SHOWING PROPOSED RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

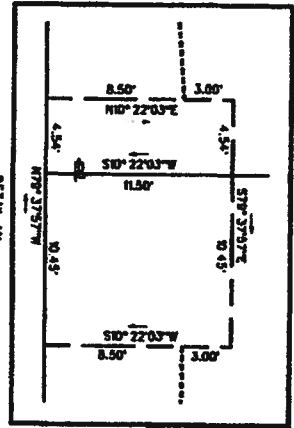
DATE: 08-03-04

SCALE: 1" = 40'

4 OF 28

0-25663

PARCEL ID	LAND OWNER	NOTE	DEPT. OF VAY ACQUISITION	PERM. DRAINAGE EASEMENT	TEMP. CONSTRUCTION ESM.
00050544024	JERALDINE TUNSTALL	80 / 732	50 FT.	0.0012 AC.	50 FT.
00050544022	JOSE H. MAVA & REINA MAVA	231 / 508	50 FT.	0.0028 AC.	50 FT.



MARSHALL T. LUPE JKS
 & TARRA F. LUPE JKS
 PARCEL ID 00050544026
 DIST. #20058235
 (NO RECORDED ACRES)

JERALDINE TUNSTALL
 PARCEL ID 00050544024
 DB 80 PG 732
 (NO RECORDED ACRES)

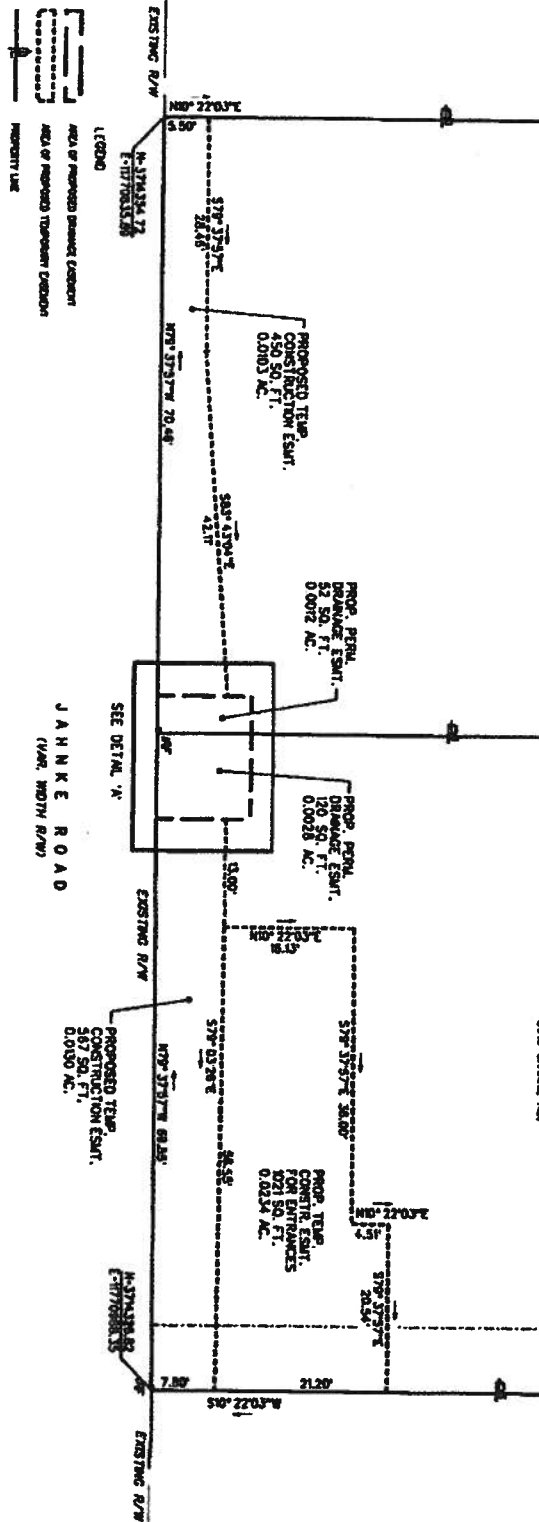
JOSE H. MAVA
 & REINA MAVA
 PARCEL ID 00050544022
 DB 231 PG 508
 (NO RECORDED ACRES)

EARL M. JEFFRES SR
 & VANESSA O. JEFFRES
 PARCEL ID 00050544020
 DB 155 PG 210
 (NO RECORDED ACRES)

ROBERT E. RILEY
 & LEVI M. BELL
 PARCEL ID 00050544018
 DB 124 PG 125
 (NO RECORDED ACRES)



- NOTES
1. PROPERTY CENTER THAT THIS COMPLETED PLAT MEETS THE MINIMUM PLAT STANDARDS OF THE VA STATE AGRICULTURAL REGULATORY BOARD.
 2. THE PLAT SHOWS THE LOCATION OF ALL UTILITIES AS SHOWN ON THE SURFACE UTILITIES MAP AND AS SHOWN ON THE FIELD SURVEY TO DETERMINE THE LOCATION OF THE PROPERTY CENTER.
 3. THIS PLAT WAS PREPARED TO SHOW THE PROPERTY CENTER.
 4. THIS PLAT WAS PREPARED WITHOUT THE ASSISTANCE OF A TITLE REPORT AND MAY NOT BE VALID IN THE EVENT THAT ANY UNRECORDED INTERESTS EXIST.
 5. ALL THE UTILITIES SHOWN ARE BASED ON FILES AND RECORDS ON FILE AT THE OFFICE OF THE SURVEYOR.
 6. NO SURVEYING OR LOCATION OF SURFACE UTILITIES WAS PERFORMED BEING THE INFORMATION OF THIS PLAT.
 7. THE INFORMATION OF THIS PLAT IS FOR RECORD PURPOSES ONLY.



LEGEND
 AREA OF PROPOSED PERM. DRAINAGE EASEMENT
 AREA OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT
 PROPERTY LINE

JAHNKE ROAD
 (VAR. WIDTH R/W)

EX. W' ALLEY EASEMENT



1. Name of project: JAHNKE ROAD COMPOUND PLAT SHOWING PROPOSED RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

2. Date of survey: 08-03-2011

3. Name of surveyor: J. H. BELL

4. Name of engineer: J. H. BELL

5. Name of drafter: J. H. BELL

6. Name of checker: J. H. BELL

7. Name of approver: J. H. BELL

8. Name of recorder: J. H. BELL

9. Name of witness: J. H. BELL

10. Name of witness: J. H. BELL

11. Name of witness: J. H. BELL

12. Name of witness: J. H. BELL

13. Name of witness: J. H. BELL

14. Name of witness: J. H. BELL

15. Name of witness: J. H. BELL

16. Name of witness: J. H. BELL

17. Name of witness: J. H. BELL

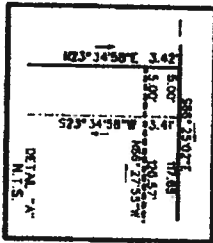
18. Name of witness: J. H. BELL

19. Name of witness: J. H. BELL

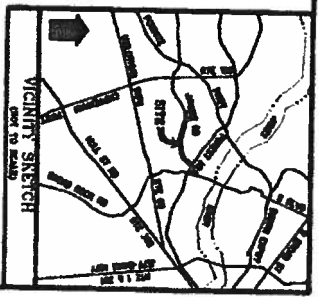
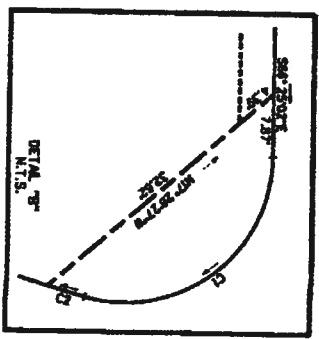
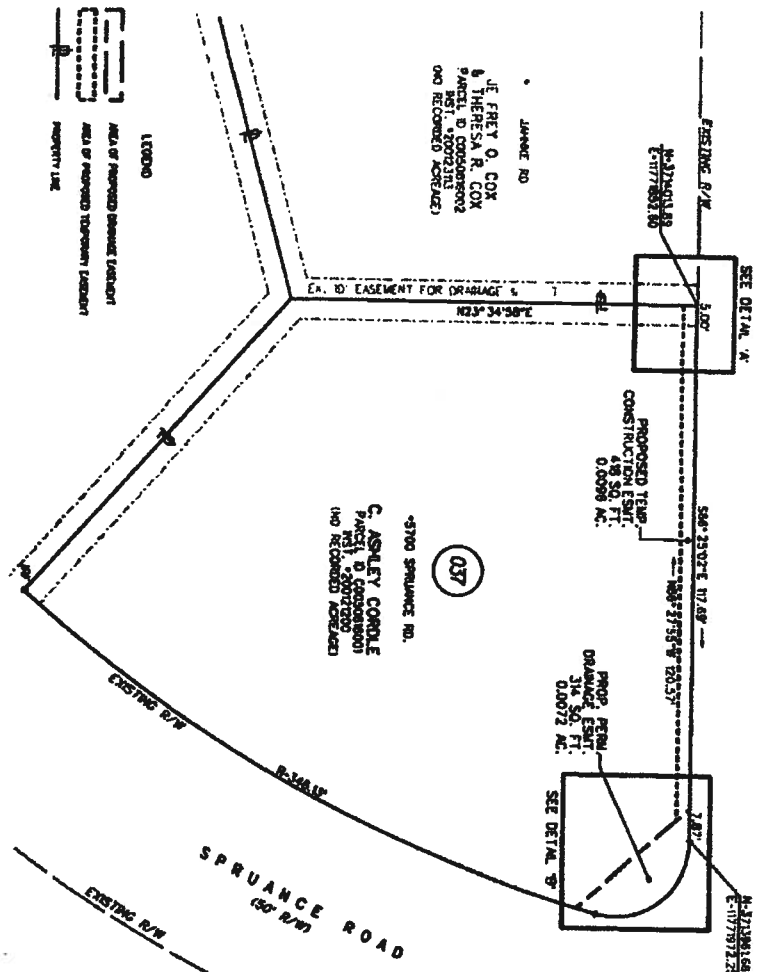
20. Name of witness: J. H. BELL

