

INTRODUCED: July 27, 2020

AN ORDINANCE No. 2020-169

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

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2020 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

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

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of certain permanent utility easements and temporary construction easements, each hereinafter referred to as an “Interest” and all hereinafter referred to as the

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 14 2020 REJECTED: _____ STRICKEN: _____

“Interests,” as shown on sheets 1 through 64 of a drawing designated as DPW Drawing No. O-28709, dated January 22, 2019, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” with sheets 6, 29, 31, 45, 48, 49A, 49B, 51, 57, and 62 thereof being replaced by sheets ~~[7A, 7B, 30, 32, 46, 49, 50A, 50B, 52, 58, and 63]~~ 4, 16, 17, 19, 21, 23, 47, 50A, and 50B of a drawing designated as DPW Drawing No. O-28709, dated ~~[December 18, 2019]~~ May 4, 2020, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the Interests as shown on sheets 1 through 64 of a drawing designated as DPW Drawing No. O-28709, dated January 22, 2019, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” copies of which sheets are attached to and hereby incorporated into Ordinance No. 2019-084, adopted April 8, 2019, with sheets 6, 29, 31, 45, 48, 49A, 49B, 51, 57, and 62 thereof being replaced by sheets ~~[7A, 7B, 30, 32, 46, 49, 50A, 50B, 52, 58, and 63]~~ 4, 16, 17, 19, 21, 23, 47, 50A, and 50B of a drawing designated as DPW Drawing No. O-28709, dated ~~[December 18, 2019]~~ May 4, 2020, and entitled “Plat Showing Proposed Acquisitions of Right of Way and/or Easements for Hull Street Road Improvements from Just West of Hey Road to Warwick Road,” copies of which sheets are attached to and hereby incorporated into this amendatory ordinance, for the public purpose of constructing

multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road.

§ 2. That the Chief Administrative Officer or the designee thereof is hereby authorized and directed to, within the constraints imposed by this ordinance, (i) acquire, by gift, purchase, condemnation or otherwise, the aforementioned Interests, (ii) act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the properties from whom such Interests must be acquired upon the compensation to be paid therefor, and (iii) to execute the deeds and other documents necessary to complete the acquisition and acceptance of such Interests, provided that all such deeds and other documents first must be approved as to form by the City Attorney or the designee thereof.

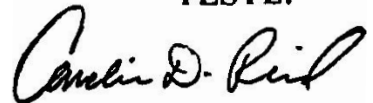
§ 3. That in the event the City cannot agree with any owner of an Interest to be acquired pursuant to this ordinance on the terms of purchase thereof, the City Attorney is authorized to acquire such Interest by undertaking appropriate condemnation proceedings to exercise the City's power of eminent domain for the purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road.

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

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

A TRUE COPY:

TESTE:



City Clerk



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: June 25, 2020 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *JMS* 7/17/2020

THROUGH: Lenora G, Reid, Acting Chief Administrative Officer *lgr*

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

THROUGH: Bobby Vincent, Director of Public Works *BV*

THROUGH: M. S. Khara PE, City Engineer *MSK*

FROM: Lamont Benjamin, PE, Capital Projects Administrator *LB*

RE: TO AMEND AND REORDAIN ORDINANCE NO. 2020-040 AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER (CAO) OR DESIGNEE THEREOF, TO ACQUIRE CERTAIN PERMANENT, TEMPORARY AND UTILITY EASEMENTS INTERESTS, BY VOLUNTARY CONVEYANCE OR BY CONDEMNATION PROCEEDINGS, FOR THE CONSTRUCTION OF MULTI-MODAL IMPROVEMENTS ON HULL STREET ROAD PHASE I PROJECT FROM HEY ROAD TO WARWICK ROAD

ORD. OR RES. NO: _____

PURPOSE: To amend and re-ordain Ordinance No. 2020-040 that was introduced on February 10, 2020 and adopted on February 24, 2020, which authorized the acquisition of certain fee simple and certain easements interests for the Hull Street Road Phase I project which was revised as per DPW Drawing No O-28709 sheets 6,17,18,20,22,24,48,50A and 50B now dated May 4, 2020 and entitled "Plat Showing Proposed Acquisitions of Right of Way and / or Easements for Hull Street Road Improvements from just west of Hey Road to Warwick Rd" and to authorize the acquisition of additional easements interests for the project

REASON: Additional right of way consisting of certain easements interests are required to construct these improvements. These additional easements are due to the design progress development of the Project to final design stages and taking in consideration public and private utility needs as well as final roadway design profile.

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

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

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

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

The project improvements will require right-of-way take, temporary easements and permanent easements including utility and drainage easements from sixty four (64) parcels, as part of the project. These acquisitions are shown in the submitted plan sheets prepared by (JMT) Johnson, Mirmiran and Thompson Inc. and designated as DPW Dwg. No. O-28709. The estimated cost of the ROW acquisition is approximately \$1,850,000 (costs include consultant fees for acquisition) based on assessed property values. Most of the property rights needed are temporary or permanent easements. The project construction is scheduled to start during fall 2022 with anticipated completion date of the fall of 2024.

The reason for this requested amendment is that the interests to be acquired in some of the 64 parcels have significantly changed and needs Council's approval for additional permanent and temporary easements. Parcels 25, 36, 37, 39, 41, 43, 68 and 70 plats of which are attached to this amendment request in sheets 6, 17, 18, 20, 22, 24, 48, 50A and 50B have increased in permanent and temporary construction easements more than what was originally approved by Council and adopted in February 24, 2020. Those additional permanent easements and temporary construction easements were due to the design progress development of the Project to final design stages and taking in consideration public and private utility needs as well as final roadway design profile while maintaining same overall total project acquisition cost.

The Initial Ordinance No 2019-084 for the Right of Way needs for this Project was adopted on April 8, 2019. It was later re-ordained by Ordinance No 2020-040 adopted on February 24, 2020 to correct some of the acquisitions known at that time.

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

to acquire Right of Way and construct the Project Improvements. Total funding for the project received is \$21,100,000

FISCAL IMPACT/COST: None. \$1,850,000 anticipated right-of-way acquisition cost. The actual acquisition cost is to be negotiated by the right-of-way Consultant and will be set at fair market value as determined by appropriate federal, state and local regulations. Acquisition cost is 100% reimbursable. All cost is included in the smart scale funds received.

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

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: July 27, 2020

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2020

REQUESTED AGENDA: Consent.

SUGGESTED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER ENTITIES: City Planning Commission.

AFFECTED AGENCIES: Public Works, Law Department, Planning & Community Development, Economic Development, Public Utilities, Finance Department, Budget and Strategic Planning. Copies also sent to: City Mayor (Honorable Levar M. Stoney); Chief Administrative Officer and City Attorney (2).

