

AN ORDINANCE No 85-251-233

ADOPTED OCT 14 1985

To accept the offer of John D. King and Eileen M. King to convey to the City of Richmond for \$3,500 a parcel of land containing 4,711.20 square feet, more or less, known, numbered and designated 2507-2509 Q Street, fronting 36.24 feet on the south right of way line of Q Street, 85 feet east of the east right of way line of 25th Street, and extending back to a 16 foot east-west alley, necessary for establishing a police precinct station, as shown shaded upon the copy of the plan on file in the Department of Public Works, marked "Drawing No. N-21375".

Patron - City Manager

Approved as to form and legality
by City Attorney

1. WHEREAS, by Ordinance No. 85-159-153, adopted June 24,
2. 1985, the Council of the City of Richmond declared that a
3. public necessity exists for the purpose of a municipal
4. building, parking area and related uses for a police
5. precinct facility, lying east of 25th Street, south of Q
6. Street, west of 26th Street, and north of P Street, in the
7. block bounded by 25th, 26th, P and Q Streets, and shown
8. shaded on Department of Public Works Drawing No. N-21375,
9. dated May 29, 1985; and
10. WHEREAS, John D. King and Eileen M. King, the owners of
11. part of said property, have offered to convey to the City
12. for \$3,500 the property, known, numbered and designated
13. 2507-2509 Q Street (Parcel 4), containing 4,711.20 square

1. feet, more or less, necessary for establishing said
2. facility; NOW, THEREFORE,
3. THE CITY OF RICHMOND HEREBY ORDAINS:

4. § 1. That the offer of John D. King and Eileen M. King
5. to convey to the City in fee simple for \$3,500 property
6. containing 4,711.20 square feet, more or less, known,
7. numbered and designated 2507-2509 Q Street (Parcel 4),
8. fronting 36.24 feet on the south right of way line of Q
9. Street, 85 feet east of the east right of way line of 25th
10. Street, and extending back to a 16 foot east-west alley,
11. necessary for establishing a police precinct station, as
12. shown shaded upon the copy of the plan on file in the
13. Department of Public Works, marked "Drawing No. N-21375",
14. entitled: "Proposed Acquisition of Property for Municipal
15. Purposes in the block bounded by 25th, 26th, 'P' & 'Q'
16. Sts.", dated May 29, 1985, a copy of which is attached to
17. the draft of this ordinance, by deed approved as to form and
18. legality by the City Attorney, is hereby accepted.

19. § 2. This ordinance shall be in force and effect upon
20. adoption.

21.
22.
23.
24.

25 TH STREET

N 37° 10' 20" E
150.00'

N 57° 10' 20" E
137.30'

P

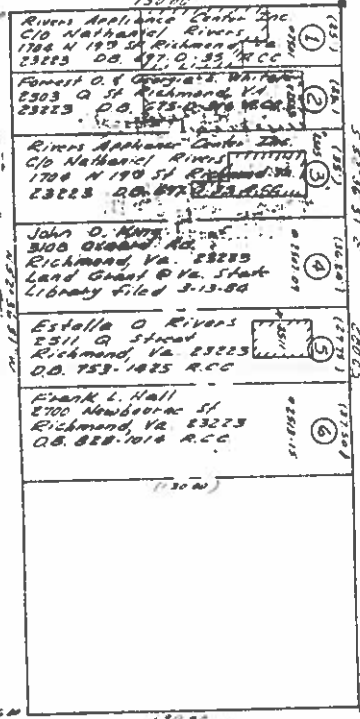
STREET

26 TH STREET

STREET

Q

STREET



John H. McLeod
1716 Canal St.
Richmond, Va. 23223
D.B. 673.0, 35' x 137.30' R.C.C.

Rivers Appraisal Center Inc.
C/O Nathaniel Rivers
1700 N 190 St Richmond, Va.
23223 D.B. 497.0, 35' x 137.30' R.C.C.

Fornell O. G. Grogan, Jr.
2503 Q St Richmond, Va.
23223 D.B. 575.0, 35' x 137.30' R.C.C.

Rivers Appraisal Center Inc.
C/O Nathaniel Rivers
1700 N 190 St Richmond, Va.
23223 D.B. 477.0, 35' x 137.30' R.C.C.

John O. King
300 G Street
Richmond, Va. 23223
Land Grant to Va. State
Library filed 3-13-80

Estelle O. Rivers
2511 Q Street
Richmond, Va. 23223
D.B. 753.0, 35' x 137.30' R.C.C.

Frank L. Hall
2700 Newbourne St
Richmond, Va. 23223
D.B. 820.0, 35' x 137.30' R.C.C.

NOTES:
1 Area Required to be Revised Shown Shaded as the City Area Parcel
2 Area Parcel

- ①: 3250 sq ft
- ②: 3250 sq ft
- ③: 4550 sq ft
- ④: 4710 sq ft
- ⑤: 3675 sq ft
- ⑥: 4875 sq ft
- ⑦: 3250 sq ft

3 Bearings refer to the City of Richmond Plans
Coordinate System.
4 Outlines Plotted from Station Marks

Total: 26,700 sq ft

1. Cuts and fills shown represent the difference in elevation of ground at property line and the sidewalk grade.
2. Fences, walls, steps, or other walls adjacent to the street line, affected by the grading of streets, will not be depicted or indicated as the City's expense unless shown on the plan.
REFERENCES: See P.L.C.

