

22- 17066

**AFTER RECORDING RETURN TO:**  
 City of Richmond, City Attorney's Office  
 900 E. Broad Street, Suite 400  
 Richmond, Virginia 23219

**CITY OF RICHMOND, VIRGINIA**  
**TAX MAP NO.: N0000399001**

### DEED OF QUITCLAIM OF UTILITY EASEMENT

THIS DEED OF QUITCLAIM OF UTILITY EASEMENT (this "Deed") is made this 11<sup>th</sup> day of July, 2022 by and between the **CITY OF RICHMOND**, a municipal corporation organized under the laws of the Commonwealth of Virginia, to be indexed as grantor (the "GRANTOR"), and **ROANE STREET LLC**, a Virginia limited liability company (the "GRANTEE").

#### RECITALS

WHEREAS, GRANTEE is the owner of certain real property located in the City of Richmond, Virginia, designated as Tax Map No. N0000399001 and being the same real estate conveyed to GRANTEE by deed recorded in the Clerk's office of the Circuit Court of Richmond, Virginia (the "Clerk's Office") as Instrument No. 200012540 (the "Property");

WHEREAS, a ten (10-)foot sewer easement and surface overflow easement on the Property (collectively, the "Easement") was conveyed to the GRANTOR by that certain subdivision plat entitled "BRIEL'S ADDITION RICHMOND, VA", prepared by Chas. H. Fleet & Associates, dated March 23, 1954, approved by the City Planning Commission on May 12, 1954, recorded in the Clerk's Office, Chancery Court, in Plat Book 14, page 32, and marked as "Exhibit A," attached hereto and made a part hereof;

WHEREAS, the location of the Easement (the "Easement Area") is more particularly shown on that certain plat entitled "BOUNDARY AND TOPOGRAPHIC SURVEY ON LOTS 1, 2, AND 3 BLOCK 'A' CHAMBERLAYNE INDUSTRIAL PARK," prepared by HGP, Inc., dated March 12, 2020, and marked as "Exhibit B," attached hereto and made a part hereof; and

WHEREAS, pursuant to the terms of Ordinance No. 2022-181, adopted by

the Richmond City Council on June 27, 2022, attached hereto and incorporated herein without its attachments as "Exhibit C," GRANTOR has agreed to vacate, convey, remise, release, and forever quitclaim to GRANTEE the Easement, as well as any of GRANTOR's sewer improvements within the Easement Area, all as more particularly set forth in this Deed.

### AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, incorporated herein and made a part hereof, and in consideration of the mutual undertakings herein contained, ten dollars cash in hand paid (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR and GRANTEE agree as follows:

1. GRANTOR hereby vacates, conveys, remises, releases, and forever quitclaims to GRANTEE and their successors and assigns, all rights, title and interests of GRANTOR in and to the property conveyed by the Easement.
2. Each of the Parties hereto releases to the other, and their respective predecessors, successors and assigns, from any and all other conditions, covenants, provisions and obligations, whether accrued or not, or performed in whole, in part, or not at all, or express or implied, with respect to the Easement.
3. Each individual executing this Deed represents that he or she is duly authorized to bind GRANTOR or GRANTEE, as the case may be, to the terms and provisions of this Deed.

**SIGNATURES ON FOLLOWING PAGES**

IN WITNESS WHEREOF, GRANTOR has hereunto affixed its signature and seal as of the day and year first herein above written.

CITY OF RICHMOND (GRANTOR)

By: [Signature]  
J. E. Lincoln Saunders  
Chief Administrative Officer  
City of Richmond, Virginia

Approved as to form:

By: [Signature]  
A. Ross Phillips  
Assistant City Attorney  
City of Richmond, Virginia

COMMONWEALTH OF VIRGINIA  
CITY OF RICHMOND, to-wit:

I, Caitlin Rae Sedano, Notary Public in and for the City and State aforesaid, do hereby certify that J.E. Lincoln Saunders, whose name is signed to the foregoing deed of quitclaim of utility easement bearing date 11<sup>th</sup> day of July, 2022 personally appeared before me in my City and State aforesaid and acknowledged the same to be his act and deed.