RELATIONSHIP TO EXISTING ORD. OR RES: Ordinance No 2019 -084 adopted April 8, 2019 and Ordinance No 2020-040 adopted February 24, 2020

REQUIRED CHANGES TO WORK PROGRAMS: None

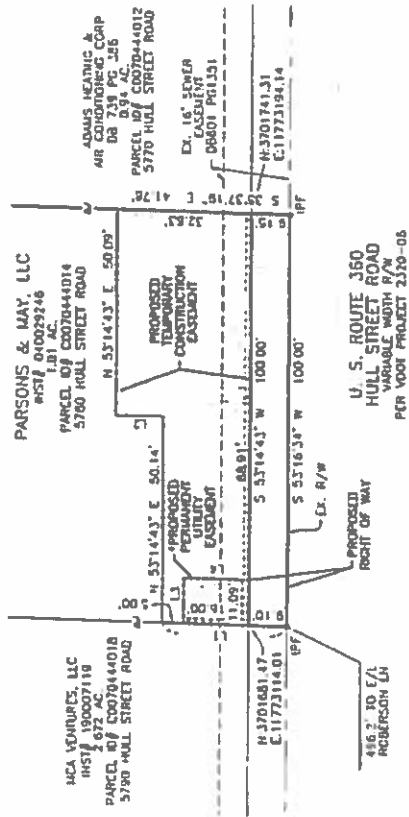
ATTACHMENTS:

1. DPW drawing No O-288709 sheets 6, 17, 18, 20, 22, 24, 48, 50A and 50B. All other previously submitted and approved sheets are not affected by this amendment request.

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

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
(0.18)				SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
	C0070444014	PARSONS & MAY, LLC	0100029246	1.01	913	177	2,681



LINE	BEARING	DISTANCE
1	N 53°16'33" W	20.10
2	S 53°16'33" E	11.63
3	N 53°16'33" E	11.09
4	S 53°16'33" E	15.80

SURVEYOR'S CERTIFICATION

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF PARSONS & MAY, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL SUPERVISOR, THAT THE CONSTRUCTION AND SURVEY MADE UNDER MY SUPERVISION SHALL BE CONSIDERED TO BE CORRECT AND ACCURATE TO THE ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael S. L. S.
MICHAEL S. L. S. 00202018
DATE 5/14/2018

LEGEND

- IPF IRON PIN FOUND
- IP5 IRON PIN SET
- R/W R/W
- PROPERTY LINE
- ACQUIRED RIGHT OF WAY
- PERMANENT UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT UTILITY EASEMENT FOR VIRGINIA



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

DRAWN BY	AS	DATE	11-07-2011	CITY PROJECT #	100875
CHECKED BY	WFC	DATE	05/04/2010	PLAT #	C-23481
SCALE	1" = 20'	SHEET	1	OF	3



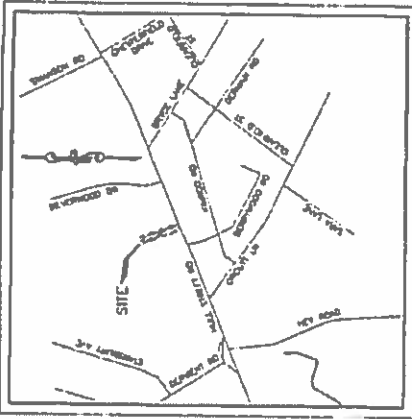
PHONE: (804) 323-9900 FAX: (804) 323-0396
EMAIL: jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

NOTES

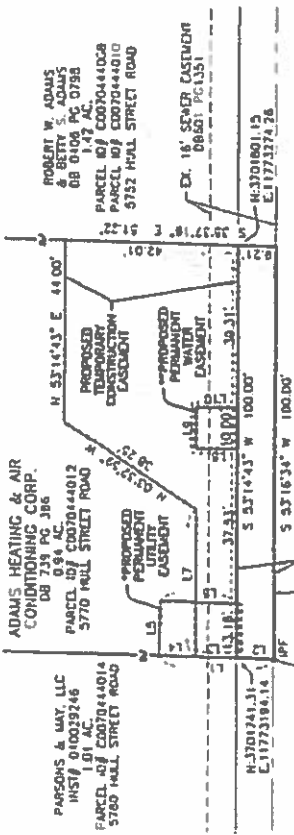
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2013.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF ANY RECORDS AND MAY NOT SHOW ALL EXISTING UTILITIES OR RECORDS.
- DETERMINATION OF THE PRESENCE OF TITLES, LIENS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- WIRREN ZONE "A" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMADURY PARCELS #51012900160 & #51012900360 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PARCEL #5101290036 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: PARSONS & MAY, LLC (MST # 010029246) TAX PARCEL C0070444014
- OWNER'S BUSINESS (COMMUNITY BUSINESS) DISTRICT
- COORDINATES SHOWN HEREON ARE BASED ON THE NAD 83 STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- DPM DRAWING#: 0-28709

VICINITY MAP
NOT TO SCALE



AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. O	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT WATER EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
037	CO070444012	ADAMS HEATING & AIR CONDITIONING CORP.	DB 739 PG 386	0.94	918	100	2,833	



LINE	BEARING	DISTANCE
1	N 53°14'43" E	44.00'
2	N 03°27'20" W	39.25'
3	S 37°33'11" W	37.33'
4	S 53°14'43" W	100.00'
5	S 53°16'34" W	100.00'
6	N 53°14'43" E	44.00'
7	N 03°27'20" W	39.25'
8	S 37°33'11" W	37.33'
9	S 53°14'43" W	100.00'
10	S 53°16'34" W	100.00'
11	N 53°14'43" E	44.00'
12	N 03°27'20" W	39.25'
13	S 37°33'11" W	37.33'
14	S 53°14'43" W	100.00'
15	S 53°16'34" W	100.00'
16	N 53°14'43" E	44.00'
17	N 03°27'20" W	39.25'
18	S 37°33'11" W	37.33'
19	S 53°14'43" W	100.00'
20	S 53°16'34" W	100.00'

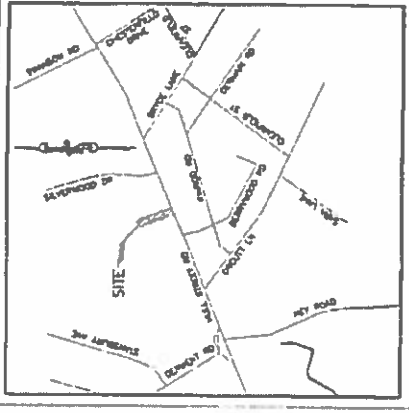
SURVEYOR'S CERTIFICATION:

THIS PLAN, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF ADAMS HEATING & AIR CONDITIONING CORP., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION ON JUNE 16, 2015, AND THAT THIS PLAN MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Michael W. Zarda L.S. 1002070
 DATE 5/14/2015

LEGEND

- IPF = IRON PIPES FOUND
- R/W = RIGHT OF WAY
- = PROPERTY LINE
- = ACQUIRED RIGHT OF WAY
- = PERMANENT UTILITY EASEMENT
- = PERMANENT WATER EASEMENT
- = TEMPORARY CONSTRUCTION EASEMENT
- = PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA
- ** = PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPW



VICINITY MAP NOT TO SCALE

NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR SWAMPY AREAS WAS MADE BY VISUALLY INSPECTING THE PROPERTY TO BE SURVEYED.
- BY GRAPHICAL MEANS THIS PROPERTY APPEARS WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012000360 & #51012000360 WITH AN EFFECTIVE DATE OF APRIL 2, 2006, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNER: ADAMS HEATING & AIR CONDITIONING CORP. (DB. 739 PG. 386) TAX PARCEL #CO070444012
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- DWG DRAWING#: 0-28709

