

INTRODUCED: September 9, 2024

AN ORDINANCE No. 2024-220

To declare a public necessity for and to authorize the Chief Administrative Officer to acquire by gift, purchase, condemnation, or otherwise certain fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements, for the transportation improvements as part of James River Branch Trail Project from 49<sup>th</sup> street to its intersection with Hopkins Road.

\_\_\_\_\_  
Patron – Mayor Stoney

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: SEP 23 2024 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, temporary construction easements, permanent drainage easements, and permanent utility easements, on the properties identified as Parcel Nos. 023, 073, 097, 099, 122, 123, and 124 on “James River Branch - Rail to Trail Greenway Project, Preliminary Right of Way Data Sheet,” and more particularly described and shown on sheets 1 through 8 of drawing No. B-29111 entitled “Proposed Acquisitions of Right of Way and/or Easements for James River Branch Trail Improvements from Westover Hills Blvd. to Hopkins Road,” prepared by H&B Surveying and Mapping, LLC, with sheets 1 through 3 and 6

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

through 8, dated June 14, 2024, and last revised June 28, 2024, and sheets 4 through 5 dated May 3, 2024, and last revised June 14, 2024, copies of which are attached to and made a part of this ordinance, for the purpose of constructing transportation improvements as part of the James River Branch Trail Project from 49<sup>th</sup> street to its intersection with Hopkins Road;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of certain fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements, on properties identified as Parcel Nos. 023, 073, 097, 099, 122, 123, and 124, on “James River Branch - Rail to Trail Greenway Project, Preliminary Right of Way Data Sheet,” and more particularly described and shown on sheets 1 through 8 of drawing No. B-29111 entitled “Proposed Acquisitions of Right of Way and/or Easements for James River Branch Trail Improvements from Westover Hills Blvd. to Hopkins Road,” prepared by H&B Surveying and Mapping, LLC, with sheets 1 through 3 and 6 through 8, dated June 14, 2024, and last revised June 28, 2024, and sheets 4 through 5 dated May 3, 2024, and last revised June 14, 2024, copies of which are attached to and made a part of this ordinance, and hereinafter referred to, collectively, as “the Property,” for the purpose of constructing transportation improvements as part of the James River Branch Trail Project from 49<sup>th</sup> street to its intersection with Hopkins Road.

§ 2. That the lump sum of the total funds necessary to compensate the owners of the Property is \$35,600.00, as more particularly set forth on the “Preliminary Right of Way Data Sheet” attached to and made a part of this ordinance. Such funds shall be deposited with the Clerk of the Circuit Court of the City of Richmond upon adoption of this ordinance.

§ 3. That the Chief Administrative Officer or the designee thereof, for and on behalf of

the City of Richmond, be and is hereby authorized and directed to, within the constraints imposed by this ordinance, (i) acquire, by gift, purchase, condemnation or otherwise, the aforementioned Property (ii) act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the Property 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 Property provided that all such deeds and other documents first must be approved as to form by the City Attorney.

§ 4. The authority conferred in section 3 of this ordinance to acquire the Property by undertaking appropriate condemnation proceedings shall be exercised in the manner prescribed by Section 18.03 of the Charter of the City of Richmond, for the purpose of constructing transportation improvements as part of the James River Branch Trail Project from 49<sup>th</sup> street to its intersection with Hopkins Road.

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

APPROVED AS TO FORM:



CITY ATTORNEY'S OFFICE



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2024-0748**

**File ID:** Admin-2024-0748

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:**

**Cost:**

**File Created:** 07/03/2024

**Subject:**

**Final Action:**

**Title:**

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 09/09/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** 2024 0748 RW data sheet JRBT, 2024 0748 RW plats for JRBT parcels, admin 2024 0748 James River Branch Trail draft ordinance

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** Adel.Edward@rva.gov

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/3/2024	M.S. Khara	Disapprove	7/5/2024
<p><b>Notes:</b> Ord needs formatting</p> <p>No Plat attachment but Lamont's email??</p> <p>Have Lamont as reviewer on Granicus, if not approval, prior to my review</p> <p>Resubmit addressing comments</p> <p>Thanks.</p>					
1	2	7/17/2024	Lamont Benjamin - FYI	Notified - FYI	
1	3	7/18/2024	M.S. Khara	Approve	7/19/2024
1	4	7/18/2024	Gail Johnson - FYI	Notified - FYI	
1	5	7/19/2024	Bobby Vincent	Approve	7/22/2024
1	6	7/19/2024	Robert Steidel - FYI	Notified - FYI	
1	7	7/30/2024	Jeff Gray	Approve	7/25/2024
1	8	8/21/2024	Lincoln Saunders	Approve	8/8/2024
1	9	8/30/2024	Mayor Stoney	Approve	9/6/2024

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

**Text of Legislative File Admin-2024-0748**

**DATE:** June 27, 2024

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

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

**THROUGH:** Jeff Gray, CAO SR. Policy Advisor

**THROUGH:** Bobby Vincent Jr.; Director of Public Works

**FROM:** M.S. Khara, P.E.; City Engineer

**RE:** **TO DECLARE THAT A PUBLIC NECESSITY EXISTS AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER (CAO) OR DESIGNEE THEREOF, TO ACQUIRE CERTAIN FEE SIMPLE INTERESTS AND EASEMENTS, BY VOLUNTARY CONVEYANCE, PURCHASE OR BY CONDEMNATION OF SEVEN PROPERTIES FOR THE JAMES RIVER BRANCH TRAIL PROJECT FROM 49TH STREET TO ITS INTERSECTION WITH HOPKINS RD**

**ORD. OR RES. No.**

**PURPOSE:** To declare that a public necessity exists and to authorize the Chief Administrative Officer (CAO) or designee thereof to acquire certain fee simple interests and easements, by voluntary conveyance, purchase or by condemnation proceedings of SEVEN properties for the construction of the James River Branch Trail from 49th Street to its intersection with Hopkins Rd as shown in drawings prepared by Whitman, Requardt & Associates, LLP designated as DPW Drawing No. O-29054

**BACKGROUND:** The City of Richmond developed the concept for the James River Branch Rail-Trail more than a decade ago. The initial plan called for construction of a shared-use path and greenway along the abandoned James River Branch Railroad corridor, located in Council Districts 5 and 8, in Southside Richmond. The JRBT will be a paved, shared-use path for bicyclists and pedestrians, extending from 49th Street to Hopkins Road. Future extensions are conceived contingent upon availability of additional segments of the abandoned railroad corridor and funding.