Given under my hand this 11<sup>th</sup> day of July, 2022

[Signature]  
Notary Public

Notary Registration Number: 7953080  
My commission expires: 9/30/25



ROANE STREET, LLC (GRANTEE)

By: [Signature]  
Name: John Payne  
Title: OWNER

COMMONWEALTH OF VIRGINIA  
CITY OF Spotsylvania, to-wit:

I, Sherry L. Gillispie, Notary Public in and for the City and State aforesaid, do hereby certify that John Payne, on behalf of Roane Street, LLC, a Virginia limited liability company, whose name is signed to the foregoing deed of quitclaim of utility easement personally appeared before me in my City and State aforesaid and acknowledged the same to be his act and deed.

Given under my hand this 3<sup>rd</sup> day of June, 2022

Sherry L. Gillispie  
Notary Public

Notary Registration Number: 310738  
My commission expires: March 31, 2025

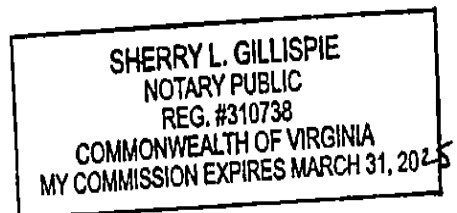


EXHIBIT A

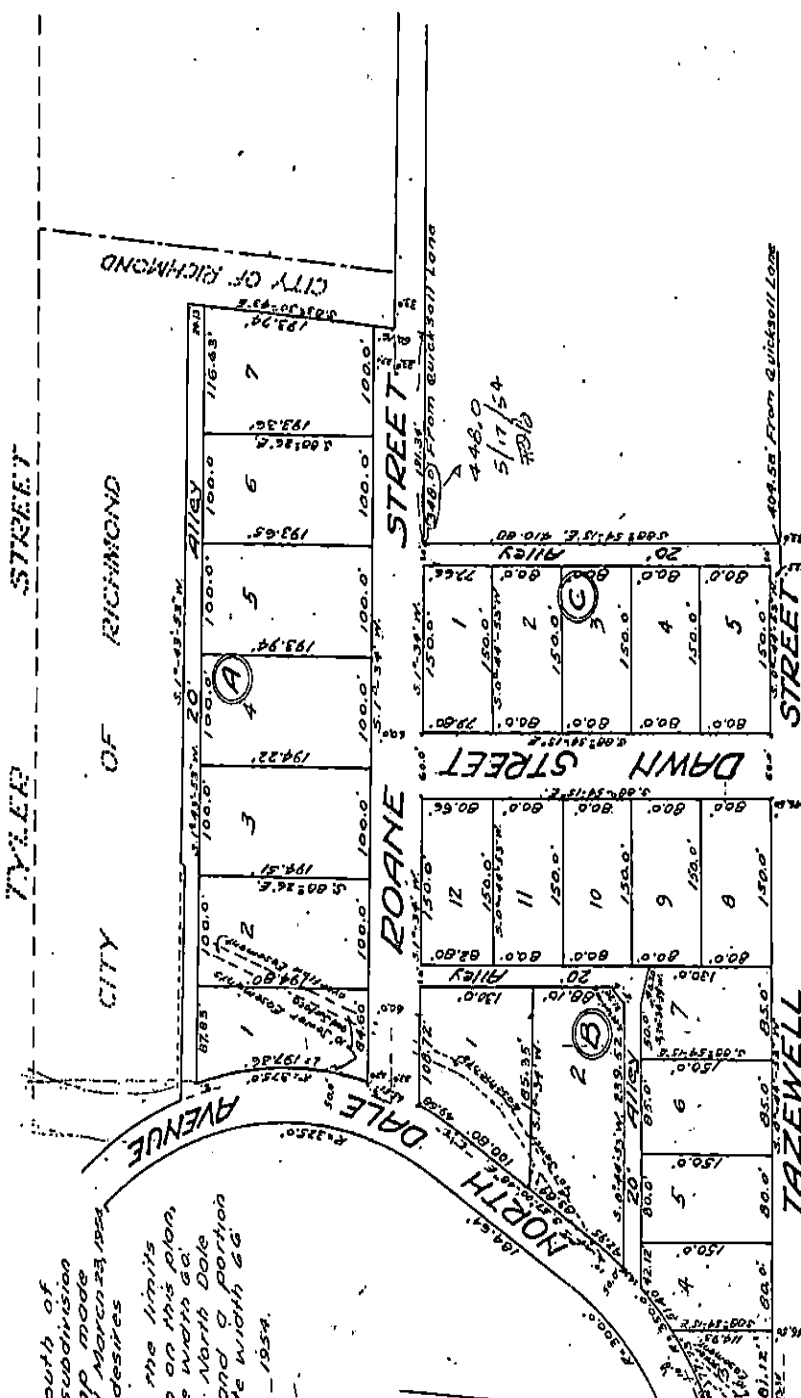
**Subdivision Certificate:**  
 This Subdivision of a tract of land situated, South of Wickham Street and East of Tazewell Street, which subdivision is designated Briels' Addition, as appears on this map made by Chas. H. Fleet & Associates, Civil Engrs. & Surveyors, dated March 23, 1954, with the free consent and in accordance with the desires of the undersigned owners and Trustees of the dedication of the streets and alleys within the limits of this subdivision are of the width and extent shown on this plan, and Tazewell Street is widened 145' to make the ultimate width 60'. Roane Street is widened 27' to make the ultimate width 60'. North Dale Avenue is widened 10' to make the ultimate width 60'. North Dale Street is widened 10' to make the ultimate width 60'. North Dale of Wickham Street is widened 10' to make the ultimate width 60'. Given under my hand and seal this 17th day of May, 1954.