SURVEYED BY:
 SUPERVISED BY:
 DESIGNED BY:

PARCEL ID	LAND OWNER	RS174	RIGHT OF WAY ACQUISITION	PERM. DRAINAGE EASEMENT	TOTAL CONSTRUCTION EASEM.
CON0000001	C. ASHLEY CORP.	30012200	30012200	318	0.0098



CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	8.17	3.87	100-00-00	2.18	5.17	50-00-00	29.18
C2	316.13	4.88	00-48-20	2.49	5.37	89-41-19	4.98



- NOTES
1. THE PROPERTY OWNER HAS BEEN ADVISED THAT THE PROPERTY IS BEING ACQUIRED FOR THE VA OPEN AIR SOCIAL RECREATION CENTER AND FROM A FIELD SURVEY TO DETERMINE THE PLAT HAS BEEN MADE TO THE PROJECT CORNER. ACQUISITION NOTES AND DOES NOT CONSTITUTE A GUARANTEE SURVEY OF THE PROPERTY HEREON.
 2. THE PLAT HAS BEEN RECORDED WITHIN THE PUBLIC RECORDS OF THE VA OPEN AIR SOCIAL RECREATION CENTER AND DOES NOT CONSTITUTE A GUARANTEE SURVEY OF THE PROPERTY HEREON.
 3. ALL THE PROPERTY'S PHYSICAL BOUNDARIES ARE NOT SHOWN AND ARE BASED ON FILES PROVIDED BY OWNER. RECEIVED ON 07-28-2008.
 4. SURVEY UTILITIES WAS PERFORMED DURING THE PREPARATION OF THIS PLAT.
 5. THE PROPERTY IS LOCATED WITHIN THE VA STATE PLANNED SOUTH ZONE, GRID NORTH.



1. This plat is prepared in accordance with the provisions of the Code of Virginia, Title 55.1, Chapter 13, and the Rules of the Board of Surveyors and Land Surveyors of the State of Virginia.

2. The survey was conducted on 07/28/08.

3. The survey was supervised by [Name].

4. The survey was designed by [Name].

5. The survey was checked by [Name].

6. The survey was approved by [Name].

7. The survey was recorded on 08/15/08.

8. The survey was recorded in the Public Records of the State of Virginia.

9. The survey was recorded in the Public Records of the State of Virginia.

10. The survey was recorded in the Public Records of the State of Virginia.

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60. The survey was recorded in the Public Records of the State of Virginia.

61. The survey was recorded in the Public Records of the State of Virginia.

62. The survey was recorded in the Public Records of the State of Virginia.

63. The survey was recorded in the Public Records of the State of Virginia.

64. The survey was recorded in the Public Records of the State of Virginia.

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94. The survey was recorded in the Public Records of the State of Virginia.

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96. The survey was recorded in the Public Records of the State of Virginia.

97. The survey was recorded in the Public Records of the State of Virginia.

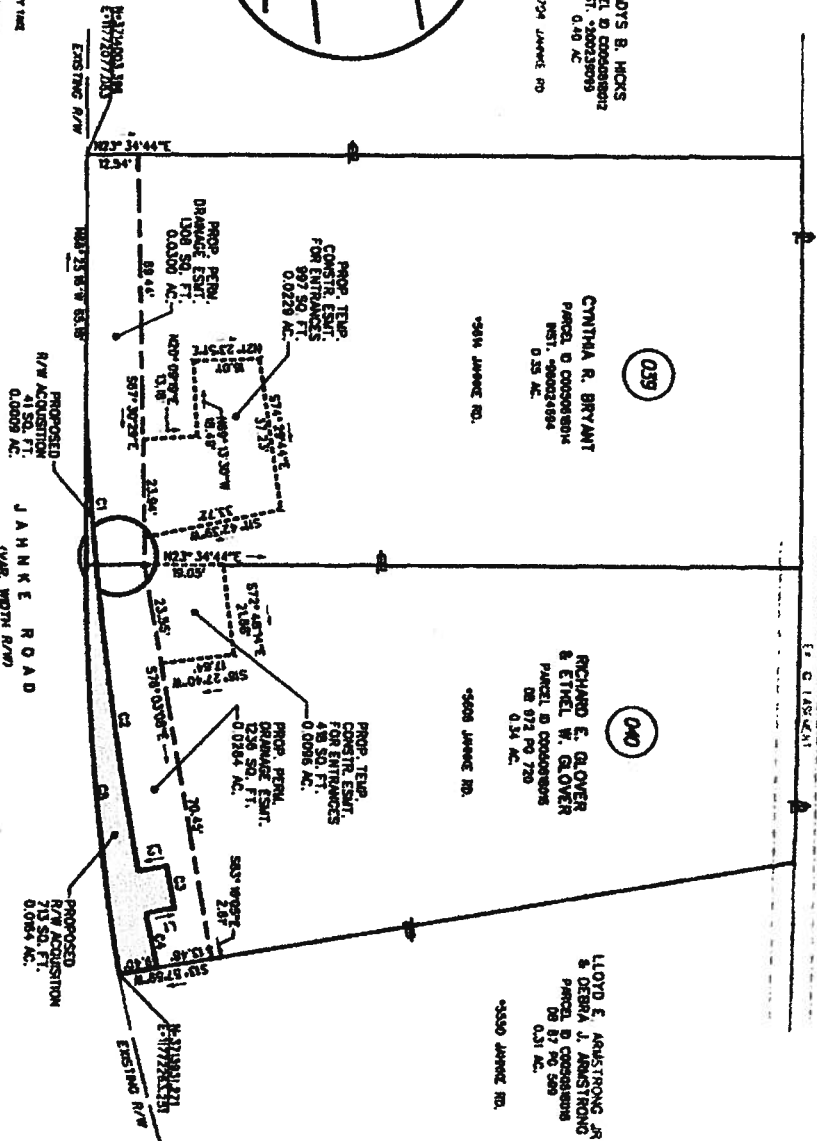
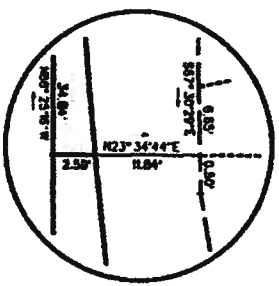
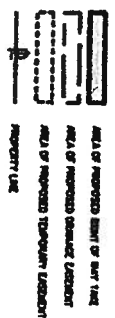
98. The survey was recorded in the Public Records of the State of Virginia.

99. The survey was recorded in the Public Records of the State of Virginia.

100. The survey was recorded in the Public Records of the State of Virginia.

PARCEL ID	LAND OWNER	ACRES	FRONT OF WAY ACQUISITION	PERM. DRAINAGE EASEMENT	TEMP. CONSTRUCTION EASEMENT
029	GLADYS B. HICKS PARCEL ID: 00023092 MSL: 26023092 0.40 AC.	0.40	0.0000	0.0000	0.0000
030	CYNTHIA R. BRYANT PARCEL ID: 00023094 MSL: 26023094 0.33 AC.	0.33	0.0000	0.0000	0.0000
040	RICHARD E. QUOVER & ETHEL W. QUOVER PARCEL ID: 00023096 MSL: 26023096 0.34 AC.	0.34	0.0000	0.0000	0.0000
050	LOYD E. ARMSTRONG JR & DEBRA J. ARMSTRONG PARCEL ID: 00023098 MSL: 26023098 0.31 AC.	0.31	0.0000	0.0000	0.0000

LINE DATA TABLE	BEARING	DIST.
L1	N27°23'35"E	7.00'
L2	S17°08'35"W	7.00'



- NOTES**
1. PROPERTY CENTER THAT THIS CORNERED...
 2. THIS PLAN IS BASED ON A COMPARISON OF DATA FROM EXISTING DEEDS AND PLATS...
 3. ALL DIMENSIONS ARE BASED ON THE CENTERLINE OF THE ROAD...
 4. ALL THE PROPERTY'S SHOWN ARE BASED ON THE CENTERLINE OF THE ROAD...
 5. ALL DIMENSIONS ARE BASED ON THE CENTERLINE OF THE ROAD...
 6. NO REPRESENTATION OR LOCATION OF SUBSURFACE UTILITIES WAS PERFORMED DURING THE PREPARATION OF THIS PLAN.
 7. THE PROPERTY IS LOCATED IN STATE PLANS, SOUTH ZONE, GRID NORTH...



Scale: 1" = 40'