The JRBT will connect to and provide access to multiple neighborhoods along the corridor. The path and greenway will serve pedestrians, including those with mobility impairments, bicyclists, and other

non-motorized users as both an active-transportation and recreational facility, linking several underserved communities and providing needed greenspace. Further, this facility would link to the expanding network of bicycle and pedestrian facilities being developed by the City, including the Fall Line Trail which is receiving significant funding from the Commonwealth.

Design is anticipated to be completed by Late Summer 2024. The design and construction of this Project are performed using American Recovery Plan Act (ARPA) federal funds. The project is anticipated to be advertised for construction in early Fall 2024. Total Project Design, Right of way and Constructing Budget is \$ 9 Million.

**COMMUNITY ENGAGEMENT:** This project held a Public Information Meeting (PIM) at Southside Community Center on 3/25/24, then was recommended for initial and final approval by Urban Design Committee (UDC) on 4/4/24. Finally, it was approved by City Planning Commission (CPC) on 04/16/24. Additional public engagement will be through the City Council Land Use Committee meeting on this Ordinance.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** This project conforms to Goal 8-Equitable Transportation in the Richmond 300 master plan by expanding and improving walking and biking infrastructure

**FISCAL IMPACT:** None. The City received \$ 3.7 million in state funds to acquire 2 CSX parcels needed to build this trail as well as \$ 9 million in federal ARPA funds to design and construct the trail. The costs for acquiring right of way is included in the project budget. The actual acquisition cost is to be negotiated with the property owner. This right of way fee take is necessary to complete the construction of this project

**BUDGET AMENDMENT NECESSARY:** No.

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** September 9, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** September 23, 2024

**REQUESTED AGENDA:** Consent Agenda.

**RECOMMENDED COUNCIL COMMITTEE:** Land Use, Housing and Transportation Standing Committee.

**AFFECTED AGENCIES:** Department of Public Works; Law Department; Planning and Development; Economic and Community Development; Department of Public Utilities; Finance Department; Budget and Strategic Planning; Copies also sent to: City Mayor (Levar M. Stoney); Chief Administrative Officer (J.E. Lincoln Saunders); Deputy Chief Administrative Officer of Operation

(Robert Steidel); and City Attorney (2).

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None.

**ATTACHMENTS:** Drawing No O-29054 Sheets and plats

**STAFF:** Lamont L. Benjamin, P.E.; Capital Projects Administrator 804-646-6339.  
Adel Edward, P.E.; Project Manager 804-646-6584




PRELIMINARY  
RIGHT OF WAY DATA SHEET

City/County: City of Richmond

City Project No.: 107839

PARCEL NO.	LANDOWNER	SHEET NO.	AREA								EASEMENTS								PROFFERS YES / NO	
			TOTAL ACRES OR SQUARE FEET	FEE TAKING		PRESCRIPTIVE R/W		FEE REMAINDER		PERMANENT		UTILITY		TEMPORARY		TEMPORARY(ENTRANCES)				
				ACRES OR SQ. FEET	ACRES OR SQ. FEET	HECTARES/ OR SQ. METERS	ACRES OR SQ. FEET	HECTARES/ OR SQ. METERS	ACRES OR SQ. FEET	HECTARES/ OR SQ. METERS	ACRES OR SQ. FEET	HECTARES/ OR SQ. METERS	ACRES OR SQ. FEET	HECTARES/ OR SQ. METERS	ACRES OR SQ. FEET	HECTARES/ OR SQ. METERS	ACRES OR SQ. FEET	HECTARES/ OR SQ. METERS		
073	CITY OF RICHMOND SCHOOL BOARD	3, 4	28.043 AC	1,067 SF					28.019 AC		330 SF					973 SF				
023	PRAVISHA INFOTECH, LLC	10	0.690 AC						0.690 AC		603 SF					798 SF				
097	ALFRED B. DIXON, EVA V. DIXON	11, 12	0.514 AC						0.514 AC		863 SF									
099	ANDREW BAGBY, WILLIAM E. BRADLEY, ET AL. AS TRUSTEES FOR THE USE OF HUBSON LODGE NO. 23, FREE AND ACCEPTED MAAONS	12	1,342 AC						1,342 AC			386 SF								
122	HERMAN I. MASSENBERG, HERMAN I. MASSENBERG JR., CHINAE MASSENBERG	15	1,177 AC	4,213 SF					1,080 AC						490 SF					
123	H.I. MASSENBERG	15	0.411 AC	1,494 SF					0.377 AC						565 SF					
124	J. COLEMAN MANAGEMENT GROUP LLC.	15	0.360 AC	106 SF					0.358 AC						379 SF					

SURVEYED BY: H&B SURVEYING & MAPPING LLC....  
SUPERVISED BY: MSV.....  
DESIGNED BY: ADW.....

<p>NOTES</p> <p>1. Lot dimensions in parentheses are from deed.</p> <p>2. Property owners correct as of . 20</p> <p>3. Ordinance Number</p> <p>4. Adopted</p> <p>5. Accepted</p>	<p>LEGEND</p> <p>Existing Curb &amp; Gutter</p> <ul style="list-style-type: none"> <li>Existing Sidewalk</li> <li>Basin</li> <li>Storm Sewer</li> <li>Sewer Manhole</li> <li>Sanitary Sewer Manhole</li> <li>Sanitary Sewer</li> <li>Gas Line</li> <li>Electric Line</li> <li>Telephone/Telegraph</li> <li>TV Cable</li> <li>Water Line</li> <li>Tree - Exist. Tree To Be Removed / Stump</li> <li>Property Line</li> </ul>	<p>Existing Curb Cut Ramp</p> <ul style="list-style-type: none"> <li>Coping</li> <li>Alley Crossing/Driveway</li> <li>Fire Hydrant</li> <li>Edge of Pavement</li> <li>Fence</li> <li>Cornerstone</li> <li>Property Pin</li> <li>Utility Pole</li> </ul>	<p>Proposed Conc. Sidewalk</p> <ul style="list-style-type: none"> <li>Brick Sidewalk</li> <li>Castings Water Valve</li> <li>Water Meter</li> <li>Gas Drip</li> <li>Gas Valve</li> <li>Telephone Manhole</li> <li>Electric Manhole</li> <li>Proposed Curb Cut Ramp</li> <li>Decorative Light</li> <li>Conduit</li> <li>Conduit (Conc. Encased)</li> <li>Retaining Wall</li> </ul>		<p>Technical</p> <p>Surveys Superintendent</p> <p>Project Engineer</p> <p>Maintenance Engineer</p> <p>City Traffic Engineer</p>	<p>Administrative</p> <p>Capital Project Administrator</p> <p>Deputy Director for Transportation / Public Works</p> <p>Director of Public Works</p>	<p>JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT</p>		<p>RIGHT OF WAY DATA SHEET</p>			<p>DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</p>		<p>DESIGN BY: ADW</p> <p>DRAWN BY: JMW</p> <p>CHECKED BY: MSV</p>	<p>REVIEWED BY</p>	<p>FIELD NOTES</p>	<p>SCALE NTS</p>	<p>DATE MAY 2024</p>	<p>SHEET 1A</p>	<p>DRAWING NO. 0-29054</p>
					<p>REFERENCES D.L.P.#114, NE, SW, SE</p>	<p>REVISIONS</p>														