*Robert Vaughan*  
 T. Preston Turner  
 I, *Robert Vaughan*, a Notary Public for the City and State of Virginia, do hereby certify that C. Porter Vaughan, C. Porter Vaughan, Jr. and T. Preston Turner, as owners whose names are signed to the foregoing writing bearing date on the 17th day of May, 1954, have this day acknowledged the same before me in my city aforesaid.

Given under my hand this 17th day of May, 1954  
 My commission expires the 25th day of February, 1955  
*William B. Quinter*  
 Notary Public

**ENGINEER'S CERTIFICATE:**  
 To the best of my knowledge and belief all of the requirements as set forth in the Ordinance for approving plats of subdivisions for recordation in the City of Richmond, Virginia have been complied with. All lines shown on this plat will be set by D.B. 554A  
*Chas. H. Fleet & Associates*  
 - C. Porter Vaughan, Jr.

**SOURCE OF TITLE:**  
 The property embraced within the limits of this subdivision was conveyed to C. Porter Vaughan, C. Porter Vaughan, Jr. and T. Preston Turner and D.B. 554A page 555 and D.B. 554A page 555



Approved by the  
 CITY PLANNING COMMISSION  
 Date  
 MAY 12 1954  
*Saunders*  
 City Planner

N-12017

**BRIELS' ADDITION  
 RICHMOND, VA.**

Scale 1"=100'  
 Mar. 23, 1954  
 Chas. H. Fleet & Associates  
 Civil Engrs. & Surveyors.

