INTRODUCED: April 11, 2022

AN ORDINANCE No. 2022-111

To amend Ord. No. 2019-084, adopted Apr. 8, 2019, as previously amended by Ord. No. 2020-040, adopted Feb. 24, 2020, and Ord. No. 2020-169, adopted Sept. 14, 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: APR 25 2022 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, and Ordinance No. 2020-169, adopted September 14, 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 <u>fee simple interests</u>, <u>permanent drainage easements</u>, <u>permanent</u> utility easements, <u>permanent water easements</u>, and temporary construction easements, each

AYES:	8	NOES:	0	ABSTAIN:	
ADOPTED:	APR 25 2022	REJECTED:		STRICKEN:	

hereinafter referred to as an "Interest" and all hereinafter referred to as the "Interests," as shown on sheets [4] 3 through [64] 65 of a drawing designated as DPW Drawing No. O-28709, [dated January 22, 2019] with each sheet dated as shown on Attachment A to this ordinance dated April 11, 2022, 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 4, 16, 17, 19, 21, 23, 47, 50A, and 50B of a drawing designated as DPW Drawing No. O 28709, 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 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;

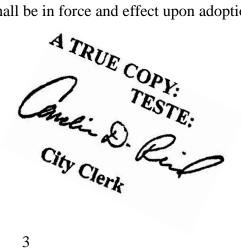
NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the Interests as shown on sheets [4] 3 through [64] 65 of a drawing designated as DPW Drawing No. O-28709, [dated January 22, 2019] with each sheet dated as shown on Attachment A to this ordinance dated April 11, 2022, 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 4, 16, 17, 19, 21, 23, 47, 50A, and 50B of a drawing designated as DPW Drawing No. O-28709, 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 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.
 - This amendatory ordinance shall be in force and effect upon adoption. II.



Attachment A

April 11, 2022

Sheet	Date
1	Omitted
2	Omitted
3	January 31, 2020
4	January 31, 2020
5	February 6, 2020
6	May 4, 2020
7A	February 6, 2020
7B	February 6, 2020
8	February 12, 2020
9	March 24, 2020
10	December 10, 2019
11	April 14, 2020
12	May 26, 2020
13	May 26, 2020
14	May 26, 2020
15	March 24, 2020
16	March 24, 2020
17	May 4, 2020
18	May 4, 2020
19	December 10, 2019
20	May 4, 2020
21	March 24, 2020
22	May 4, 2020
23	May 27, 2020
24	May 4, 2020
25	May 27, 2020
26	May 27, 2020
27	March 24, 2020
28	May 27, 2020
29	January 31, 2020
30	June 30, 2020
31	April 20, 2020
32	March 24, 2020
33	June 30, 2020

Sheet	Date
34	December 10, 2019
35	December 10, 2019
36	January 31, 2020
37	June 30, 2020
38	January 31, 2020
39	March 24, 2020
40	August 19, 2020
41	January 31, 2020
42	January 31, 2020
43	January 31, 2020
44	April 10, 2020
45	July 1, 2020
46	July 1, 2020
47	July 15, 2020
48	May 4, 2020
49	January 31, 2020
50A	May 4, 2020
50B	May 4, 2020
51	February 3, 2020
52	March 24, 2020
53	March 24, 2020
54	July 1, 2020
55	March 24, 2020
56	February 3, 2020
57	February 3, 2020
58	July 1, 2020
59	February 6, 2020
60	March 25, 2020
61	March 24, 2020
62	March 25, 2020
63	July 1, 2020
64	March 26, 2020
65	February, 6, 2020

2022-270



DEPARTMENT OF PUBLIC WORKS

O&R REQUEST

DATE:

March 29, 2022

EDITION: 1

TO:

The Honorable Members of City Council

THROUGH:

The Honorable Levar M. Stoney, Mayor

THROUGH:

J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH:

Robert C. Steidel, Deputy Chief Administrative Officer- Operations

THROUGH:

Bobby Vincent, Director of Public Works

THROUGH:

M. S. Khara PE, City Engineer

FROM:

Lamont Benjamin, PE, Capital Projects Administrator

RE:

TO AMEND AND REORDAIN ORDINANCE NO. 2019-084 AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER (CAO) OR **DESIGNEE** THEREOF, TO ACOUIRE CERTAIN PERMANENT, TEMPORARY AND UTILITY **EASEMENTS** INTERESTS, BY VOLUNTARY **CONVEYANCE** OR CONDEMNATION PROCEEDINGS, FOR THE CONSTRUCTION OF MULTIMODAL 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. 2019-084, adopted on April 8, 2019, as previously amended by Ordinance No. 2020-040, adopted on February 24, 2020, and by Ordinance No. 2020-169, adopted September 14, 2020, which authorized the acquisition of certain fee simple and certain easements interests for the Hull Street Road Phase 1 Project, to authorize the acquisition of additional property interests for the project from parcel numbers 23, 24, 27, 31, 32, 33, 34, 40, 42, 44, 45, 47, 48, 52, 56, 60, 61, 62, 64, 65, 67, 71, 73, 74, 75, 79, 80, 81, 82, and 85, by replacing the pages 3, 4, 7, 11, 12, 13, 14, 20, 22, 24, 25, 27, 28, 32, 36, 39, 40, 41, 43, 44, 46, 50, 52, 53, 54, 58, 59, 60, 61, and 64 of DPW Drawing No. O-28709 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," with the attached revised pages numbered 4, 5, 8, 12, 13, 14, 15, 21, 23, 25, 26, 28, 29, 33, 37, 40, 41, 42, 44, 45, 47, 51, 53, 54, 55, 59, 60, 61, 62 and 65.

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

Page 2 of 4

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 summer 2024 with anticipated completion of summer 2026. Currently the project is at the 60% design stage.

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 23, 24, 27, 31, 32, 33, 34, 40, 42, 44, 45, 47, 48, 52, 56, 60, 61, 62, 64, 65, 67, 71, 73, 74, 75, 79, 80, 81, 82 and 85 plats of which are attached to this amendment request in sheets 4, 5, 8, 12, 13, 14, 15, 21, 23, 25, 26, 28, 29, 33, 37, 40, 41, 42, 44, 45, 47, 51, 53, 54, 55, 59, 60, 61, 62 and 65 have increased in permanent and temporary construction easements more than what was originally approved by Council and adopted in April 8, 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.

Page 3 of 4

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 twice first time by Ordinance No 2020-040 adopted on February 24, 2020 then second time by Ordinance No 2020-169 adopted on September 20, 2020 to adjust 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: April 11, 2022

CITY COUNCIL PUBLIC HEARING DATE: April 25, 2022

REQUESTED AGENDA: Consent.

SUGGESTED COUNCIL COMMITEE: 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, Ordinance No 2020-040 adopted February 24, 2020 and Ordinance No 2020-169 Adopted September 14, 2020.

REQUIRED CHANGES TO WORK PROGRAMS: None

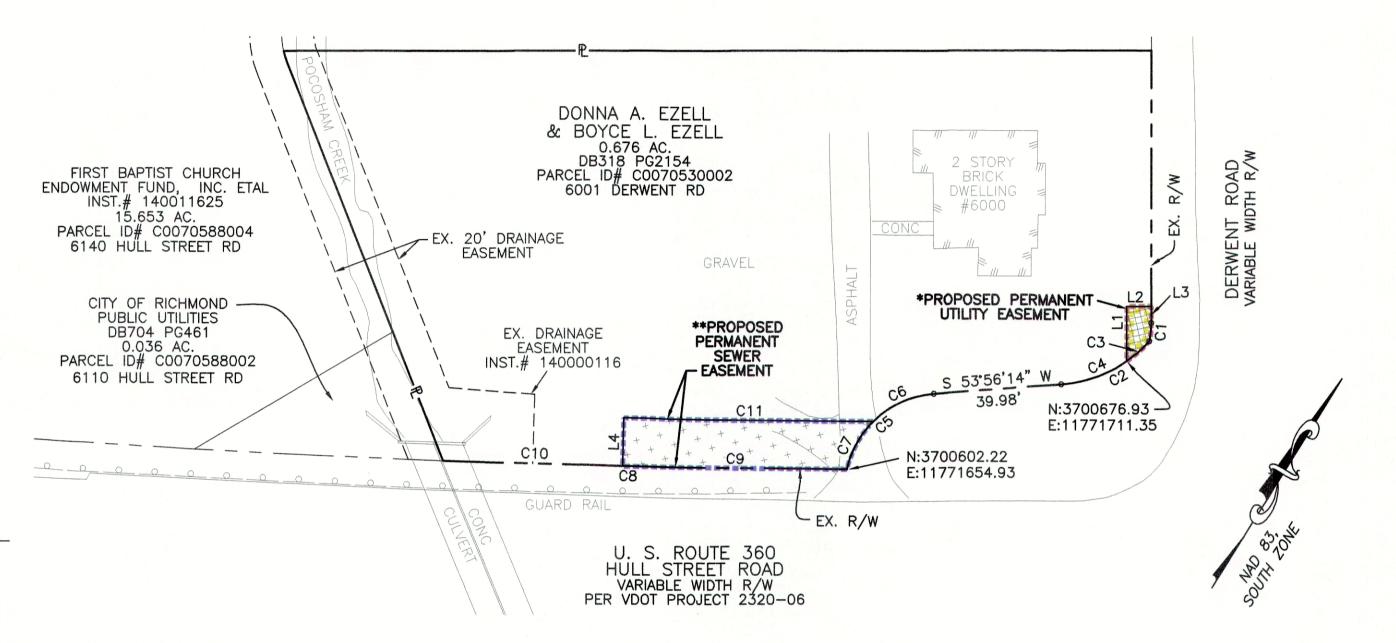
ATTACHMENTS:

1. DPW Drawing No. O-288709 sheets 4, 5, 8, 12, 13, 14, 15, 21, 23, 25, 26, 28, 29, 33, 37, 40, 41, 42, 44, 45, 47, 51, 53, 54, 55, 59, 60, 61, 62, and 65. All other previously submitted and approved sheets are not affected by this amendment request.

STAFF:

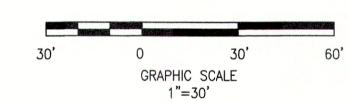
M. S. Khara, P.E., City Engineer, 646-5413 Lamont L. Benjamin, P.E., Capital Project Administrator, 646-6339 Adel Edward, P.E., Engineer III, 646-6584 (Project Manager)

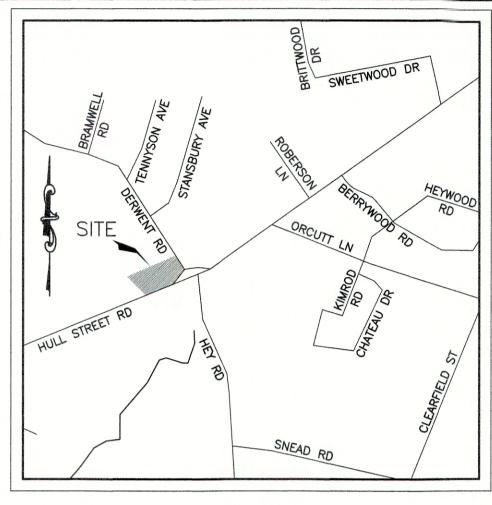
								A STATE OF THE STA	
PARCEL NUMBER	PARCEL ID	LAND OWNERS	DEED REF. ID	TOTAL	AREA	PERMANE EASI	NT UTILITY		NT SEWER
(022)	C0070530002	DONNA A. EZELL &	DB 318	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
022)	0007000002	BOYCE L. EZELL	PG 2154		0.676	106		1,097	ě.



			CURVE TABL	-	
CURVE	ARC LENGTH		DELTA ANGLE		CHORD LENGTH
C1	5.69'	27.33'	11°55'41"	S 25°55'20" E	5.68'
C2	31.27	41.02	43°41 '06"	S 32°05'39" W	30.52
C3	9.41	41.02'	1 3° 08'31"	S 16°49'21" W	9.39'
C4	21.86	41.02	30°32 '35"	S 38°39'54" W	21.61
C5	38.50'	30.00'	73°31'59"	S 17'10'38" W	35.91'
C6	21.18'	30.00'	40°27'29"	S 33°42'53" W	20.74'
C7	17.32'	30.00'	33°04'30"	S 03°03'07" E	17.08'
C8	126.19	4052.56	1°47'03"	S 59°20'41" W	126.19'
C9	70.11	4052.56	0'59'29"	S 58'56'54" W	70.11'
C10	56.08'	4052.56	0°47'34"	S 59°50'25" W	56.08'
C11	78.00'	4037.56	1*06'25"	N 58'53'26" E	78.00'

LINE BEARING DISTANCE
L1 N 31°53'10" W 17.08'
L2 N 58°06'50" E 7.64'
L3 S 31°53'10" E 5.23'
L4 N 30°33'22" W 15.00'





VICINITY MAP

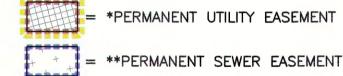
NOTES:

- 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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: DONNA A. EZELL & BOYCE L. EZELL (DB. 318 PG. 2154)
 TAX PARCEL #C0070530002
- ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

 8. DPW DRAWING#: 0-28709

LEGEND

CONC = CONCRETE R/W = RIGHT OF WAY PL = PROPERTY LINE



- * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA
- ** PERMANENT SEWER EASEMENT FOR CITY OF RICHMOND DPU

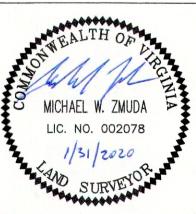


JOHNSON, MIRMIRAN & THOMPSON

Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596

	EMAIL: JM	tva@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

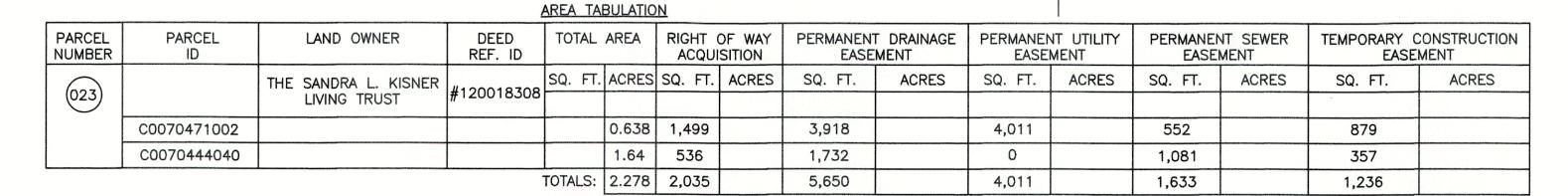
- 1			,,	–
	DRAWN BY: JS	SZ JMT #:	13-0764-001	CITY PROJECT #: 100875
	CHECKED BY: M	WZ		PLAT # C-28861
	DATE: 01/31/2020	O SCALE:	1" = 30'	SHEET 03 OF 65

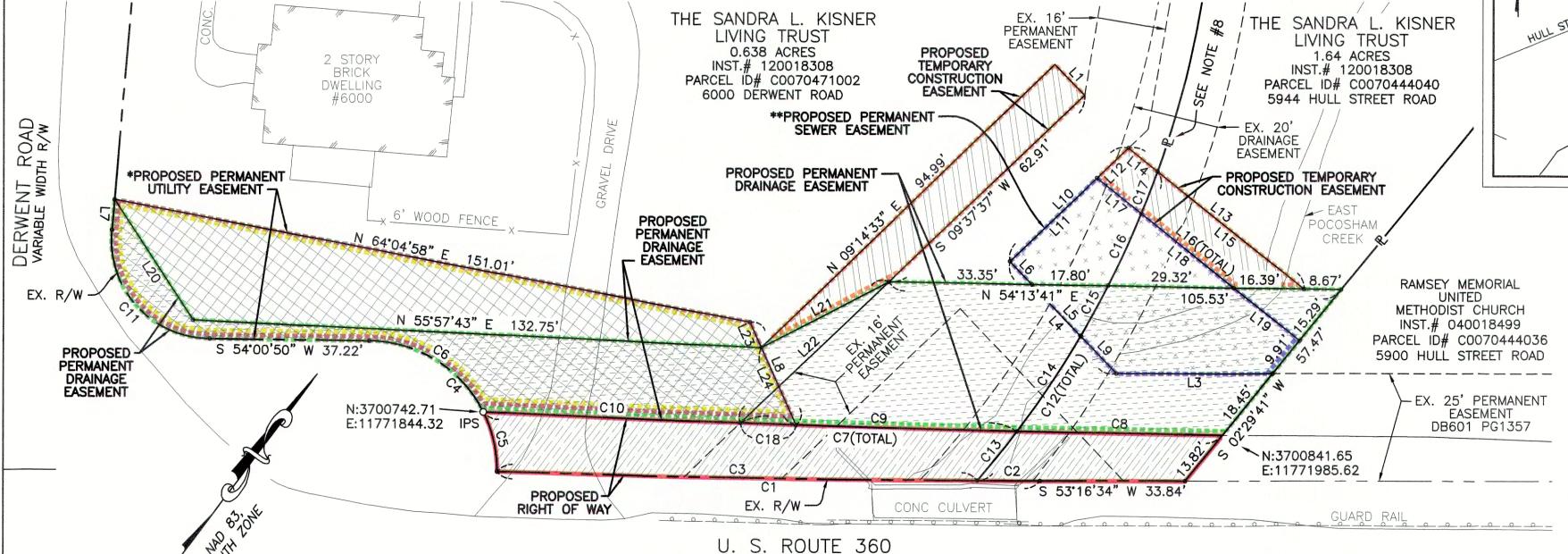
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A PERMANENT UTILITY EASEMENT AND PERMANENT SEWER EASEMENT ACROSS THE PROPERTY OF DONNA A. EZELL & BOYCE L. EZELL, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

1/31/2020 DATE





			CURVE TABL		
	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	
C1	126.64	4052.56	1°47'26"	S 54°10'16" W	126.63
C2	14.60'	4052.56	0°12'23"	S 53°22'45" W	14.60'
C3	112.04	4052.56	1°35'02"	S 54°16'28" W	112.03'
C4	47.39	30.00'	90'30'00"	N 81°14'10" W	42.61'
C5	14.42'	30.00	27'32'16"	N 49°45'18" W	14.28'
C6	32.97	30.00'	62°57'44"	S 84°59'42" W	31.33'
C7	172.50	4714.00	2°05'48"	S 54°59'57" W	172.49'
C8	47.94	4714.00'	0°34'58"	S 54°14'32" W	47.94'
C9	64.50'	4714.00'	0°47'02"	S 54°55'32" W	64.50'
C10	60.06	4714.00	0°43'48"	S 55°40'57" W	60.06'
C11	38.43'	22.87	96°17'14"	N 78°56'10" W	34.07'
C12	83.70'	228.77	20'57'49"	S 06°32'00" E	83.24'
C13	14.75	228.77	3°41'36"	S 02°06'07" W	14.74'
C14	26.73	228.77	6°41'37"	N 03°05'30" W	26.71
C15	13.30'	228.77	3°19'56"	S 08°06'17" E	13.30'
C16	18.44'	228.77	4°37'03"	N 12°04'46" W	18.43'
C17	10.49'	228.77	2°37'37"	N 15°42'06" W	10.49'
C18	12.96'	4714.00'	0°09'27"	S 55°14'19" W	12.96'

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT, PERMANENT UTILITY EASEMENT, PERMANENT SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF SANDRA L. KISNER TRUSTEE, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

1/31/2020 DATE

Local Control of the		Company of the Compan	
20'	0	20'	40'

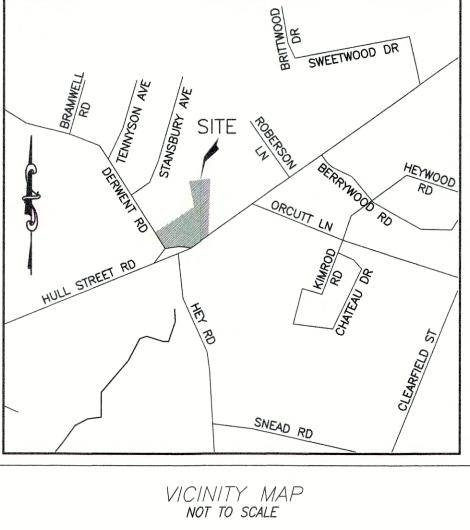
HULL STREET ROAD

VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-06

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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: SANDRA L. KISNER TRUSTEE (INST.# 120018308) TAX PARCEL #C0070471002 & C0070444040.
- 6. ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
- 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. PROPERTY LINE ALONG CENTER OF CREEK BRANCH IS APPROXIMATE.
- 9. DPW DRAWING#: 0-28709

LINE	Г	BEARING		DISTANCE
L1	S	80°22'23'	" E	10.00'
L2		(DELETED)	
L3	S	53'16'34'	' W	36.46
L4	Z	80°22'23'	' W	36.06
L5	Z	80'22'23'	' W	16.55
L6	N	80'22'23'	' W	7.41
L7	Z	31°53'10'	' W	7.08
L8	S	61°01'37'	<u>" E</u>	26.22'
L9	N	80°22'23'		12.10'
L10	Z	09'37'37'	" E	38.09
L11	N	09'37'37'	" E	28.00'
L12	N	09'37'37'	" E	10.09
L13	S	88'10'07'	" E	52.49'
L14	S	88'10'07'	" E	8.69'
L15	S	88'10'07'	" E	43.80'
L16	S	88°10'07'	" E	60.56
L17	S	88'10'07'	" E	13.22'
L18	S	88°10'07'	" E	27.66
L19	S	88°10'07'	" E	19.68'
L20	S	70°01'59'	, E	33.50'
L21	N	25'54'02'	" E	33.41'
L22	7	09'37'37'	" E	47.68'
L23	S	61'01'37'	" E	6.48'
L24	S	61°01'37'	" E	19.74



LEGEND

CONC = CONCRETE IPS = IRON PIN SET

R/W = RIGHT OF WAY P = PROPERTY LINE

= PERMANENT DRAINAGE EASEMENT

ACQUIRED RIGHT OF WAY

= *PERMANENT UTILITY EASEMENT

**PERMANENT SEWER EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

** PERMANENT SEWER EASEMENT FOR CITY OF RICHMOND DPU



JOHNSON, WIRWIRAN & THOMPSON Engineering A Brighter Future ® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596
FMAII: imtva@imt-engineering.com

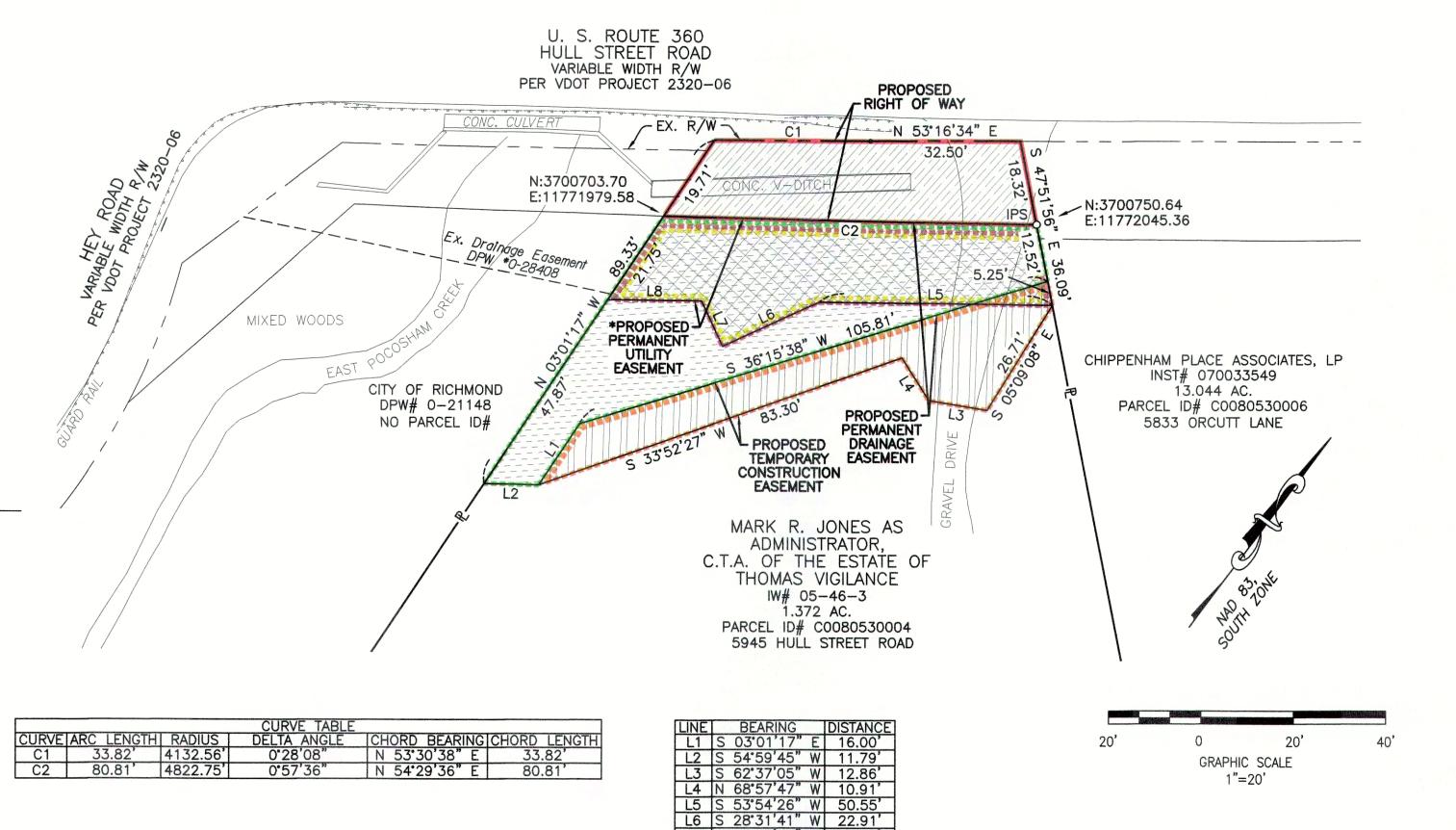
	LIVITIL. JITI	tvasjiiit	crigineering.com	
REVISION #	DATE		REASON FOR REVISION	