**GENERAL NOTES:**

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS ( ) DENOTE TIES TO PROPERTY LINES.
- 2) HORIZONTAL (NAD'83) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON 01-23-2023. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINUALLY OPERATING REFERENCE STATION (CORS) "VAAD".
- 3) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY DESCRIBED IN INSTRUMENT #150016210 AND BEING KNOWN AS PARCEL ID S0002905020.
- 4) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

Parcel #	GPIN #	TOTAL AREA (ACRES)	AREA TABULATION	
			PERMANENT EASEMENT (SQ. FT.)	TEMPORARY CONSTRUCTION EASEMENT (SQ. FT.)
023	S0002905020	0.690	603	798

\*PARCEL 3E  
CITY OF RICHMOND, VA.  
INST. #230010653  
5.465 AC. (COMP)  
PARCEL ID# C0051049030 (PORTION)  
801 ADJ. PRINCE HALL DR.  
FORMERLY CSX RAILROAD

**PRAVISHA INFOTECH, LLC**  
DB 111 PG 1271 (PLAT)  
INST. #150016210  
0.690 AC. (COMP)  
PARCEL ID# S0002905020  
3735 HULL ST

LINE	BEARING	DISTANCE
L1	N 86°01'14" E	37.45'
L2	S 39°25'38" E	28.33'
L3	S 50°34'22" W	6.82'
L4	N 64°45'38" W	20.48'
L5	N 86°01'14" E	60.48'
L6	S 39°25'38" E	33.48'
L7	S 50°34'22" W	10.00'

N/F  
DELBERT MILLER  
COURTNEY CHAMBERS  
INST. #220006206  
PB 01 PG 283  
0.105 AC. (COMP)  
PARCEL ID# S0002905001  
3720 LAWSON ST

N/F  
CITY OF RICHMOND, VA.  
INST. #230010653 (PARCEL 3C)  
6.883 AC.  
PARCEL ID# C0051049030 (PORTION)  
801 ADJ. PRINCE HALL DR.  
FORMERLY CSX RAILROAD

N=3,708,826.61  
E=11,781,420.24

**PROPOSED TEMPORARY CONSTRUCTION EASEMENT**  
798 S.F. 0.018 AC.

**PROPOSED PERMANENT EASEMENT**  
603 S.F. 0.014 AC.

N/F  
CITY OF RICHMOND, VA.  
INST. #230010653 (PARCEL 3D)  
0.391 AC. (COMP)  
PARCEL ID# C0051049030 (PORTION)  
801 ADJ. PRINCE HALL DR.  
FORMERLY CSX RAILROAD

HATCHED AREA USED FOR EXISTING PUBLIC TRAVEL  
APPROX. AREA = 0.144 AC.

N=3,708,767.64  
E=11,781,545.33

N/F  
DANIEL MOREKA  
DB 295 PG 201 (PLAT)  
INST. #190016051  
0.259 AC. (COMP)  
PARCEL ID# S0002903008  
3712 HULL ST

**HULL STREET ROAD**  
STATE ROUTE 380  
(66' ± RW)

PLAT SHOWING

**PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR JAMES RIVER BRANCH TRAIL IMPROVEMENTS FROM WESTOVER HILLS BLVD. TO HOPKINS ROAD**

CITY OF RICHMOND, VIRGINIA

JUNE 14, 2024

DWG # B-29111

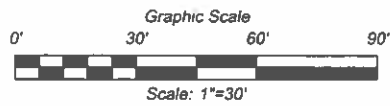
SHEET 1 OF 8

Job #: WR2205.01  
Date: 06-14-2024  
Sheet: 1 of 8  
Drawn By: SLR  
Checked By: LRB

Rev. #	Rev. Date
#1	6-28-2024

**H&B Surveying and Mapping, LLC**  
insightful solutions, quality service  
A DBEMBE SWaM Certified Business  
2105 Electric Road SW, Suite 103  
Roanoke, VA 24024  
540.904.2559 O/F

614 Monroefield Park Drive  
Richmond, VA 23236  
804.330.3781 Office  
804.859.6530 Fax



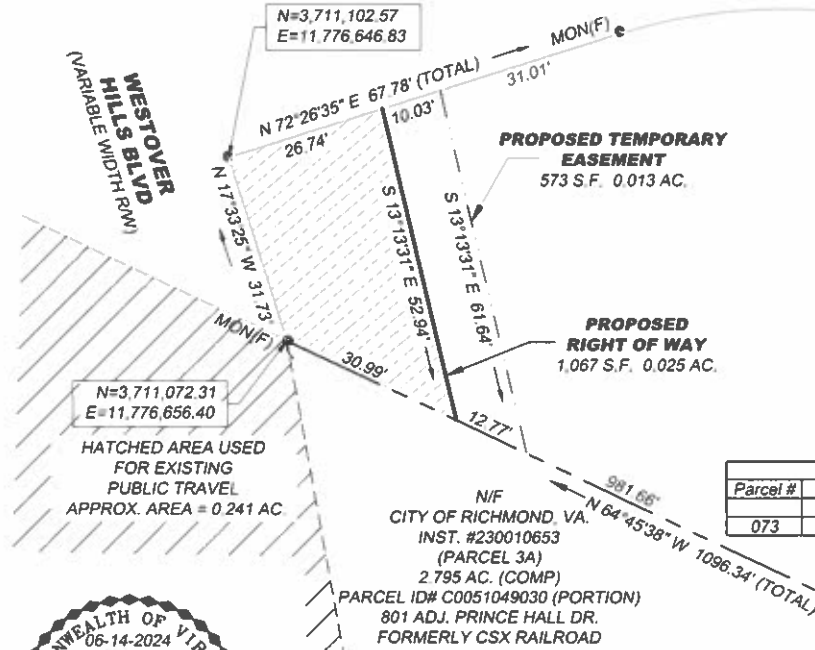
1192205.01 - Easement - 023 - 3735 Hull St