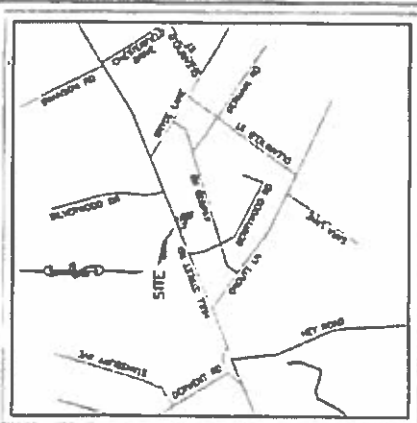
JMT JOHNSON, MARRIOTT & THOMPSON
 Engineering & Architecture, PLLC
 2000 N. GLENN ROAD, SUITE 200
 RICHMOND, VIRGINIA 23220
 PHONE: (804) 323-9900 FAX: (804) 323-0398
 EMAIL: jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

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

CITY OF RICHMOND, VIRGINIA

DESIGN BY	JZ	DATE	12-07-14-001	CITY PROJECT #	100875
CHECKED BY	JMT	SCALE	1" = 20'	PLAT #	CC-20841
DATE	05/04/2015	SHEET #	1	TOTAL SHEETS	10



VICINITY MAP
NOT TO SCALE

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FROD SURVEY PERFORMED BY JAI AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE AREAS HAS BEEN MADE BY GRAPHICAL MEANS. THIS PROPERTY APPEARS TO FALL WITHIN ZONE 1 AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900780 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290038E WITH AN EFFECTIVE DATE OF JULY 18, 2014.
4. OWNERS: DIANA E. LEMUS, (HST.# 160018171) TAX PARCEL #C006031070.
5. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
6. COORDINATES SHOWN HEREON ARE BASED ON THE RICHMOND STATE PLANE COORDINATE SYSTEM OF 1983.
7. SOUTH ZONE.
8. DPM DRAWING#: 0-28709

JAI J. A. J. INCORPORATED, RICHMOND, VIRGINIA
 Engineering & Surveying
 2010 American Parkway, Suite 210, Henric, Virginia 23186
 PHONE (804)-321-9900 FAX (804)-321-0596
 EMAIL: jai@jai-inc.com

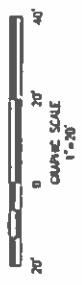
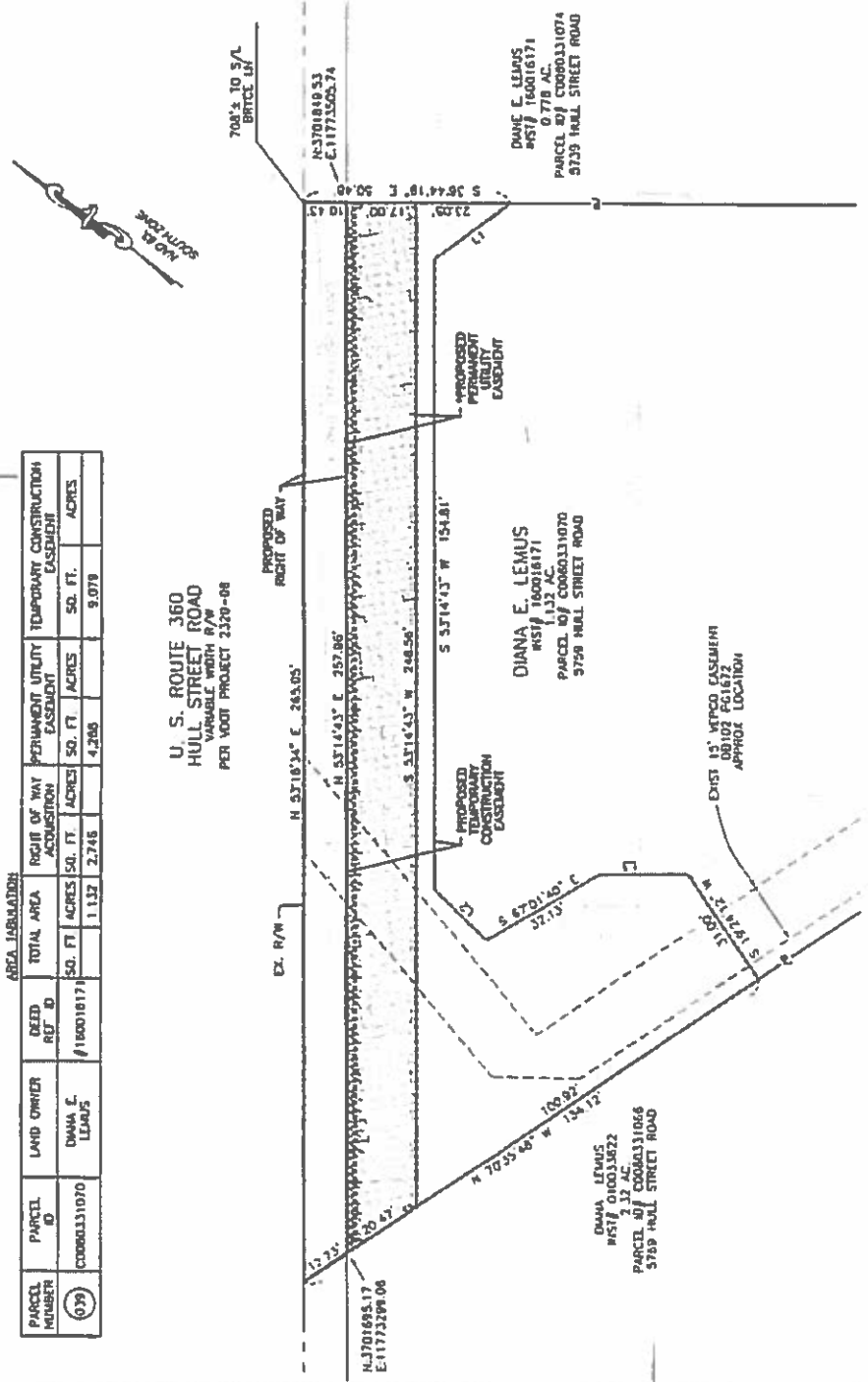
REVISION #	DATE	REASON FOR REVISION

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

CITY OF RICHMOND, VIRGINIA

DRAWN BY: SJZ
 CHECKED BY: WRE
 DATE: 05/26/2015

CITY PROJECT # 100270
 PLAN # C-28561
 SHEET 29 OF 35



- LEGEND
- R/W = RIGHT OF WAY
 - E = PROPERTY LINE
 - [Symbol] = ACQUIRED RIGHT OF WAY
 - [Symbol] = PERMANENT UTILITY EASEMENT
 - [Symbol] = TEMPORARY CONSTRUCTION EASEMENT
 - [Symbol] = PERMANENT UTILITY EASEMENT FOR DOWNHILL DRAINAGE AND VEREON VIRGINIA