JAHNKE ROAD CORNER PLAT SHOWING PROPOSED RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

DATE: 08-20-2020 TIME: 11:01:28 DRAWING NO: 025361

REVISIONS



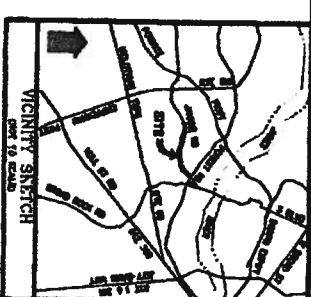
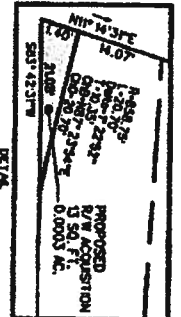
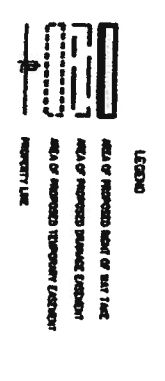
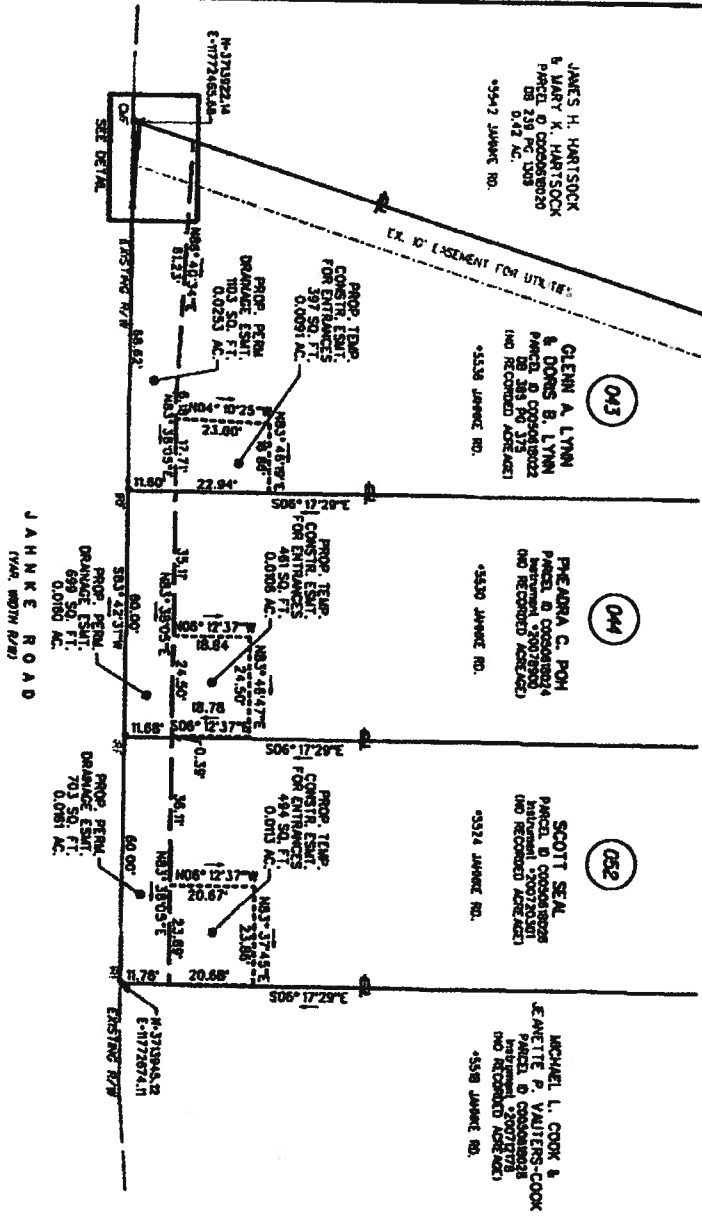
**Engineers, Surveyors
Construction Managers**
174 West 1st Street, Suite 200
Richmond, Virginia 23219
Phone: (804) 644-4444



SALES

1. All dimensions to centerline of road.
 2. All dimensions to centerline of road.
 3. All dimensions to centerline of road.
 4. All dimensions to centerline of road.

PARCEL ID	LAND OWNER	DISTRICT	ROW OF WAY ACQUISITION	PROP. DRAINAGE EASEMENT	TEMP. CONSTRUCTION EASEMENT
0305080022	OLYMPIA A LYNN & DORIS B LYNN	38A/375	0.0003	0.0253	0.0291
0305080014	PRELONA C. POH	30070000	0.0003	0.0253	0.0291
0305080010	SCOTT SEAL	30070000	0.0003	0.0253	0.0291



- NOTES
1. PROPERTY CENTER HAS BEEN COMPLETED. THE PROPERTY CENTER HAS BEEN COMPLETED.
 2. THIS PLAN IS BASED ON A COMPARISON OF DATA FROM EXISTING DEEDS AND PLATS, AND FROM A FIELD SURVEY TO DETERMINE THE LOCATION OF THE PROPOSED CONSTRUCTION EASEMENT AND PERM. DRAINAGE EASEMENT. THE SURVEY WAS CONDUCTED BY THE ENGINEER AND HIS STAFF.
 3. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREIN.
 4. ALL THE PROPERTY'S FUTURE EASEMENTS ARE NOT SHOWN.
 5. ACQUISITIONS SHOWN ARE BASED ON PLATS PROVIDED BY CHEN HILL, RETAINED ON FILE BY THE ENGINEER.
 6. NO REPRESENTATION OR WARRANTY OF SURFACE UTILITIES WAS PROVIDED DURING THE PREPARATION OF THIS PLAN.
 7. THE PROPOSED CONSTRUCTION EASEMENT IS IN STATE PLANE, SOUTH ZONE, GRID NORTH.

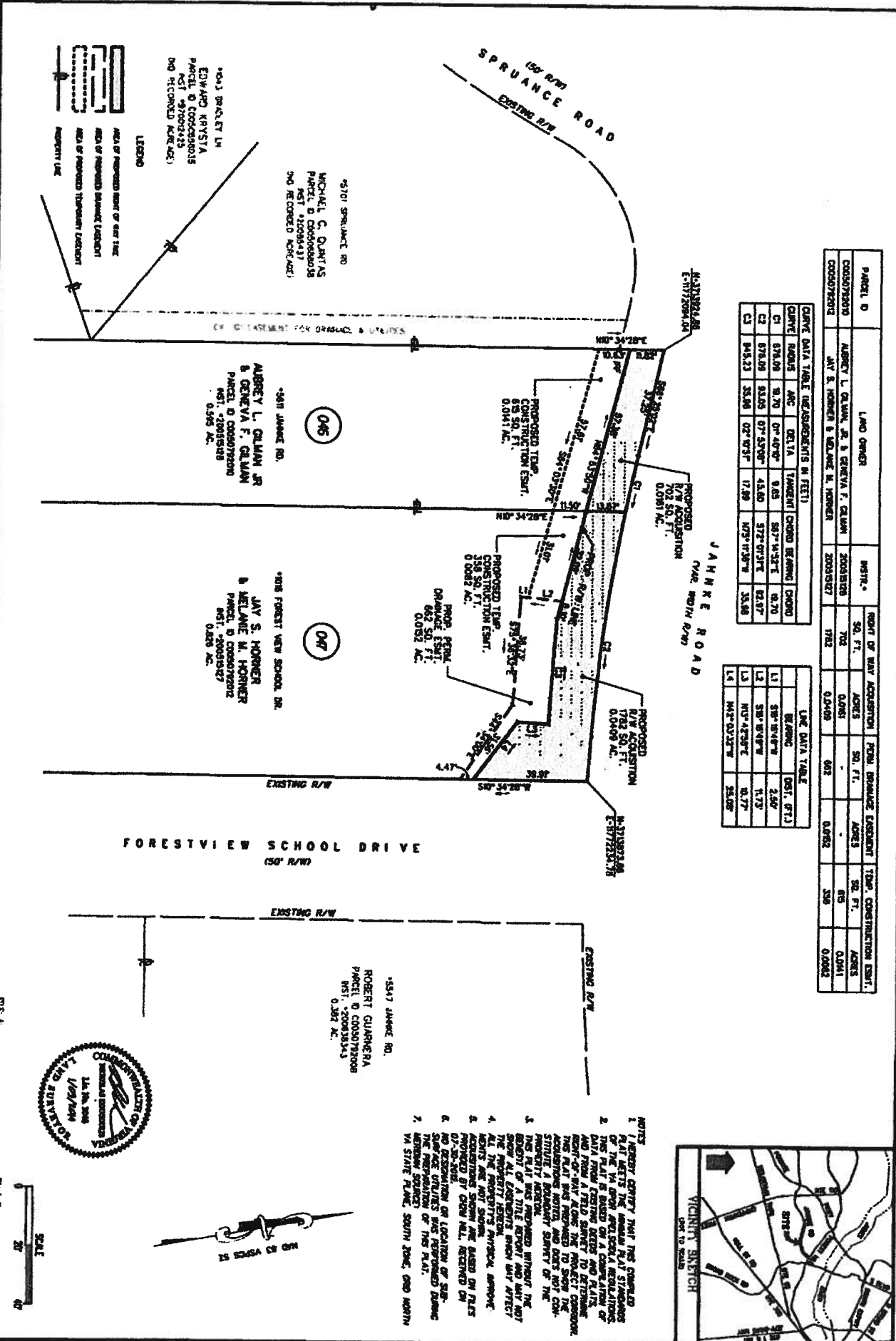


SHEET NO. 13 OF 28
 DATE: 08/20/2013
 PROJECT: JANKE ROAD CORRIDOR PLAN SHOWING PROPOSED RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

PARCEL ID	LAND OWNER	MSHA #	RIGHT OF WAY ACQUISITION	FINAL GRADUATE ELEVATION	TEMP. CONSTRUCTION ELEV.
CONSTRUCTION	ALBERTY L. GILMAN, JR. & GENIEVA F. GILMAN	20031508			
CONSTRUCTION	JAY S. HORNER & MELANIE M. HORNER	20030567			

CURVE DATA TABLE (MEASUREMENTS IN FEET)					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	678.09	10.70	0° 40' 00"	0.63	0.70
C2	678.09	13.05	0° 47' 30"	0.77	0.87
C3	645.33	35.58	0° 10' 30"	1.78	1.88

LINE DATA TABLE			
LINE	BEARING	DIST. (FT.)	AREA
L1	S8° 04' 48" W	2.60	0.0411
L2	S8° 04' 48" W	1.72	0.0411
L3	N1° 47' 30" E	0.77	0.0262
L4	N1° 47' 30" E	25.08	0.0262



- NOTES
1. PROPERTY OWNER THAT THIS GENERAL PLAN MEETS THE ANNUAL PLAN REQUIREMENTS OF THE VA OPEN PUBLIC LAND REGULATIONS.
 2. THIS PLAN IS BASED ON A COMPARISON OF DATA FROM EXISTING DEEDS AND PLATS.
 3. THIS PLAN IS BASED ON THE PROPOSED CONSTRUCTION ELEVATIONS AND DOES NOT CONSTITUTE A ROADSIDE SURVEY OF THE PROPERTY.
 4. THE RIGHT OF WAY IS PROPOSED WITHOUT THE BENEFIT OF A TITLE RETRY AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREON.
 5. ALL THE PROPERTY'S PHYSICAL APPROVE ACQUISITION SURVEY IS BASED ON PLATS PROVIDED BY CHW HILL, RECEIVED ON 07-26-2016.
 6. NO DESCRIPTION OR LOCATION OF SUB-MERSON SOURCES WAS PROVIDED DURING THE FIELD SURVEY OF THIS PLAN.
 7. VA STATE PLANS, SOUTH 20MG, GRID NORTH