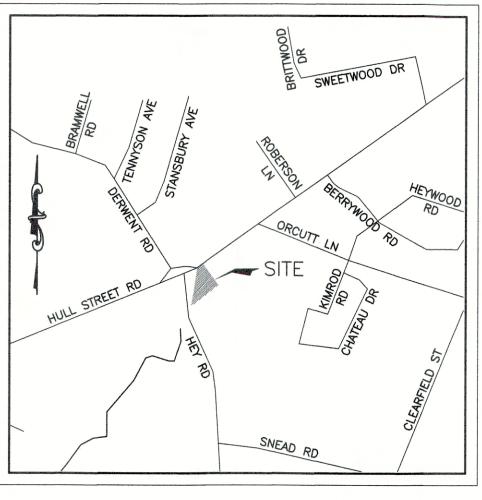
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

		,
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 01/31/2020	SCALE: 1" = 20'	SHEET 04 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT O ACQUIS		The state of the s	ENT UTILITY SEMENT		NT DRAINAGE SEMENT		CONSTRUCTION SEMENT
(024)	C0080530004	MARK R. JONES, ADMINISTRATOR C.T.A.	IW#05-46-3	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
024)	00000000004	OF THE ESTATE OF THOMAS VIGILANCE	W#05-40-5		1.372	1,273		1,694		2,909		1,184	



L7 N 61°28'19" W 10.87' L8 S 53°54'26" W 20.39'



VICINITY MAP NOT TO SCALE

NOTES:

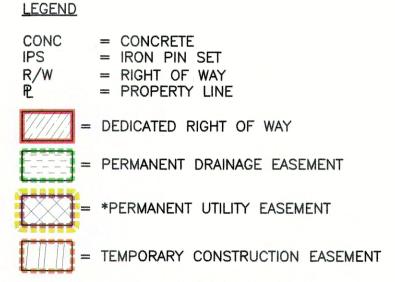
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- OWNER: MARK R. JONES, ADMINISTRATOR C.T.A. OF THE ESTATE OF THOMAS VIGILANCE, (IW# 05-46-3) TAX PARCEL #C0080530004.
- 6. ZONED B-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
- COORDINATES SHOWN HERÈON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

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 MARK R. JONES. ADMINISTRATOR C.T.A. OF THE ESTATE OF THOMAS VIGILANCE. CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078 DATE

2/6/2020



* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Sulte 310 Richmond, Virginia 23236

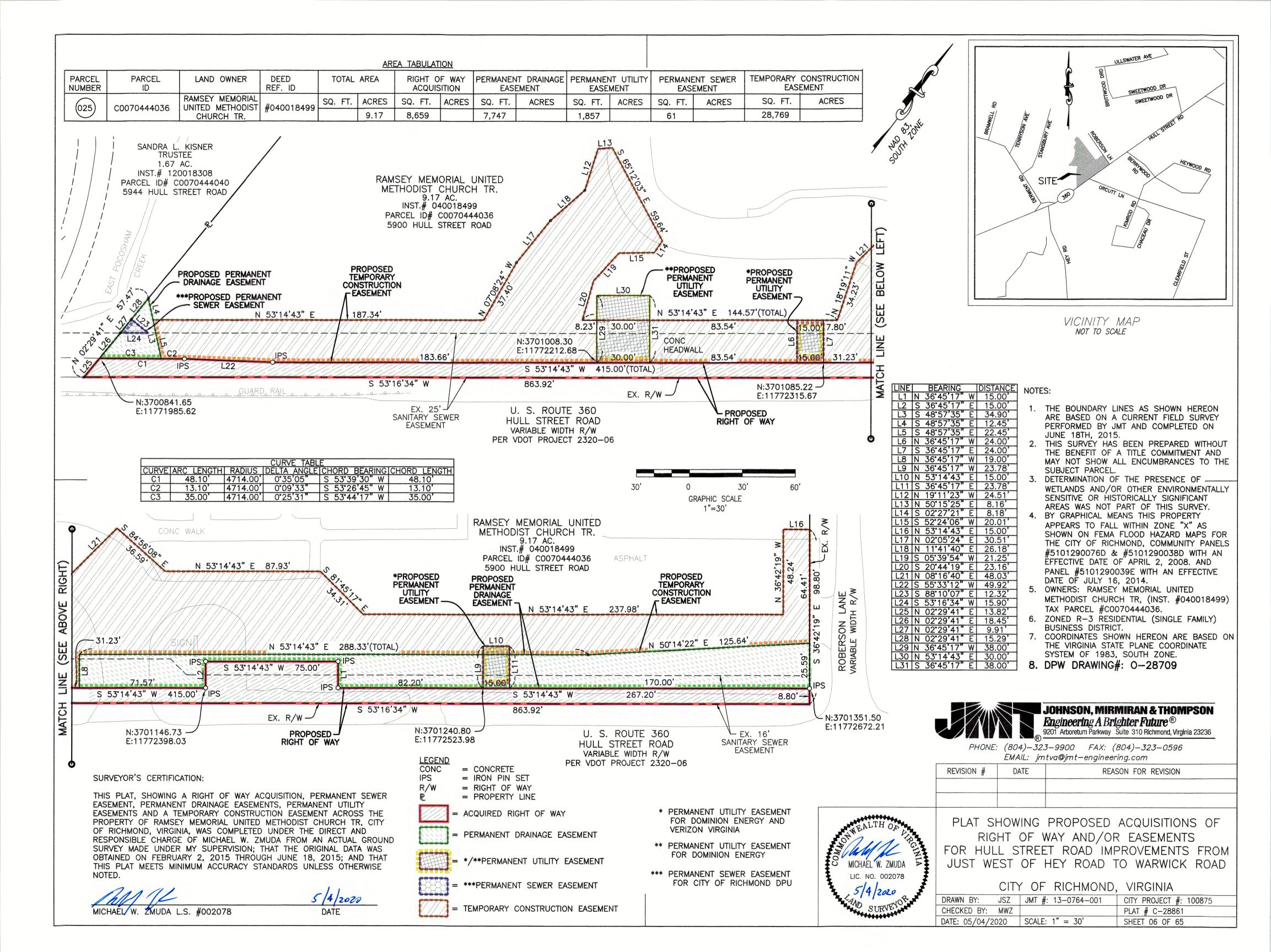
PHONE: (804)-323-9900 FAX: (804)-323-0596 FMAIL: imtva@imt-engineering.com

	LIVIAIL. JIII	.va@jint=erigineering.com
REVISION #	DATE	REASON FOR REVISION

MICHAEL W. ZMUDA LIC. NO. 002078

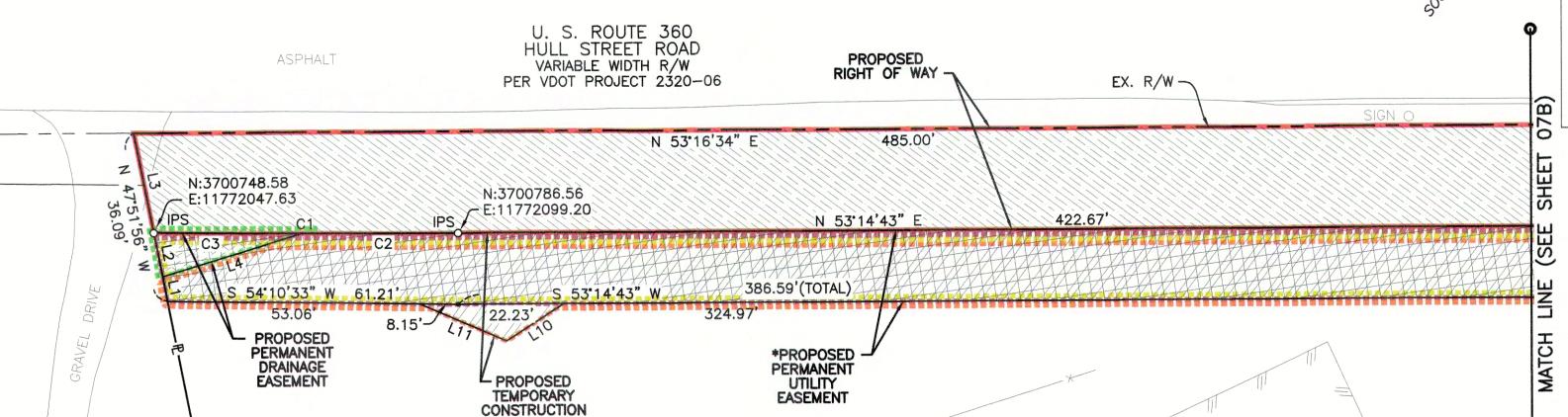
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 02/06/2020	SCALE: 1" = 20'	SHEET 05 OF 65



AREA TABULATION PERMANENT DRAINAGE TEMPORARY CONSTRUCTION PERMANENT UTILITY RIGHT OF WAY DEED TOTAL AREA **PARCEL** PARCEL LAND OWNER **EASEMENT** EASEMENT EASEMENT REF. ID ACQUISITION NUMBER ID **ACRES** ACRES CHIPPENHAM PLACE ACRES SQ. FT. SQ. FT. **ACRES** SQ. FT. **ACRES** SQ. FT. SQ. FT. #070033549 (026)C0080530006 ASSOCIATES, LP 7,486 144 13.044 10,466 8,249 U. S. ROUTE 360 HULL STREET ROAD **PROPOSED ASPHALT** VARIABLE WIDTH R/W RIGHT OF WAY

EASEMENT



6' CHAIN LINK FENCE

CHIPPENHAM PLACE ASSOCIATES, LP

INST.# 070033549

13.044 AC.

PARCEL ID# C0080530006

5833 ÖRCUTT LANE

	CURVE TABLE										
CURVE	ARC LENGTH	RADIUS		CHORD	BEARING	CHORD LENGTH					
C1	64.04	4825.75	0°45'37"		7'32" E	64.04'					
C2	32.88	4825.75	0°23'25"	N 53°2	6'26" E	32.88'					
C3	31.16	4825.75	0°22'12"	N 53°4	9'15" E	31.16					

20' GRAPHIC SCALE 1"=20"

NOTES:

CASMAN K. SAMUEL & MARK R. JONES AS ADMINISTRATOR, C.T.A. OF THE ESTATE OF

THOMAS VIGILANCE IW# 05-46-3

1.372 AC.

PARCEL ID# C0080530004

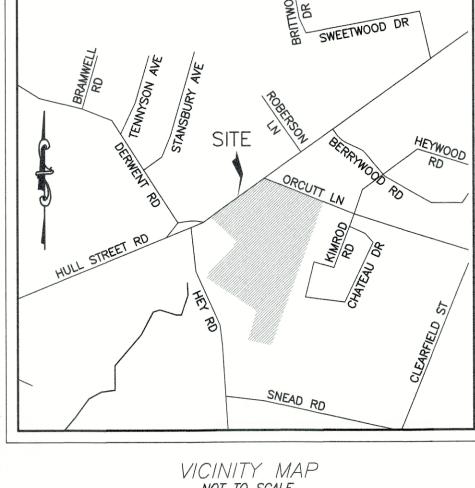
5945 HULL STREET ROAD

- 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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNER: CHIPPENHAM PLACE ASSOCIATES, LP (INST.# 070033549) TAX PARCEL #C0080530006.
- ZONED R-48 RESIDENTIAL (MULTI-FAMILY) DISTRICT. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENTS, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF CHIPPENHAM PLACE ASSOCIATES, LP, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078



NOT TO SCALE

LINE		BEARIN	IG	DISTANCE
L1	N	47.51,5	6" W	5.26
L2	N	47°51'5	6" W	9.45
L3	N	47°51'5	6" W	21.38
L4	S	36°15'3	8" W	30.68
L5	S	84°33'1	8" W	18.01
L6	S	42°41'2	4" W	16.42'
L7	N	71°19'4	6" W	14.42
L8	S	53°14'4	-3" W	28.06'
L9	S	46°54'2	28" W	45.30'
L10	S	20°15'2	9" W	14.38'
L11	S	76°44'2		19.97
L12	S	53°04'4	-0" W	33.45
L13	N	53°25'5	9" W	6.22
L14	S	35.58,0		20.83
L15		(DELETI	ED)	
L16	S	23'39'0	5" W	31.29
L17	N	66'20'5	55" W	30.01
L18	N	23'39'0	05" E	28.67
L19	S	18'53'0	3" W	7.64
L20	N	71°13'2	28" W	17.34'
L21	N	57°24'1	13" W	31.62

LEGEND

2 STORY FRAME APARTMENTS

#5857

= CONCRETE CONC **IPS** = IRON PIN SET = RIGHT OF WAY = PROPERTY LINE

= ACQUIRED RIGHT OF WAY

- *PERMANENT UTILITY EASEMENT
- = PERMANENT DRAINAGE EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

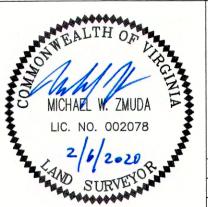
* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 FMAIL: imtva@imt-engineering.com

	EMAIL: JM	tva@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

0.,		,
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 02/06/2020	SCALE: 1" = 20'	SHEET 07A OF 65

JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY

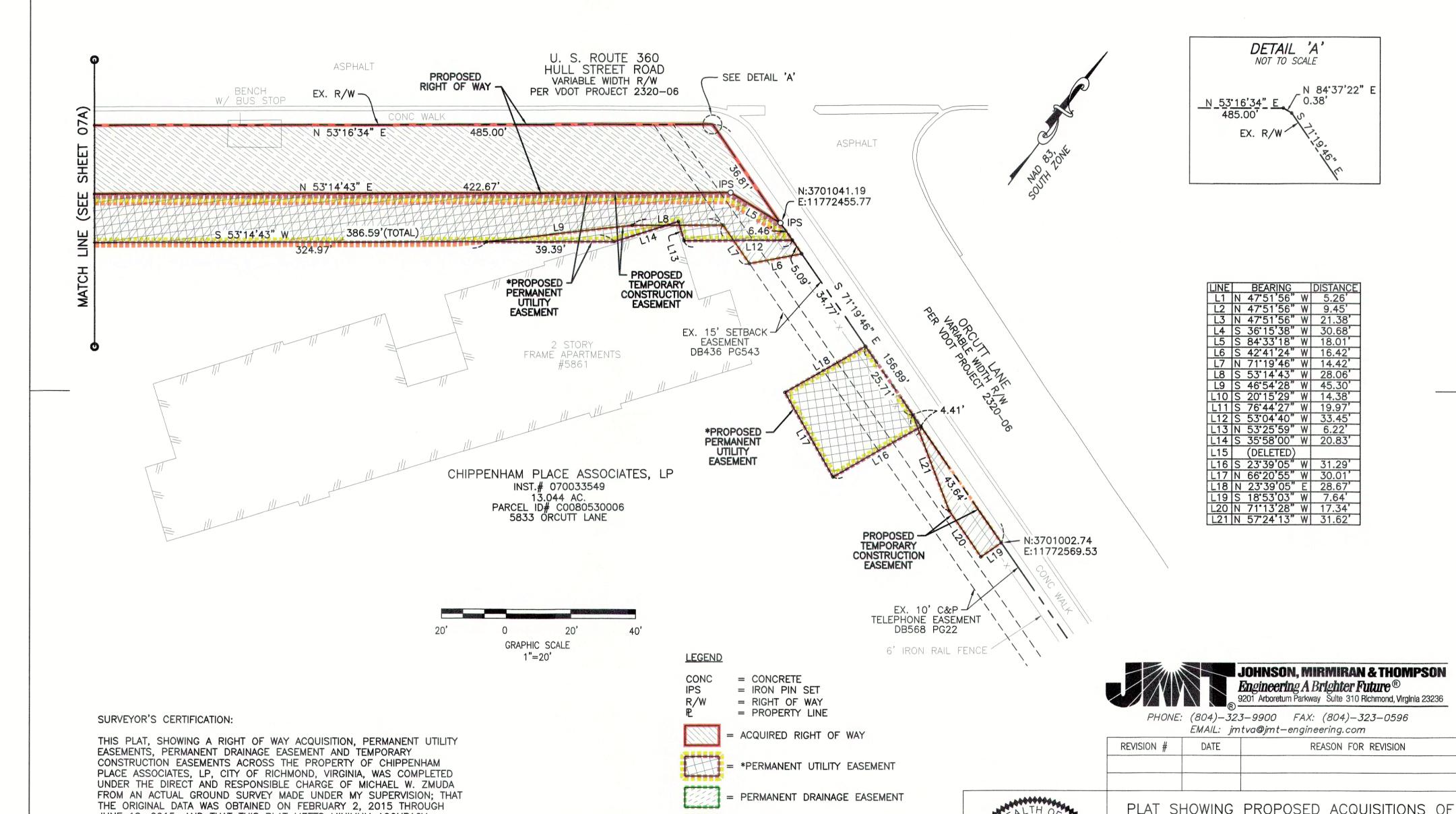
6/2020

DATE

STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C ACQUIS			ENT UTILITY SEMENT		NT DRAINAGE SEMENT		CONSTRUCTION MENT
026	C0080530006	CHIPPENHAM PLACE ASSOCIATES, LP	#070033549	SQ. FT.	ACRES 13.044	SQ. FT.	ACRES	SQ. FT. 8,249	ACRES	SQ. FT.	ACRES	SQ. FT. 7.486	ACRES



= TEMPORARY CONSTRUCTION EASEMENT

MICHAEL W. ZMUDA

DRAWN BY:

CHECKED BY: MWZ

DATE: 02/06/2020 | SCALE: 1" = 20'

* PERMANENT UTILITY EASEMENT FOR

DOMINION ENERGY AND VERIZON VIRGINIA

RIGHT OF WAY AND/OR EASEMENTS

FOR HULL STREET ROAD IMPROVEMENTS FROM

JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

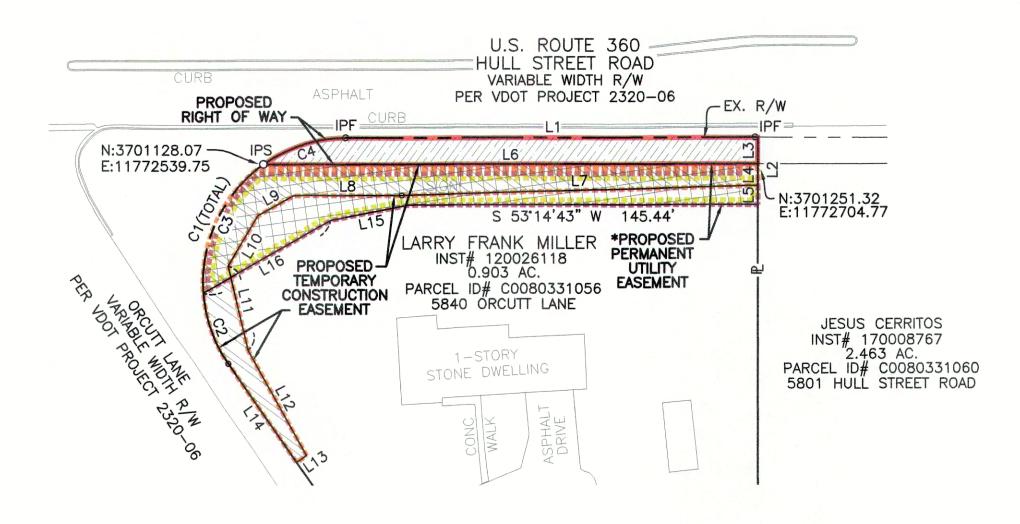
CITY PROJECT #: 100875

PLAT # C-28861

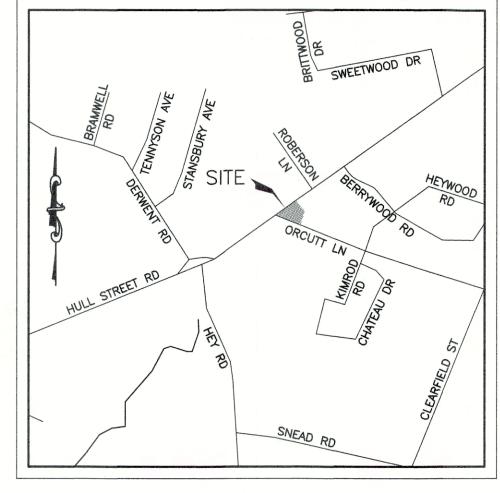
SHEET 07B OF 65

JSZ | JMT #: 13-0764-001

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT (OF WAY SITION	PERMANEN EASEI		TEMPORARY C EASEI	
(027)	C0080331056	LARRY FRANK	#120026118	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
027	000000000000000000000000000000000000000	MILLER	#120020110		0.903	2,146		4,805		3,799	



· ·		
	, LE	
MACH	lor	
5		
0	40'	80'
	0	NAPHIC SCALE



VICINITY MAP NOT TO SCALE

LINE		BEAR	ING		DISTANCE
L1	N	53°16		Ε	171.23
L2	S	36°44		Ε	27.96'
L3	S	36°44		Ε	10.96'
L4	S	36°44	'19 "	Ε	9.00'
L5	S	36°44		E	8.00'
L6	N	53°14		Ε	205.96
L7	S	51°42		W	148.40'
L8	S	53°14'		W	45.00'
L9	S	24°03'		W	17.18'
L10	S	05°56		E	24.33'
L11	S	50°12'	'34"	Ε	36.03'
L12	S	65°37		E	50.25
L13	S	18°40'		W	5.00'
L14	N	71°19'		W	50.00'
L15	S	42°17'		W	33.13'
L16	S	23°39'	05"	W	61.08'

	CURVE TABLE										
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH						
C1	130.49	60.00	124°36'20"	S 09°01'36" E	106.25						
C2	31.68'	60.00	30 °15'25"	N 56'12'04" W	31.32'						
C3	61.76	60.00'	58'58'45"	N 11°34'59" W	59.07'						
C4	37.04	60.00	35°22'10"	N 35'35'28" E	36.45'						

- 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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: LARRY FRANK MILLER, (INST.# 120026118) TAX PARCEL #C0080331056.
- ZONED RO-1 (RESIDENTIAL OFFICE) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

LEGEND

CONC = CONCRETE = IRON PIN FOUND **IPS** = IRON PIN SET = RIGHT OF WAY = PROPERTY LINE

= TEMPORARY CONSTRUCTION EASEMENT

= ACQUIRED RIGHT OF WAY

*PERMANENT UTILITY EASEMENT

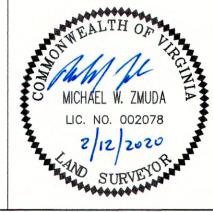
* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@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

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 02/12/2020	SCALE: 1" = 40'	SHEET 08 OF 65

ACCURACY STANDARDS UNLESS OTHERWISE NOTED. 0505/51/3 MICHAEL W. ZMUDA L.S. #002078 DATE

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY

SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2,

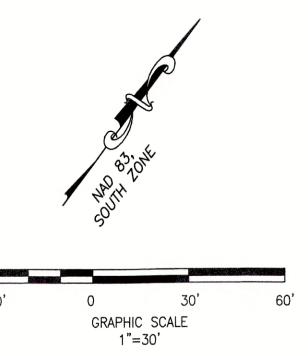
2015 THROUGH JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM

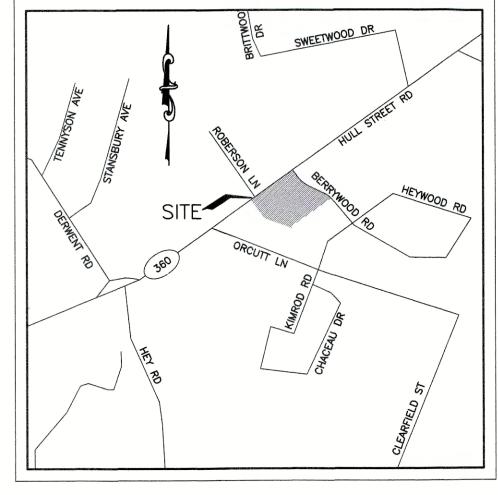
EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF LARRY FRANK MILLER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL

W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY

SURVEYOR'S CERTIFICATION:

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT (OF WAY SITION	PERMANEN EASE	NT UTILITY MENT	TEMPORARY C EASEM	
600	00000774000	JESUS CERRITOS	#170008767	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(028)	JESUS CERRITOS	#170008767		2.463	3,566		5,733		3,606		





VICINITY MAP NOT TO SCALE

		U. S. ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W R VDOT PROJECT 2320-06 N 53°16'34" E 313.43' N 53°14'43" E 333.99'	PROPOSED - RIGHT OF WAY	C2 C. N:3701451.18 IPS E:11772972.37
N:3701251.32 E:11772704.77 LARRY FRANK MILLER INST# 120026118 0.903 AC. PARCEL ID# C0080331056 5840 ORCUTT LANE	*PROPOSED PERMANENT UTILITY EASEMENT	\$ 55°32′10″ W 50.04′ \$ 53°14′43″ W 338.43′ JESUS CERRITOS INST# 170008767 2.463 AC. PARCEL ID# C0080331060 5801 HULL STREET ROAD	PROPOSED TEMPORARY CONSTRUCTION EASEMENT	BT C2 F1 F2 F2 F1 C5 F1 C5 F2 F

	CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING				
C1	39.26'	25.00'	89*59'08"	S 81°43'52" E	35.35'			
C2	24.15'	25.00'	55°20'53"	N 80°57'00" E	23.22'			
C3	15.11'	25.00'	34°38'15 "	S 54°03'26" E	14.88'			
C4	17 27'	214.01	4°37'28"	S 39'02'57" E	17.27			

LINE		BEARING		DISTANCE
L1	S	36°44'19"	Е	25.19
L2	S	36°44'19"	E	2.79'
L3	S	36°44'19"	E	22.40'
L4	N	36°44'19"	W	27.96
L5	N	36°44'19"	W	8.00'
L6	N	36°44'19"	W	9.00'
L7	N	36°44'19"	W	10.96
L8	N	52°00'35"	W	47.32

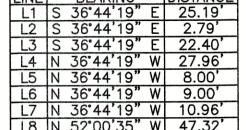
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: JESUS CERRITOS, (INST.#170008767) TAX PARCEL #C0080331060.
- 6. ZONED RO-1 BUSINESS (RESIDENTIAL OFFICE) DISTRICT. 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF JESUS CERRITOS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

3/24/2020 DATE



LEGEND

= IRON PIN FOUND **IPS** = IRON PIN SET = RIGHT OF WAY R/W

= PROPERTY LINE ACQUIRED RIGHT OF WAY

*PERMANENT UTILITY EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

TEMPORARY CONSTRUCTION EASEMENT



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596

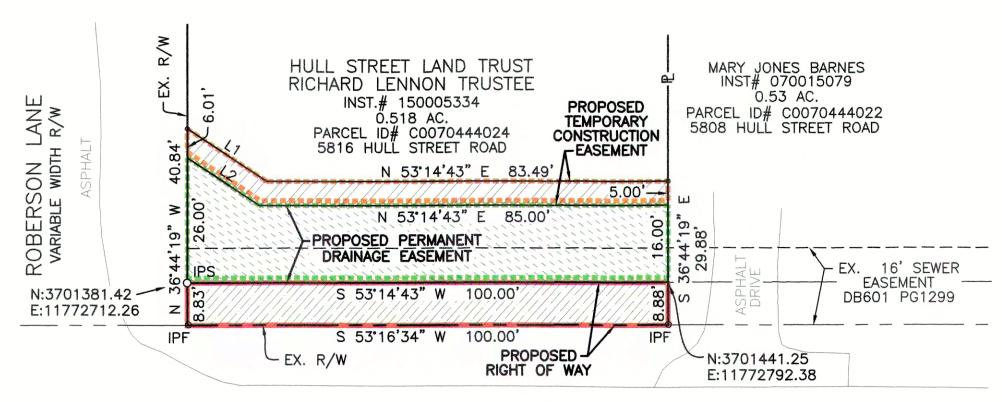
EMAIL: jmtva@jmt-engineering.com REASON FOR REVISION REVISION # DATE



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

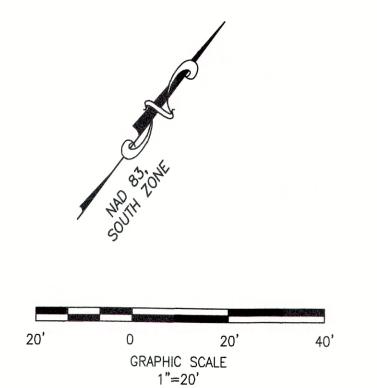
	,	
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/24/20	SCALE: $1" = 30'$	SHEET 09 OF 65

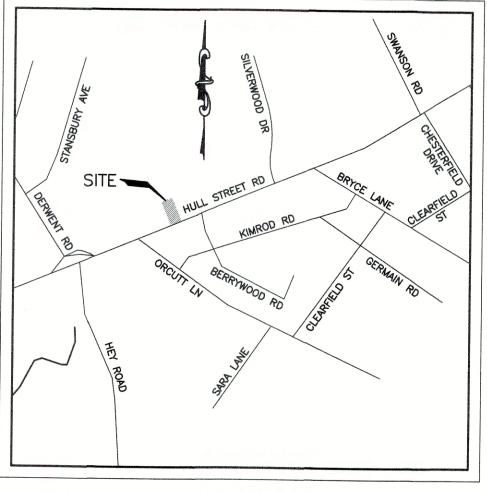
PARCEL NUMBER	PARCEL ID	LAND	OWNER	DEED REF. ID	TOTAL	AREA	RIGHT (OF WAY SITION	PERM. D EASEM		TEMP. (
(029)	C0070444024	HULL	STREET TRUST	#150005334	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
	A Parallel San Control	LAND	IKUSI			0.518	886		1675		516	



U. S. ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W PER VDOT PROJECT 2320-06

LINE		BEARING		DISTANCE
L1	N	86 56 26"	E	19.84'
L2	N	86 56 26"	E	18.03





VICINITY MAP

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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014
- 5. OWNERS: HULL STREET LAND TRUST/RICHARD LENNON TRUSTEE, INST.# 150005334, TAX PARCEL #C0070444024
- ZONED RO-1 RESIDENTIAL-OFFICE DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

LEGEND

IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
P = PROPERTY LINE



= PERMANENT DRAINAGE EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future ® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

LMAIL. JIHTVa@JIHT—erigineering.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
107	11.17 11	47 0704 004	

DRAWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY:	MWZ		PLAT # C-28861
DATE: 12/10/1	9	SCALE: 1" = 20'	SHEET 10 OF 65
		The state of the s	

SURVEYOR'S CERTIFICATION:

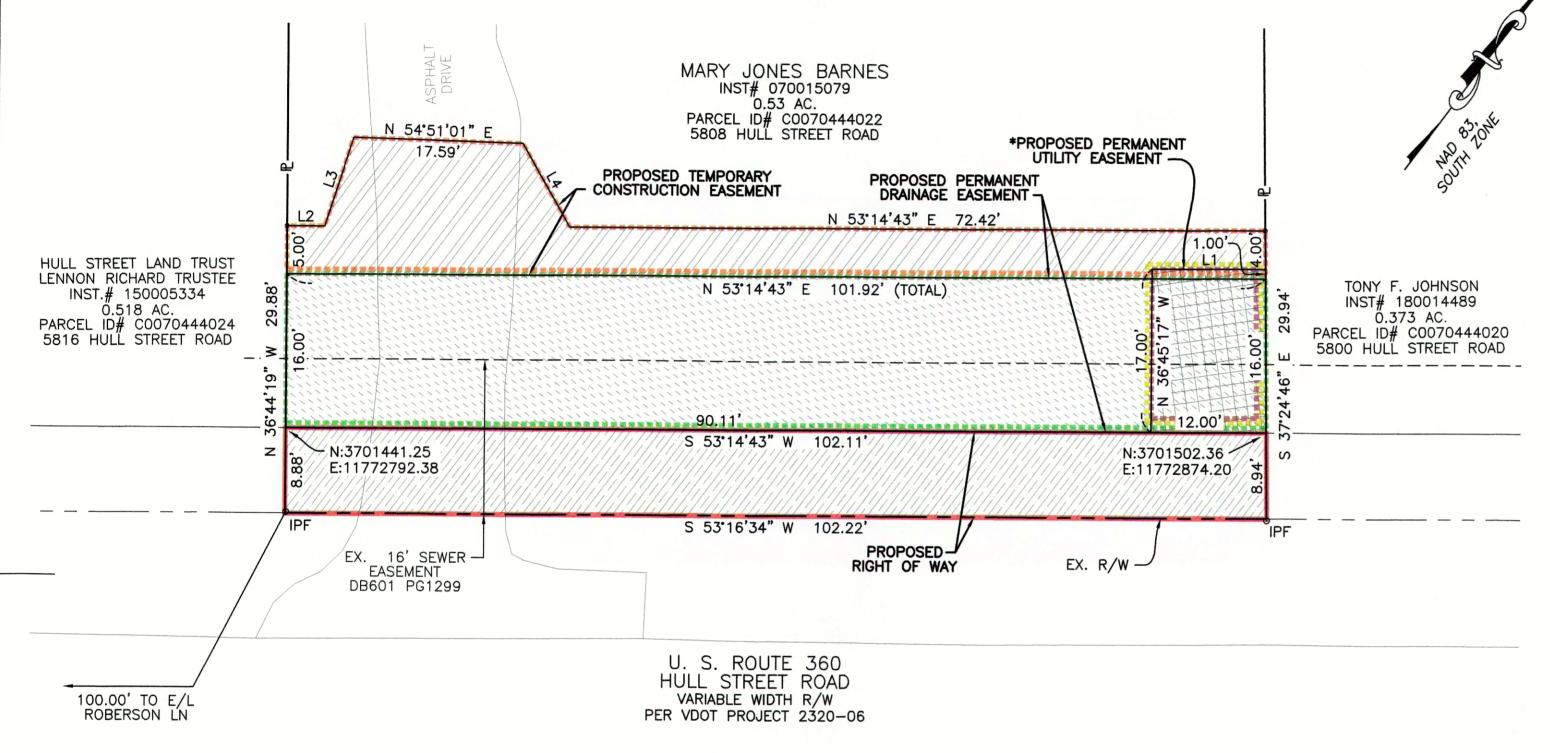
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF HULL STREET LAND TRUST, RICHARD LENNON TRUSTEE, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

ASPHALT

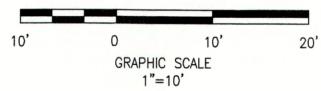
MICHAEL W. ZMUDA L.S. #002078

DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT (PERMANEN EASEI		PERMANENT EASEN		TEMPORARY C	ONSTRUCTION MENT
(030)	C0070444022	MARY JONES	#070015079	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
		BARNES	"		0.53	911		202		1,632		702	



1999		
LINE	BEARING	DISTANCE
L1	N 53°14'43" E	11.80'
L2	N 53°14'43" E	3.90'
L3	N 18°41'44" W	9.66
L4	S 66°28'20" E	10.01

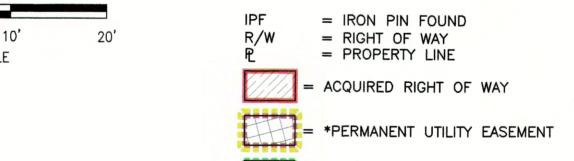


SURVEYOR'S CERTIFICATION:

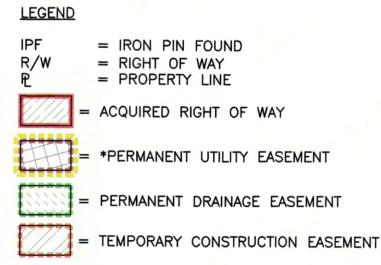
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF MARY JONES BARNES, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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.

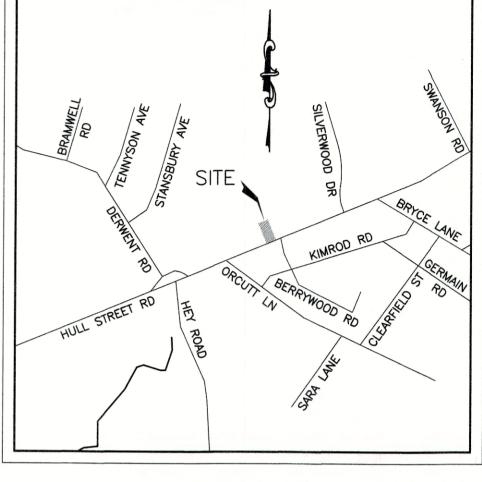
MICHAEL W. ZMUDA L.S. #002078

14/2020 DATE



* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA





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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: MARY JONES BARNES (INST.# 070015079) TAX PARCEL #C0070444022.
- ZONED RO-1 RESIDENTIAL OFFICE DISTRICT.
- 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@jmt-engineering.com

REVISION # REASON FOR REVISION

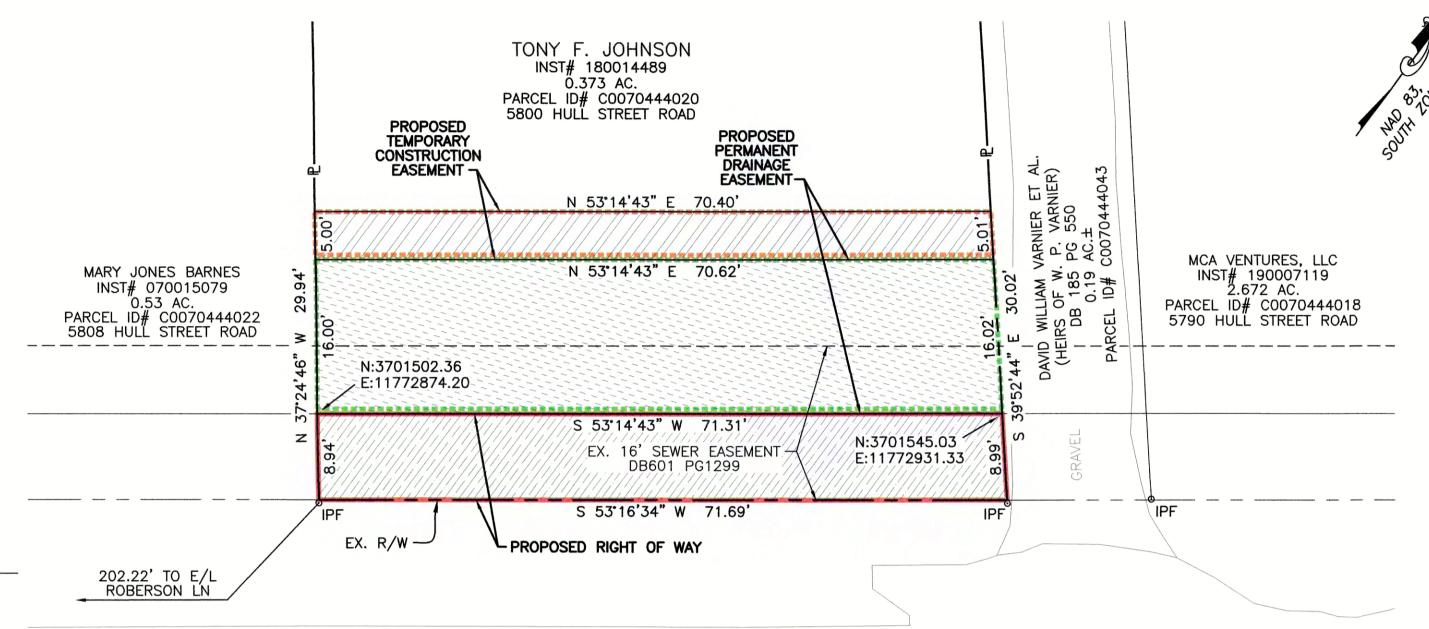


PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

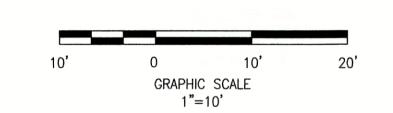
CITY	OF	RICHMOND,	VIRGINIA
\circ	\circ	MOIND,	

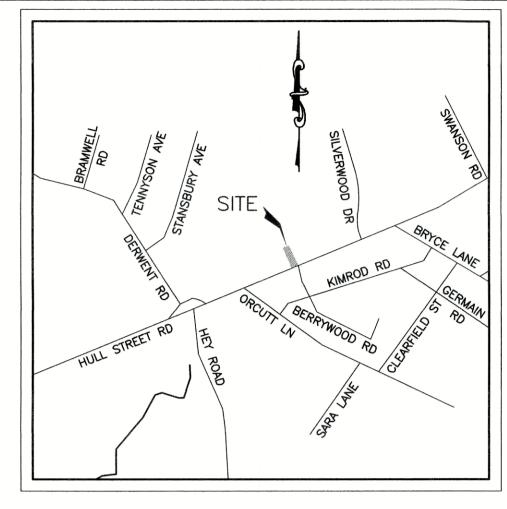
		•
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 04/14/2020	SCALE: 1" = 10'	SHEET 11 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA		OF WAY SITION	PERMANENT EASEN	DRAINAGE MENT	TEMPORARY C	ONSTRUCTION MENT
(031)	0070444020	TONY F.	#180014489	SQ. FT	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(031) C0070444020	JOHNSON	#100014409		0.373	641		1,135		353		



U. S. ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W PER VDOT PROJECT 2320-06





VICINITY MAP

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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014
- OWNER: TONY F. JOHNSON (INST.#180014489) TAX PARCEL #C0070444020
- 6. ZONED RO-1 RESIDENTIAL OFFICE DISTRICT.
- 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

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 TONY F. JOHNSON, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

5/26/2020 DATE

IPF = IRON PIN FOUND R/W = RIGHT OF WAY P = PROPERTY LINE = ACQUIRED RIGHT OF WAY = PERMANENT DRAINAGE EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

LEGEND

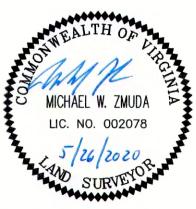


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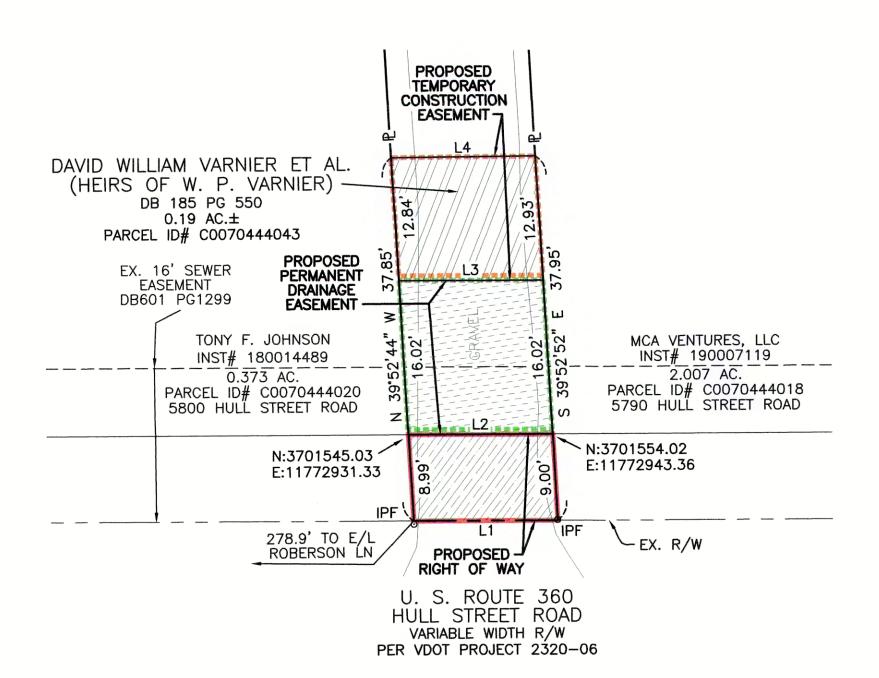
		eva ojine onginosi ing. ooni
REVISION #	DATE	REASON FOR REVISION



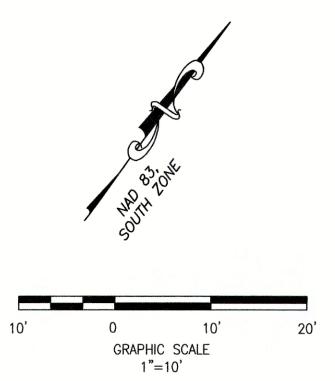
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

		•	
DRAWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY:	MWZ		PLAT # C-28861
DATE: 05/26/2	020	SCALE: 1" = 10'	SHEET 12 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNERS	DEED REF. ID	TOTAL	AREA	RIGHT OF ACQUISI		A STATE OF THE PARTY OF THE PAR	IT DRAINAGE EMENT		RY CONSTRUCTION EASEMENT
(032)	C0070444043	DAVID WILLIAM VARNIER ET AL.		SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
032		(HEIRS OF W. P. VARNIER) PG 55	PG 550		0.19±	135		240		193	



LINE	BEARING	DISTANCE
L1	S 53°16'34" W	15.02'
L2	S 53°14'43" W	15.02'
L3	S 53°14'43" W	15.02'
L4	N 52°53'44" E	15.02





IPF = IRON PIN FOUND
R/W = RIGHT OF WAY
P = PROPERTY LINE

= ACQUIRED RIGHT OF WAY
= PERMANENT DRAINAGE EASEMENT

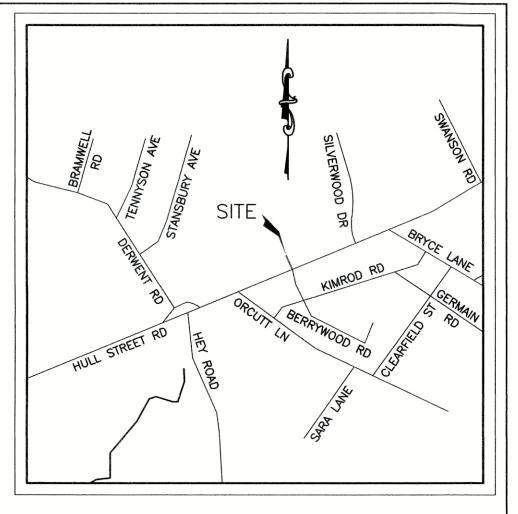
= TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF DAVID WILLIAM VARNIER ET AL. (HEIRS OF W. P. VARNIER), CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

5/26/2020 DATE



VICINITY MAP

NOTES:

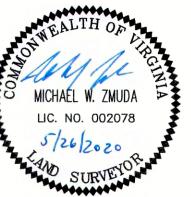
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: DAVID WILLIAM VARNIER ET AL. (HEIRS OF W. P. VARNIER) DB 185 PG 550, TAX PARCEL #C0070444043
- 5. ZONED RO-1 RESIDENTIAL OFFICE DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



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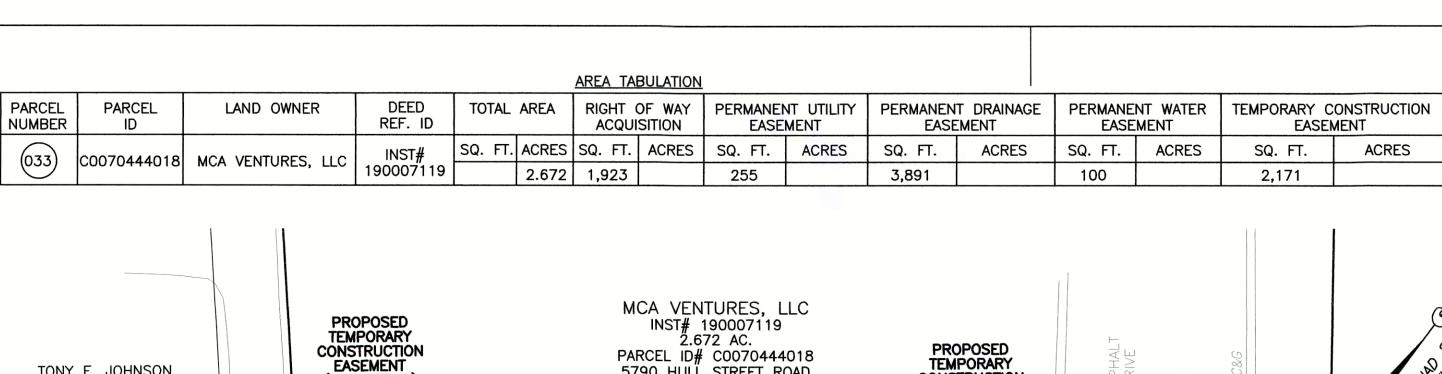
PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@jmt-engineering.com

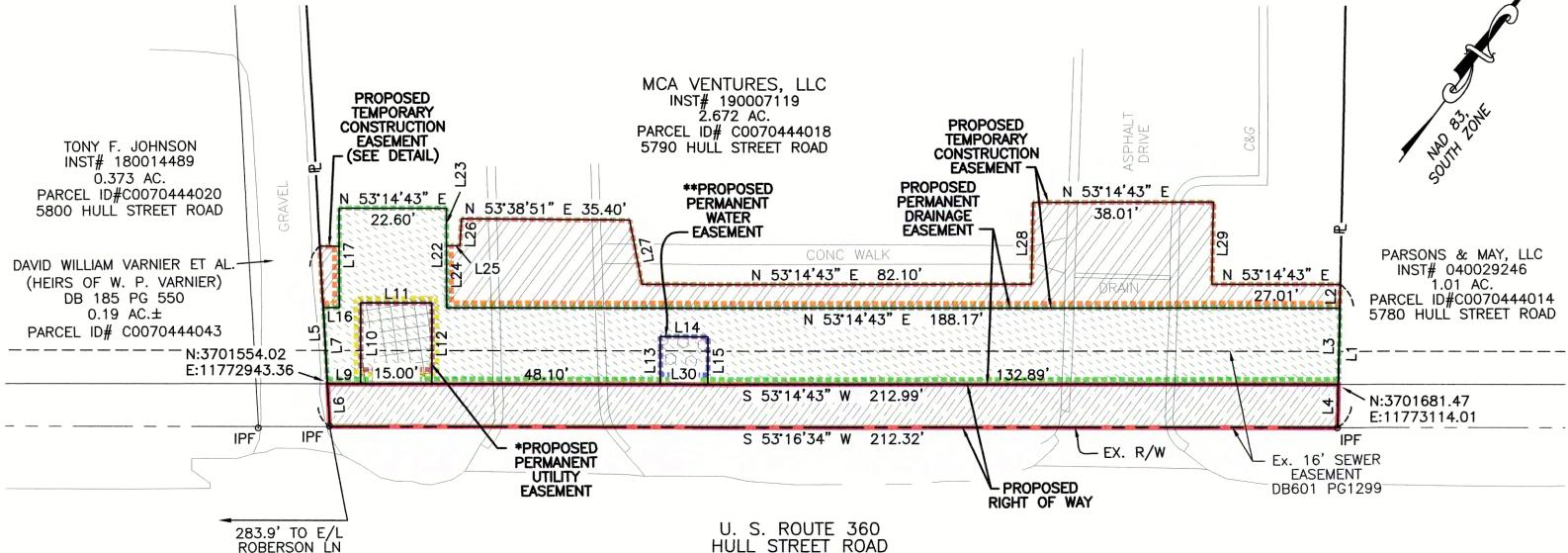
REVISION #	DATE	REASON FOR REVISION				



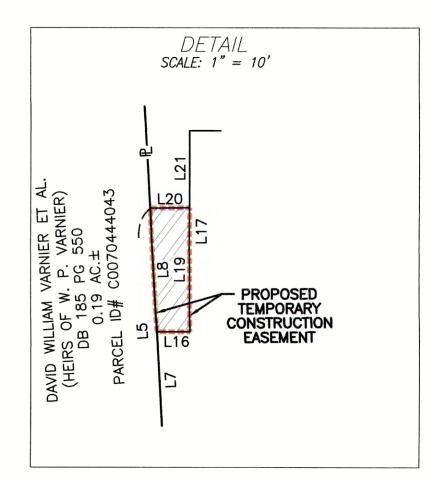
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 05/26/2020	SCALE: 1" = 10'	SHEET 13 OF 65





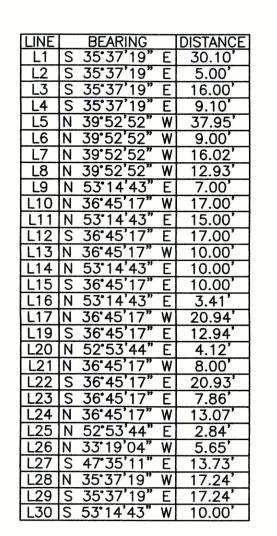
VARIABLE WIDTH R/W PER VDOT PROJECT 2320-06



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF MCA VENTURES, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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.