AREA TABULATION

PARCEL NUMBER	LAND OWNER	DEED REF #	TOTAL AREA	ROUTE OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
			SO. FT.	SO. FT.	SO. FT.	SO. FT.
039	DIANA E. LEMUS	#160018171	1,132	2,746	4,286	9,079

U. S. ROUTE 360
 HULL STREET ROAD
 VARIABLE WIDTH R/W
 PER FOOT PROJECT 2320-08

DIANA E. LEMUS
 HST# 160018171
 PARCEL #07 C006031070
 3759 HULL STREET ROAD

DIANA E. LEMUS
 HST# 160018171
 0.718 AC.
 PARCEL #07 C006031070
 3739 HULL STREET ROAD

DIANA LEMUS
 HST# 160018171
 1.132 AC.
 PARCEL #07 C006031066
 5789 HULL STREET ROAD

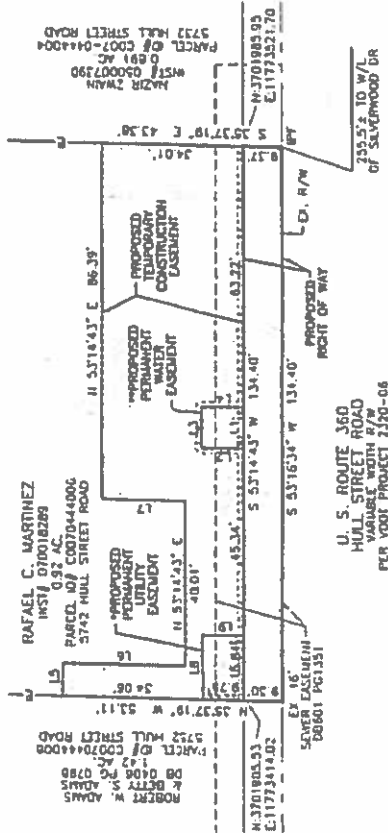
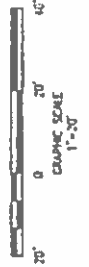
LINE	BEARING	DISTANCE
1	N 75°12'49" W	21.74
2	S 0°54'04" W	13.57
3	S 37°23'01" E	21.81

SURVEYOR'S CERTIFICATION:

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

Michael W. Zauda
 STATE SURVEYOR
 DATE: 5/4/2015

PARCEL NUMBER		LAND OWNER		DEED REF ID		TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT WATER EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
041	CD070144008	RAFAEL C. MARTINEZ	070018289	0.92 ACRES	1.295 ACRES	154 SQ. FT.	100 SQ. FT.	ACRES	ACRES	3.740 SQ. FT.	ACRES	ACRES	ACRES		



LINE	BEARING	DISTANCE
1	S 53°14'43\"	10.00
2	N 89°45'17\"	10.00
3	S 89°45'17\"	10.00
4	S 53°14'43\"	10.00
5	S 53°14'43\"	10.00
6	S 53°14'43\"	10.00
7	S 53°14'43\"	10.00
8	S 53°14'43\"	10.00
9	S 53°14'43\"	10.00
10	S 53°14'43\"	10.00
11	S 53°14'43\"	10.00
12	S 53°14'43\"	10.00
13	S 53°14'43\"	10.00
14	S 53°14'43\"	10.00
15	S 53°14'43\"	10.00
16	S 53°14'43\"	10.00
17	S 53°14'43\"	10.00
18	S 53°14'43\"	10.00
19	S 53°14'43\"	10.00
20	S 53°14'43\"	10.00

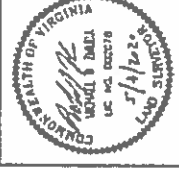
SURVEYOR'S CERTIFICATION:

THIS PLAN SHOWS A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF RAFAEL C. MARTINEZ, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZIMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE SURVEY WAS MADE ON FEBRUARY 20, 2015 IN ACCORDANCE WITH THE VIRGINIA SURVEYING ACT AND THAT THIS PLAN MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZIMUDA, L.S. #0037070
 DATE 5/14/2015

LEGEND

- IPF = IRON PILE FOUND
- R/W = RIGHT OF WAY
- █ = PROPERTY LINE
- ▭ = ACQUIRED RIGHT OF WAY
- ▭ = PERMANENT UTILITY EASEMENT
- ▭ = PERMANENT WATER EASEMENT
- ▭ = TEMPORARY CONSTRUCTION EASEMENT
- * PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA
- ** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND, VA



REVISION #	DATE	REASON FOR REVISION

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

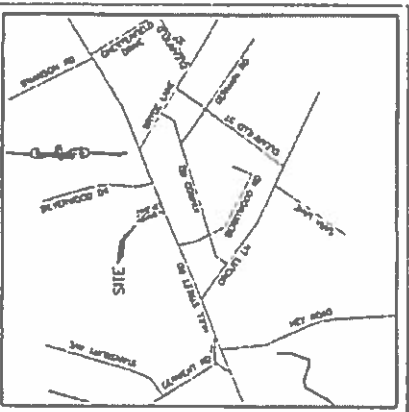
CITY OF RICHMOND, VIRGINIA

DRAWN BY: SZ	DATE: 05/04/2015	CITY PROJECT # 100275
CHECKED BY: WEL	DATE: 05/04/2015	PLAT # C-20841
DATE: 05/04/2015	SCALE: 1" = 20'	SHEET 21 OF 45

JMT
 JOHNSON, WASHINGTON & THOMPSON
 Engineering / Architects / Planners
 8021 Albemarle Parkway, Suite 210 Richmond, Virginia 23228
 PHONE: (804) 323-3900 FAX: (804) 323-0586
 EMAIL: jmt@jmt-engineers.com

NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF RECORDS TO THE SURVEY.
- EXCERPTS FROM THE PRESENT RECORDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- WITHIN ZONE "A" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900782 & #51012900360 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #51012900396 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNER: RAFAEL C. MARTINEZ (MST # 070018289) TAX PARCEL #0070144008
- OWNER: BUSINESS (COMMUNITY BUSINESS) DISTRICT COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- DPW DRAWING #: 0-28709

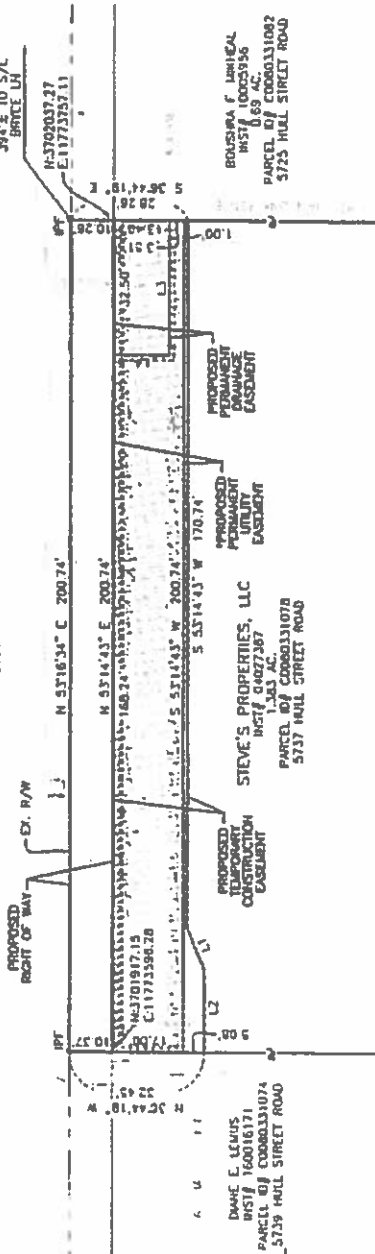


VICINITY MAP
NOT TO SCALE

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF NO	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT EASEMENT		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
043	C0080331078	STEVE'S PROPERTIES, LLC	04027387	1,283	2.971	2,071	3.413	439	3.277						