FIG. 1

JANKRE ROAD CORRIDOR PLAN SHOWING PROPOSED RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

DATE: 08-01-2016

14 OF 28

0 25583

1. All drawings are prepared by the Engineer.

2. The Engineer is not responsible for the accuracy of the data furnished to him.

3. The Engineer is not responsible for the accuracy of the data furnished to him.

4. The Engineer is not responsible for the accuracy of the data furnished to him.

5. The Engineer is not responsible for the accuracy of the data furnished to him.

6. The Engineer is not responsible for the accuracy of the data furnished to him.

7. The Engineer is not responsible for the accuracy of the data furnished to him.

8. The Engineer is not responsible for the accuracy of the data furnished to him.

9. The Engineer is not responsible for the accuracy of the data furnished to him.

10. The Engineer is not responsible for the accuracy of the data furnished to him.

11. The Engineer is not responsible for the accuracy of the data furnished to him.

12. The Engineer is not responsible for the accuracy of the data furnished to him.

13. The Engineer is not responsible for the accuracy of the data furnished to him.

14. The Engineer is not responsible for the accuracy of the data furnished to him.

15. The Engineer is not responsible for the accuracy of the data furnished to him.

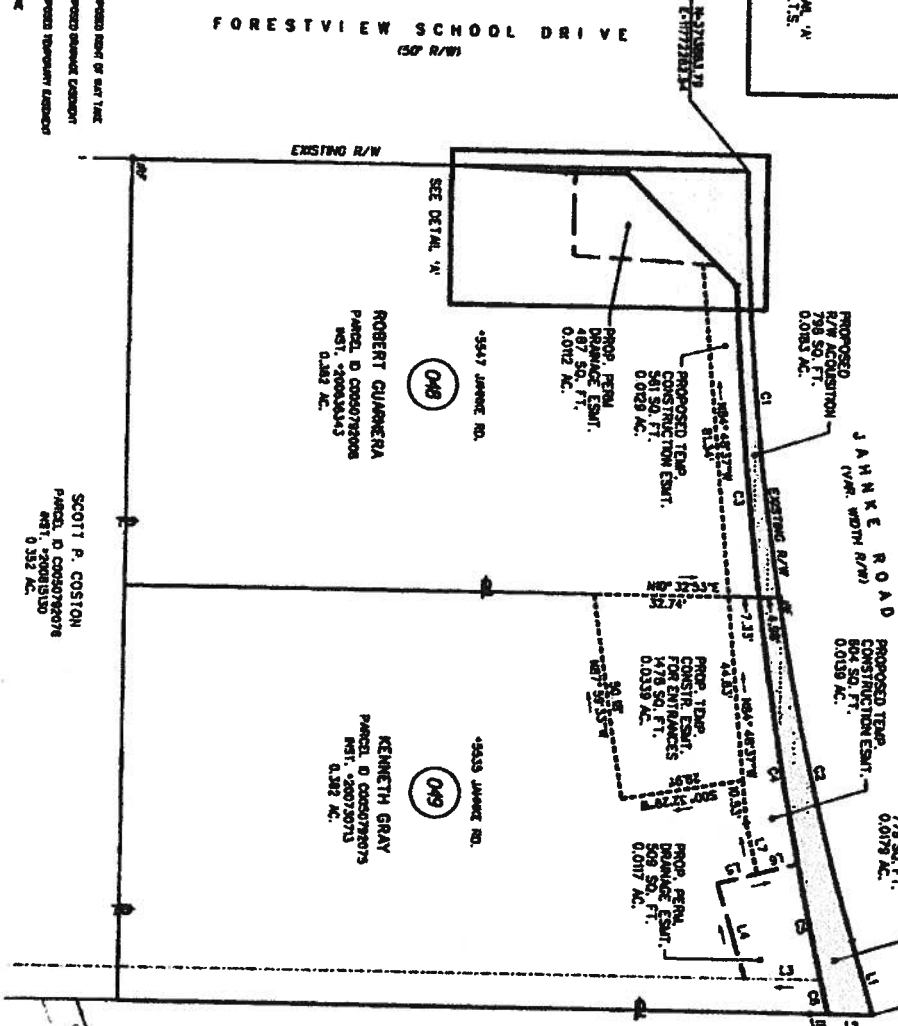
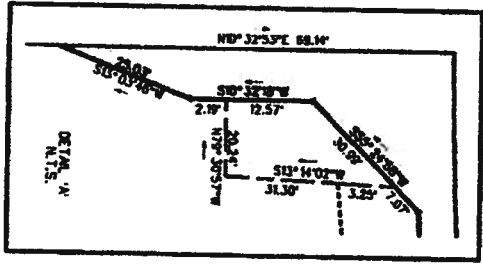
16. The Engineer is not responsible for the accuracy of the data furnished to him.

17. The Engineer is not responsible for the accuracy of the data furnished to him.

18. The Engineer is not responsible for the accuracy of the data furnished to him.

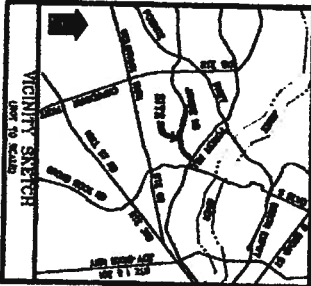
19. The Engineer is not responsible for the accuracy of the data furnished to him.

20. The Engineer is not responsible for the accuracy of the data furnished to him.



PARCEL ID	LAND OWNER	RIGHT OF WAY ACQUISITION		TOTAL DISTANCE EXISTING		TEMP. CONSTRUCTION ESMT.	
		SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
000072000	ROBERT GUARNERA	09096	0.2063	798	0.0182	561	0.0128
000072073	KENNETH GRAY	20072073	779	0.0179	509	0.0117	0.0178

LINE DATA TABLE		
LINE NO.	BEARING	DIST. (FT.)
1	N0°32'53\"/>	



- NOTES
1. LANDOWNER CERTIFY THAT THE CORNER PLAT KEYS THE JANKE ROAD RIGHT OF WAY.
 2. THIS PLAN IS BASED ON A COMPARISON OF THE VA DRIVE PLYSOLA REGULATIONS AND FROM A FIELD SURVEY TO THE PROPERTY.
 3. THE PLAT WAS PREPARED TO SHOW THE EXISTING NOTES AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.
 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EGRESS OR EASES.
 5. THE PROPERTY BOUNDARIES SHOWN ARE BASED ON PLATS ON FILE IN THE PUBLIC RECORDS.
 6. NO EGRESS OR LOCATION OF SUB-ADJACENT PROPERTY IS SHOWN.
 7. THE REAL UTILITIES WAS PROVIDED OMBAC AND/OR OTHER RECORDS.
 8. THE REAL UTILITIES OF THIS PLAT.
 9. THE REAL UTILITIES OF THIS PLAT.
 10. THE REAL UTILITIES OF THIS PLAT.



SCALE

FIG. 1

18 OF 28

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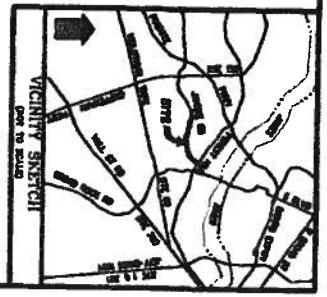
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SURVEYED BY:
 SUPERVISED BY:
 DESIGNED BY:

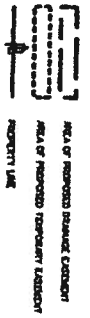
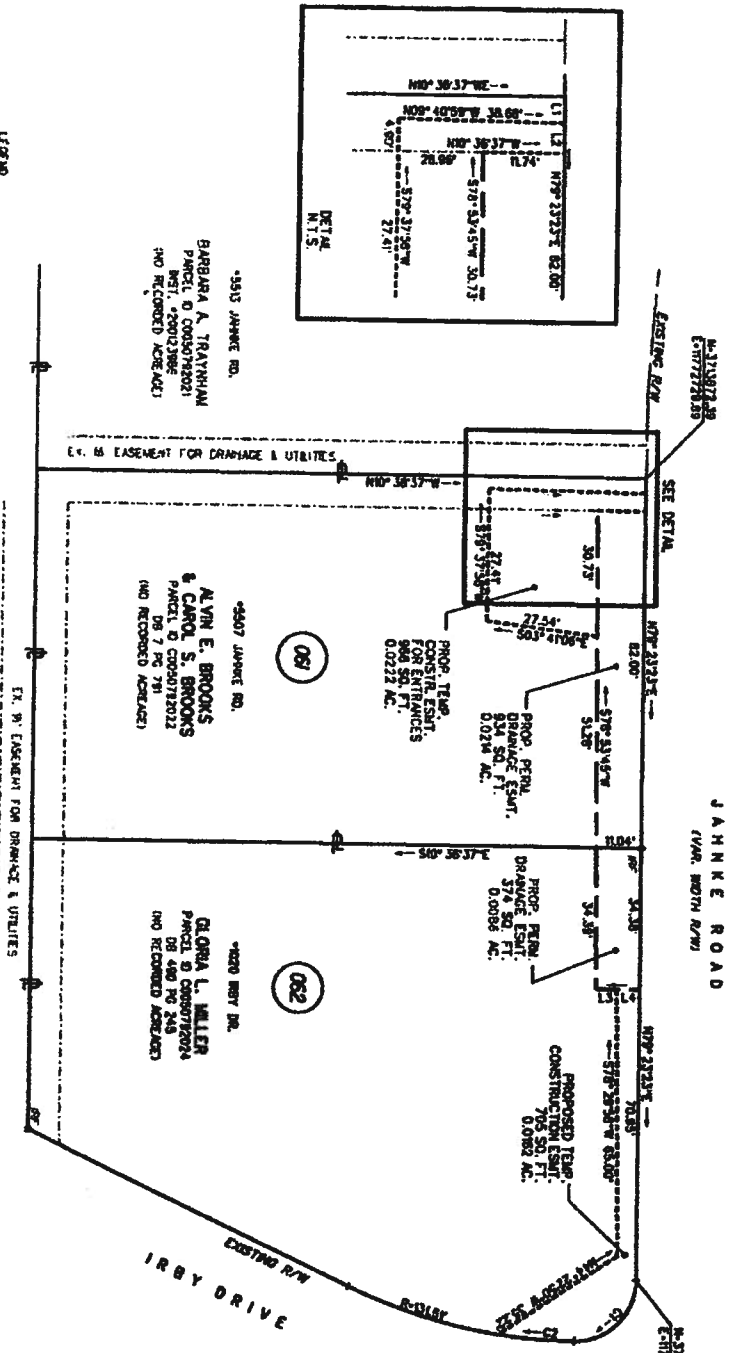
PARCEL ID	LAND OWNER	DB/PG	RIGHT OF WAY ACQUISITION SQ. FT.	PERM. DRAINAGE EASEMENT ACRES	TEMP. CONSTRUCTION EASEM. ACRES
C000712022	ALVIN E. BROOKS & CAROL S. BROOKS	7/78	814	0.0294	800
C000712024	GLORIA L. MILLER	4/90/2/13	314	0.0099	705