5/26/2020 MICHAEL W. ZMUDA L.S. #002078





20'

GRAPHIC SCALE

LEGEND

C&G = CURB AND GUTTER = CONCRETE CONC = IRON PIN FOUND R/W = RIGHT OF WAY = PROPERTY LINE ACQUIRED RIGHT OF WAY

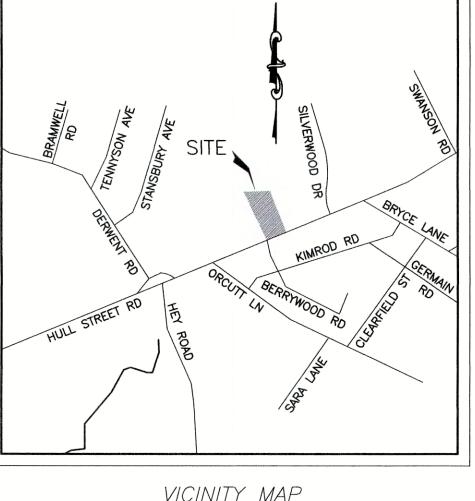
*PERMANENT UTILITY EASEMENT

PERMANENT DRAINAGE EASEMENT **PERMANENT WATER EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



NOT TO SCALE

NOTES:

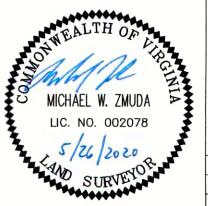
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: MCA VENTURES, LLC (INST# 190007119) TAX PARCEL #C0070444018
- ZONED RO-1 RESIDENTIAL-OFFICE DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@imt-enaineerina.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

OITY	\sim \sim	DIOLIMANID	\
CHY	UF.	RICHMOND,	VIRGINIA

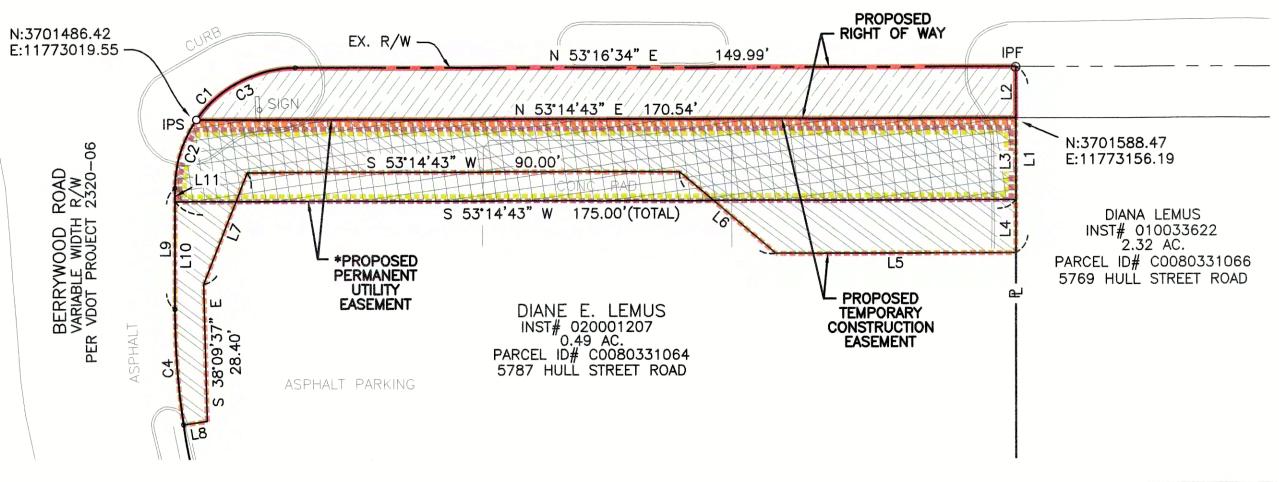
DRAWN BY: JSZ JMT #: 13-0764	4-001 CITY PROJECT #: 100875
CHECKED BY: MWZ	PLAT # C-28861
DATE: 05/26/2020 SCALE: 1" = 20	' SHEET 14 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	1	OF WAY SITION	PERMANEN EASEM		TEMPORARY C EASEI	CONSTRUCTION MENT
(274)	00000774064	DIANE E.	#020001207	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(034)	C0080331064	LEMUS	#020001207		0.49	1,760		2,955		3,338	



U. S. ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W PER VDOT PROJECT 2320-06

ASPHALT



Maria de la companya			
20'	0	20'	40'
		C SCALE =20'	

LINE		BEARING		DISTANCE
L1	S	36'44'19"	E	38.66'
L2	S	36'44'19"	E	10.66'
L3	S	36'44'19"	E	17.00'
L4	S	36'44'19"	E	11.00'
L5	S	53°14'43"	W	50.00'
L6	N	86'23'00"	W	26.25'
L7	S	15'34'46"	E	24.93'
L8	S	44°51'52"	W	5.00'
L9	N	36°44'19"	W	25.16'
L10	N	36°44'19"	W	22.41
L11	N	36°44'19"	W	2.75

	CURVE TABLE								
CURVE	ARC LENGTH	RADIUS		CHORD BEARING	CHORD LENGTH				
C1	39.28	25.00	90°00'52"	N 08'16'08" E	35.36'				
C2	15.16'	25.00'	34°45'15"	N 19°21'41" W	14.93'				
C3	24.11'	25.00'	55"15"37"	N 25'38'45" E	23.19'				
C4	24.04	164.01	8°23'54"	N 40'56'10" W	24.02'				



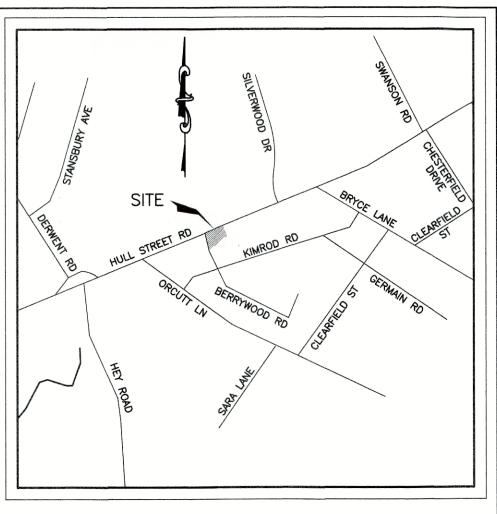
IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
P = PROPERTY LINE

= ACQUIRED RIGHT OF WAY

= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP

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.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014
- 5. OWNER: DIANE E. LEMUS, (INST.# 020001207) TAX PARCEL #C0080331064.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

8. DPW DRAWING#: 0-28709



JOHNSON, WIRMIRAN & THOMPSON

Engineering A Brighter Future ®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596

REVISION # DATE REASON FOR REVISION

MICHAEL W. ZMUDA
LIC. NO. 002078

3/24/2020

SURVEYOR

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: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875

CHECKED BY: MWZ PLAT # C-28861

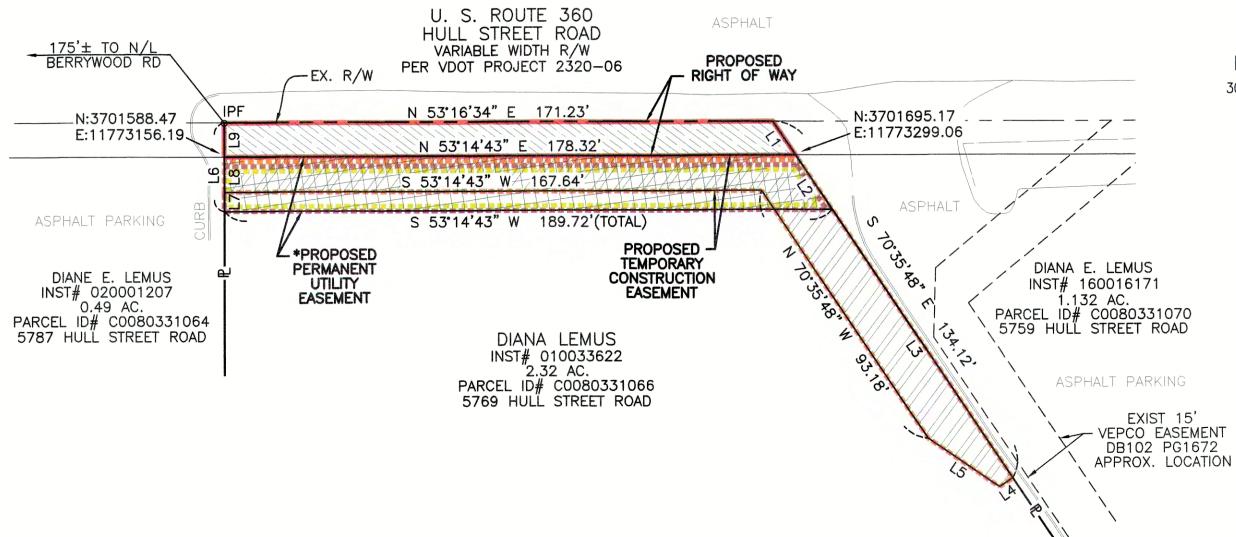
DATE: 03/24/20 SCALE: 1" = 20' SHEET 15 OF 65

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF DIANE E. LEMUS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078 DATE

	711CO 11.000 11.01.										
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT OF ACQUISI		PERMANENT EASEM			CONSTRUCTION MENT
075	00080771066	DIANA LEMUS	#010033622	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(035)	C0080331066	DIANA LEMUS	1#010033622		2.32	1,855		3,128		3,575	



LINE		BEARING		DISTANCE
L1	S	70°35'48"	Ε	12.73
L2	S	70°35'48"	E	20.47
L3	S	70°35'48"	Ε	100.92
L4	S	19'24'12"	W	4.99'
L5	S	87°36'28"	W	26.95'
L6	N	36°44'19"	W	27.66'
L7	N	36*44'19"	W	6.00'
L8	N	36°44'19"	W	11.00'
L9	N	36°44'19"	W	10.66'

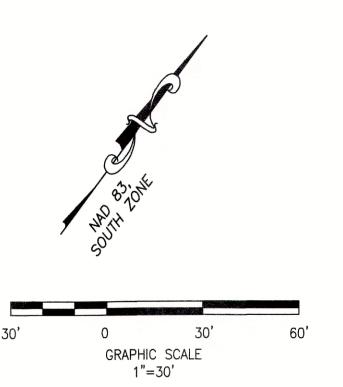
SURVEYOR'S CERTIFICATION:

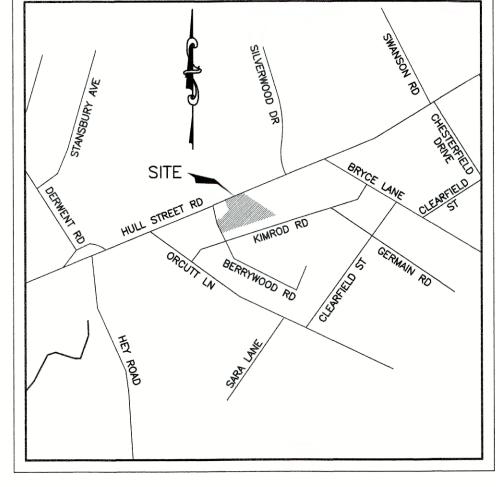
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF DIANA LEMUS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; 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. ZMUDA L.S. #002078

3/24/2020 DATE







VICINITY MAP

NOTES

- 1. 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.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: DIANA LEMUS, (INST.# 010033622) TAX PARCEL #C0080331066.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future®

PHONE: (804)—323—9900 FAX: (804)—323—0596

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

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/24/20	SCALE: 1" = 30'	SHEET 16 OF 65

LEGEND

IPF = IRON PIN FOUND R/W = RIGHT OF WAY P = PROPERTY LINE

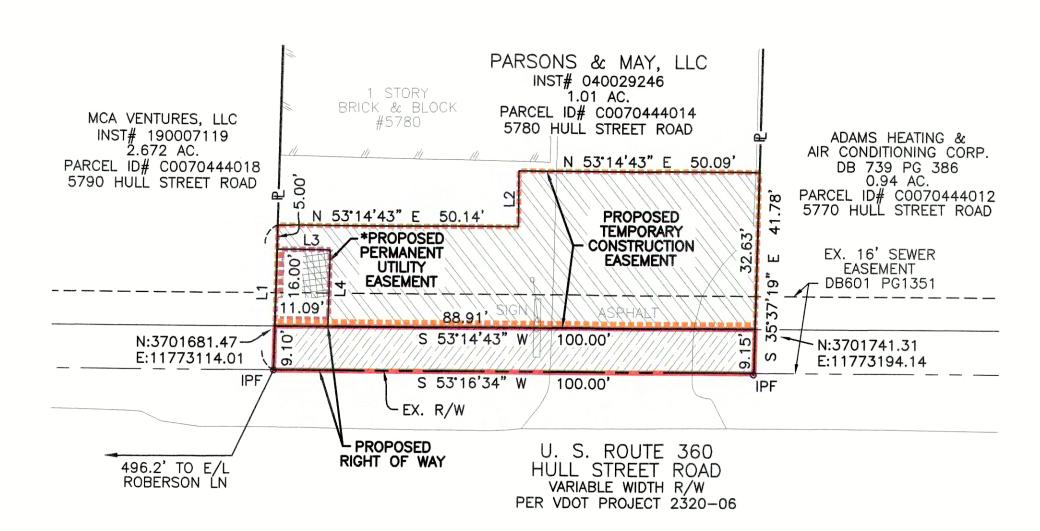
= ACQUIRED RIGHT OF WAY

= TEMPORARY CONSTRUCTION EASEMENT

= *PERMANENT UTILITY EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

			Vps. 2010-01-01-01-01-01-01-01-01-01-01-01-01-								
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT O ACQUIS		PERMANEN EASEM			CONSTRUCTION
(036)	C0070444014	PARSONS &	#040029246	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
		MAY, LLC	"		1.01	913		177		2,681	



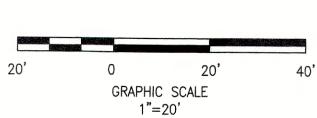
LINE		BEARING		DISTANCE
L1	N	35°37'19"	W	30.10
L2	N	36°45'17"	W	11.63'
L3	N	53°48'49"	E	11.09'
L4	S	35°36'03"	E	15.89'

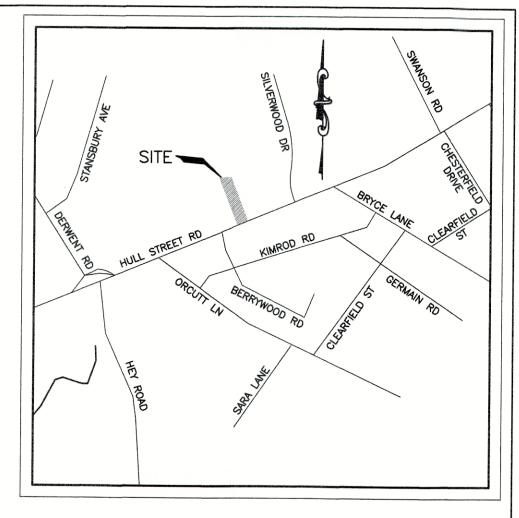
SURVEYOR'S CERTIFICATION:

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 W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2. 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

5/4/2020 DATE







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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: PARSONS & MAY, LLC (INST.# 040029246) TAX PARCEL #C0070444014.
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

LEGEND

= IRON PIN FOUND = IRON PIN SET **IPS** R/W = RIGHT OF WAY = PROPERTY LINE



*PERMANENT UTILITY EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA



DRAWN BY:

DATE: 05/04/2020 | SCALE: 1" = 20'

JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

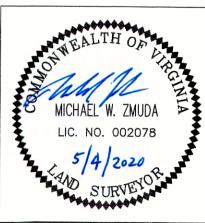
PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@imt-engineering.com

		,
REVISION #	DATE	REASON FOR REVISION

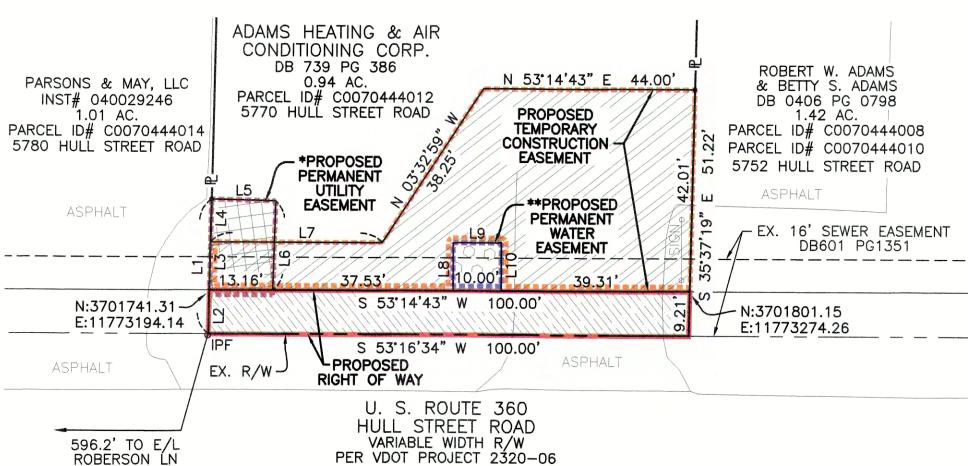
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA JSZ | JMT #: 13-0764-001 CITY PROJECT #: 100875 CHECKED BY: MWZ PLAT # C-28861

SHEET 17 OF 65



PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT (OF WAY SITION	PERMANEN EASE	NT UTILITY MENT	PERMANEI EASE		TEMPORARY C	CONSTRUCTION MENT
(037)	C0070444012	ADAMS HEATING & AIR CONDITIONING	DR 128	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
		CORP.	PG 386		0.94	918		248		100		2,633	

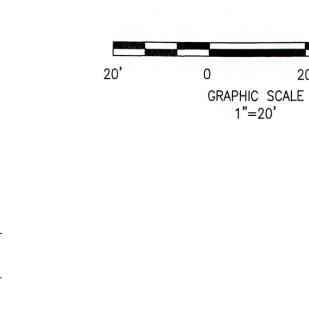


LINE		BEARING		DISTANCE
L1	Ν	35°37'19"	W	28.03'
L2	N	35'37'19"	W	9.16
L3	N	35'37'19"	W	10.00'
L4	N	35'37'19"	W	8.87'
L5	N	54°34'39"	E	13.33'
L6	S	35'05'17"	E	18.57
L7	N	53°14'43"	E	35.69'
L8	N	36°45'17"	W	10.00'
L9	N	53°14'43"	E	10.00'
L10	S	36°45'17"	Ε	10.00'

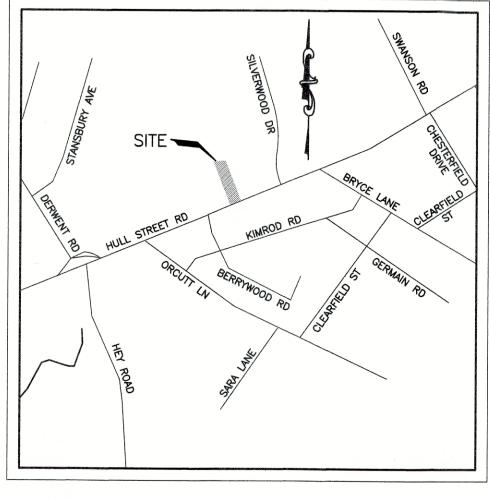
SURVEYOR'S CERTIFICATION:

THIS PLAT, 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 UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078



1"=20'



VICINITY MAP NOT TO SCALE

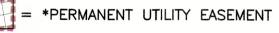
NOTES:

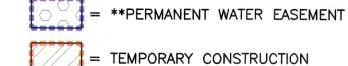
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: ADAMS HEATING & AIR CONDITIONING CORP. (DB. 739 PG. 386) TAX PARCEL #C0070444012
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

LEGEND

= IRON PIN FOUND R/W = RIGHT OF WAY = PROPERTY LINE







* PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA

EASEMENT

** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



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PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@imt-engineering.com

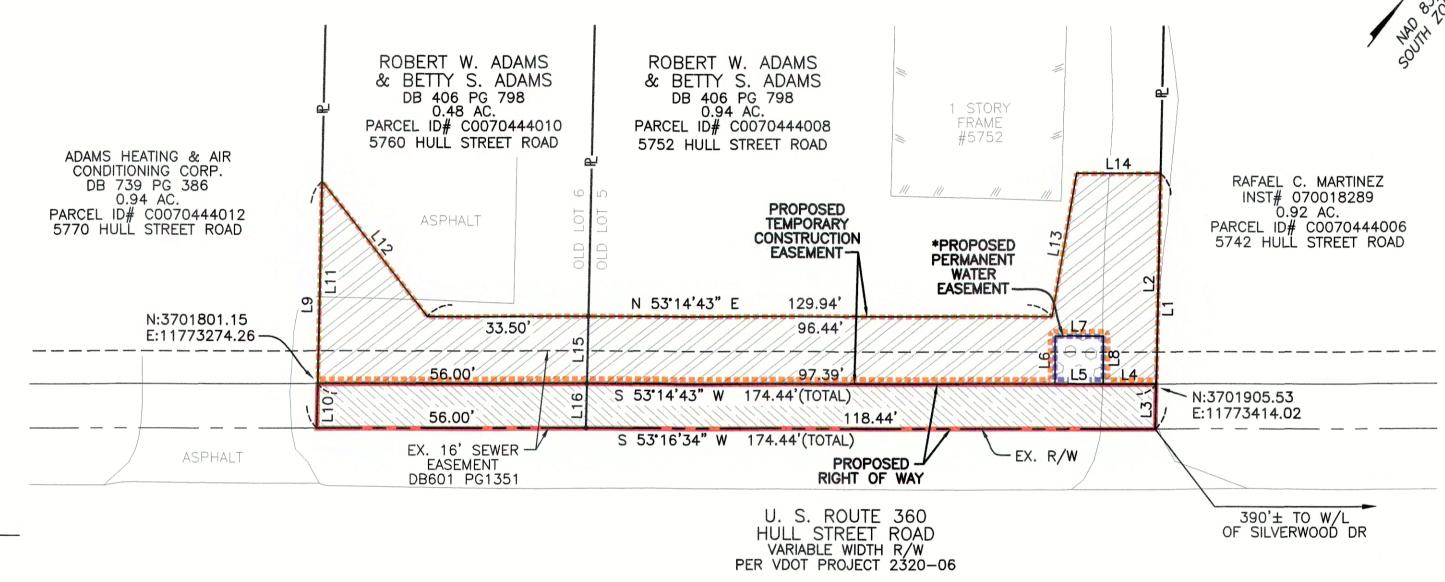
EMAL. Jintedesing.com							
REVISION #	DATE	REASON FOR REVISION					



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:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY:	MWZ		PLAT # C-28861
DATE: 05/04/20	020	SCALE: $1'' = 20'$	SHEET 18 OF 65

AREA TABULATION DEED RIGHT OF WAY PERMANENT WATER | TEMPORARY CONSTRUCTION PARCEL LAND OWNER TOTAL AREA PARCEL REF. ID EASEMENT EASEMENT NUMBER ID ACQUISITION SQ. FT. ACRES SQ. FT. SQ. FT. ACRES **ACRES ACRES** SQ. FT. ROBERT W. ADAMS DB 406 C0070444008 0.94 1,098 100 2,147 (038)PG 798 BETTY S. ADAMS C0070444010 0.48 516 1,099 0 TOTALS: 1.42 1,614 100 3,246