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VOOT PROJECT 2520-06



LINE	BEARING	DISTANCE
1-1	S 21°10'00" W	10.00
1-2	S 71°14'41" W	33.50
1-3	S 71°14'41" W	33.50
1-4	S 88°45'17" W	13.25

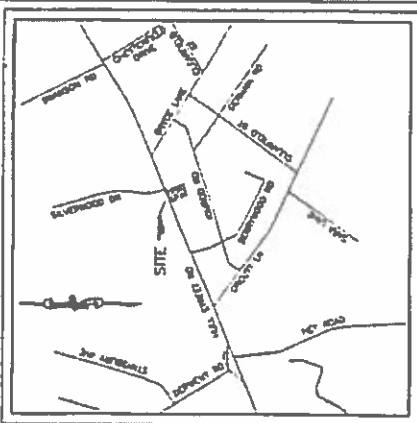
LEGEND

- ▬ CURB & GUTTER
- ▬ FROM P/N FOUND
- ▬ RIGHT OF WAY
- ▬ PROPERTY LINE
- ▬ ACQUIRED RIGHT OF WAY
- ▬ PERMANENT UTILITY EASEMENT
- ▬ PERMANENT DRAINAGE EASEMENT
- ▬ TEMPORARY CONSTRUCTION EASEMENT
- ▬ PERMANENT UTILITY EASEMENT FOR DOWNHILL ENERGY AND VERIZON VIRGINIA

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF STEVE'S PROPERTIES, LLC, HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHANGE OF WORK FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 7, 2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. TUDON L.S. 1007018
DATE: 6/18/2020



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATION OF THE SURFACE OF WETLANDS AND/OR EXPANSION OF THE SURFACE OF HISTORICALLY SIGNIFICANT WETLANDS HAS NOT BEEN MADE.
4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900340 WITH AN EFFECTIVE DATE OF APRIL 2, 2009, AND PANEL #51012900396 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: STEVE'S PROPERTIES, LLC. (INST # 01027287)
6. TAX PARCEL #C0080331078.
7. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
8. COMPANIES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANNING COMPREHENSIVE SYSTEM OF 1981, SOUTH ZONE.

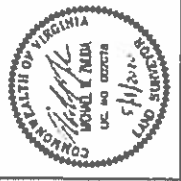
DPT DRAWING#: 0-28709

JMT JOHNSON, JOHNSON & THOMPSON
 Registered Professional Surveyors
 1001 Mountain Parkway, Suite 210 Richmond, Virginia 23228
 PHONE: (804) 323-9900 FAX: (804) 323-0596
 EMAIL: jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

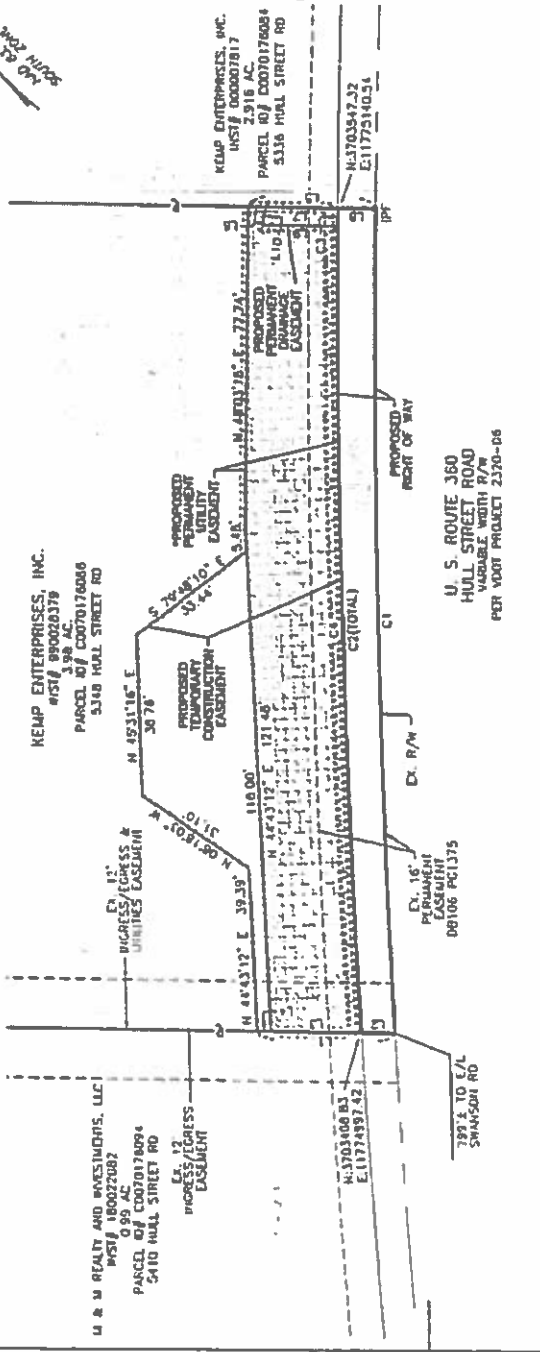
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY: GJ	CITY OF RICHMOND, VIRGINIA	CITY PROJECT #: 100718
CHECKED BY: JMT	LOT # 13-0765-001	PLAT # 0-28709
DATE: 05/28/2020	SCALE: 1" = 20'	SHEET # 1 OF 13



PARCEL NUMBER	LAND OWNER	DEED REF. NO.	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
088	KEMP ENTERPRISES, INC.	#890028379	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES
00070176086	KEMP ENTERPRISES, INC.	#890028379	3,98	1,684	4,367	77	0,050

AREA TABULATION



- LEGEND
- CONC = CONCRETE
 - SPW = SPURWAY
 - R/W = RIGHT OF WAY
 - P/L = PROPERTY LINE
 - ACQ = ACQUIRED RIGHT OF WAY
 - PE = PERMANENT UTILITY EASEMENT
 - PDE = PERMANENT DRAINAGE EASEMENT
 - TE = TEMPORARY CONSTRUCTION EASEMENT
 - PEUT = PERMANENT UTILITY EASEMENT FOR DOWNSTREAM ENERGY AND VELOCITY VIRGINIA

LINE	BEARING	DISTANCE
L1	N 41° 48' 17" W	33.17'
L2	N 41° 48' 17" W	8.08'
L3	N 41° 48' 17" W	3.74'
L4	N 41° 48' 17" W	3.74'
L5	S 41° 48' 17" E	30.51'
L6	S 41° 48' 17" E	4.05'
L7	S 41° 48' 17" E	17.50'
L8	S 41° 48' 17" E	8.95'
L9	N 41° 48' 17" W	10.19'
L10	N 38° 38' 45" E	4.38'