**GENERAL NOTES**

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS ( ) DENOTE TIES TO PROPERTY LINES.
- 2) HORIZONTAL (NAD'83) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON 01-21-2023. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINUALLY OPERATING REFERENCE STATION (CORS) "VAAD".
- 3) THE RIGHT OF WAY AND EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY DESCRIBED IN DEED BOOK 220 PAGE 139 AND BEING KNOWN AS PARCEL ID S0053293002.
- 4) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

NAD'83, VIRGINIA STATE PLANE  
COORDINATE SYSTEM  
(SOUTH ZONE)

**CRUTCHFIELD STREET**  
(VARIABLE WIDTH R/W)

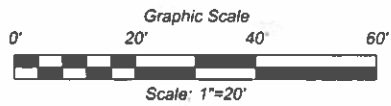
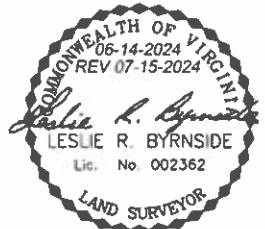


**073**  
**CITY OF RICHMOND SCHOOL BOARD**  
DPW W12976 (PART)  
DPW BL SHEET 30SW  
DPW BL SHEET 31SE  
DB 220 PG 139 (PART)  
28.043 AC. (COMP)  
PARCEL ID# S0053293002  
4314 CRUTCHFIELD ST

AREA TABULATION				
Parcel #	GPIN #	TOTAL AREA (ACRES)	RIGHT OF WAY (SQ. FT.)	TEMPORARY CONSTRUCTION EASEMENT (SQ. FT.)
073	S0053293002	28.043	1,067	973

N=3,711,072.31  
E=11,776,656.40  
HATCHED AREA USED FOR EXISTING PUBLIC TRAVEL  
APPROX. AREA = 0.241 AC

N/F  
CITY OF RICHMOND, VA.  
INST. #230010653  
(PARCEL 3A)  
2.795 AC. (COMP)  
PARCEL ID# C0051049030 (PORTION)  
801 ADJ. PRINCE HALL DR.  
FORMERLY CSX RAILROAD



**PLAT SHOWING**  
**PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR JAMES RIVER BRANCH TRAIL IMPROVEMENTS FROM WESTOVER HILLS BLVD. TO HOPKINS ROAD**

**CITY OF RICHMOND, VIRGINIA**  
**DWG # B-29111**

**JUNE 14, 2024**  
**SHEET 2 OF 8**

Job #: WR2205.01  
Date: 06-14-2024  
Sheet: 2 of 8  
Drawn By: SLR  
Checked By: LRB

Rev. #	Rev. Date
#1	06-28-2024
#2	07-08-2024
#3	07-15-2024

**H&B Surveying and Mapping, LLC**  
*insightful solutions, quality service*  
A DBE/NMBE SWaM Certified Business

2105 Electric Road SW, Suite 103  
Roanoke, VA 23224  
540.904.2559 Off.  
614 Moorefield Park Drive  
Richmond, VA 23226  
804.330.3781 Office  
804.859.5330 Fax



www.hbsurveying.com

WR2205.01 - Easement - 073 - 4314 Crutchfield St

**GENERAL NOTES:**

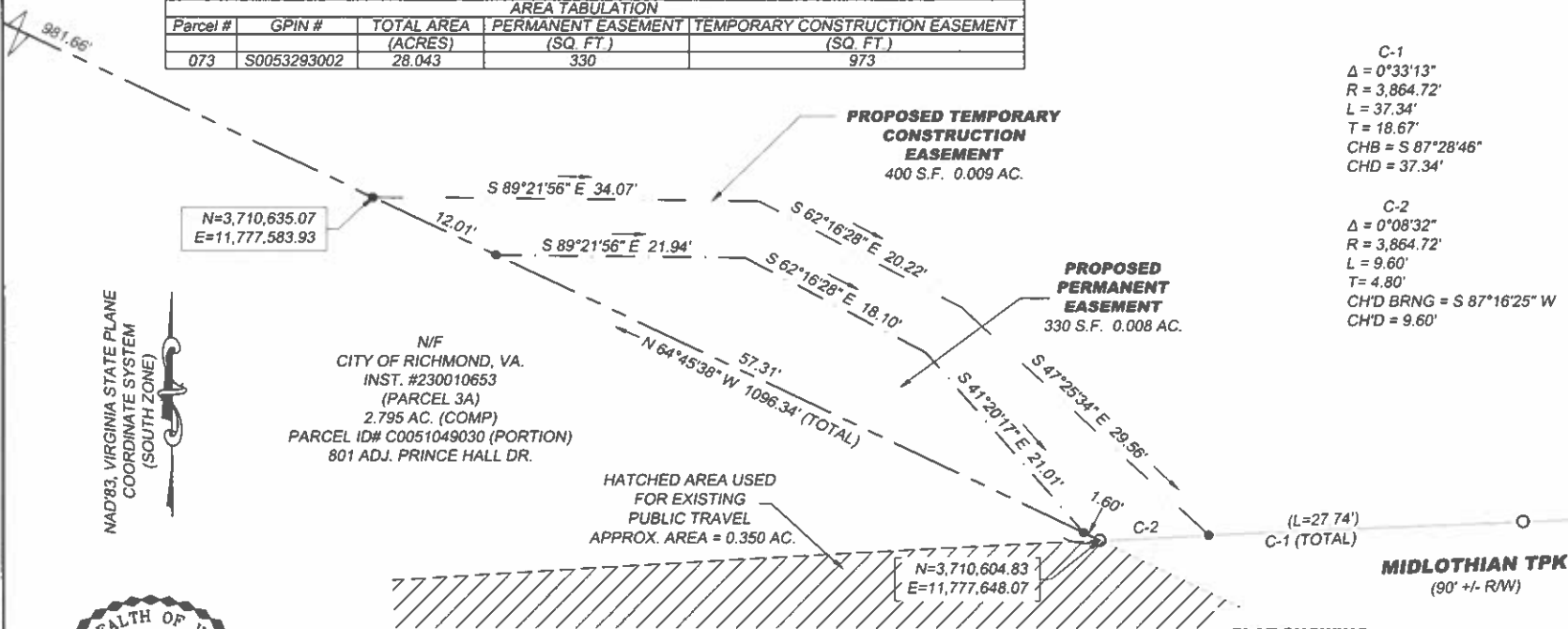
- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS ( ) DENOTE TIES TO PROPERTY LINES.
- 2) HORIZONTAL (NAD'83) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON 01-21-2023. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINUALLY OPERATING REFERENCE STATION (CORS) "VAAD".
- 3) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY DESCRIBED IN DEED BOOK 220 PAGE 139 AND BEING KNOWN AS PARCEL ID S0053293002.
- 4) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