Meridian of the Coordinate System  
 of the City of Richmond

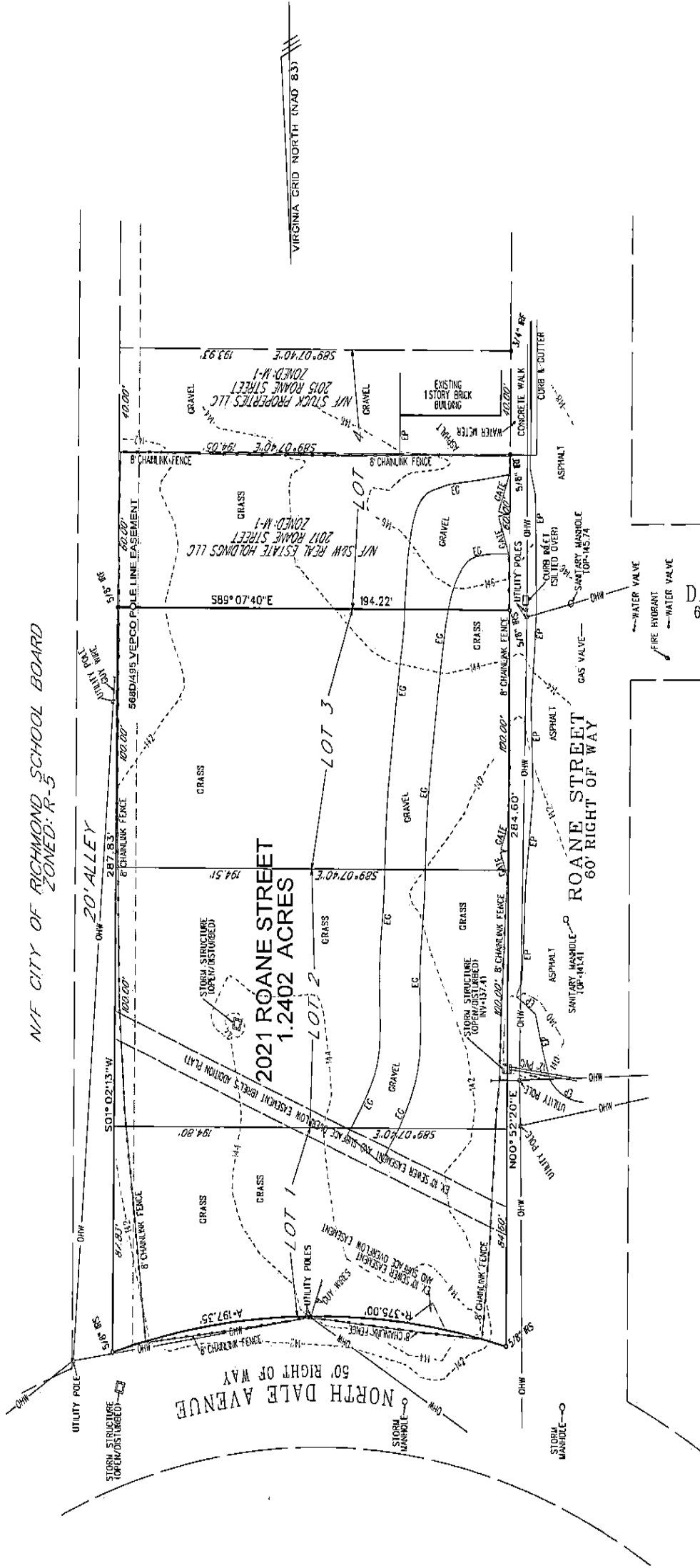
Proposed Use: Business or Industry  
 Water: City Water  
 Sewage Disposal: City Sewer

STATE OF VIRGINIA to wit:  
 CITY OF RICHMOND  
 I, *William B. Quinter*, a Notary Public, do and for the city and state aforesaid, do hereby certify that *Robert Vaughan*, *Chas. H. Fleet & Associates*, whose names are signed to the foregoing writing, bearing date on the 17th day of May, 1954, have this day acknowledged the same before me in my city aforesaid.  
 Given under my hand this 17th day of May, 1954  
 My commission expires the 25th day of February, 1955  
*William B. Quinter*  
 Notary Public

N-12017

EXHIBIT B

N/F CITY OF RICHMOND SCHOOL BOARD  
ZONED: R-5



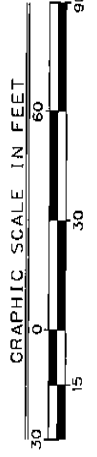
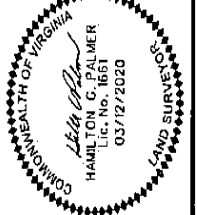
NOTES