CONCRETE	SPURWAY	RIGHT OF WAY	PROPERTY LINE	ACQUIRED RIGHT OF WAY	PERMANENT UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
L1	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
L2	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
L3	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
L4	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
L5	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
L6	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
L7	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
L8	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
L9	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
L10	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'

SURVEYOR'S CERTIFICATION:

THIS PLAN, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF KEMP ENTERPRISES, INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION ON JUNE 16, 2015, AND THAT THIS PLAN MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

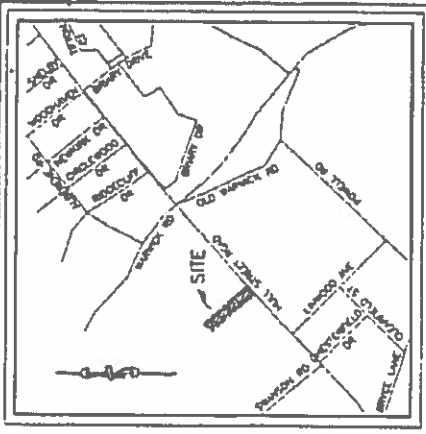
MICHAEL W. THUDA, L.S. #001078
DATE: 5/16/15



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

CITY OF RICHMOND, VIRGINIA

PLAT NO. 13-0164-001
CITY PROJECT # 108075
DATE: 05/04/2015
SCALE: 1" = 20'
SHEET 48 OF 48



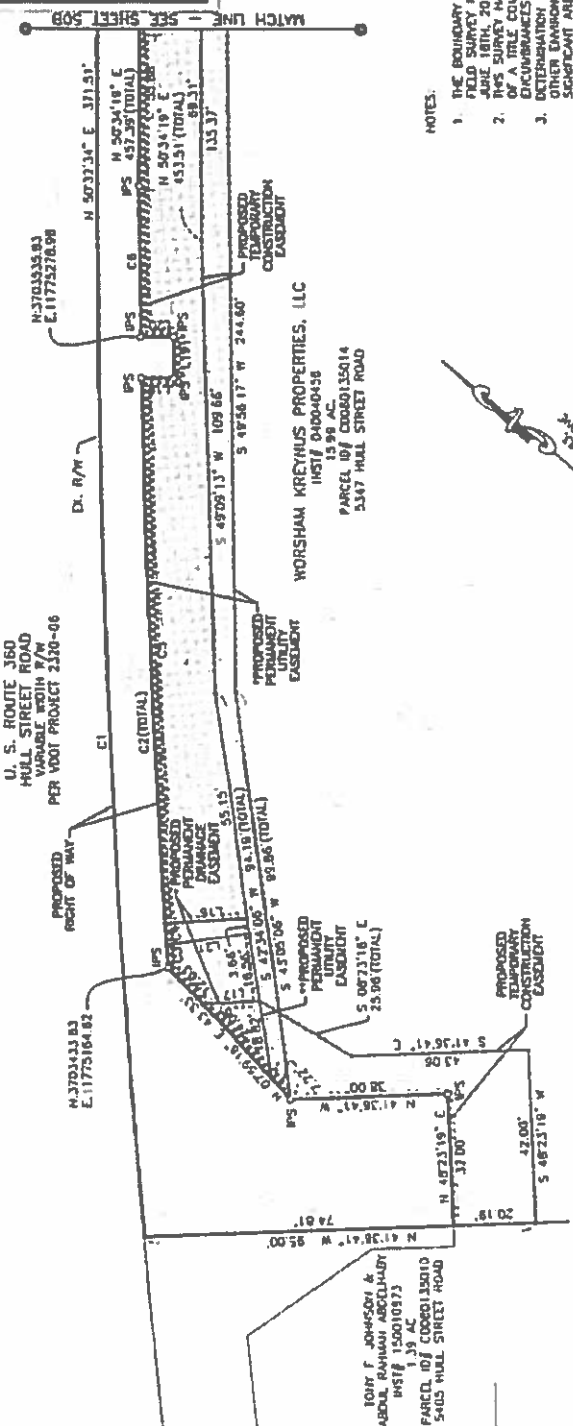
- NOTES:
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
 - ALL SURVEY DATA HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
 - DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
 - BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012800740 & #51012900080 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #51012900298 WITH AN EFFECTIVE DATE OF JULY 16, 2008.
 - OWNER: KEMP ENTERPRISES, INC. (MST # 980028378) TAX PARCEL # 00070176086
 - LOVED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT
 - COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
 - DPW DRAWING#: 0-28709

JMT
JAMES M. THUDA, L.S. #001078
Surveying & Planning
10101 W. WARRICK RD. SUITE 210 RICHMOND, VIRGINIA 23228
PHONE: (804)-323-8900 FAX: (804)-323-0586
E-MAIL: jmt@jmt-engineering.com

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
070	C0000135014	WORSHAM KREYNUS PROPERTIES, LLC	P040040436	15.98	10.903	18.878	5.150	18.892
								ACRES

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2120-06



TOBY F. JOHNSON &
ABDUL RAHMAN ABDELHAY
INST# 15-50010573

PARCEL ID# C0000135014
3547 HULL STREET ROAD

WORSHAM KREYNUS PROPERTIES, LLC
INST# 15-04004036
PARCEL ID# C0000135014
3547 HULL STREET ROAD

LINE#	BEARING	DISTANCE
L1	S 12.00° E	28.47
L2	S 12.00° E	5.41
L3	S 12.00° E	17.50
L4	S 12.00° E	5.31
L5	S 12.00° E	17.49
L6	S 12.00° E	17.49
L7	S 12.00° E	17.49
L8	S 12.00° E	17.49
L9	S 12.00° E	17.49
L10	S 12.00° E	17.49
L11	S 12.00° E	17.49
L12	S 12.00° E	17.49
L13	S 12.00° E	17.49
L14	S 12.00° E	17.49
L15	S 12.00° E	17.49
L16	S 12.00° E	17.49
L17	S 12.00° E	17.49
L18	S 12.00° E	17.49
L19	S 12.00° E	17.49
L20	S 12.00° E	17.49
L21	S 12.00° E	17.49
L22	S 12.00° E	17.49
L23	S 12.00° E	17.49
L24	S 12.00° E	17.49
L25	S 12.00° E	17.49
L26	S 12.00° E	17.49
L27	S 12.00° E	17.49
L28	S 12.00° E	17.49
L29	S 12.00° E	17.49
L30	S 12.00° E	17.49

CURVE DATA	BEARING	DISTANCE
C1	S 12.00° E	240.43
C2	S 12.00° E	44.37
C3	S 12.00° E	44.37
C4	S 12.00° E	44.37
C5	S 12.00° E	44.37
C6	S 12.00° E	44.37
C7	S 12.00° E	44.37
C8	S 12.00° E	44.37
C9	S 12.00° E	44.37
C10	S 12.00° E	44.37
C11	S 12.00° E	44.37
C12	S 12.00° E	44.37
C13	S 12.00° E	44.37
C14	S 12.00° E	44.37
C15	S 12.00° E	44.37
C16	S 12.00° E	44.37
C17	S 12.00° E	44.37
C18	S 12.00° E	44.37
C19	S 12.00° E	44.37
C20	S 12.00° E	44.37