Parcel #	GPIN #	AREA TABULATION		
		TOTAL AREA (ACRES)	PERMANENT EASEMENT (SQ. FT.)	TEMPORARY CONSTRUCTION EASEMENT (SQ. FT.)
073	S0053293002	28.043	330	973

073  
**CITY OF RICHMOND SCHOOL BOARD**  
 DPW W12978 (PART)  
 DPW BL SHEET 30SW  
 DPW BL SHEET 31SE  
 DB 220 PG 139 (PART)  
 28.043 AC. (COMP)  
 PARCEL ID# S0053293002  
 4314 CRUTCHFIELD ST

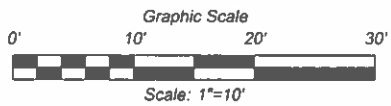
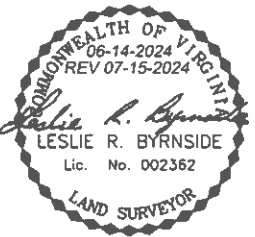
Job #: WR2205.01  
 Date: 06-14-2024  
 Sheet: 3 of 8  
 Drawn By: SLR  
 Checked By: LRB

Rev. #	Rev. Date
#1	06-28-2024
#2	07-08-2024
#3	07-15-2024



C-1  
 $\Delta = 0^\circ33'13''$   
 $R = 3,864.72'$   
 $L = 37.34'$   
 $T = 18.67'$   
 $CHB = S 87^\circ28'46''$   
 $CHD = 37.34'$

C-2  
 $\Delta = 0^\circ08'32''$   
 $R = 3,864.72'$   
 $L = 9.60'$   
 $T = 4.80'$   
 $CH'D BRNG = S 87^\circ16'25'' W$   
 $CH'D = 9.60'$



**PROPOSED ACQUISITIONS OF RIGHT OF WAY  
 AND/OR EASEMENTS FOR JAMES RIVER BRANCH  
 TRAIL IMPROVEMENTS FROM WESTOVER HILLS  
 BLVD. TO HOPKINS ROAD**

CITY OF RICHMOND, VIRGINIA  
 DWG # B-29111

JUNE 14, 2024  
 SHEET 3 OF 8

**H&B Surveying and Mapping, LLC**  
*insightful solutions, quality service*  
 A DBE/MBE SWAM Certified Business

614 Moorefield Park Drive  
 Richmond, VA 23236  
 804.330.3781 Office  
 804.859.5330 Fax  
 www.hbsurveying.com  
 Survey Produced at Richmond Office Location  
 2105 Electric Road SW, Suite 103  
 Roanoke, VA 20224  
 540.904.2559 Off.



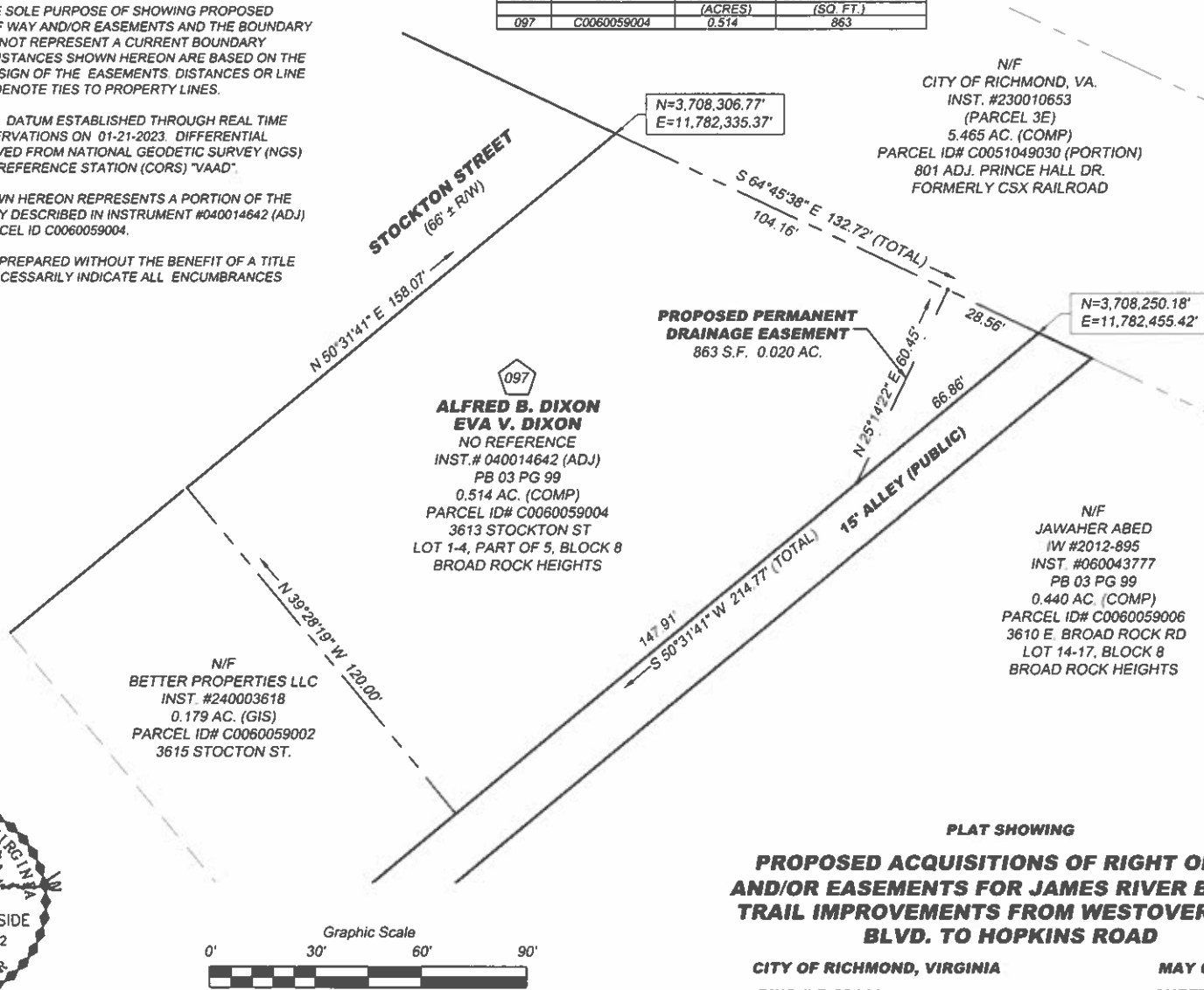
WR2205.01 - Easement - 073 - 4314 Crutchfield St