1. TITLE REPORT FURNISHED, EASEMENTS NOT SHOWN MAY EXIST.
2. BOUNDARY AND TOPOGRAPHIC SURVEY BY THIS FIRM MARCH, 2020
3. THIS SITE APPEARS TO BE IN CURRENT USE AS A STAGING AREA FOR LOADING, UNLOADING AND PARKING/STORAGE OF VEHICLES AND CONSTRUCTION EQUIPMENT.
4. MERIDIAN BASED ON VIRGINIA GRID NORTH, NORTH AMERICAN DATUM 1983.
5. PROPERTY SHOWN HEREON IS LOTS 1, 2, AND 3 CHAMBERLAYNE INDUSTRIAL PARK AS SHOWN IN CITY OF RICHMOND, VIRGINIA LAND RECORDS.
6. \*PLAN SHOWING RELOCATION OF SURFACE EASEMENTS IN BRIEL'S ADDITION\* AND AS REFERENCED IN DR 561D AT PAGE 412 NOT FURNISHED.

BOUNDARY AND TOPOGRAPHIC SURVEY  
ON  
**LOTS 1, 2, AND 3 BLOCK 'A'**  
**CHAMBERLAYNE INDUSTRIAL PARK**  
CITY OF RICHMOND, VIRGINIA

**HGP, INC.**  
PURINA TOWNE, SUITE 100  
4400 CHERRY STREET  
FREDERICKSBURG, VIRGINIA 22401  
PH (540)3371-5171 Email: HPAI.MER@HGP.BIZ  
LAND SURVEYING -- CONSULTING -- PLANNING -- SUBDIVISIONS  
BOUNDARIES -- TOPOGRAPHY -- BASE MAPPING -- GEODETIC CONTROL

SCALE: 1" = 30'  
DATE: 03/12/2020



INTRODUCED: June 13, 2022

AN ORDINANCE No. 2022-181

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Quitclaim of Utility Easement between the City of Richmond and Roane Street LLC for the purpose of vacating by quitclaim deed the City's ten-foot sewer and surface flow easement on the property known as 2021 Roane Street, for nominal consideration, to Roane Street, LLC.

\_\_\_\_\_  
Patron – Mayor Stoney

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

PUBLIC HEARING: JUN 27 2022 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the Chief Administrative Officer, for and on behalf of the City of Richmond, is hereby authorized to execute a Deed of Quitclaim of Utility Easement between the City of Richmond and Roane Street LLC for the purpose of vacating by quitclaim deed the City's ten-foot sewer and surface flow easement on the property known as 2021 Roane Street, for nominal consideration, to Roane Street, LLC. Such Deed of Quitclaim of Utility Easement shall be

AYES: 8 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: JUN 27 2022 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

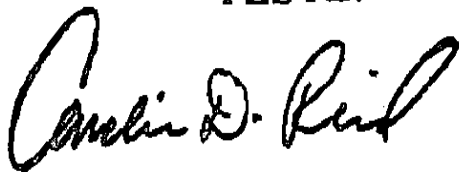
approved as to form by the City Attorney and shall be substantially in the form of the document attached to this ordinance.

§ 2. That, pursuant to section 8-65(b) of the Code of the City of Richmond (2020), as amended, the Chief Administrative Officer is hereby directed to execute, on behalf of the City, such other documents, all of which must first be approved as to form by the City Attorney, as may be necessary to consummate the conveyance of the City's easement described in section 1 of this ordinance.

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

**A TRUE COPY:**

**TESTE:**



**City Clerk**



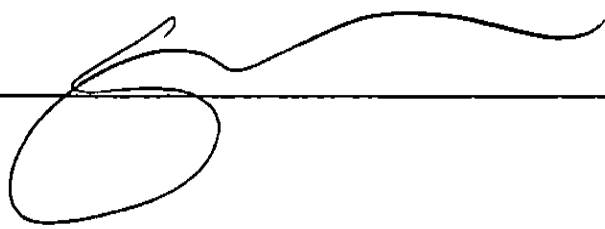
INSTRUMENT #22- 170666

RECORDED IN THE CLERK'S OFFICE OF

THE CITY OF RICHMOND ON:

JUL 22 2022 AT 2:20 P M

EDWARD F. JEWETT, CLERK

BY:  \_\_\_\_\_ D.C.