LINE DATA TABLE	BEARING	DIST. (FT.)
L1	N79°23'31"E	3.75
L2	N79°23'31"E	4.27
L3	S10°38'29"E	5.00
L4	S10°38'29"E	5.39

CURVE DATA TABLE (MEASUREMENTS IN FEET)	CURVE RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING	CHORD
C1	9.00	23.56	89°39'38"	8.00	89°39'37"	21.1	
C2	11.51	18.03	99°17'37"	14.3	50°28'04"E	16.0	



- NOTES
1. THESEY CERTIFY THAT THE COMPASS BEARINGS, DISTANCES, AND AREA DATA FROM EXISTING DEEDS AND PLATS AND FROM A FIELD SURVEY TO DETERMINE RIGHT-OF-WAY ALONG THE PROJECT CORRIDOR, AND THE DISTANCES FROM THE CORNER POINTS TO THE BOUNDARY SURVEY OF THE PROPERTY HEREON.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT BE RELIED UPON AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY RIGHTS WHICH MAY AFFECT THE PROPERTY HEREON.
 3. ALL THE PROPERTY'S PHYSICAL BOUNDARIES ARE NOT SHOWN.
 4. ADJUSTMENTS SHOWN ARE BASED ON FILES PROVIDED BY JOHN HILL, RECORD 08 480 PG 248.
 5. NO DESCRIPTION OR LOCATION OF SURFACE UTILITIES WAS REVEALED DURING THE PREPARATION OF THIS PLAT.
 6. RECORD SOURCE: SOUTH ZONE, GRID NORTH IN STATE PLANS.



FILE NO. _____

DATE OF SURVEY _____

SCALE _____

18 OF 28

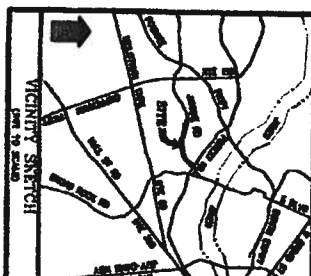
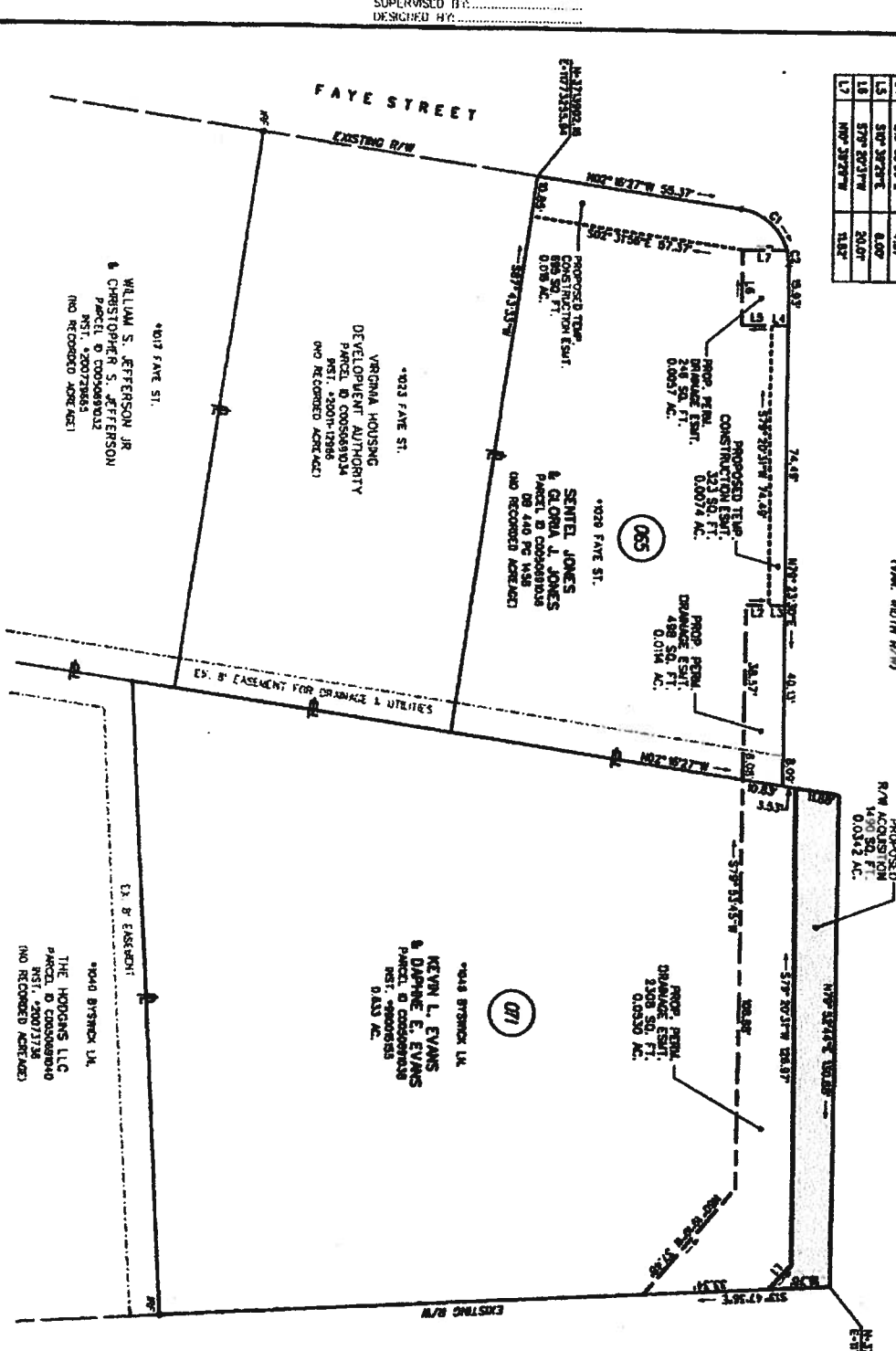
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SURVEYED BY:
 SUPERVISED BY:
 DESIGNED BY:

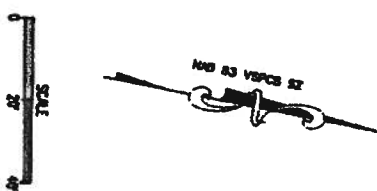
LI	BEARING	DIST. (FT.)
L1	N27°51'44"W	8.04'
L2	N07°32'28"W	4.30'
L3	S87°32'28"E	4.37'
L4	S87°32'28"E	8.00'
L5	S77°30'21"W	8.00'
L7	N07°32'28"W	18.87'

CURVE	DIST.	ARC	DELTA	TANGENT	CHORD	EXTERNAL	CHORD
C1	5.00	17.75	99°52'23"	8.72	N07°45'09"E	8.31	
C2	8.00	4.13	57°48'32"	2.08	N17°30'07"E	4.12	

PARCEL ID	LAND OWNER	INTR. DR/P/C	RIGHT OF WAY ACQUISITION	PERM. DRAINAGE EASEMENT	TEMP. CONSTRUCTION EASEMENT
CO00089234	SENTEL JONES & GLOMA J. JONES	440/1438	-	744	0.0071
CO00089235	KEVIN L. EVANS & DIANNE E. EVANS	88005524	180	1288	0.0030



- NOTES**
1. ENERGY CENTER THAT THE CORNER PLAT LOTS THE ANNUAL RE-EVALUATION OF THE TAX DUES AND SOCIAL REGULATIONS OF DATA FROM EXISTING ZONING AND PLATS, AND FROM A FIELD SURVEY TO DETERMINE THE PLAT WAS MADE IN THE PRESENCE OF ACCURATE NOTES AND DEEDS NOT CONSTITUTE A GUARANTEE OF THE PROPERTY HEREIN.
 2. THIS PLAT WAS PREPARED WITHOUT THE SHOW ALL EASEMENTS AND WILL NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREIN.
 3. ALL THE PROPERTY'S PHYSICAL DIMENSIONS, BOUNDS ARE NOT SHOWN.
 4. PROPOSED LOTS ARE BASED ON PLATS OF 07-30-202.
 5. PROPOSED LOTS ARE RECEIVED ON 07-30-202.
 6. NO SEPARATION OR LOCATION OF SUB-SURFACE UTILITIES WAS PERFORMED DURING THE PREPARATION OF THIS PLAT.
 7. VA STATE PLANS, SOUTH ZONE, GRID NORTH