**GENERAL NOTES:**

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS ( ) DENOTE TIES TO PROPERTY LINES.
- 2) HORIZONTAL (NAD'83) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON 01-21-2023. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINUALLY OPERATING REFERENCE STATION (CORS) "VAAD".
- 3) THE EASEMENT SHOWN HEREON REPRESENTS A PORTION OF THE INTEREST IN THE PROPERTY DESCRIBED IN INSTRUMENT #040014642 (ADJ) AND BEING KNOWN AS PARCEL ID C0060059004.
- 4) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

Parcel #	GPIN #	AREA TABULATION	
		TOTAL AREA (ACRES)	DRAINAGE EASEMENT (SQ. FT.)
097	C0060059004	0.514	863

NAD'83 VIRGINIA STATE PLANE  
COORDINATE SYSTEM  
(SOUTH ZONE)



Job #: WR2205.01  
Date: 05-03-2024  
Sheet: 4 of 8  
Drawn By: SLR  
Checked By: LRB

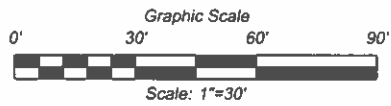
Rev. #	Rev. Date
#1	06-28-2024

**H&B Surveying and Mapping, LLC**  
insightful solutions, quality service  
A DBE/NMBE SWaM Certified Business

2105 Electric Road SW, Suite 103  
Roanoke, VA 24024  
540.904.2559 Ofl

614 Moorefield Park Drive  
Richmond, VA 23226  
804.330.3781 Office  
804.859.5330 Fax

Survey Produced at Richmond Office Location



**PLAT SHOWING**  
**PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR JAMES RIVER BRANCH TRAIL IMPROVEMENTS FROM WESTOVER HILLS BLVD. TO HOPKINS ROAD**

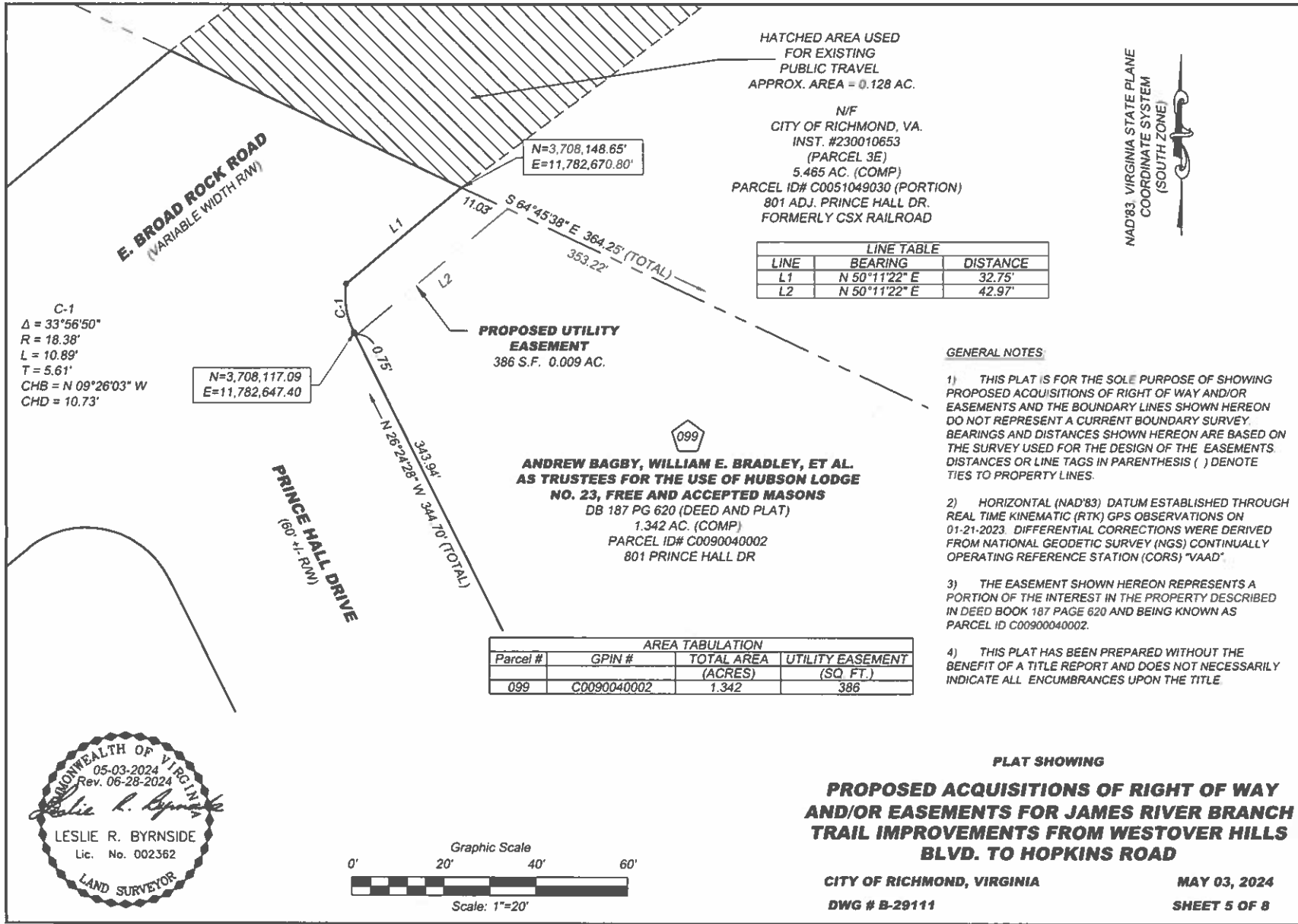
CITY OF RICHMOND, VIRGINIA  
DWG # B-29111

MAY 03, 2024  
SHEET 4 OF 8



WR2205.01 - Easement - 097 - 3613 Stockton St

WR2205.01 - Easement - 069 - 801 Prince Hall Dr.