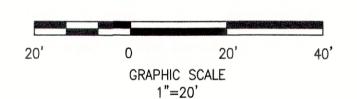


LINE		BEARING		DISTANCE
L1	S	35°37'19"	E	53.11
L2	S	35°37'19"	E	43.81
L3	S	35°37'19"	E	9.30'
L4	S	53°14'43"	W	11.05
L5	S	53°14'43"	W	10.00'
L6	Z	36°45'17"	W	10.00'
L7	Z	53°14'43"	E	10.00'
L8	S	36°45'17"	E	10.00'
L9	N	35°37'19"	W	51.22
L10	N	35°37'19"	W	9.21
L11	N	35°37'19"	W	42.01
L12	S	74°50'19"	E	35.57
L13	N	27°03'54"	W	30.23
L14	N	53°14'43"		17.51
L15	S	35°37'19"		14.00'
L16	S	35°37'19"	E	9.24'

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF ROBERT W. ADAMS & BETTY S. ADAMS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE



LEGEND

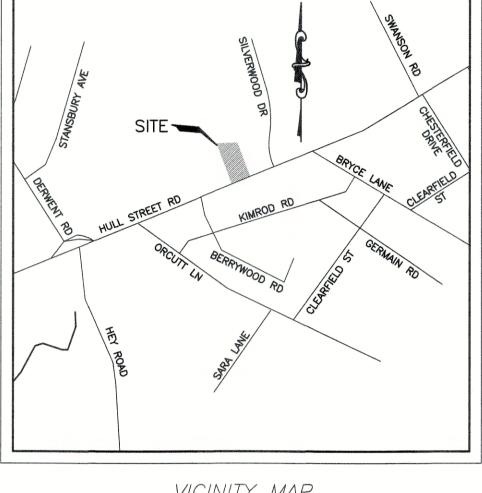
= RIGHT OF WAY = PROPERTY LINE



*PERMANENT WATER EASEMENT



* PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



VICINITY MAP NOT TO SCALE

NOTES:

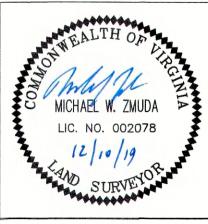
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- OWNERS: ROBERT W. ADAMS & BETTY S. ADAMS (DB. 406 PG. 798) TAX PARCELS #C0070444008 & C0070444010
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE. 8. DPW DRAWING#: 0-28709



Johnson, Mirmiran & Thompson Engineering A Brighter Future® 9201 Arboretum Parkway Sulte 310 Richmond, Virginia 23236

(804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@imt-engineering.com

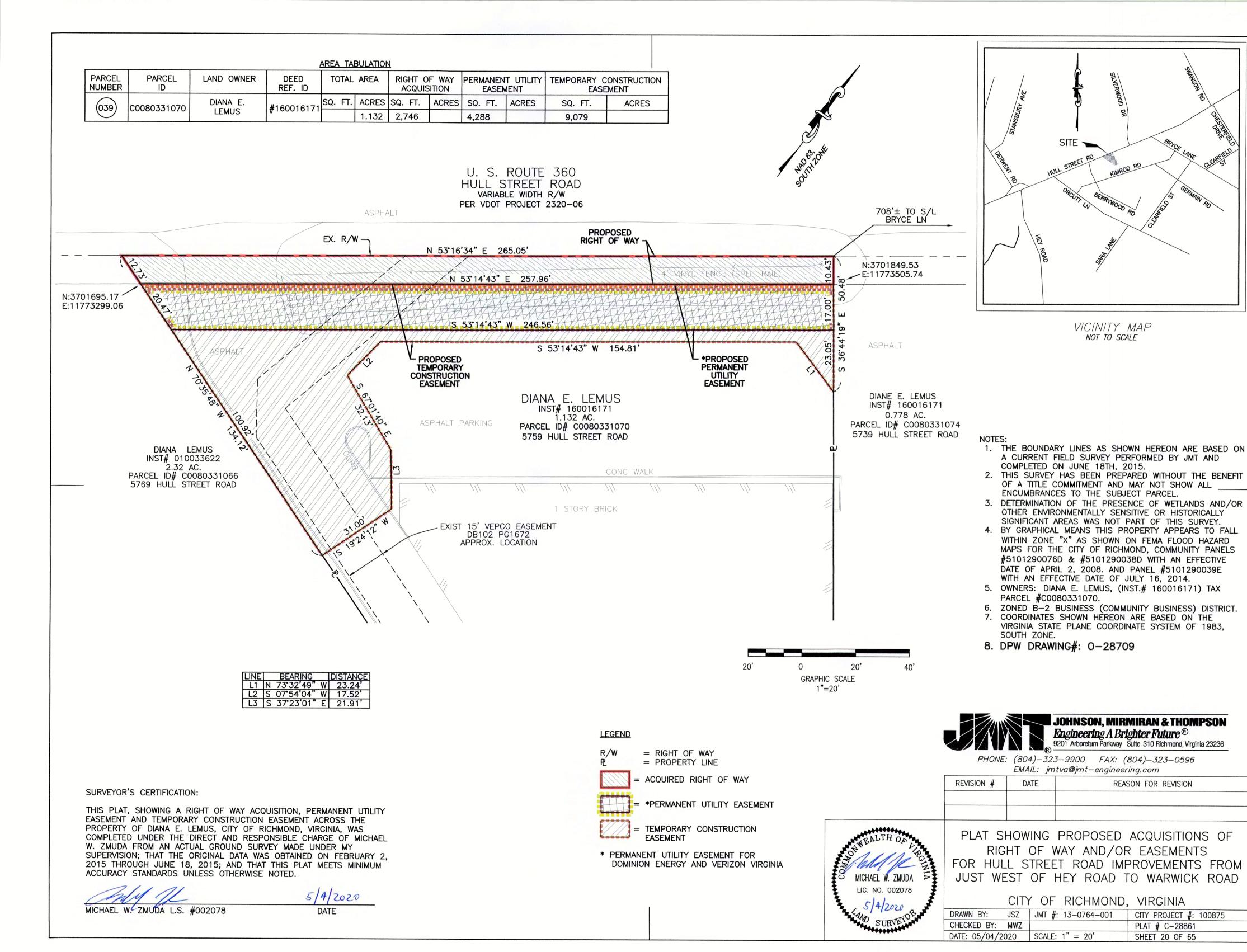
	LIVIAIL. JIII	tva@jiiit—erigiireeriirg.com
REVISION #	DATE	REASON FOR REVISION



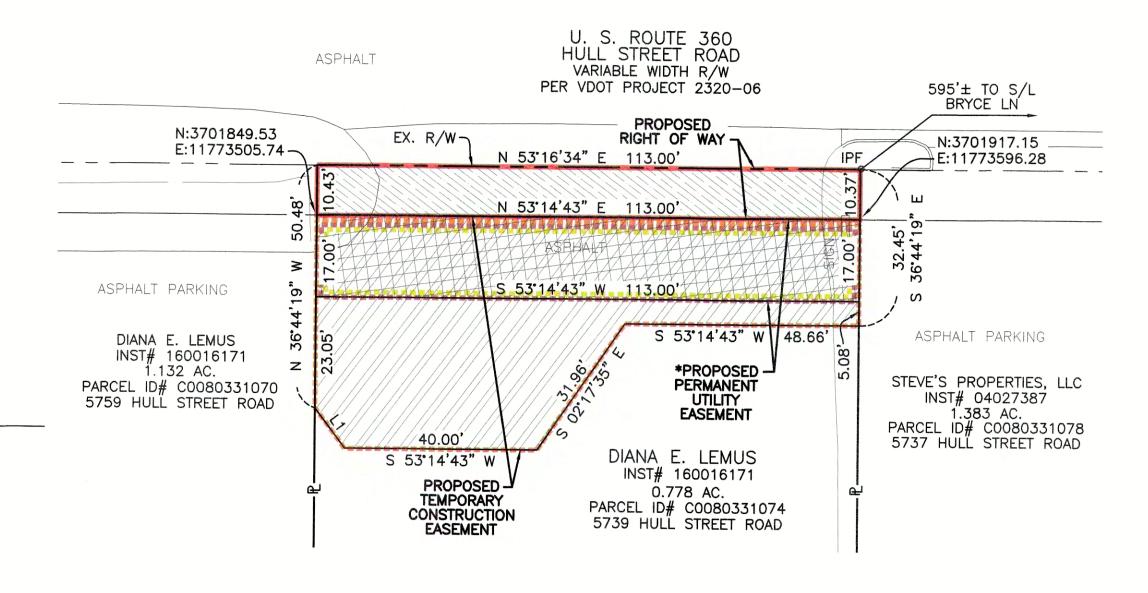
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY	OF	RICHMOND,	VIRGINIA	
JSZ	JMT #:	13-0764-001	CITY PROJECT #: 10087	5
14/4/7			DIAT # C 20061	_

1		011	٠.	11101111101110,	VIII () II () (
	DRAWN BY:	JSZ	JMT #:	13-0764-001	CITY PROJECT #: 100875
	CHECKED BY:	MWZ			PLAT # C-28861
	DATE: 12/10/1	9	SCALE:	1" = 20'	SHEET 19 OF 65
	CHECKED BY:	MWZ	,,		PLAT # C-28861



AKLA TABOLATION											
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
(040)	C0080331074	DIANA E. LEMUS	#160016171	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
		MELL	**		0.778	1,175		1,921		3,926	



20' GRAPHIC SCALE 1"=20'

LINE BEARING DISTANCI L1 N 73'32'49" W 10.46'

LEGEND

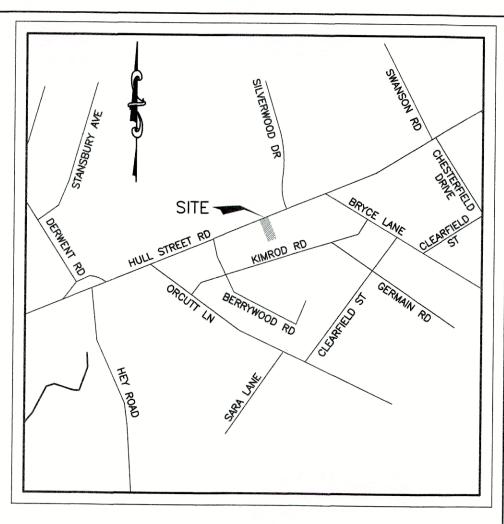
C&G = CURB AND GUTTER IPF = IRON PIN FOUND = RIGHT OF WAY = PROPERTY LINE

ACQUIRED RIGHT OF WAY *PERMANENT UTILITY EASEMENT

EASEMENT

= TEMPORARY CONSTRUCTION

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA MICHAEL W. ZMUDA LIC. NO. 002078



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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: DIANA E. LEMUS, (INST.# 160016171) TAX PARCEL #C0080331074.
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983. SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596

EMAIL: jmtva@jmt-engineering.com REVISION # 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

DRAWN BY: JSZ JMT #: 13-0764-001 CITY PROJECT #: 100875 CHECKED BY: MWZ PLAT # C-28861 DATE: 03/24/20 SCALE: 1'' = 20'SHEET 21 OF 65

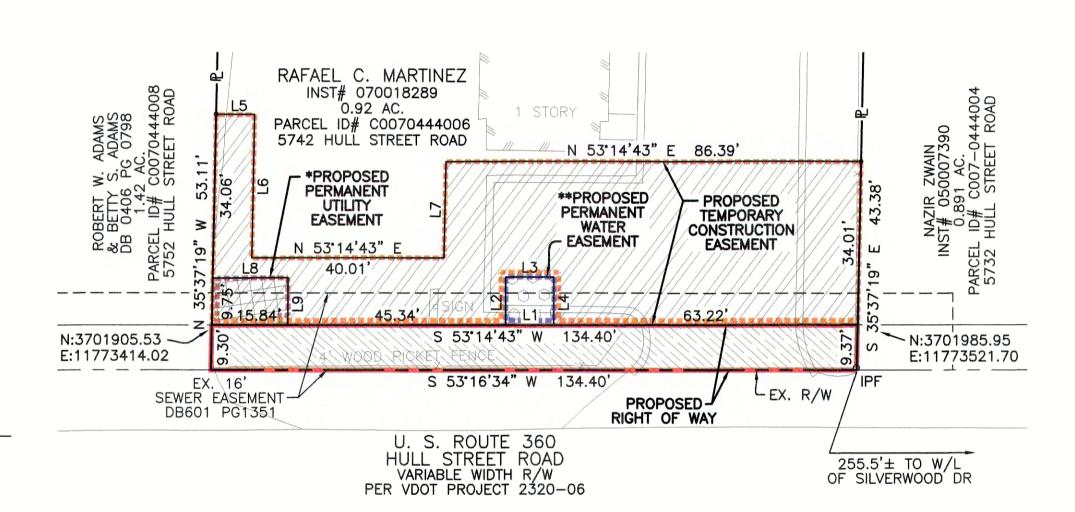
SURVEYOR'S CERTIFICATION:

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. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

3/24/2020

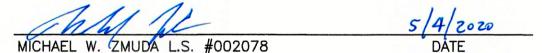
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		PERMANEN EASEI			NT WATER MENT	TEMPORARY C EASEN	
(041)	C0070444006	RAFAEL C. MARTINEZ	#070018280	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
041)	00070444006	RAFAEL C. MARTINEZ	#070018289		0.92	1,255		154		100	A	3,748	

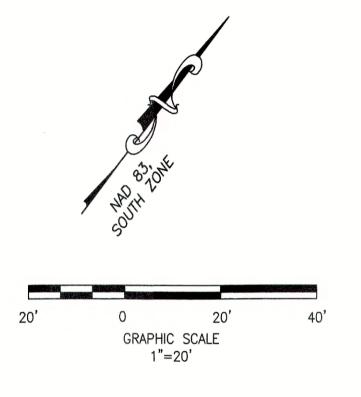


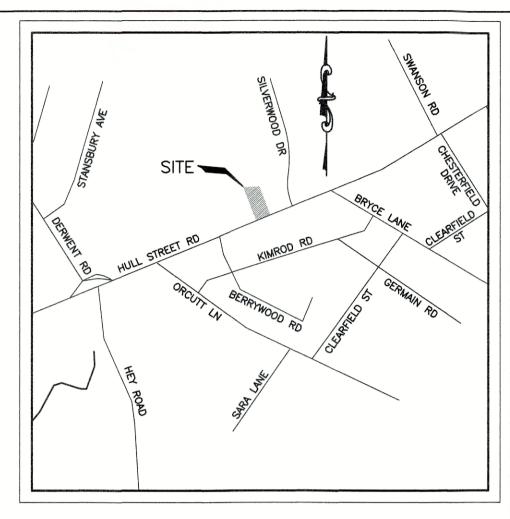
LINE		BEARING		DISTANCE
L1	S	53°14'43"	W	10.00'
L2	N	36°45'17"	W	10.00'
L3	Ν	53°14'43"	E	10.00'
L4	S	36'45'17"	E	10.00
L5	Ν	53°14'43"	Ε	8.00'
L6	S	35'37'19"	E	29.81
L7	Z	35'37'19"	W	20.00
L8	N	52°47'20"	E	15.62'
L9	S	36'55'44"	E	9.87 '

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING 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. ZMUDA FROM AN ACTUAL GROUND 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.







VICINITY MAP

NOTES:

- 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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 6. OWNERS: RAFAEL C. MARTINEZ (INST.# 070018289) TAX PARCEL #C0070444006
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



IPF = IRON PIN FOUND R/W = RIGHT OF WAY PL = PROPERTY LINE





**PERMANENT WATER EASEMENT



- * PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA
- ** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



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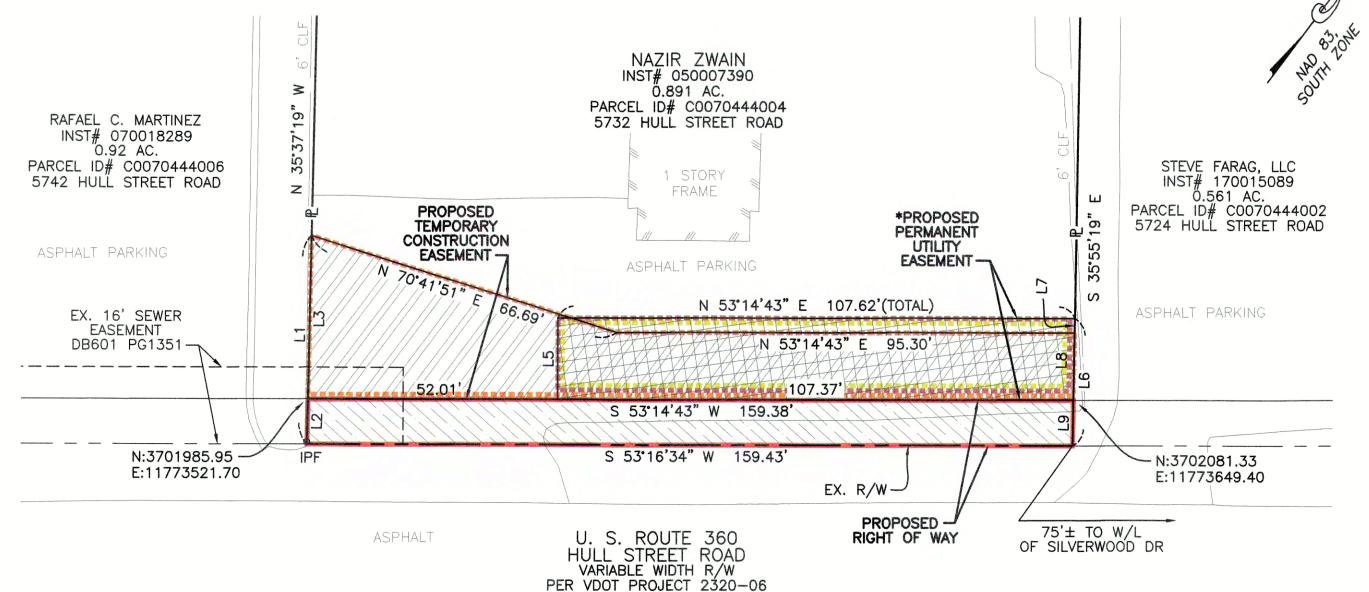
		eva syme singuissim,
REVISION #	DATE	REASON FOR REVISION



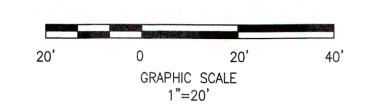
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

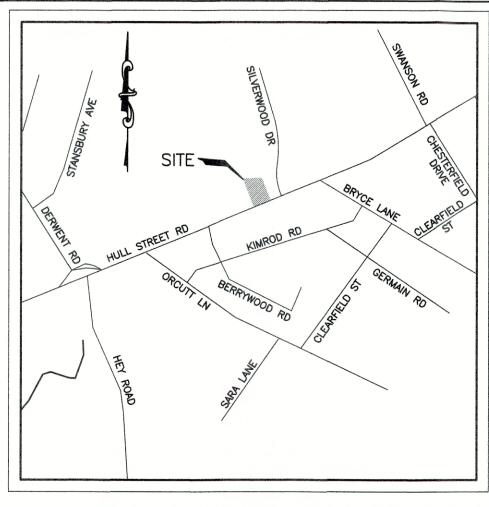
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 05/04/2020	SCALE: 1" = 20'	SHEET 22 OF 65

TEMPORARY CONSTRUCTION EASEMENT
SQ. FT. ACRES
2,871
2,071
2,87



LINE		BEARING		DISTANCE
L1	N	35°37'19'	" W	43.38'
L2	N	35°37'19'	" W	9.37'
L3	N	35°37'19'	" W	34.01
L4		(DELETED)	
L5	N	36°45'17'	" W	17.00'
L6	S	35°55'19		26.46
L7	S	35°55'19	" E	3.00'
L8	S	35'55'19	" E	14.00'
L9	S	35°55'19	" E	9.46'





VICINITY MAP

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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: NAZIR ZWAIN (INST.# 050007390) TAX PARCEL #C0070444004.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

CLF = CHAIN LINK FENCE
IPF = IRON PIN FOUND
R/W = RIGHT OF WAY
P = PROPERTY LINE

= ACQUIRED RIGHT OF WAY

LEGEND

= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



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9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

REVISION #	DATE	REASON FOR REVISION

MICHAEL W. ZMUDA
LIC. NO. 002078

5/27/2020

SURVEYOR

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

TITY	\cap	DICI	ILLONID	\/IDCINIIA	
JIII	UF	KILL	HMOND.	VIRGINIA	

011	TO THOM TO THE	, VII (OII VII) (
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 05/27/2020	SCALE: 1" = 20'	SHEET 23 OF 65

SURVEYOR'S CERTIFICATION:

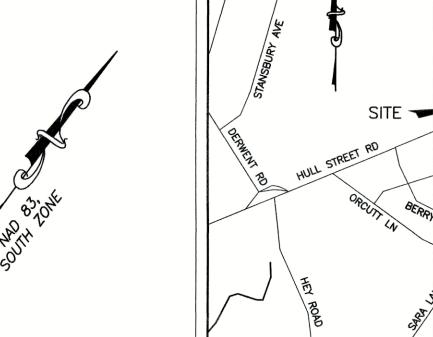
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF NAZIR ZWAIN, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; 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. ZMUDA L.S. #002078

5/27/2020 DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		TOTAL AREA RIGHT OF WAY ACQUISITION		PERMANEI EASE		PERMANENT EASEM		TEMPORARY C	ONSTRUCTION MENT
(043)	C0080331078	STEVE'S	#04027387	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
013	000000000000000000000000000000000000000	PROPERTIES, LLC	#0+02/30/		1.383	2,071		3,413		439		3,277	

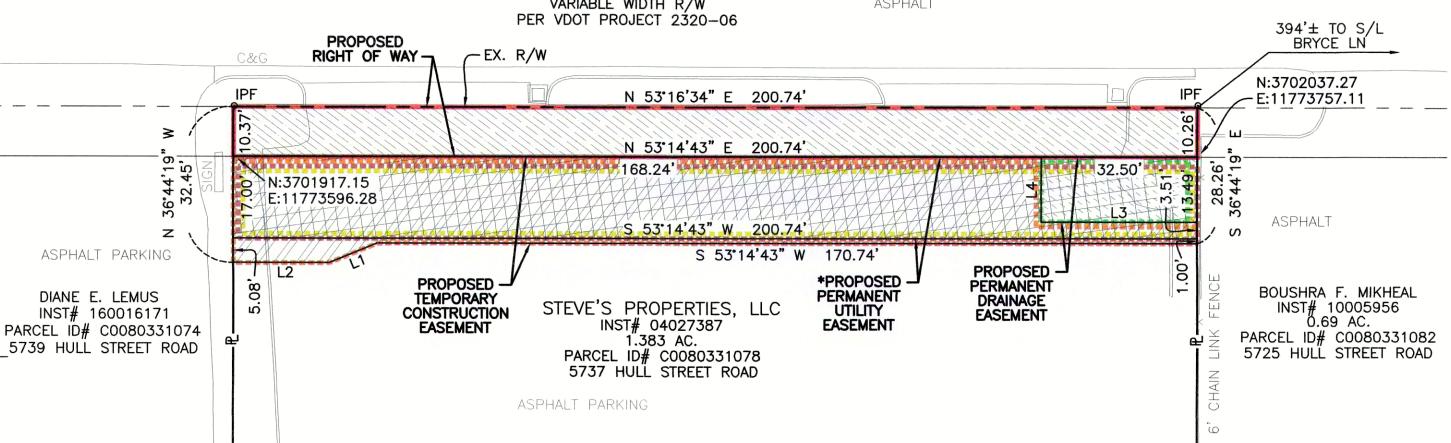




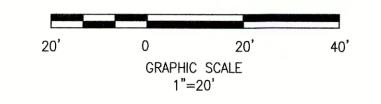
VICINITY MAP NOT TO SCALE

U. S. ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W

ASPHALT



LINE		BEARING		DISTANCE
L1	S	31'04'00"	W	10.80
L2	S	53°14'43"	W	20.00'
L3	S	53°14'43"	W	32.50
11	N	36°45'17"	\A/	13 40'



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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: STEVE'S PROPERTIES, LLC, (INST.# 04027387) TAX PARCEL #C0080331078.
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. 7. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

L4 IN	30 43 1	/ VV]	13.49

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, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

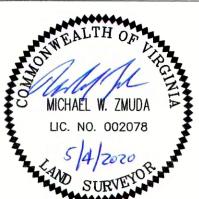
LEGEND C&G = CURB & GUTTER **IPF** = IRON PIN FOUND R/W = RIGHT OF WAY = PROPERTY LINE ACQUIRED RIGHT OF WAY *PERMANENT UTILITY EASEMENT PERMANENT DRAINAGE EASEMENT = TEMPORARY CONSTRUCTION EASEMENT * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 FMAIL: imtva@imt-engineering.com