1. All dimensions by bearings on this plat.
 2. All bearings are true bearings.
 3. All distances are in feet.
 4. All corners are marked with iron pins or other permanent monuments.
 5. All lines are shown as they exist on the ground.
 6. All easements are shown as they exist on the ground.
 7. All areas are in acres and square feet.
 8. All bearings are true bearings.
 9. All distances are in feet.
 10. All corners are marked with iron pins or other permanent monuments.
 11. All lines are shown as they exist on the ground.
 12. All easements are shown as they exist on the ground.
 13. All areas are in acres and square feet.
 14. All bearings are true bearings.
 15. All distances are in feet.
 16. All corners are marked with iron pins or other permanent monuments.
 17. All lines are shown as they exist on the ground.
 18. All easements are shown as they exist on the ground.
 19. All areas are in acres and square feet.
 20. All bearings are true bearings.
 21. All distances are in feet.
 22. All corners are marked with iron pins or other permanent monuments.
 23. All lines are shown as they exist on the ground.
 24. All easements are shown as they exist on the ground.
 25. All areas are in acres and square feet.
 26. All bearings are true bearings.
 27. All distances are in feet.
 28. All corners are marked with iron pins or other permanent monuments.
 29. All lines are shown as they exist on the ground.
 30. All easements are shown as they exist on the ground.
 31. All areas are in acres and square feet.
 32. All bearings are true bearings.
 33. All distances are in feet.
 34. All corners are marked with iron pins or other permanent monuments.
 35. All lines are shown as they exist on the ground.
 36. All easements are shown as they exist on the ground.
 37. All areas are in acres and square feet.
 38. All bearings are true bearings.
 39. All distances are in feet.
 40. All corners are marked with iron pins or other permanent monuments.
 41. All lines are shown as they exist on the ground.
 42. All easements are shown as they exist on the ground.
 43. All areas are in acres and square feet.
 44. All bearings are true bearings.
 45. All distances are in feet.
 46. All corners are marked with iron pins or other permanent monuments.
 47. All lines are shown as they exist on the ground.
 48. All easements are shown as they exist on the ground.
 49. All areas are in acres and square feet.
 50. All bearings are true bearings.
 51. All distances are in feet.
 52. All corners are marked with iron pins or other permanent monuments.
 53. All lines are shown as they exist on the ground.
 54. All easements are shown as they exist on the ground.
 55. All areas are in acres and square feet.
 56. All bearings are true bearings.
 57. All distances are in feet.
 58. All corners are marked with iron pins or other permanent monuments.
 59. All lines are shown as they exist on the ground.
 60. All easements are shown as they exist on the ground.
 61. All areas are in acres and square feet.
 62. All bearings are true bearings.
 63. All distances are in feet.
 64. All corners are marked with iron pins or other permanent monuments.
 65. All lines are shown as they exist on the ground.
 66. All easements are shown as they exist on the ground.
 67. All areas are in acres and square feet.
 68. All bearings are true bearings.
 69. All distances are in feet.
 70. All corners are marked with iron pins or other permanent monuments.
 71. All lines are shown as they exist on the ground.
 72. All easements are shown as they exist on the ground.
 73. All areas are in acres and square feet.
 74. All bearings are true bearings.
 75. All distances are in feet.
 76. All corners are marked with iron pins or other permanent monuments.
 77. All lines are shown as they exist on the ground.
 78. All easements are shown as they exist on the ground.
 79. All areas are in acres and square feet.
 80. All bearings are true bearings.
 81. All distances are in feet.
 82. All corners are marked with iron pins or other permanent monuments.
 83. All lines are shown as they exist on the ground.
 84. All easements are shown as they exist on the ground.
 85. All areas are in acres and square feet.
 86. All bearings are true bearings.
 87. All distances are in feet.
 88. All corners are marked with iron pins or other permanent monuments.
 89. All lines are shown as they exist on the ground.
 90. All easements are shown as they exist on the ground.
 91. All areas are in acres and square feet.
 92. All bearings are true bearings.
 93. All distances are in feet.
 94. All corners are marked with iron pins or other permanent monuments.
 95. All lines are shown as they exist on the ground.
 96. All easements are shown as they exist on the ground.
 97. All areas are in acres and square feet.
 98. All bearings are true bearings.
 99. All distances are in feet.
 100. All corners are marked with iron pins or other permanent monuments.

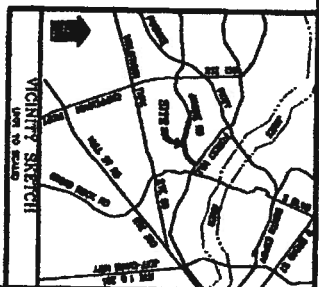
SURVEYED BY
SUPERVISED BY
DESIGNED BY

PARCEL ID	LAND OWNER	DATE	RIGHT OF WAY ACQUISITION	POINT OF BEGINNING	TEMP. CONSTRUCTION EASEMENT	ACRES
0000000000	CITY OF RICHMOND PUBLIC UTILITIES	10/27	3037	0.0804	3037	0.0807

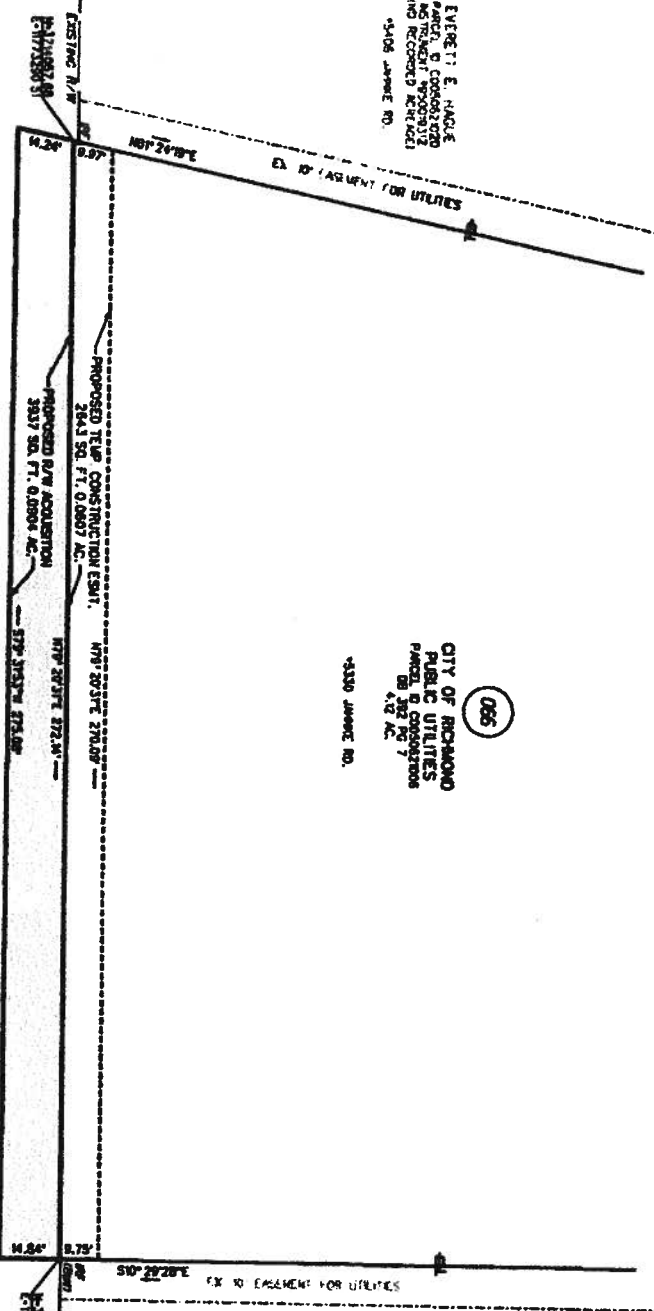
EVERETT E. HANCOCK
PARCEL ID: 0000000000
NO RECORD REFERENCE
*1406 JAMES NO.

CITY OF RICHMOND
PUBLIC UTILITIES
PARCEL ID: 0000000000
NO RECORD REFERENCE
*1406 JAMES NO.

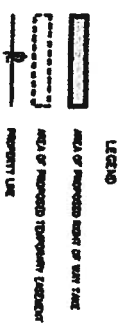
JOHN C. PAYNE
B. PATRICK A. PAYNE
PARCEL ID: 0000000000
NO RECORD REFERENCE
*1314 JAMES NO.



- NOTES
1. HENRY CENTER THAT THIS COMPARED PLAT MEETS THE ANNUAL PLAT REQUIREMENTS OF THE VA PUBLIC UTILITIES REGULATIONS AND THAT THE PLAT IS IN ACCORDANCE WITH THE DATA FROM EXISTING SURVEY DATA AND FROM A FIELD SURVEY TO DETERMINE THE PLAT WAS PREPARED TO SHOW THE STREETS WIDTHS, METERS, AND DEEP NOT CON- PROPERTY BOUNDARIES.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT ALL THE PROPERTY INTERESTS.
 3. ALL THE PROPERTY INTERESTS APPROVED HEREON- HEREON ARE NOT SHOWN.
 4. ADJUSTMENTS SHOWN ARE BASED ON FILES OF-AS-SIDE.
 5. THE LOCATION OF LOCATION OF SUR- SURFACE UTILITIES ARE SHOWN BY DASHED LINES AND ARE NOT TO BE CONSIDERED AS A NEARBY SOURCE.
 6. THE PREPARATION OF THIS PLAT, VA STATE PLANNING, SOUTH FIVE, AND NORTH



JAHNKE ROAD
(14.6' R/W)



FILE #

Book No.

1. Name of Surveyor: _____
 2. Name of Client: _____
 3. Date of Survey: _____
 4. Name of Project: _____
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 95. Date of Survey: _____
 96. Name of Project: _____
 97. Name of Surveyor: _____
 98. Name of Client: _____
 99. Date of Survey: _____
 100. Name of Project: _____

PARCEL ID	LAND OWNER	RETR. DR/PG	RIGHT OF WAY ACQUISITION	PERM. DRAINAGE EASEMENT	TEMP. CONSTRUCTION ESMT.	
CONSTRUCTION	TITLE L. JAMSON-HARBELL & LARRY W. HARBELL	300/8584.3	SO. FT.	ACRES	SO. FT.	ACRES
CONSTRUCTION	PAUL MACH & SAVONN HUN	204/892	897	0.0220	130	0.0029
			897	0.0220	338	0.0071

TITLE L. JAMSON-HARBELL & LARRY W. HARBELL
 PARTIAL DRAINAGE EASEMENT AND RECORD ACRES
 -3328 JAMSON NO.