Job #: WR2205.01  
Date: 05-03-2024  
Sheet: 5 of 8  
Drawn By: SLR  
Checked By: LRB

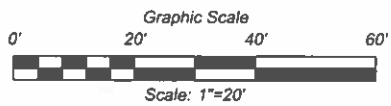
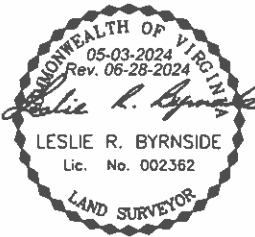
Rev. #	Rev. Date
#1	6-28-24

**H&B Surveying and Mapping, LLC**  
*insightful solutions, quality service*  
A DBE/MBE SWaM Certified Business

2105 Electric Road, SW, Suite 103  
Roanoke, VA 24224  
540.904.2559 Ofl

Survey Produced at Richmond Office Location

614 Hooverfield Park Drive  
Richmond, VA 23236  
804.330.3781 Office  
804.859.5330 Fax



AREA TABULATION			
Parcel #	GPIN #	TOTAL AREA (ACRES)	ACQUISITION AREA (SQ. FT.)
122	C0090096006	1.177	4,213

NAD'83 VIRGINIA STATE PLANE  
COORDINATE SYSTEM  
(SOUTH ZONE)

**GENERAL NOTES:**

- 1) THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS ( ) DENOTE TIES TO PROPERTY LINES
- 2) HORIZONTAL (NAD'83) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON 01-21-2023. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINUALLY OPERATING REFERENCE STATION (CORS) "VAAD".
- 3) THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY DESCRIBED IN INSTRUMENT #040014958 AND BEING KNOWN AS PARCEL ID C0090096006.
- 4) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

Job #: WR2205.01  
Date: 06-14-2024  
Sheet: 6 of 8  
Drawn By: SLR  
Checked By: LRB

Rev. #	Rev. Date
#1	06-28-2024

122  
**HERMAN I. MASSENBERG**  
**HERMAN I. MASSENBERG, JR.**  
**CHINAE MASSENBERG**  
INST #040014958  
DB 538 PG 182 (PLAT-POOR)  
DB 446 PG 9 (L&E)  
SHPB 1 PG 115  
1.177 AC. (COMP)  
PARCEL ID# C0090096006  
1302 HOPKINS RD

**PROPOSED  
TEMPORARY  
CONSTRUCTION  
TRAIL EASEMENT**  
490 S.F. 0.025 AC.

**PROPOSED  
ACQUISITION**  
4,213 S.F. 0.099 AC.

N/F  
**H. I. MASSENBERG**  
INST. #980024789  
DB 557 PG 877 (DESC)  
DB 432 PG 509 (L&E)  
SHPB 1 PG 115  
0.411 AC. (COMP)  
PARCEL ID# C0090096008  
1304 HOPKINS RD

N/F  
**HERMAN MASSENBERG**  
INST. #990018253  
0.295 AC  
PARCEL ID# C0090096010  
1312 HOPKINS RD

N 49°15'08" W 752.29'  
**PRIVATE DRIVE**  
(VARIABLE WIDTH RW)

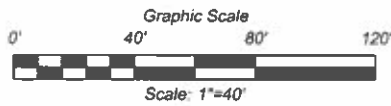
228.32' TO S/E OF  
HOLLY SPRINGS  
AVENUE (EXTD.)  
**HOPKINS ROAD**  
(VARIABLE WIDTH RW)

**PLAT SHOWING**

**PROPOSED ACQUISITIONS OF RIGHT OF WAY  
AND/OR EASEMENTS FOR JAMES RIVER BRANCH  
TRAIL IMPROVEMENTS FROM WESTOVER HILLS  
BLVD. TO HOPKINS ROAD**

CITY OF RICHMOND, VIRGINIA  
DWG # B-29111

JUNE 14, 2024  
SHEET 6 OF 8



**H&B Surveying and Mapping, LLC**  
insightful solutions, quality service  
A DBE/NBE SWaM Certified Business

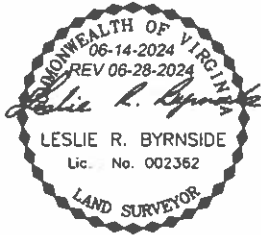
2105 Electric Road SW, Suite 103  
Roanoke, VA 24024  
540.904.2559 Off  
614 Moorefield Park Drive  
Richmond, VA 23236  
804.330.3781 Office  
804.659.5330 Fax



WR2205.01 - Easement - 122 - 1302 Hopkins Rd

N/F  
HERMAN I. MASSENBERG  
HERMAN I. MASSENBERG, JR.  
CHINAE MASSENBERG  
INST. #040014958  
DB 538 PG 182 (PLAT-POOR)  
DB 446 PG 9 (L&E)  
SHPB 1 PG 115  
1.177 AC. (COMP)  
PARCEL ID# C0090096006  
1302 HOPKINS RD

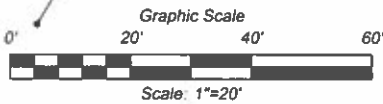
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°05'10" W	3.90'
L2	N 50°16'30" W	21.11'
L3	S 63°30'02" E	21.85'



N/F  
HERMAN I. MASSENBERG  
INST. #9900096010  
0.295 AC. (GIS)  
PARCEL ID# C0090096010  
1312 HOPKINS RD

**H. I. MASSENBERG**  
INST. #980024789  
DB 557 PG 877 (DESC)  
DB 432 PG 509 (L&E)  
SHPB 1 PG 115  
0.411 AC. (COMP)  
PARCEL ID# C0090096008  
1304 HOPKINS RD

AREA TABULATION				
Parcel #	GPIN #	TOTAL AREA (ACRES)	ACQUISITION AREA (SQ. FT.)	TEMP. EASEMENT (SQ. FT.)
123	C0090096008	0.411	1,494	565



**GENERAL NOTES:**

- THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS ( ) DENOTE TIES TO PROPERTY LINES.
- HORIZONTAL (NAD'83) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON 01-21-2023. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINUALLY OPERATING REFERENCE STATION (CORS) "VAAD".
- THE EASEMENTS SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY DESCRIBED IN INSTRUMENT #980024789 AND BEING KNOWN AS PARCEL ID C0090096008.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

**PROPOSED ACQUISITION**  
1,494 S.F. 0.034 AC.

N=3,707,063.32  
E=11,785,018.28

**PROPOSED TEMPORARY CONSTRUCTION TRAIL EASEMENT**  
565 S.F. 0.013 AC.

N=3,706,958.92  
E=11,784,954.23

**PLAT SHOWING**

**PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR JAMES RIVER BRANCH TRAIL IMPROVEMENTS FROM WESTOVER HILLS BLVD. TO HOPKINS ROAD**

CITY OF RICHMOND, VIRGINIA

DWG # B-29111

JUNE 14, 2024

SHEET 7 OF 8

Job #: WR2205.01  
Date: 06-14-2024  
Sheet: 7 of 8  
Drawn By: SLR  
Checked By: LRB