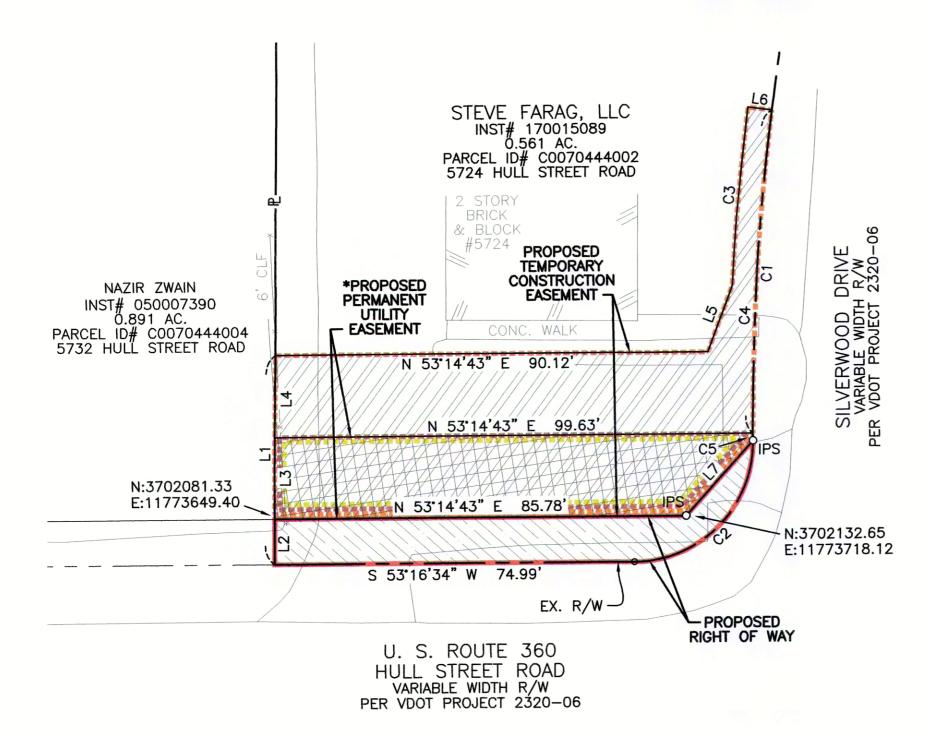
EMAIL. jiiikva@jiiik—engineeriiig.com			
REVISION #	DATE	REASON FOR REVISION	



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

- 1			,
	DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
	CHECKED BY: MWZ		PLAT # C-28861
	DATE: 05/04/2020	SCALE: 1" = 20'	SHEET 24 OF 65
_	27.112. 00/01/2020	00/122.	OTILLE ZT OF OO

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C	OF WAY	PERMANEN EASEI		TEMPORARY C	CONSTRUCTION MENT
(044)	C00700444002	STEVE FARAG,	#170015089	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
044	000700444002	LLC	#170013009		0.561	923		1,587		3,568	



LINE		BEARING		DISTANCE
L1	N	35°55'19"	W	43.49
L2	N	35°55'19"	W	9.46'
L3	N	35°55'19"	W	17.00'
L4	N	35°55'19"	W	17.03
L5	N	15°52'31"	W	14.79
L6	N	60°57'44"	Ε	5.00'
L7	S	05°31'34"	W	20.95

	CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	68.87	511.87		S 32°53'31" E	68.81	
C2	39.28'	25.00'	90.01,20,	S 08°15'54" W	35.36'	
C3	37.17	516.87	4°07'11"	N 31°05'51" W	37.16'	
C4	67.37	511.87	7*32'26"	S 32°48'29" E	67.32'	
C5	1.50'	511.87	0°10'04"	S 36'39'44" E	1.50'	

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF STEVE FARAG, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

5/27/2020 DATE

LEGEND

CLF = CHAIN LINK FENCE CONC = CONCRETE **IPS** = IRON PIN SET R/W = RIGHT OF WAY = PROPERTY LINE



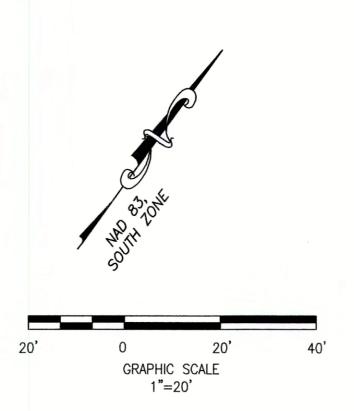
ACQUIRED RIGHT OF WAY

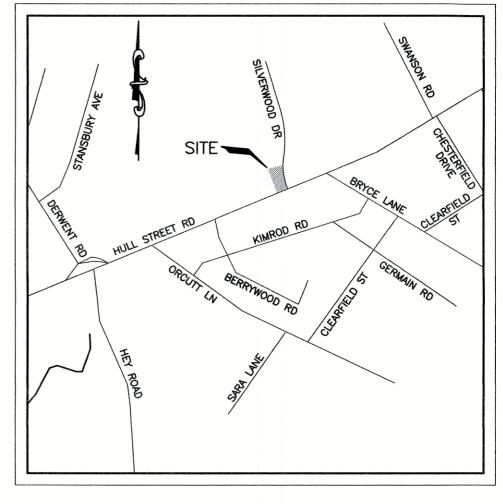


*PERMANENT UTILITY EASEMENT



* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA





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.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: STEVE FARAG, LLC (INST.# 170015089) TAX PARCEL #C0070444002.
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



I JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@jmt-engineering.com

REVISION # DATE REASON FOR REVISION

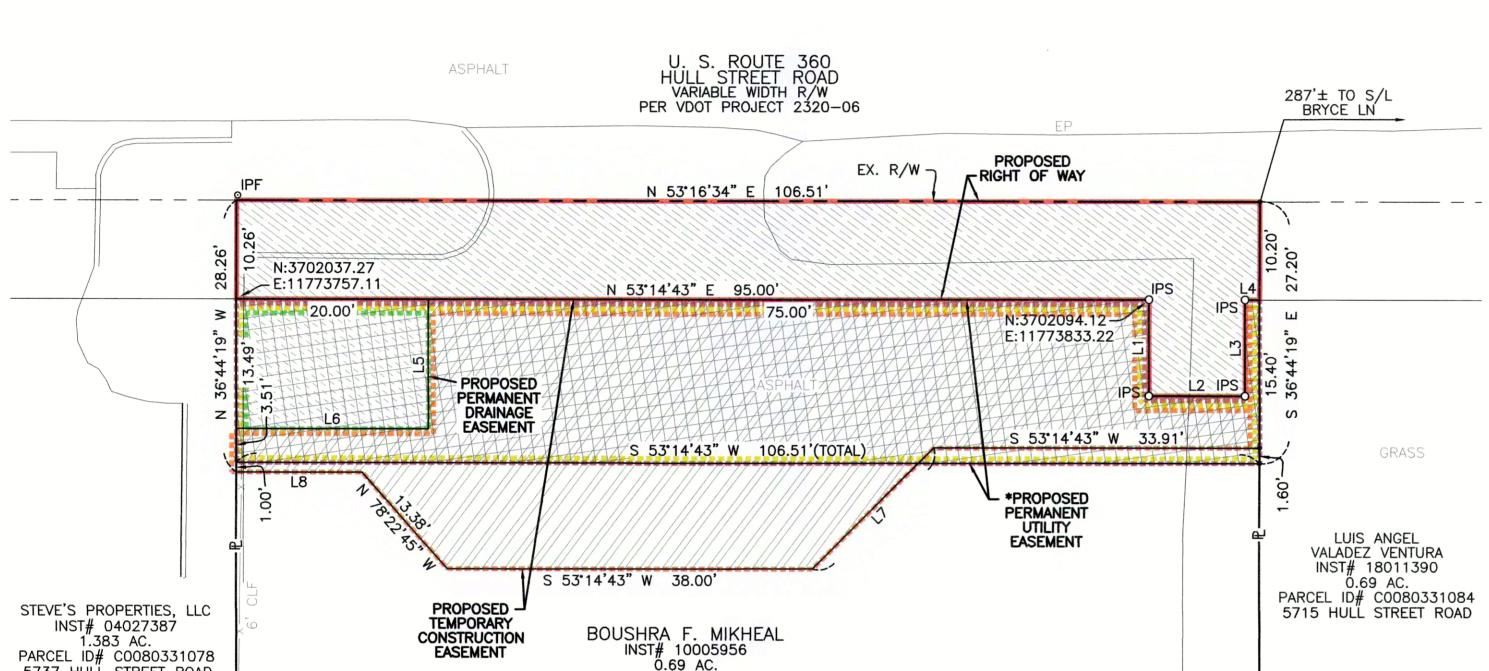


PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY:	ISZ JMT #:	13-0764-001	CITY PROJECT #: 100875
CHECKED BY: N	/WZ		PLAT # C-28861
DATE: 05/27/202	20 SCALE:	1" = 20'	SHEET 25 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		PERMANEN EASE		PERMANENT EASE		TEMPORARY C	ONSTRUCTION MENT
(045)	C0080331082	BOUSHRA F. MIKHEAL	#10005956	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
		WIINTILAL	"		0.69	1,190		1,711		270		1,930	





PARCEL ID# C0080331082

5725 HULL STREET ROAD

LINE	BEARING	DISTANCE
L1	S 36°44'19" E	10.00'
L2	N 53°14'43" E	10.00'
L3	N 36°44'19" W	10.00'
L4	N 53°14'43" E	1.51'
L5	S 36°44'19" E	13.49'
L6	S 53°14'43" W	20.00'
L7	S 08°15'12" W	17.83'
L8	S 53°14'43" W	13.11'

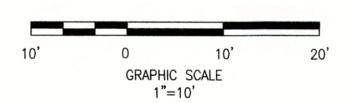
SURVEYOR'S CERTIFICATION:

5737 HULL STREET ROAD

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF BOUSHRA F. MIKHEAL, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

5/27/2020 DATE



10' 0 10'

GRAPHIC SCALE

LEGEND

1"=10'

C&G = CURB & GUTTER

CLF = CHAIN LINK FENCE

CLF = CHAIN LINK FENCE
EP = EDGE OF PAVEMENT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
PL = PROPERTY LINE

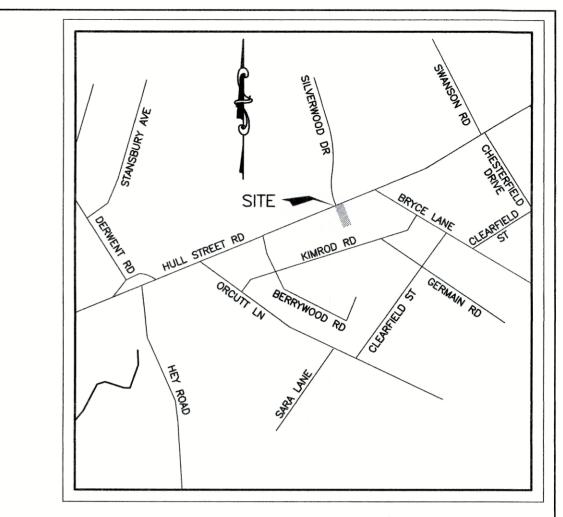
= ACQUIRED RIGHT OF WAY

= *PERMANENT UTILITY EASEMENT

= PERMANENT DRAINAGE EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP

NOTES:

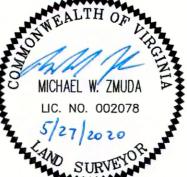
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
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- 5. OWNERS: BOUSHRA F. MIKHEAL, (INST.# 10005956) TAX PARCEL #C0080331082.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.





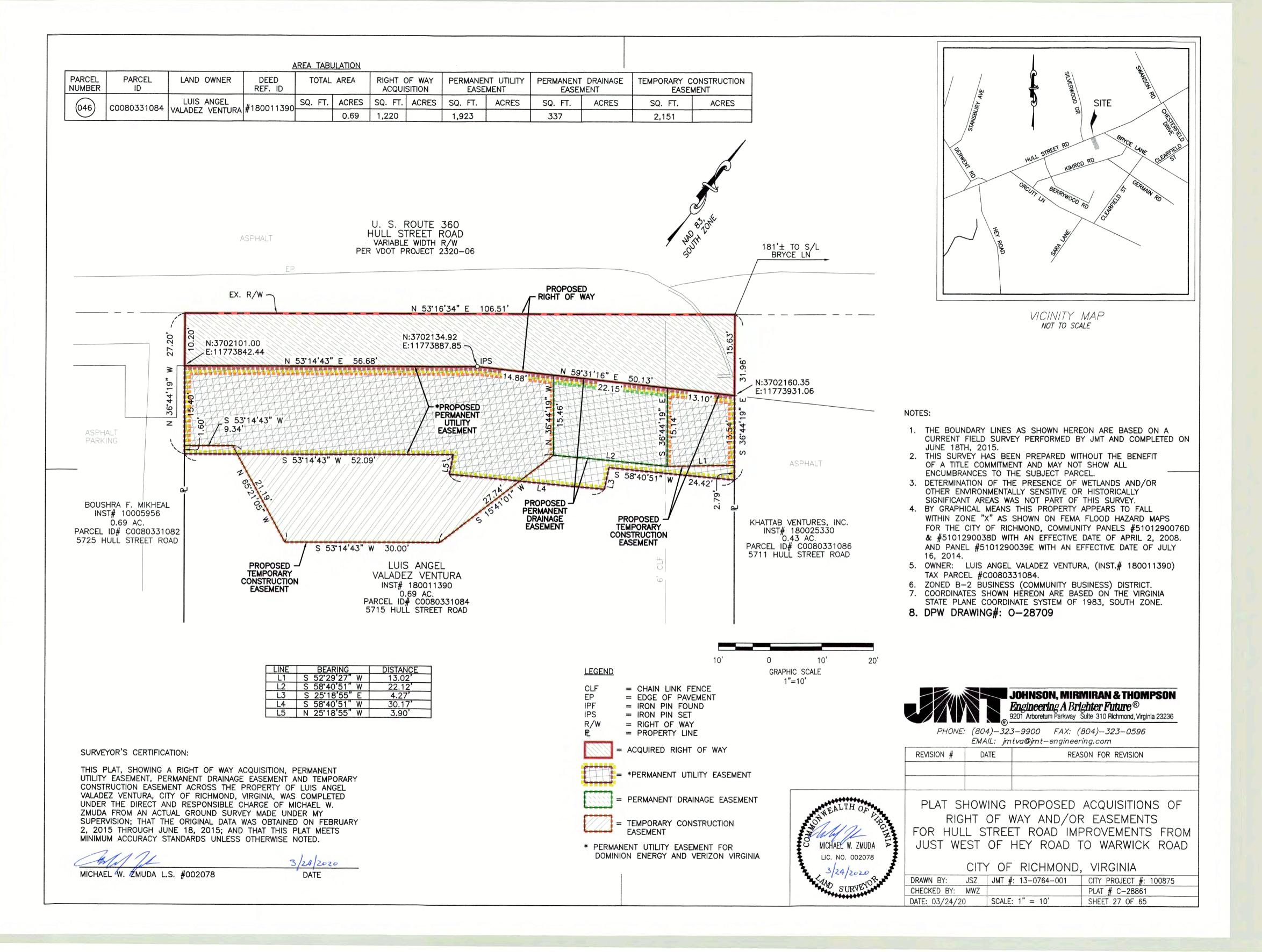
JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

REVISION #	DATE	REASON FOR REVISION

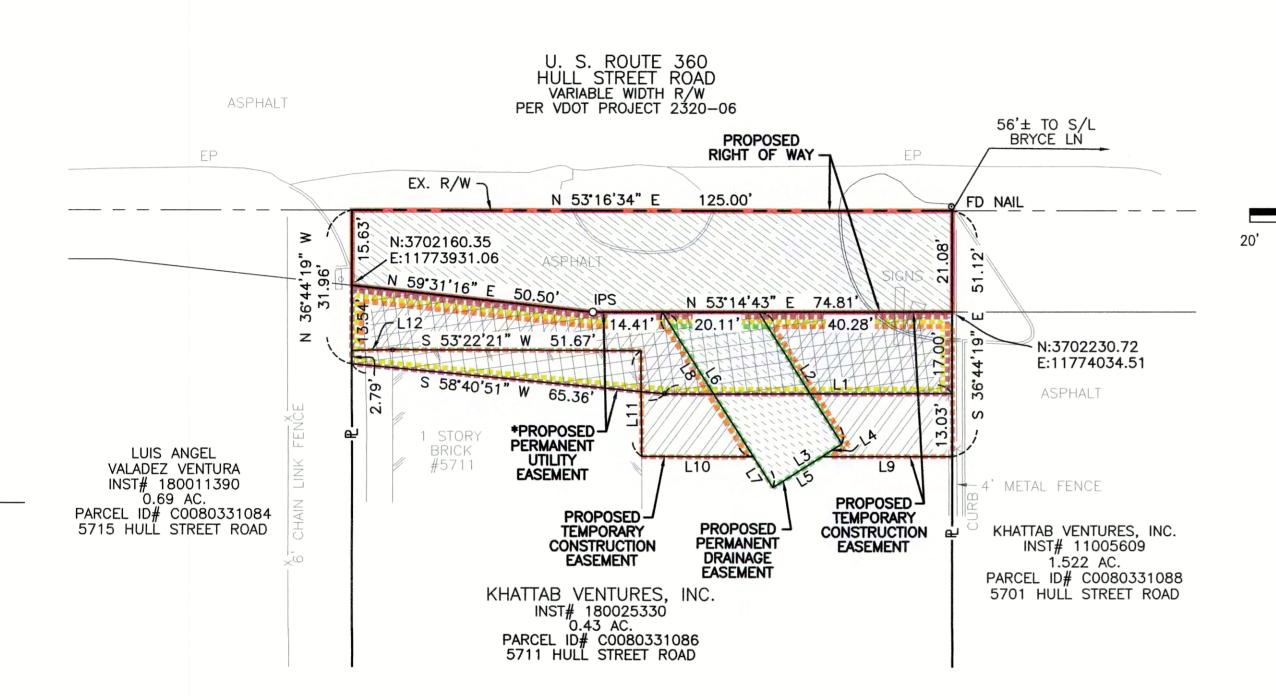


PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY:	MWZ		PLAT # C-28861
DATE: 05/27/20	020	SCALE: 1" = 10'	SHEET 26 OF 65
(CHECKED BY:	CHECKED BY: MWZ	CHECKED BY: MWZ "



PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		PERMANE! EASE	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	PERMANENT EASE		TEMPORARY C	ONSTRUCTION MENT
(047)	C0080331086	KHATTAB VENTURES,	#180025330	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
	000000000000000000000000000000000000000	INC.	#10002000		0.43	2,501		2,062		642		1,966	



LINE		BEARING		DISTANCE	
L1	S	53'14'43"	W	59.93'	
L2	S	69°02'36"	E	32.38'	
L3	S	20.57,24"	W	17.00	
L4	N	20°57'24"	E	4.99'	
L5	Z	20°57'24"	E	12.01	
L6	Z	69'02'36"	W	43.12	
L7	S	69°02'36"	Ε	7.59'	
L8	S	69'02'36"	Ε	35.53'	
L9	S	53'14'43"	W	27.19	
L10	S	53'14'43"	W	23.25	
L11	Ν	37°05'19"	W	22.02'	
L12	S	52'29'27"	W	8.54	

SURVEYOR'S CERTIFICATION:

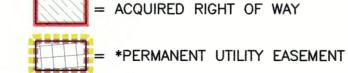
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF KHATTAB VENTURES, INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

5/27/2020 DATE

LEGEND

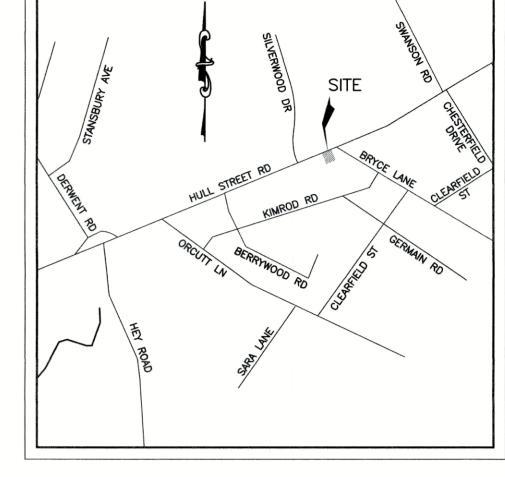
EP = EDGE OF PAVEMENT
FD = FOUND
IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
P = PROPERTY LINE



= PERMANENT DRAINAGE EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP

NOTES:

20'

GRAPHIC SCALE

1"=20'

- 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.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: KHATTAB VENTURES, INC., INST# 180025330 TAX PARCEL #C0080331086.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

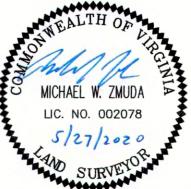


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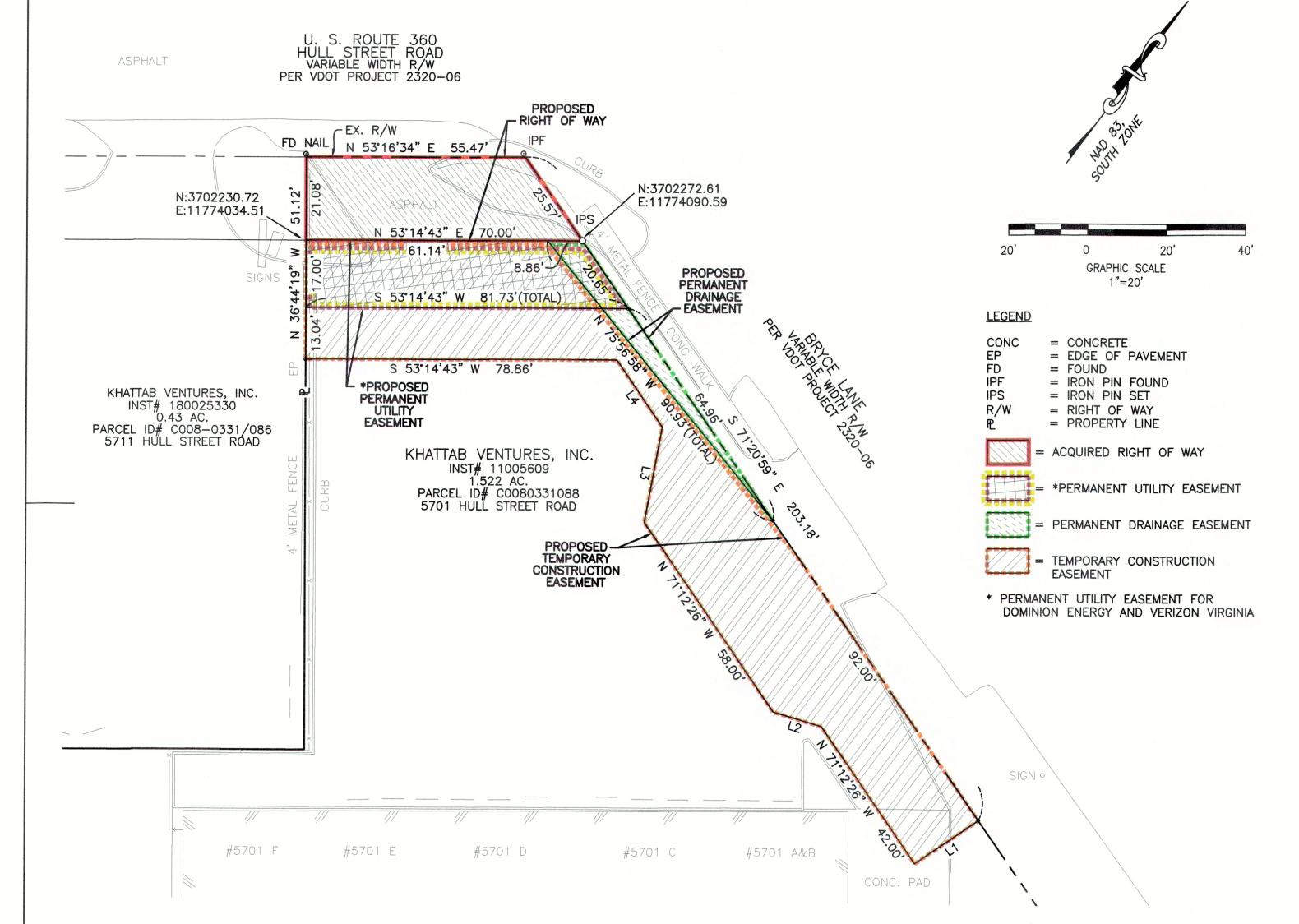
		, ,
REVISION #	DATE	REASON FOR REVISION



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

- 1			
	DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
	CHECKED BY: MWZ		PLAT # C-28861
	DATE: 05/27/2020	SCALE: 1" = 20'	SHEET 28 OF 65
		The state of the s	

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT O			ENT UTILITY EMENT	PERMANENT EASE		TEMPORARY C	
(048) CO	C0080331088	KHATTAB VENTURES, INC. #1	#11005609	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
	5.5		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ŀ	1.522	1,322		1,290		312		5,220	



LINE BEARING DISTANCE L1 S 18'47'34" W 19.46'

L2 S 70°07'58" W 12.81'

L3 N 26°12'26" W 24.51'

L4 N 71'12'26" W 20.50'



VICINITY MAP

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.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: KHATTAB VENTURES, INC., (INST.# 11005609) TAX PARCEL #C0080331088.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

REVISION #	DATE	REASON FOR REVISION

MICHAEL W. ZMUDA
LIC. NO. 002078

1/31/2020
SURVEYOR

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

		OF KICHWOND,	, VIIIGINIA
DRAWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: N	MWZ		PLAT # C-28861
DATE: 01/31/202	20	SCALE: $1" = 20'$	SHEET 29 OF 65

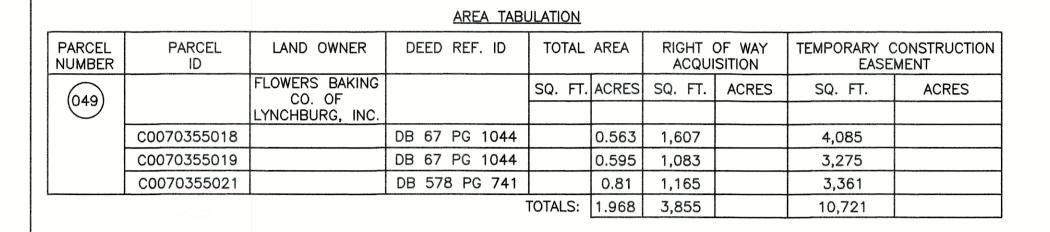
SURVEYOR'S CERTIFICATION:

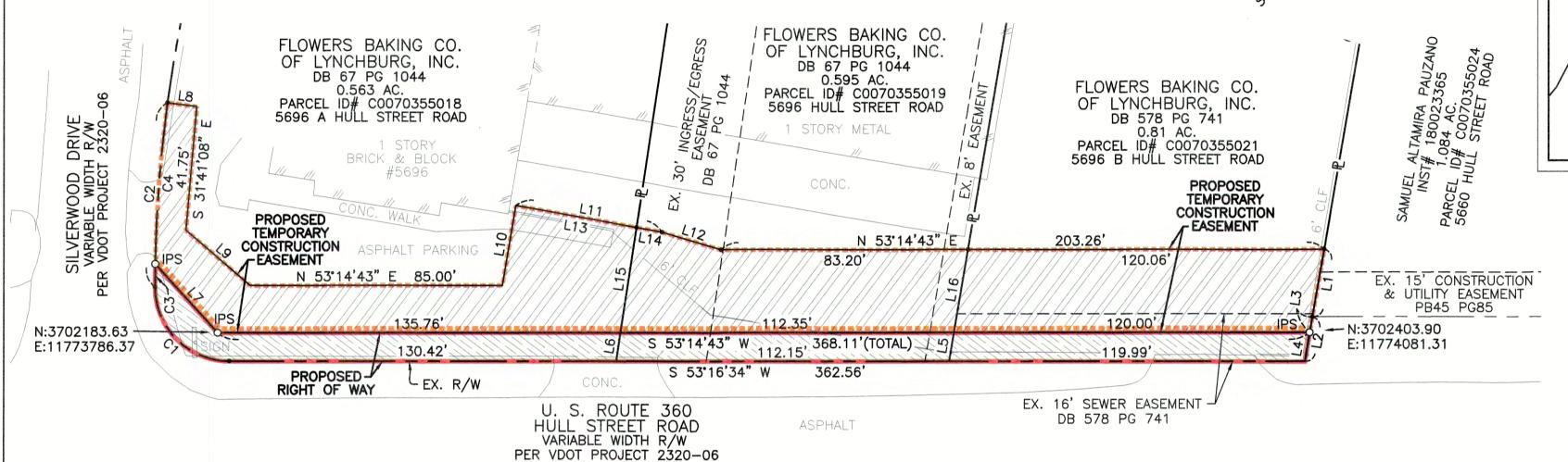
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF KHATTAB VENTURES, INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

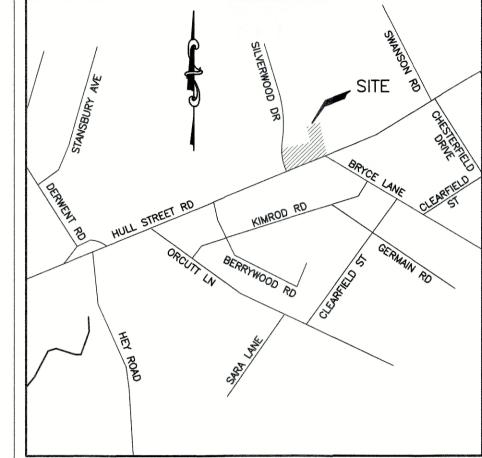
1/31/2020

DATE





CO.	FLOWERS BAKING OF LYNCHBURG, II	CO.	ALTAMIRA PAUZANO 1.084 AC. D# C0070355024 LL STREET ROAD	
FX. 8' EASE!	DB 578 PG 741 0.81 AC. PARCEL ID# C0070355 5696 B HULL STREET I PROPO TEMPOI CONSTRU	O21 ROAD SED RARY JCTION	SAMUEL ALTAMIRA INST# 180023 PARCEL ID# COO7C 5660 HULL STREE	
13" E	203.26' 120.06' 120.00'		EX. 15' CONSTRUCTION & UTILITY EASEMENT PB45 PG85 3702403.90 11774081.31	
EX	. 16' SEWER EASEMENT DB 578 PG 741			_



VICINITY MAP NOT TO SCALE

LINE		BEARIN		DISTANCE
L1	S	26°58'1.		23.08'
L2	S	27°08'2		15.21
L3	S	27°08'2		5.33'
L4	S	27'08'2		9.88'
L5	S	27°07'1		9.82'
L6	S	28'12'4		9.73
L7	N	78°56'1		31.31'
L8	N	60°57'4		10.00'
L9	S	86°13'0		28.49
L10	N	27°14'3		27.22
L11	N	63°29'0		50.00'
L12	N	69'49'1		20.87
L13	N	63'29'0		41.29
L14	N	63'29'0		8.71
L15	S	28°12'4		35.90'
L16	S	27'07'1	9" E	28.40'

LINET DEADING

	CURVE TABLE					
CURVE	ARC LENGTH	RADIUS		CHORD BEARING	CHORD LENGTH	
C1	39.26'	25.00	89*58'22"	N 81°44'15" W	35.35'	
C2	62.18'	461.87	7°42'49"	N 32°53'40" W	62.13'	
C3	7.75	461.87	0°57'40"	N 36°16'14" W	7.75	
C4	54.43'	461.87	6'45'09"	N 32°24'50" W	54.40'	

30' GRAPHIC SCALE 1"=30'

LEGEND

= CHAIN LINK FENCE CONC = CONCRETE **IPS** = IRON PIN SET

= RIGHT OF WAY = PROPERTY LINE

ACQUIRED RIGHT OF WAY

TEMPORARY CONSTRUCTION EASEMENT

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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: FLOWERS BAKING CO. OF LYNCHBURG INC. (DB 67 PG 1044 & DB 578 PG 741) TAX PARCELS #C0070355018, C0070355019 & C0070355021.
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. 7. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

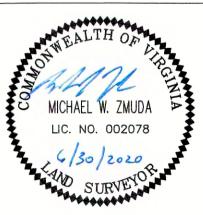


JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Sulte 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596

REVISION #	DATE	REASON FOR REVISION
	1311	

EMAIL: imtva@imt-engineering.com



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: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 06/30/2020	SCALE: 1" = 30'	SHEET 30 OF 65

FROM AN ACTUAL GROUND 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.

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION AND TEMPORARY

CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF FLOWERS BAKING

UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA

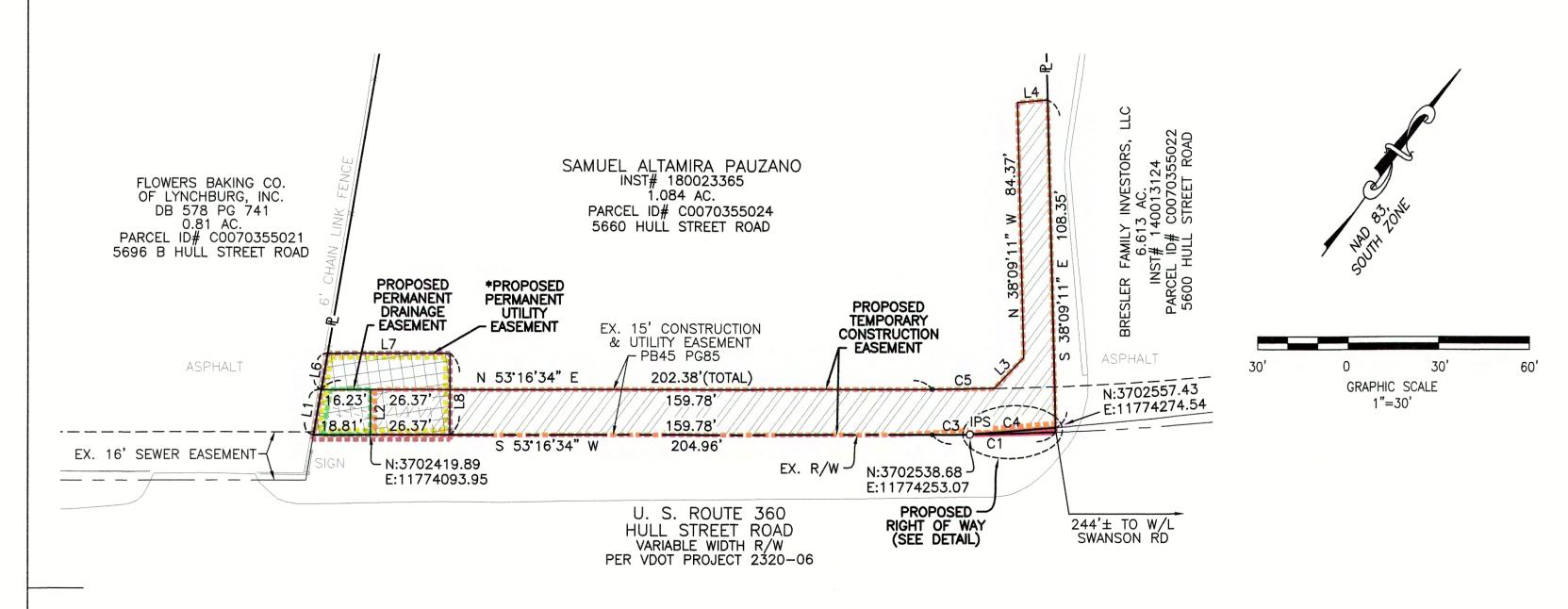
CO. OF LYNCHBURG, INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED

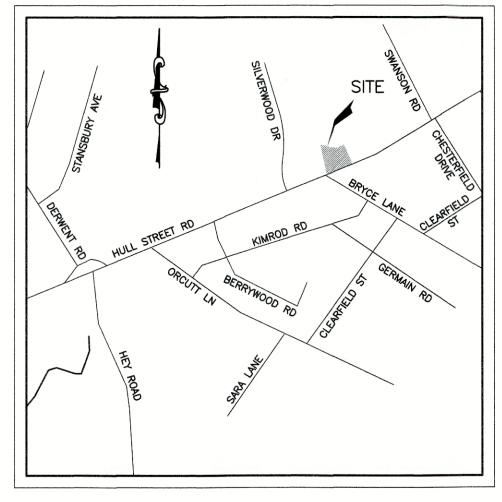
MICHAEL W. ZMUDA L.S. #002078

SURVEYOR'S CERTIFICATION:

6/30/2020 DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		PERMANEN EASE		PERMANENT EASE		TEMPORARY C	ONSTRUCTION MENT
(050)	C0070355024	SAMUEL ALTAMIRA	#180023365	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
030	00070333024	PAUZANO	π 100023363		1.084	22		1,157	E. A. San July	263		4,377	

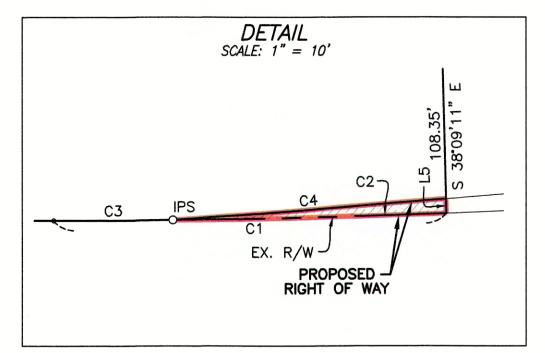




VICINITY MAP NOT TO SCALE

	CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	40.89'	1090.92	2'08'51"	S 52°12'08" W	40.89'	
C2	28.47'	1090.92	1'29'42"	S 51°52'34" W	28.47'	
C3	12.42'	1090.92	0.39,08,	S 52°56'59" W	12.42'	
C4	28.50'	2146.00	0°45'40"	S 48°52'18" W	28.50'	
C5	20.51'	1075.92'	1'05'33"	N 52°43'47" E	20.51'	

LINE	DEADING		DISTANCE
I 1	BEARING N 26'58'13"	w	15.22'
L2	S 36°43'26"	Ë	15.00'
L3	N 06'52'55"	E	14.13'
L4	N 48'42'08"	E	10.02
L5	S 38'09'11"	E	1.49'
L6	N 26°58'13"	W	12.17
L7	N 53°16'34"	E	40.54
L8	S 36°43'26"	Ε	26.99



LEGEND

= IRON PIN SET = RIGHT OF WAY = PROPERTY LINE

ACQUIRED RIGHT OF WAY

*PERMANENT UTILITY EASEMENT

= PERMANENT DRAINAGE EASEMENT TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015. SURVEYOR'S CERTIFICATION:

NOTES:

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 OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.

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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,

5. OWNERS: SAMUEL ALTAMIRA PAUZANO (INST.# 180023365) TAX PARCEL #C0070355024.

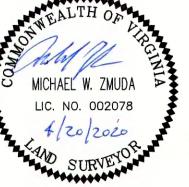
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

8. DPW DRAWING#: 0-28709

JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Sulte 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 FMAIL: imtva@imt-engineering.com

	EMAIL: jmtva@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

\bigcirc ITV	\sim	RICHMOND.	
LILY	() -	RICHMUM	VIRUINIA
\sim 1 1 1	\sim 1		V 11 \ \ \ \ \ \ \ \ \

	The state of the s	
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 04/20/2020	SCALE: 1" = 30'	SHEET 31 OF 65

MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. 4/20/2020 MICHAEL W. ZMUDA L.S. #002078 DATE

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT

DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS

MADE UNDER MY SUPERVISION: THAT THE ORIGINAL DATA WAS OBTAINED

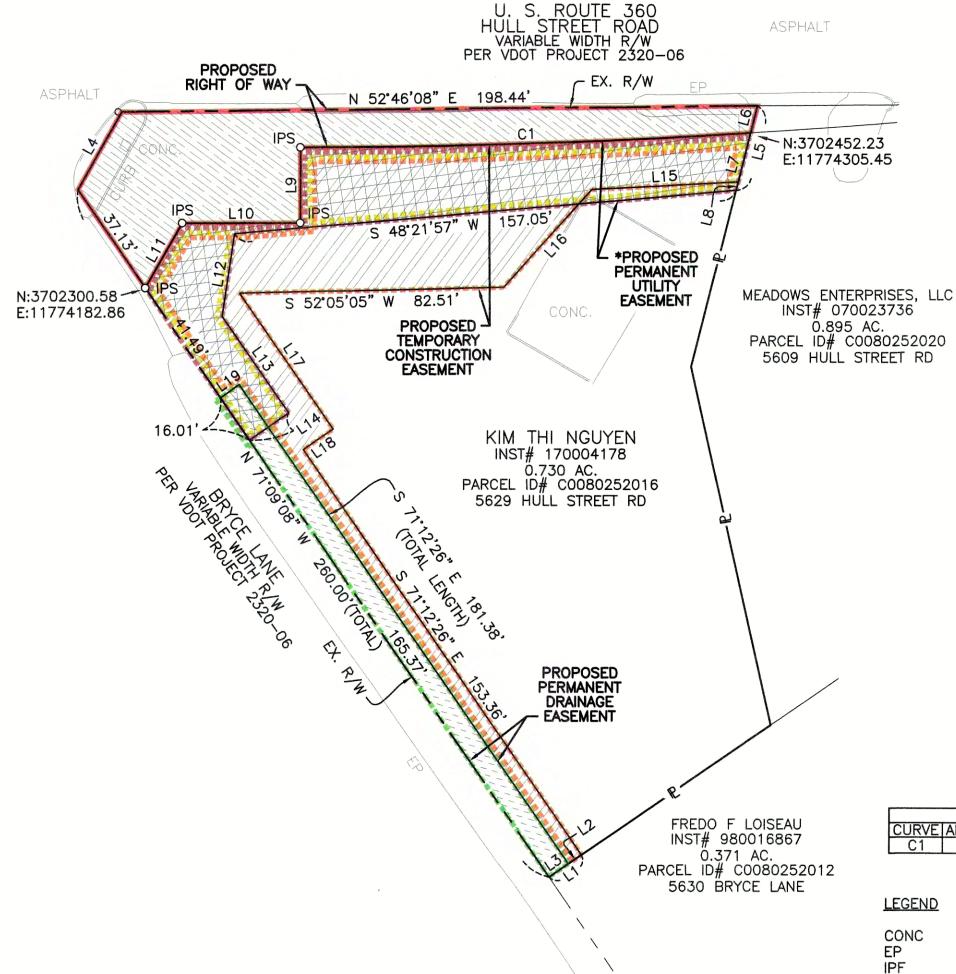
THE PROPERTY OF SAMUEL ALTAMIRA PAUZANO, CITY OF RICHMOND.

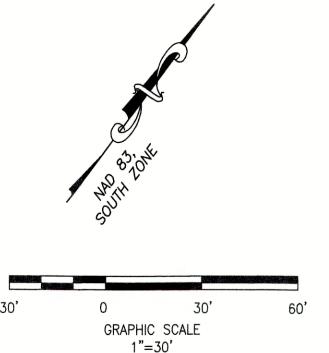
CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY

ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT

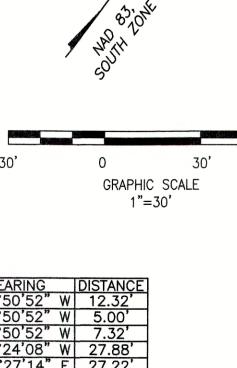
VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C			IT DRAINAGE EMENT	PERMANEN EASEN			CONSTRUCTION EMENT
051	C0080252016	KIM THI NGUYEN	#170004178	SQ. FT.	ACRES 0.730	SQ. FT. 3,998	ACRES	SQ. FT. 1,312	ACRES	SQ. FT. 4,145	ACRES	SQ. FT.	ACRES

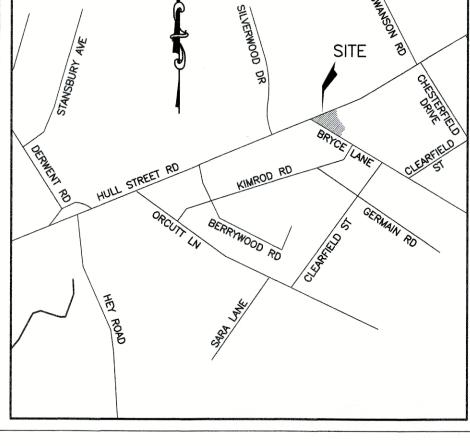




LINE		BEARING		DISTANCE
L1	S	18°50'52"	W	12.32
L2	S	18°50'52"	W	5.00'
L3	S	18°50'52"	W	7.32'
L4	N	07°24'08"	W	27.88'
L5	S	22°27'14"	E	27.22'
L6	S	22°27'14"	E	8.72'
L7	S	22°27'14"	E	15.75
L8	S	22°27'14"	E	2.75'
L9	S	36°41'41"	E	23.62'
L10	S	53°18'19"	W	36.82'
L11	S	06'58'07"	E	23.30'
L12	S	28'03'18"	E	26.05'
L13	S	71°20'58"	E	36.56'
L14	S	18'39'02"	W	14.88'
L15	S	50°26'07"	W	45.74
L16	S	05'12'01"	W	41.17'
L17	S	71°20'58"	E	51.53'
L18	S	18°47'34"	W	11.31'
L19	N	18'47'34"	E	7.15'



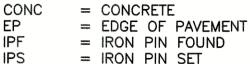
	7.	COO STA
	8.	
CURVE TABLE		
CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENG	[H]	
C1 140.64' 2245.75' 3°35'17" N 51°28'24" E 140.61'		



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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: KIM THI NGUYEN, (INST.# 170004178) TAX PARCEL #C0080252016
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. ORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA
- ATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- W DRAWING#: 0-28709



= RIGHT OF WAY = PROPERTY LINE

ACQUIRED RIGHT OF WAY

*PERMANENT UTILITY EASEMENT

= PERMANENT DRAINAGE EASEMENT = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@imt-engineering.com

EMAIL. JITTUGGITTE ETIGITEETING.COTT									
REVISION #	DATE	REASON FOR REVISION							

MICHAEL W. ZMUDA LIC. NO. 002078

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: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/24/20	SCALE: $1" = 30'$	SHEET 32 OF 65

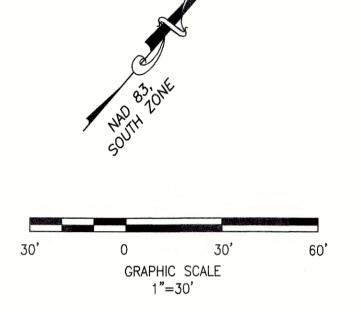
SURVEYOR'S CERTIFICATION:

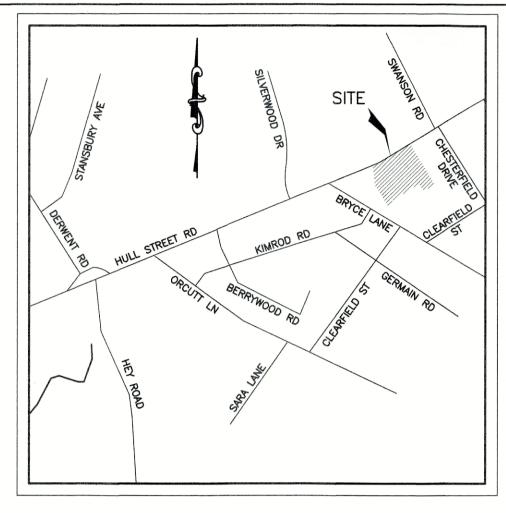
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF KIM THI NGUYEN, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

3/24/2020

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		PERMANE EAS	ENT UTILITY EMENT	TEMPORARY (EASE	CONSTRUCTION MENT
(052)	00080252020	MEADOWS	#080007327	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
032	00000232020	ENTERPRISES, LLC	#000007527		0.895	531		3,257		4,965	





VICINITY MAP

197.2'± TO N/L BRYCE LN EP EX. R/W L1	U. S. ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W PROPOSED PER VDOT PROJECT 2320-06 RIGHT OF WAY C1(TOTAL)	*PROPOSED PERMANENT UTILITY EASEMENT	ASPHALT EP
N:3702452.23 — 23 C2	IPS IPS	C3	N:3702590.25 E:11774456.62
L10(TOTAL)	S 47'43'31" W 66.84' V	53.18	GRAVEL 6' WOOD FENCE
CONC. ROOF	OVERHANG OVERHANG	PROPOSED TEMPORARY CONSTRUCTION EASEMENT	ARBOR, LLC INST# 060008774 0.59 AC. PARCEL ID# C0080252022 5601 HULL STREET RD
KIM THI NGUYEN INST# 170004178 0.730 AC. PARCEL ID# C0080252016 5629 HULL STREET RD	MEADOWS ENTERPRISES, LLC INST# 080007327 0.895 AC. PARCEL ID# C0080252020 5609 HULL STREET RD		

LINE		BEARING		DISTANCE
L1	N	52'46'08"	E	31.42'
L2	N	22*27'14"	W	27.22'
L3	N	22°27'14"	W	2.75
L4	N	22'27'14"	W	15.75
L5	Z	22°27'14"	W	8.72
L6	S	46°15'30"	Ε	37.50'
L7	S	46°15'30"	E	14.95
L8	S	46°15'30"	E	22.55
L9	S	48'21'57"	W	35.20'
L10	S	50°26'07"	W	72.78'

TIMEL DEADING IDICTATION

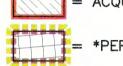
CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	170.66	1185.92	8°14'43"	N 49°24'31" E	170.51	
C2	102.36	1185.92	4°56'43"	N 51°03'31" E	102.33'	
C3	68.30'	1185.92	3°18'00"	N 46°56'10" E	68.29'	
C4	136.43'	2245.75	3.28,50"	N 47°56'20" E	136.41'	

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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: MEADOWS ENTERPRISES, LLC, (INST.# 080007327) TAX PARCEL #C0080252020.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

LEGEND

EP = EDGE OF PAVEMENT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
P = PROPERTY LINE



- = ACQUIRED RIGHT OF WAY
- = *PERMANENT UTILITY EASEMENT
- = TEMPORARY CONSTRUCTION EASEMENT
- * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



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		,
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

ITY	OF	RICHMOND,	VIRGINIA
	\sim .	Trior liviorab,	4 11 1 O 11 4 17 1

		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 06/30/2020	SCALE: 1" = 30'	SHEET 33 OF 65