(029)

PAUL MACH & SAVONN HUN
 PARTIAL DRAINAGE EASEMENT AND RECORD ACRES
 -3248 JAMSON NO.

(070)

DALENE C. KILZER & DAVID G. KILZER
 PARTIAL DRAINAGE EASEMENT AND RECORD ACRES
 -3248 JAMSON NO.

(070)

LEICESTER ROAD

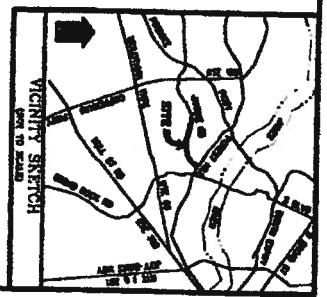
EXISTING R/W

JANKKE ROAD
 (TRAC. WITH R/W)

EXISTING T/W



LEGEND
 AREA OF PROPOSED DRAINAGE EASEMENT
 AREA OF PROPOSED TEMPORARY EASEMENT
 PROPOSED R/W



- NOTES
1. PROPERTY CENTER POINT HAS COORDED WITH THE ADJACENT PROPERTY OWNERS OF THE ADJACENT PLOT STRIP AND THIS PLAN IS BASED ON A COMPARISON OF DATA FROM EXISTING DEEDS AND PLATS AND FROM A FIELD SURVEY TO DETERMINE PROPERTY LINES ACROSS THE PROJECT COMMON AREAS. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS OF THE SURVEY ARE SHOWN ON THIS PLAN.
 2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT BE RELIED UPON FOR ANY PURPOSES WHICH MAY AFFECT THE INTERESTS OF ANY PARTY.
 3. ALL THE PROPERTY'S PHYSICAL BOUNDARIES ARE NOT SHOWN.
 4. ADJACENT AREAS SHOWN ARE BASED ON PLATS RECORDED BY JOHN HILL, RECORDED ON FILE WITH THE COUNTY CLERK'S OFFICE.
 5. NO RESPONSIBILITY FOR LOCATION OF SURFACE UTILITIES WAS PERFORMED DURING THE PREPARATION OF THIS PLAN.
 6. THE PROPOSED DRAINAGE EASEMENT IS SHOWN IN SOUTH PLANE, GRID NORTH IN STATE PLANE, SOUTH FROM, GRID NORTH

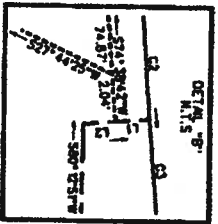
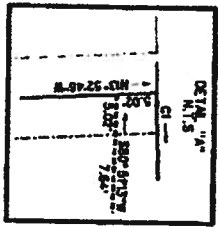
JANKKE ROAD COMPALED PLAY SHORING
 PROPOSED RIGHT OF WAY ACQUISITION,
 PERMANENT DRAINAGE EASEMENTS &
 TEMPORARY CONSTRUCTION EASEMENTS

Sheet No. 22 OF 28
 0 25563

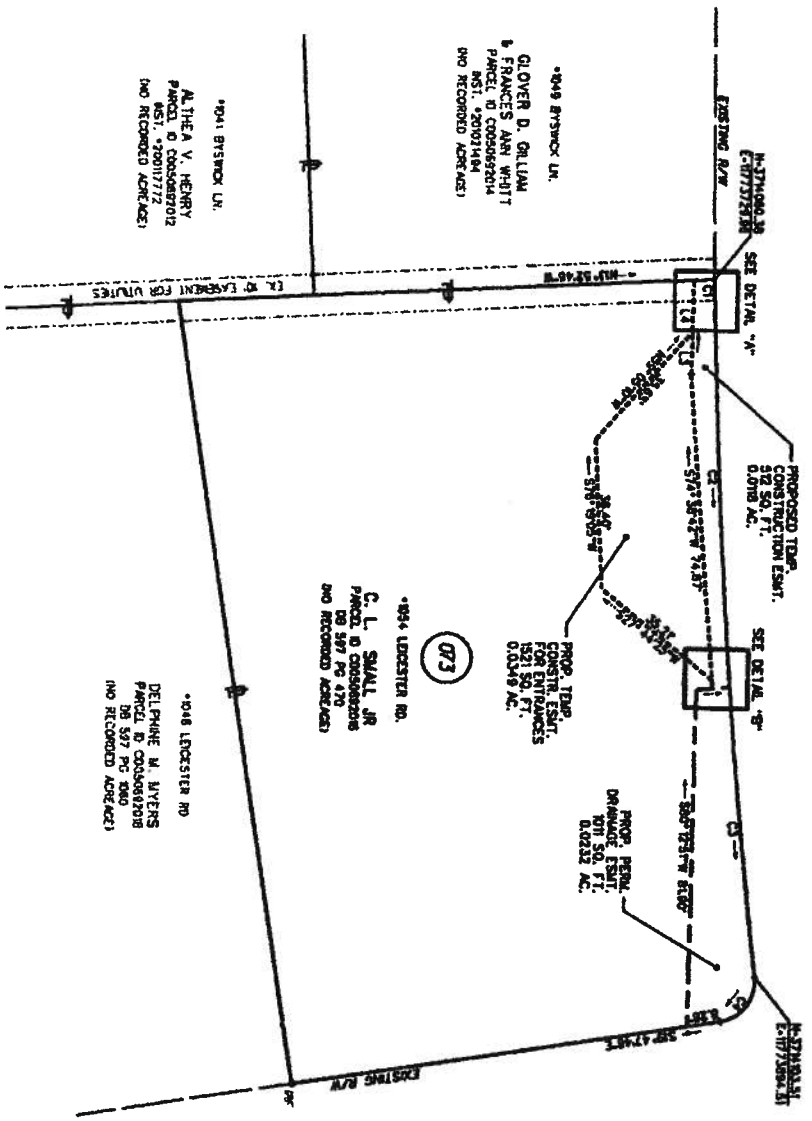
PARCEL ID	LAND OWNER	OR/P/C	RIGHT OF WAY ACQUISITION	PERM DRAINAGE EASEMENT	TEMP. CONSTRUCTION ESENT.	
CONSIDERATION			SO. FT.	ACRES	SO. FT.	ACRES
	C. L. SMALL JR	587/470	518	0.0232	2033	0.0487

LINE DATA TABLE	BEARING	DIST. (FT.)
L1	N89°07'39"W	4.37
L2	N89°07'39"W	4.00
L3	S89°31'03"W	0.37
L4	S89°31'03"W	7.84

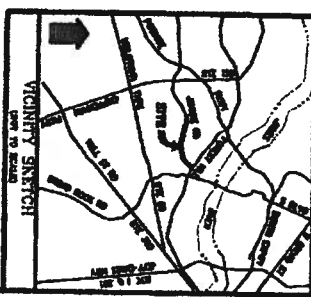
CURVE DATA TABLE (MEASUREMENTS IN FEET)	CHORD RADII	ARC	DELTA	TANGENT CHORD BEARING	CHORD	
C1	0721.2	2.00	0°09'37"	2.50	N70°02'17"E	3.00
C2	0721.2	14.86	0°08'20"	17.34	N70°23'38"E	14.86
C3	0721.2	70.30	0°20'28"	83.25	N72°38'14"E	70.30
C4	0721.2	84.31	0°42'58"	84.01	S83°29'24"E	13.85



JANNEY ROAD
(V.M. NORTH R/W)



- NOTES
1. JANNEY CERTIFY THAT THE COMPANED PLAN MEETS THE MINIMUM PLAN STANDARDS OF THE VA HIGH SPEED RAIL ACT AND REGULATIONS AND THAT THE PLAN IS BASED ON A CORRELATION OF THE PLAN WITH THE FIELD SURVEY TO BE MADE AND FROM A FIELD SURVEY TO BE MADE. THE PLAN WAS FORWARDED TO SHOW THE ACQUISITION NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE PLAN.
 2. THE PLAN WAS FORWARDED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREON.
 3. THE PLAN IS NOT TO BE CONSIDERED AS A CONVEYANCE OF ANY INTEREST IN THE PROPERTY HEREON.
 4. ACQUISITION SHOWN ARE BASED ON PLATS OF 18-2-010.
 5. THE PREPARATION OF THIS PLAN WAS BASED ON THE FIELD SURVEY OF THE PLAN.
 6. THE PREPARATION OF THIS PLAN WAS BASED ON THE FIELD SURVEY OF THE PLAN.



FILE #

JANNEY ROAD COMPANED PLAN SHOWING PROPOSED RIGHT OF WAY ACQUISITION, PERMANT DRAINAGE EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

DATE: 07-20-09-09-000

SCALE: 1" = 40'