NOTES:
1. All dimensions in parentheses are from deeds.
2. Property owners consent as of 5-27-1985.

Survey Administrator
Bureau of Street Administration
Planning & Eng'g Services Admin. Division
City of Richmond, Virginia

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

PROPOSED ACQUISITION OF PROPERTY FOR MUNICIPAL PURPOSES IN THE BLOCK BOUNDED BY 25TH, 26TH, P, & Q STS.

AUTHORITY: Director, Field Report, Chief, Bureau of Engineering, 5-20-85

DESIGNED BY: [Signature]
CHECKED BY: [Signature]

FIELD NOTES: [Blank]
SCALE: 1" = 40'
DATE: 5-27-85
PROJECT: [Blank]
DRAWING NO.: N-21375

OFFER TO SELL REAL ESTATE TO THE CITY OF RICHMOND

John D. King

of 3103 OXNARD ROAD

Street Address, City and State

hereinafter referred to as "Owner", hereby agree(s) to sell to the City of Richmond, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to as "City", for the sum of THREE THOUSAND FIVE HUNDRED Dollars (\$ 3500⁰⁰), payable all in cash, pursuant to the terms and conditions herein set forth, the following described real estate:

That parcel of property authorized to be acquired by Ordinance No. 85-159-153 by the City of Richmond, adopted June 24, 1985, the said parcel being shown outlined in red and shown as parcel # 4 on Department of Public Works' Drawing No. N-21375 and more commonly identified as 2507-2509 Q Street - vacant land

This offer is made upon the following terms and conditions:-

1. That the Owner will deliver to the City a properly executed Deed with General Warranty of Title, together with the other and usual customary warranties, which deed shall be in a form satisfactory to the City Attorney, and, where only a portion of a parcel is to be conveyed, shall contain a provision substantially as follows:

In further consideration of the aforementioned sum, the grantor, for himself, his heirs, devisees, successors and assigns, hereby discharges and releases the grantee from any and all damages which may now or hereafter be occasioned to the remaining property of the grantor on account of or as a result of this conveyance as well as grading, constructing, reconstructing, improving, maintaining, or otherwise using the property herein conveyed for public purposes, in accordance with the grades, cuts and fills shown on the aforesaid drawing.

2. That the said deed shall be prepared at the expense of the Owner. If the Owner desires that the deed be prepared by his attorney, he shall so indicate by placing his initials in the blank space following this sentence _____. It is understood that if no preference is so indicated by the Owner the City shall have the deed prepared by its examining attorney at the expense of the Owner. In the latter event, the sum of \$15.00 shall be deducted by the City from the agreed consideration and paid to the examining attorney at the time of closing.

3. That the Owner will have corrected prior to or by the time for settlement at his expense any valid title objections as and when called upon to do so by the City Attorney of the City.

4. That if such objections cannot be cleared and corrected to the satisfaction of the City Attorney with reasonable promptness, then the City, at its option, shall be fully relieved and released from performance on its part of a resulting contract to purchase said property.

5. That settlement shall be made for the property at the office of the City Attorney or at such other place as he may designate.

6. That the time of settlement shall be within a reasonable time after the acceptance of the offer by the Council of the City, allowing a reasonable time after such acceptance for exami-

8. That any rents paid to the Owner and accruing subsequent to the date of settlement will be paid to the City promptly upon receipt thereof by the Owner.

9. That the Owner will make satisfactory arrangements to terminate any lease or rental agreement covering said property between the Owner and other person or persons, firm or corporation, including tenants or sub-tenants; and if for any reason such arrangements cannot or are not made and actual and exclusive possession of said property is not vested in the City at the date of settlement, the continuation of the occupancy of said property by such person or persons, firm, corporation, tenant or sub-tenant shall constitute a valid objection to the title to said property, which will relieve and release the City from the performance on its part of a resulting contract to purchase said property; provided, however, the City may, at its option, proceed to have such objection cleared and corrected at the cost and expense to the Owner.

10. That the Owner has seen and carefully examined a copy of Department of Public Works' Drawing No. N-21375, is entirely familiar with the quantity of land covered by this offer and has been fully advised as to the nature of the use proposed to be made of such land by the City, including changes in grade, cuts, fills and any other changes which may affect the value of any remaining property of the Owner.

11. This offer shall expire ninety days from the date hereof.

12. There are no verbal arrangements made in relation to or in connection with this offer.

IN WITNESS WHEREOF, the Owner has hereunto affixed his signature and seal
this 24th day of JULY, 1985.

✓ John D. King (SEAL) _____ (SEAL)
Address John D. King Address
3103 Oxnard Rd Rich 23222

✓ Fileen M. King (SEAL) _____ (SEAL)
Address FILEEN M. KING Address
3103 Oxnard Rd Rich VA. 23222

____ (SEAL) _____ (SEAL)
Address Address

____ (SEAL) _____ (SEAL)
Address Address

____ (SEAL) _____ (SEAL)
Address Address

____ (SEAL) _____ (SEAL)
Address Address