- LEGEND
- CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - PS PERMANENT UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - PROP PROPERTY LINE
 - ACQ ACQUIRED RIGHT OF WAY
 - PERMUT PERMANENT UTILITY EASEMENT
 - PERMUT PERMANENT DRAINAGE EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - PERMUT PERMANENT UTILITY EASEMENT FOR VERMONT VIRGINIA
 - PERMUT PERMANENT UTILITY EASEMENT FOR VERMONT VIRGINIA AND DOMINION ENERGY

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENTS, PERMANENT DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS, WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT ACCURATELY REPRESENTS THE ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH JUNE 18, 2015, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZIMMERS L.S. #002078
5/4/2016
DATE



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

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JMT
CHECKED BY: JMT
DATE: 05/04/2016
SCALE: 1" = 20'
SHEET 501 OF 63

JMT JOHNSON, WILKINSON & THOMPSON
Engineering & Surveying
10000 Park Forest Drive
Richmond, Virginia 23238
PHONE: (804)-353-8900 FAX: (804)-353-0386
EMAIL: jmt@jmt-engineering.com

REVISION	DATE	PERSON FOR REVISION

NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE EXISTENCE OF EASEMENTS AND/OR ENCUMBRANCES TO THE SUBJECT PARCEL OR NEIGHBORING PARCELS WAS NOT PART OF THIS SURVEY.
- BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #1012500740 & #1012500300 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #1012500350 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: WORSHAM KREYNUS PROPERTIES, LLC, (INST# 040040436) TAX PARCEL: W0000135014
- ZONED R-1M (USABLE HOME) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1883, SOUTH ZONE.
- DPW DRAWING: 0-28709

VICINITY MAP
NOT TO SCALE



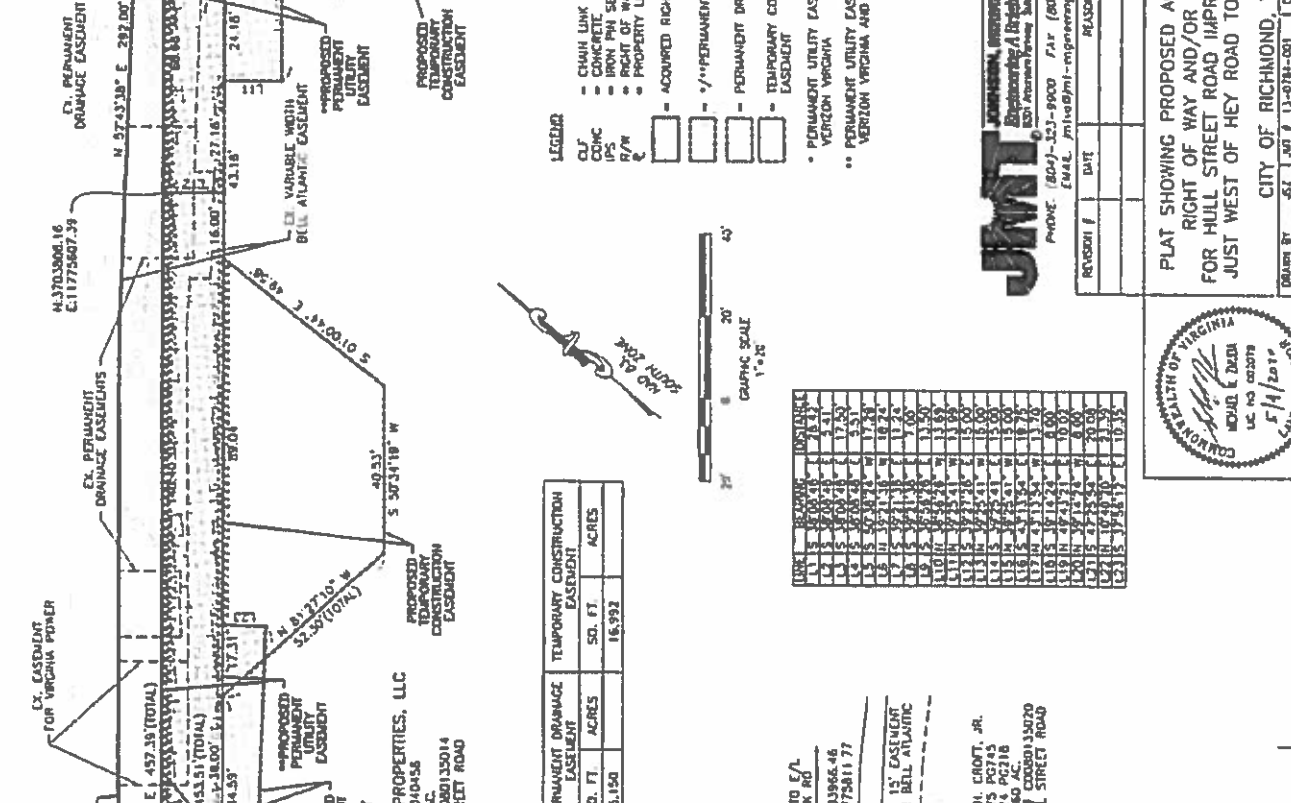
U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2310-08

WORSHAI KREYNUS PROPERTIES, LLC
15.99 AC
HST# 04000456
PARCEL ID# C0080135014
5347 HULL STREET ROAD

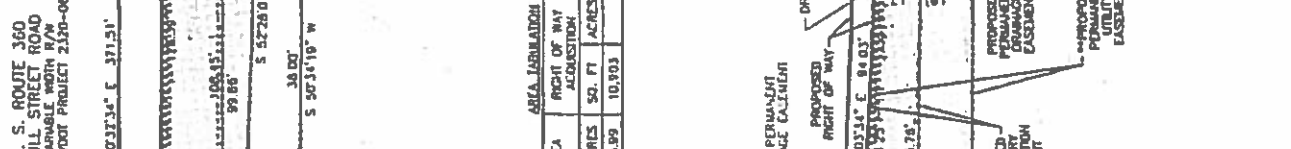
U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2310-08

GEORGE H. CROFT, JR.
789 S 2 TO E/L
WARWICK RD
H 3703966.46
E 11775811.71

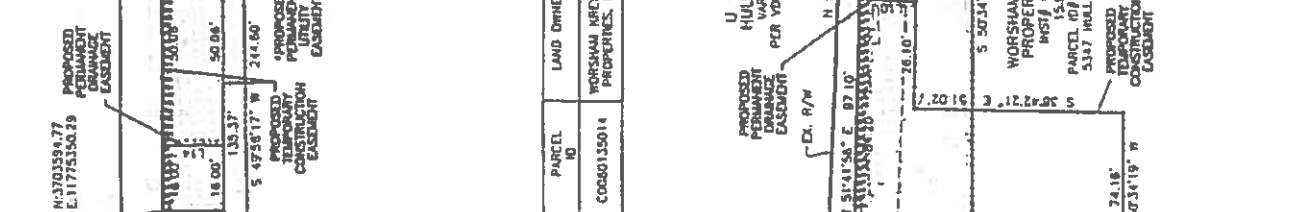
WORSHAI KREYNUS PROPERTIES, LLC
15.99 AC
HST# 04000456
PARCEL ID# C0080135014
5347 HULL STREET ROAD