Rev. #	Rev. Date
#1	06/28/2024

**H&B Surveying and Mapping, LLC**  
*insightful solutions, quality service*  
A DBE/WBE SWaM Certified Business

2105 Electric Road SW, Suite 103  
Roanoke, VA 24024  
540.904.2559 Off

Survey  
Produced  
at Richmond  
Office Location

614 Moorfield Park Drive  
Richmond, VA 23236  
804.330.3781 Office  
804.659.5530 Fax



www.hbsurveying.com

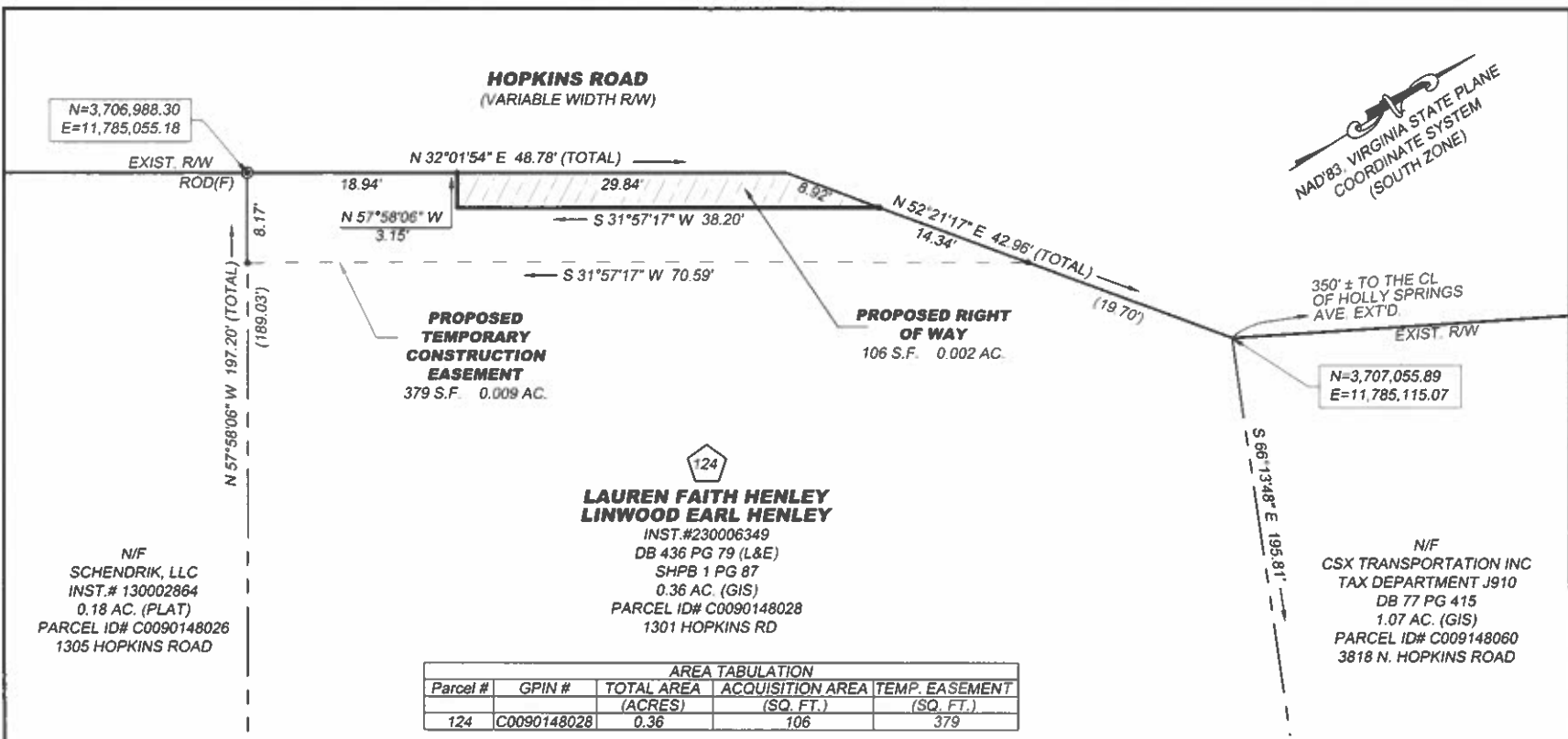


Job #: WR2205.01  
 Date: 06-14-2024  
 Sheet: 8 of 8  
 Drawn By: KED  
 Checked By: LRB

Rev. #	Rev. Date
#1	06-28-2024

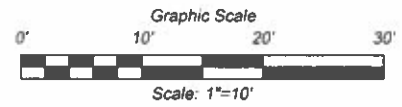
**H&B Surveying and Mapping, LLC**  
*insightful solutions, quality service*  
 A DBAMBE SWaM Certified Business  
 614 Moorefield Park Drive  
 Richmond, VA 23236  
 804.330.3781 Office  
 804.859.5330 Fax  
 www.hbsurveying.com

Survey Produced at Richmond Office Location  
 2105 Electric Road SW, Suite 103  
 Roanoke, VA 24024  
 540.904.2659 Off.



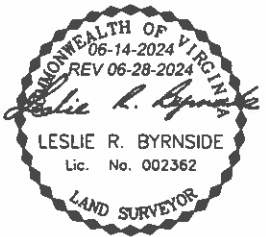
AREA TABULATION				
Parcel #	GPIN #	TOTAL AREA (ACRES)	ACQUISITION AREA (SQ. FT.)	TEMP. EASEMENT (SQ. FT.)
124	C0090148028	0.36	106	379

- GENERAL NOTES:**
- THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS AND THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS. DISTANCES OR LINE TAGS IN PARENTHESIS ( ) DENOTE TIES TO PROPERTY LINES.
  - HORIZONTAL (NAD'83) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON 01-21-2023. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINUALLY OPERATING REFERENCE STATION (CORS) "VAAD".
  - THE RIGHT OF WAY AND EASEMENT SHOWN HEREON REPRESENT A PORTION OF THE INTEREST IN THE PROPERTY DESCRIBED IN INSTRUMENT #220006725 AND BEING KNOWN AS PARCEL ID C0090148028.
  - THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.



**PLAT SHOWING**  
**PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR JAMES RIVER BRANCH TRAIL IMPROVEMENTS FROM WESTOVER HILLS BLVD. TO HOPKINS ROAD**

**CITY OF RICHMOND, VIRGINIA**      **JUNE 14, 2024**  
**DWG # B-29111**      **SHEET 8 OF 8**



WR2205.01 - Easement - 124 - 1301 Hopkins Rd