23 OF 28

0 20543

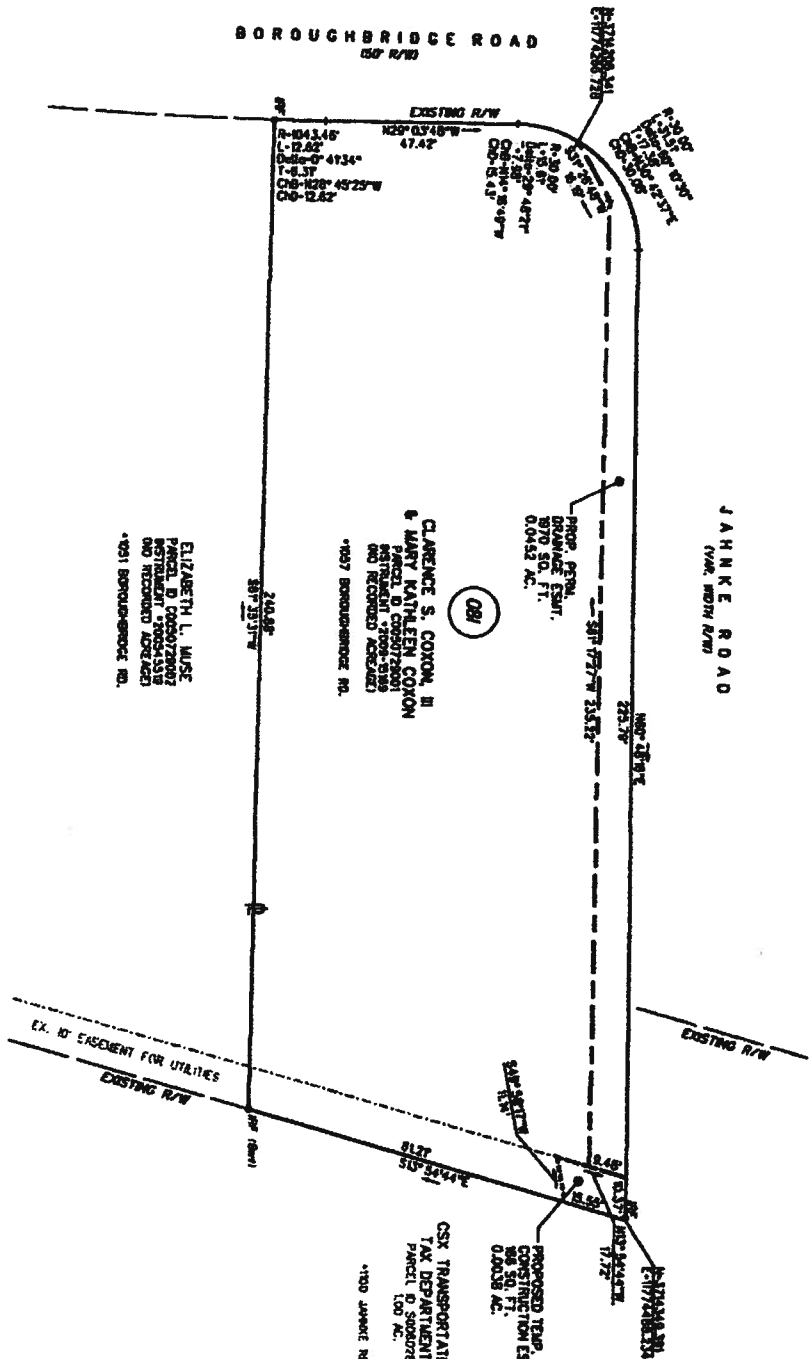


DEPARTMENT OF PUBLIC WORKS
REVISION: 08/20/09

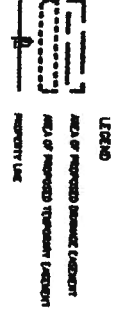
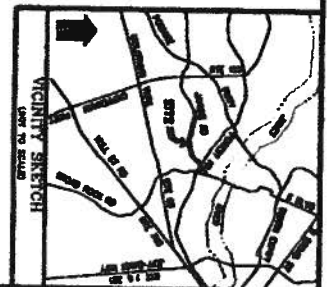
0 20543

PARCEL ID	LAND OWNER	ACRES	ROUTE OF WAY ACQUISITION	FINAL GRANTOR EASEMENT	TEMP. CONSTRUCTION EASEMENT
CS000728001	CLARENCE S. CONN. II & MARY KATHLEEN CONN.	2009-1989	0.0442	0.0442	0.0039

JANKNE ROAD
(VIA. MDOT R/W)



- NOTES**
1. ALL PROPERTY LINES HAVE BEEN CORRECTED TO REFLECT THE MOST RECENT RECORDS OF THE VA. DEPT. OF TRANSPORTATION AND ARE SHOWN AS DASHED LINES ON THIS PLAN. THE PROPERTY LINES OF THIS PLAN ARE BASED ON A COMPARISON OF DATA FROM EXISTING DEEDS AND PLATS AND FROM A FIELD SURVEY TO DETERMINE THE MOST ACCURATE PROPERTY BOUNDARIES. THE PROPERTY LINES OF THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE PROPERTY BOUNDARIES.
 2. THIS PLAN HAS BEEN PREPARED WITHOUT THE SERVICE OF A LICENSED SURVEYOR AND MAY NOT BE USED FOR ANY PURPOSES THAT MAY AFFECT THE PROPERTY INTERESTS OF ANY PARTY.
 3. ALL THE PROPERTY'S PHYSICAL BOUNDARIES ARE SHOWN AS DASHED LINES ON THIS PLAN. THE PROPERTY'S PHYSICAL BOUNDARIES ARE SHOWN AS DASHED LINES ON THIS PLAN.
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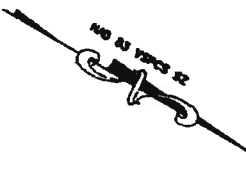
1. All easements to be shown on this plan.
2. All easements to be shown on this plan.
3. All easements to be shown on this plan.
4. All easements to be shown on this plan.

Elizabeth L. Muse
Parcel ID: CS000728001
Not Recorded: 4/26/2011
*021 Boroughbridge Rd.



CSX TRANSPORTATION INC.
TAX DEPARTMENT J810
PARCEL ID: S000703005
100 AC.
*100 JANKNE RD.

SCALE

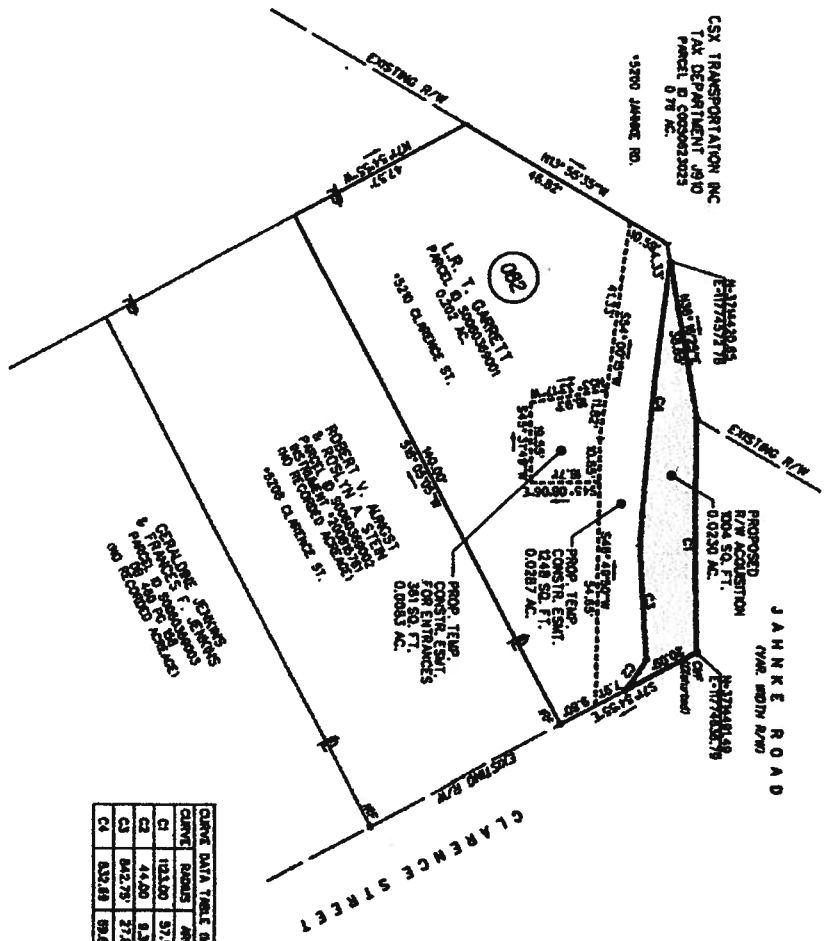


JANKNE ROAD CORRIDOR PLAT SHOWING PROPOSED RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS

DATE: 05-20-2010

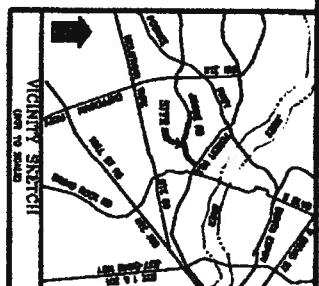
PROJECT NO: 025583

PARCEL ID	LAND OWNER	ACRES	FRONT OF WAY ACQUISITION	PROV. DRAINAGE EASEMENT	TEMP. CONSTRUCTION EASEMENT
5000030001	L.A. T. GARRETT	804	0.0230	199	0.0170

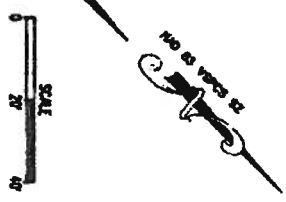
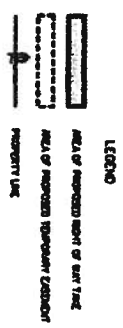


CHORD DATA TABLE (MEASUREMENTS IN FEET)

CHORD	RADIUS	ARC	DELTA	TANGENT	CHORD BEHIND	CHORD
C1	123.00	57.8	02° 44' 39"	28.59	N46° 07' 56" E	57.8
C2	44.00	8.33	07° 07' 48"	4.88	S87° 53' 23" W	8.33
C3	842.79	27.83	07° 53' 38"	53.3	S42° 50' 52" W	27.83
C4	832.88	98.82	04° 47' 38"	34.83	S47° 08' 23" W	98.82



- NOTES
1. PROPERTY OWNER CERTIFY THAT THE COMPARED PLAT BEING THE AMERICAN PLAT STANDARDS OF THE VA DIVISION OF SOCIAL RECORDATIONS OF DATA FROM EXISTING DEEDS AND PLATS AND FROM A FIELD SURVEY MADE BY THE ENGINEER. THIS PLAT WAS PREPARED TO SHOW THE ACQUISITION NOTES, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY HEREIN.
 2. PROPERTY OWNER CERTIFY THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS WHICH MAY AFFECT THE PROPERTY HEREIN.
 3. ALL THE PROPERTY'S PHYSICAL BOUNDARIES ARE NOT SHOWN, BASED ON PLATS PROVIDED BY OTHER SURVEYORS ON 07-30-2012.
 4. NO DETERMINATION OR LOCATION OF SUB-SURFACE UTILITIES WAS PERFORMED DURING THE PREPARATION OF THIS PLAT.
 5. VA STATE PLANE, SOUTH ZONE, GRID NORTH



1. All Areas to be shown on this Plat

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