PARCEL NUMBER	PARCEL ID	LAND OWNER	GRID REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	ACRES
070	C0080135014	WORSHAI KREYNUS PROPERTIES, LLC	0100040456	15.99	10.903	18.870	5.150	16.992	16.992



LINE	BEARING	DISTANCE
L1	N 51°41'30" E	97.10'
L2	S 50°34'19" W	74.18'
L3	S 50°34'19" W	232.00'(TOTAL)
L4	N 30°29'44" E	51.00'
L5	N 37°43'29" E	282.00'
L6	N 51°41'30" E	97.10'
L7	S 50°34'19" W	74.18'
L8	S 50°34'19" W	232.00'(TOTAL)
L9	N 30°29'44" E	51.00'
L10	N 37°43'29" E	282.00'
L11	N 51°41'30" E	97.10'
L12	S 50°34'19" W	74.18'
L13	S 50°34'19" W	232.00'(TOTAL)
L14	N 30°29'44" E	51.00'
L15	N 37°43'29" E	282.00'
L16	N 51°41'30" E	97.10'
L17	S 50°34'19" W	74.18'
L18	S 50°34'19" W	232.00'(TOTAL)
L19	N 30°29'44" E	51.00'
L20	N 37°43'29" E	282.00'
L21	N 51°41'30" E	97.10'
L22	S 50°34'19" W	74.18'
L23	S 50°34'19" W	232.00'(TOTAL)
L24	N 30°29'44" E	51.00'
L25	N 37°43'29" E	282.00'
L26	N 51°41'30" E	97.10'
L27	S 50°34'19" W	74.18'
L28	S 50°34'19" W	232.00'(TOTAL)
L29	N 30°29'44" E	51.00'
L30	N 37°43'29" E	282.00'
L31	N 51°41'30" E	97.10'
L32	S 50°34'19" W	74.18'
L33	S 50°34'19" W	232.00'(TOTAL)
L34	N 30°29'44" E	51.00'
L35	N 37°43'29" E	282.00'
L36	N 51°41'30" E	97.10'
L37	S 50°34'19" W	74.18'
L38	S 50°34'19" W	232.00'(TOTAL)
L39	N 30°29'44" E	51.00'
L40	N 37°43'29" E	282.00'
L41	N 51°41'30" E	97.10'
L42	S 50°34'19" W	74.18'
L43	S 50°34'19" W	232.00'(TOTAL)
L44	N 30°29'44" E	51.00'
L45	N 37°43'29" E	282.00'
L46	N 51°41'30" E	97.10'
L47	S 50°34'19" W	74.18'
L48	S 50°34'19" W	232.00'(TOTAL)
L49	N 30°29'44" E	51.00'
L50	N 37°43'29" E	282.00'
L51	N 51°41'30" E	97.10'
L52	S 50°34'19" W	74.18'
L53	S 50°34'19" W	232.00'(TOTAL)
L54	N 30°29'44" E	51.00'
L55	N 37°43'29" E	282.00'
L56	N 51°41'30" E	97.10'
L57	S 50°34'19" W	74.18'
L58	S 50°34'19" W	232.00'(TOTAL)
L59	N 30°29'44" E	51.00'
L60	N 37°43'29" E	282.00'
L61	N 51°41'30" E	97.10'
L62	S 50°34'19" W	74.18'
L63	S 50°34'19" W	232.00'(TOTAL)
L64	N 30°29'44" E	51.00'
L65	N 37°43'29" E	282.00'
L66	N 51°41'30" E	97.10'
L67	S 50°34'19" W	74.18'
L68	S 50°34'19" W	232.00'(TOTAL)
L69	N 30°29'44" E	51.00'
L70	N 37°43'29" E	282.00'
L71	N 51°41'30" E	97.10'
L72	S 50°34'19" W	74.18'
L73	S 50°34'19" W	232.00'(TOTAL)
L74	N 30°29'44" E	51.00'
L75	N 37°43'29" E	282.00'
L76	N 51°41'30" E	97.10'
L77	S 50°34'19" W	74.18'
L78	S 50°34'19" W	232.00'(TOTAL)
L79	N 30°29'44" E	51.00'
L80	N 37°43'29" E	282.00'
L81	N 51°41'30" E	97.10'
L82	S 50°34'19" W	74.18'
L83	S 50°34'19" W	232.00'(TOTAL)
L84	N 30°29'44" E	51.00'
L85	N 37°43'29" E	282.00'
L86	N 51°41'30" E	97.10'
L87	S 50°34'19" W	74.18'
L88	S 50°34'19" W	232.00'(TOTAL)
L89	N 30°29'44" E	51.00'
L90	N 37°43'29" E	282.00'
L91	N 51°41'30" E	97.10'
L92	S 50°34'19" W	74.18'
L93	S 50°34'19" W	232.00'(TOTAL)
L94	N 30°29'44" E	51.00'
L95	N 37°43'29" E	282.00'
L96	N 51°41'30" E	97.10'
L97	S 50°34'19" W	74.18'
L98	S 50°34'19" W	232.00'(TOTAL)
L99	N 30°29'44" E	51.00'
L100	N 37°43'29" E	282.00'



LEGEND
 CL CHAIN LINK FENCE
 CO CONCRETE
 IPS IRON PNH SET
 R/W RIGHT OF WAY
 P PROPERTY LINE
 ACQUIRED RIGHT OF WAY
 PERMANENT UTILITY EASEMENT
 PERMANENT DRAINAGE EASEMENT
 TEMPORARY CONSTRUCTION EASEMENT
 PERMANENT UTILITY EASEMENT FOR VIRGINIA POWER
 PERMANENT UTILITY EASEMENT FOR VIRGINIA POWER AND DOWNHILL ENERGY

SCALE 1" = 20'
 GRAPHIC SCALE
 1" = 20'

REVISION # DATE REASON FOR REVISION

JMT JOHNSON, MERRILL & THOMPSON
 Engineering & Planning
 801 American Parkway, Suite 310 Richmond, Virginia 23228
 PHONE (804)-323-9000 FAX (804)-323-0546
 EMAIL jmth@jmt-engineering.com

CITY OF RICHMOND, VIRGINIA
 DRAWN BY: JST
 CHECKED BY: WRT
 CITY PROJECT # 100815
 PLAT # C-78863
 DATE: 05/01/2019 SCALE: 1" = 20' SHEET 508 OF 63

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

CITY OF RICHMOND, VIRGINIA
 MICHAEL E. DODD
 LC NO. 000078
 5/1/2019
 LAND SURVEYOR

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2310-08

WORSHAI KREYNUS PROPERTIES, LLC
15.99 AC
HST# 04000456
PARCEL ID# C0080135014
5347 HULL STREET ROAD

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2310-08

GEORGE H. CROFT, JR.
789 S 2 TO E/L
WARWICK RD
H 3703966.46
E 11775811.71

WORSHAI KREYNUS PROPERTIES, LLC
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