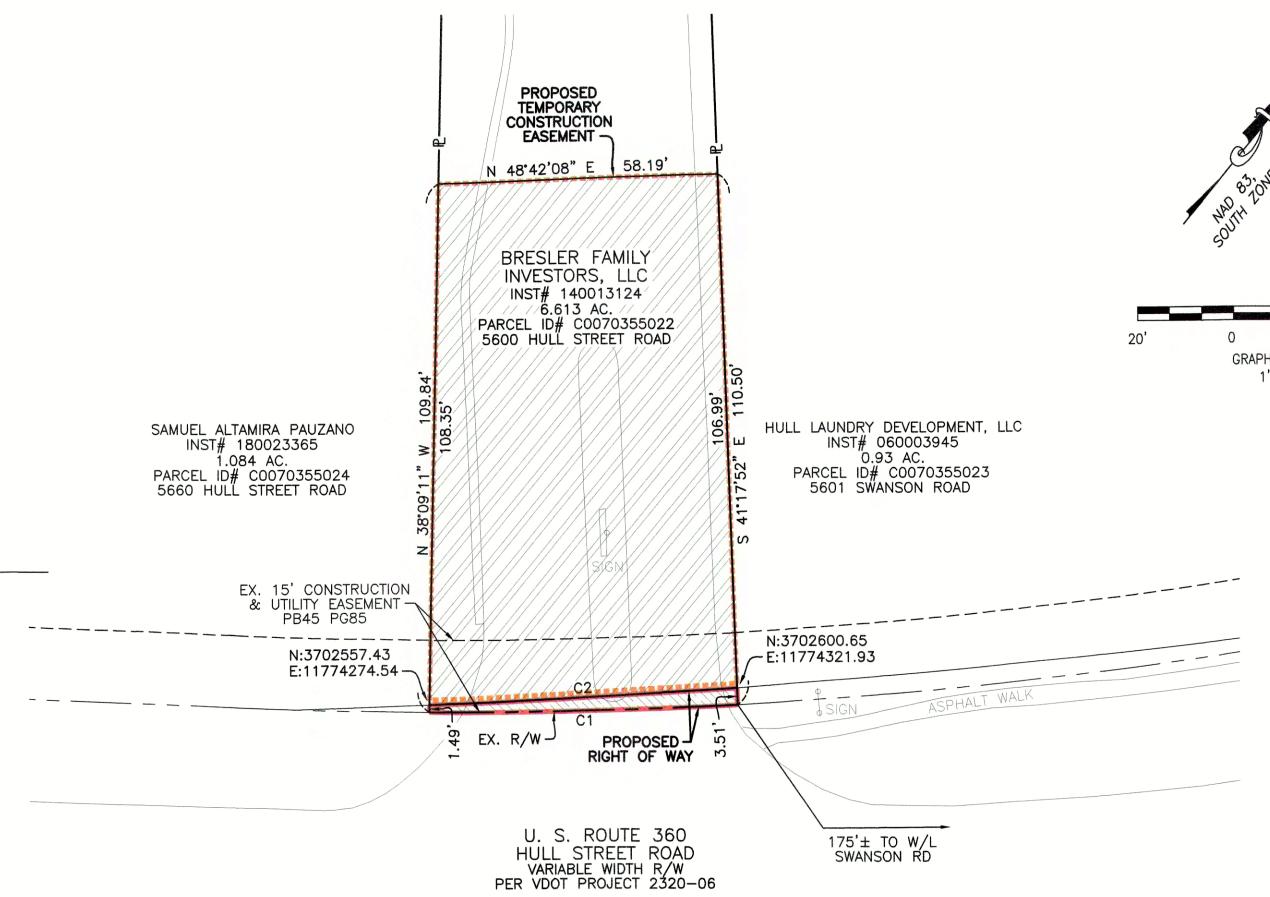
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF MEADOWS ENTERPRISES, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

6/30/2020 DATE

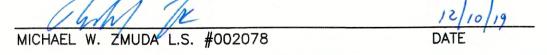
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT (TEMPORARY C	
057	00070755000	BRESLER FAMILY	#140017104	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(053)	C0070355022	INVESTORS, LLC	#140013124		6.613	171		6,588	

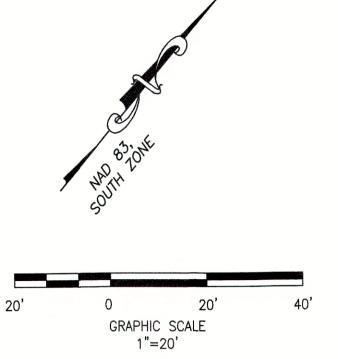


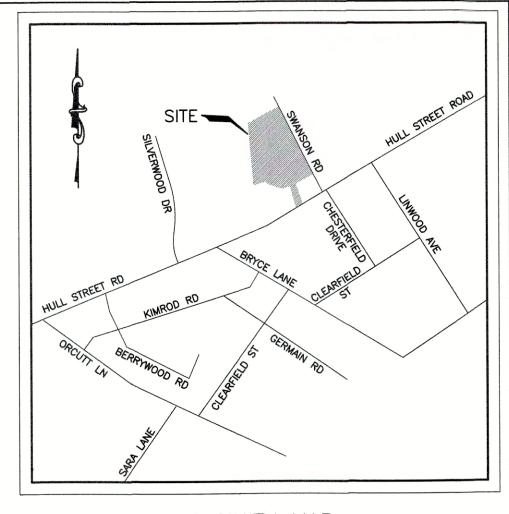
			CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	64.23'	1090.92	3*22'24"	N 49°2	6'31" E	64.	22'
C2	64.15'	2146.00'	1°42'45"	S 47°38	3'05" W	64.	14'

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF BRESLER FAMILY INVESTORS, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.







VICINITY MAP

NOTES:

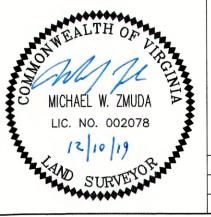
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: BRESLER FAMILY INVESTORS, LLC (INST.# 140013124) TAX PARCEL #C0070355022.
- 6. ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
- COORDINATES SHOWN HERÈON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future ® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@imt-engineering.com

	LIVIAIL. JIII	Tiva & Jitti City incoming. Cont
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	\cap E	DICHMOND	VIDCINIA
CHY	()-	RICHMOND.	VIKGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 12/10/19	SCALE: 1" = 20'	SHEET 34 OF 65

LEGEND

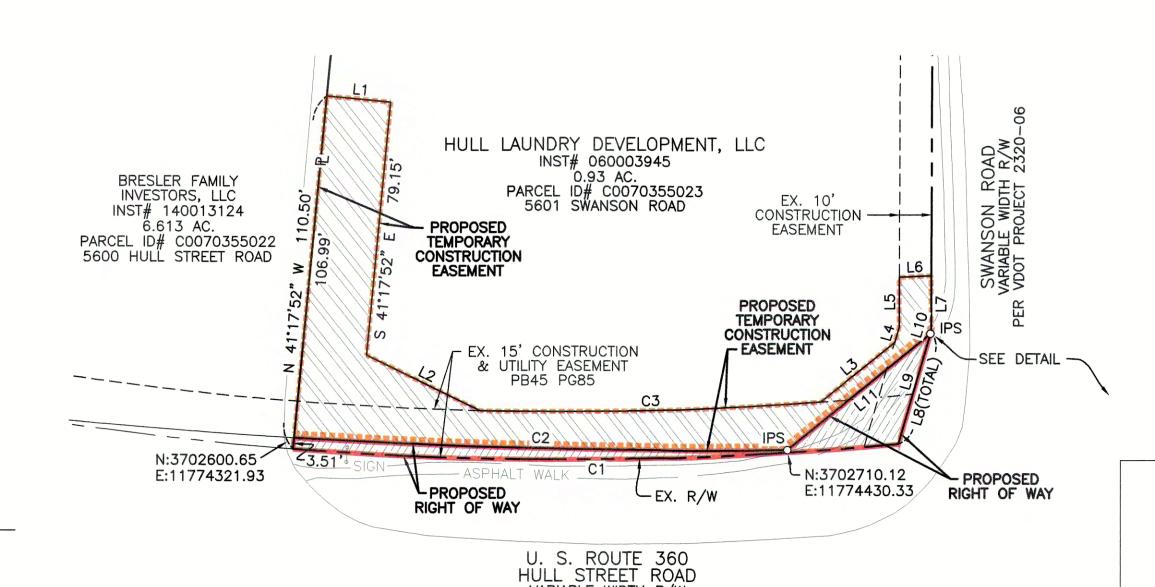
/W = RIGHT OF WAY = PROPERTY LINE

= ACQUIRED RIGHT OF WAY

= ACQUIRED RIGHT OF WAY

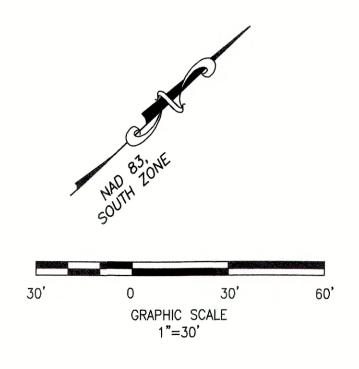
= TEMPORARY CONSTRUCTION EASEMENT

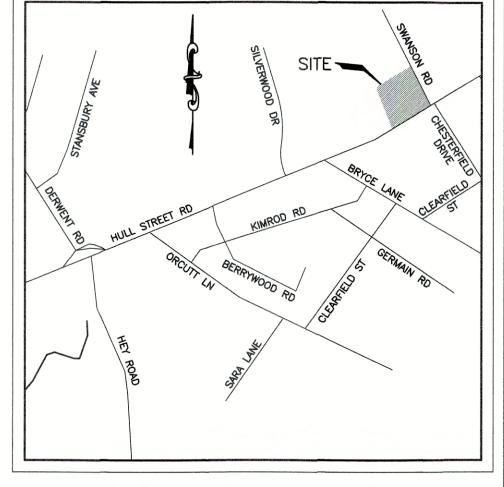
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		TEMPORARY C	
(054)	C0070355023	HULL LAUNDRY	#060003945	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
034)	00070333023	DEVELOPMENT, LLC	#000003943		0.93	1,068		4,527	



VARIABLE WIDTH R/W

PER VDOT PROJECT 2320-06





VICINITY MAP

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.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: HULL LAUNDRY DEVELOPMENT, LLC (INST.# 060003945) TAX PARCEL #C0070355023.
- 6. ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
- 7. COORDINATES SHOWN HERÈON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

	LINE	_	BEAF	RING	-	DISTANCE
	L1	N	48°42	2'08"	E	20.00'
	L2	N	69'17	7'07 "	Ε	39.49'
	L3	N	04°08		Ε	29.57
	L4	N	30°28	3'49"	W	4.93'
	L5	N	46°33	26"	W	15.60'
	L6	N	40°50		E	10.01
	L7	S	46°33	3'26"	Ε	17.47
	L8	S	30°28	3'49"	Ε	36.42
	L9	S	30°28		Ε	35.76'
	L10	S	30°28	3'49"	Ε	0.66
- 1	1 4 4	-		1 11		

L11 S 04°08'00" W 57.56'

	CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	189.22'	1090.92	9°56'17"	S 42°47'11" W	188.98'	
C2	154.09'	2146.00'	4.06,50	S 44°43'18" W	154.05'	
C3	106.56'	1075.92	5°40'29"	N 41°52'03" E	106.52'	

LEGEND

R/W

= IRON PIN SET = RIGHT OF WAY = PROPERTY LINE

DETAIL

NOT TO SCALE

PROPOSED

RIGHT OF WAY



ACQUIRED RIGHT OF WAY



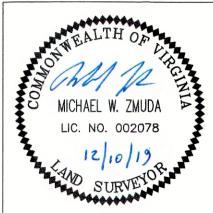
= TEMPORARY CONSTRUCTION EASEMENT



JOHNSON, MIRIWIRAN & THOMPSON Engineering A Brighter Future ® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)—323—9900 FAX: (804)—323—0596 EMAIL: jmtva@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: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 12/10/19	SCALE: 1" = 30'	SHEET 35 OF 65

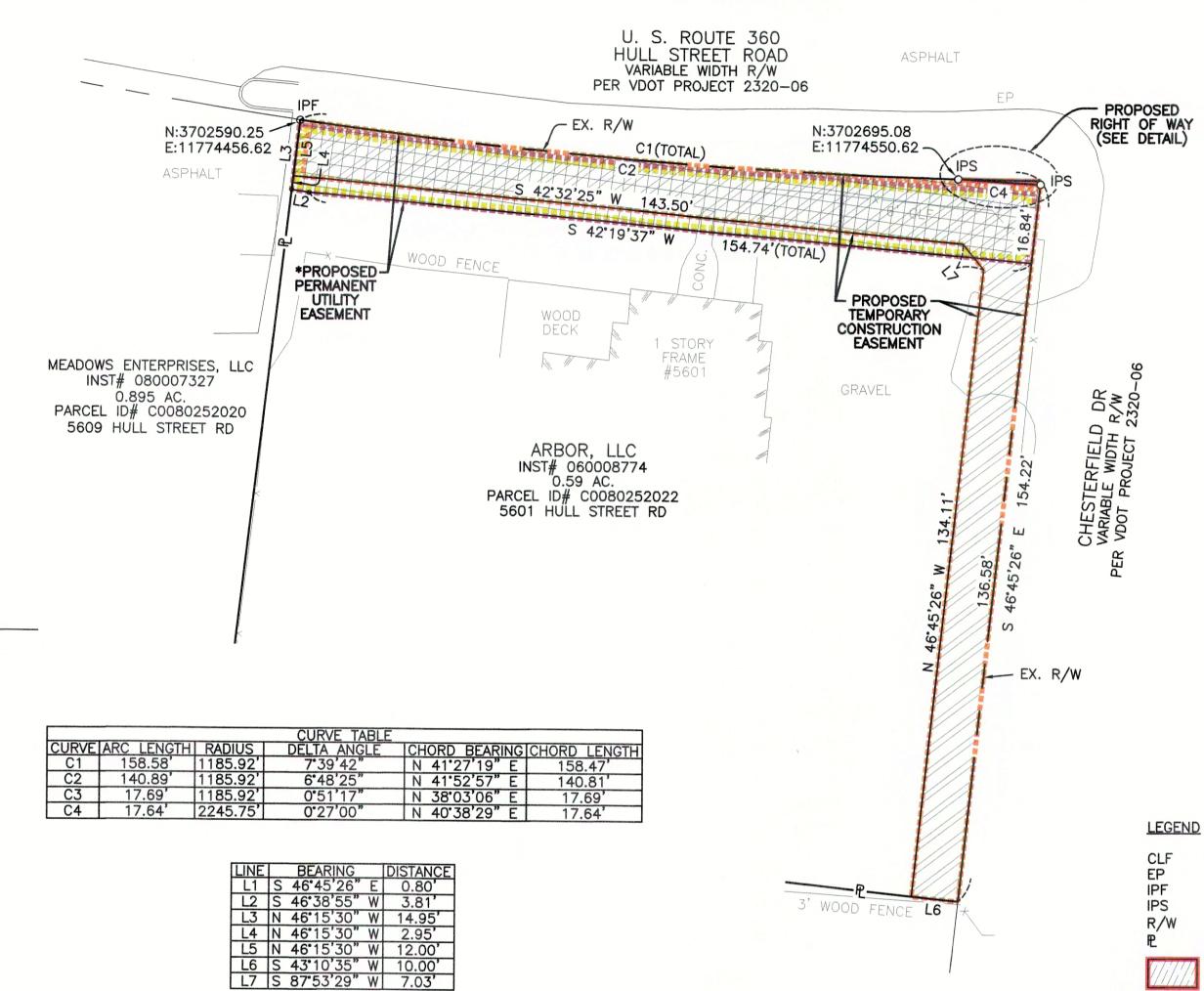
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF HULL LAUNDRY DEVELOPMENT, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

DATE

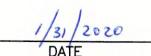
		y				•					1
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT O			NT UTILITY	TEMPORARY C	
(055)	C0080252022	ARBOR, LLC	#060008774	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
			"		0.59	7		2,317		3,256	

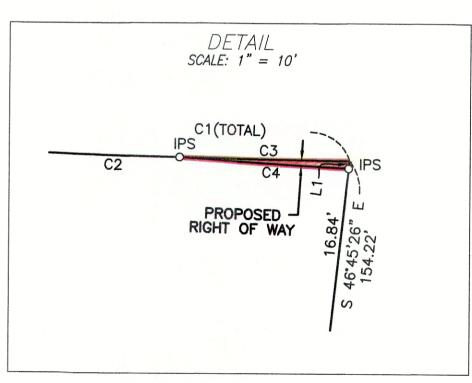


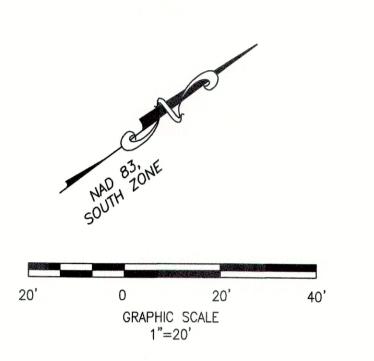


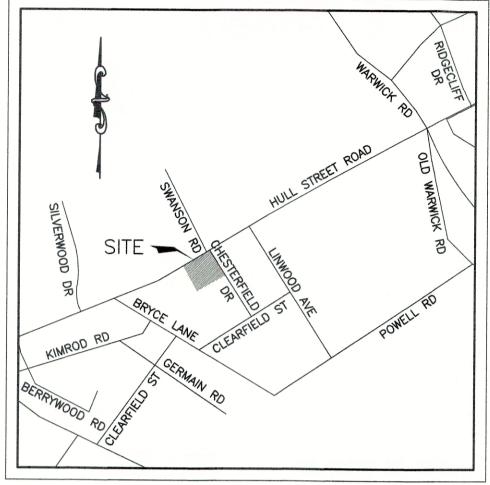
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF ARBOR, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; 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. ZMUDA L.S. #002078









VICINITY MAP NOT TO SCALE

NOTES:

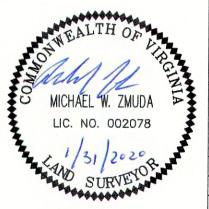
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: ARBOR, LLC, (INST.# 060008774) TAX PARCEL #C0080252022.
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@jmt-engineering.com

REVISION # REASON FOR REVISION



= CHAIN LINK FENCE

= EDGE OF PAVEMENT

ACQUIRED RIGHT OF WAY

DOMINION ENERGY AND VERIZON VIRGINIA

*PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

= IRON PIN FOUND

= IRON PIN SET

= RIGHT OF WAY

= PROPERTY LINE

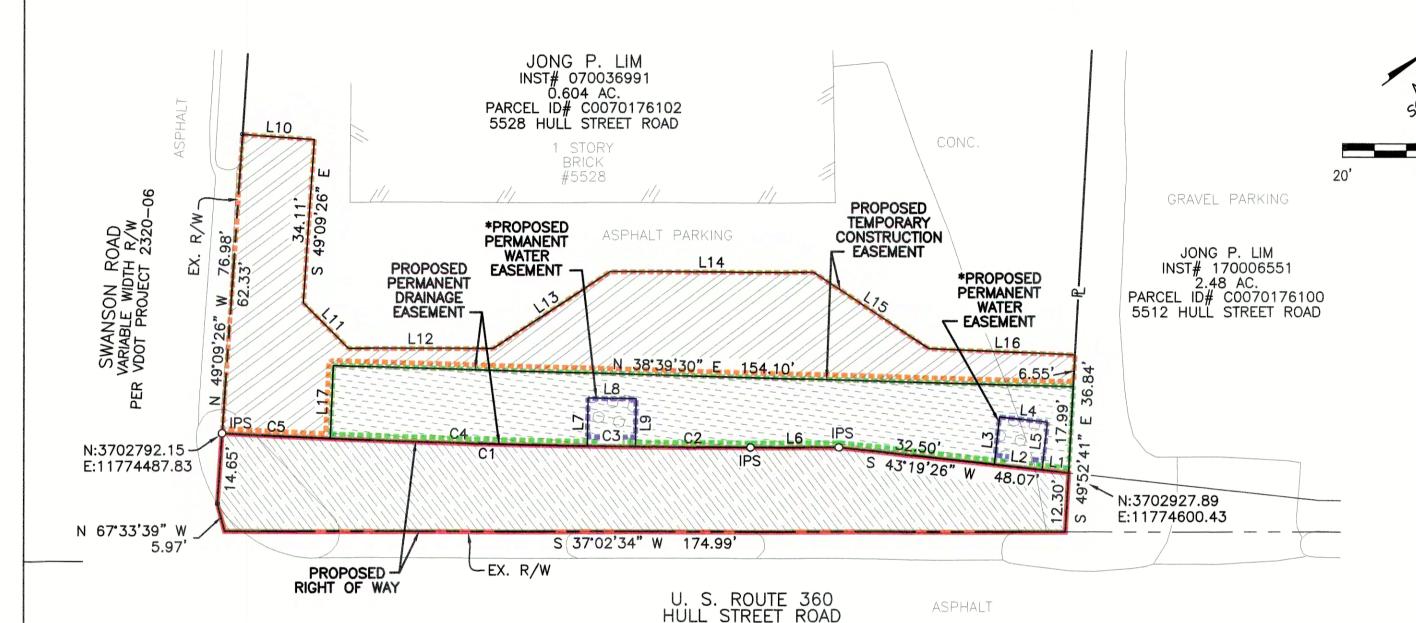
* PERMANENT UTILITY EASEMENT FOR

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
JS7	JMT #.	13-0764-001	CITY PROJECT #.

DRAWN BY: CITY PROJECT #: 100875 CHECKED BY: MWZ PLAT # C-28861 DATE: 01/31/2020 SCALE: 1'' = 20'SHEET 36 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT O			ENT WATER EMENT	PERMANENT EASEM			CONSTRUCTION EMENT
(056)	C0070176102	JONG P. LIM	#070036991	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
	00070170102	00110 1 . Lim	#070030991		0.604	3,075		200		2,367		3,036	



VARIABLE WIDTH R/W

PER VDOT PROJECT 2320-06

IIIN	FI		BEAF	RING		DISTANCE
L1		S	43.19	'26"	W	5.57
L2	2	S	43°19	'26"	W	10.00'
L3	5	N	46'40	34"	W	10.00'
L4		N	43°19		Ε	10.00'
L5		S	46°40		E	10.00'
L6	5	S	37°02		W	18.43'
L7		N	52°13		W	9.99'
L8	3	N	37°46		Ε	10.00'
L9		S	52°13		E	10.00'
L1(0	N	40°50	48"	E	15.00'
L1	1	N	82.06		E	13.30'
L1:	2	N	37°02		E	30.09'
L1:	3	N	03°51		E	29.15
L14	4	N	37°07		E	42.25
L1:	5	N	70°28		E	28.86'
L10	6	N	39°34		E	30.47
L1	7	N	50°36	17"	W	15.26'

			CURVE TABLE		- MATERIAL AND
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.02	2135.00	2*57'09"	N 38°31'22" E	110.01
C2	23.98 '	2135.00	0'38'37"	N 37°22'06" E	23.98'
C3	10.00	2135.00	0°16'06"	N 37°49'27" E	10.00'
C4	53.54	2135.00	1°26'12"	N 38°40'36" E	53.54
C5	22.50 '	2135.00	0°36'14"	N 39°41'50" E	22.50'

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT, PERMANENT WATER EASEMENTS AND A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF JONG P. LIM, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

6/30/2020

LEGEND

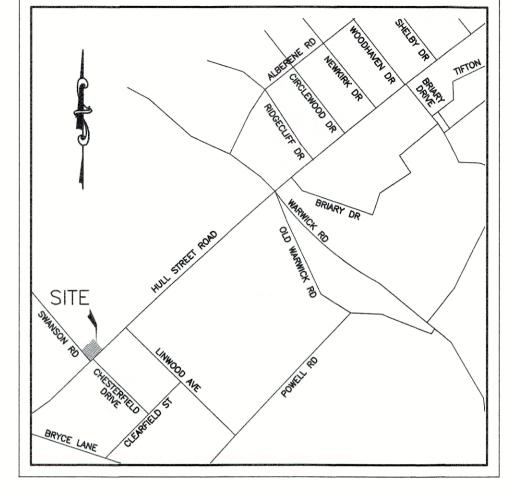
CONC **IPS**

= CONCRETE = IRON PIN SET

= RIGHT OF WAY = PROPERTY LINE



- = ACQUIRED RIGHT OF WAY
- = PERMANENT DRAINAGE EASEMENT
- = *PERMANENT WATER EASEMENT
- = TEMPORARY CONSTRUCTION
- EASEMENT
- * PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



VICINITY MAP NOT TO SCALE

NOTES:

20'

GRAPHIC SCALE

1"=20'

- 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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: JONG P. LIM (INST.# 070036991) TAX PARCEL #C0070176102.
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Sulte 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@imt-engineering.com

	EMPAIL. JIII	eva gjirre en girreen in g. cenn
REVISION #	DATE	REASON FOR REVISION

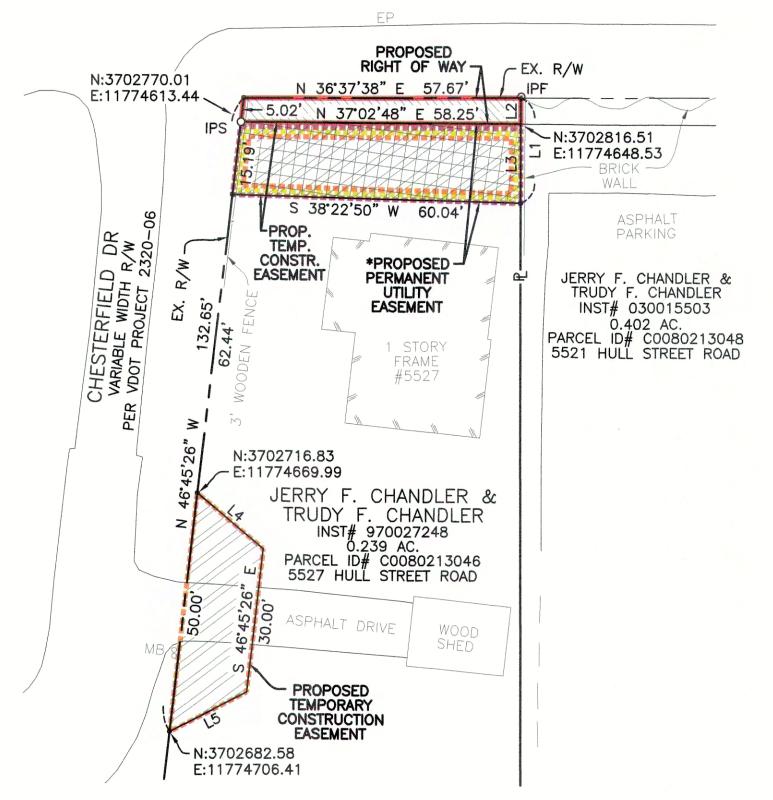


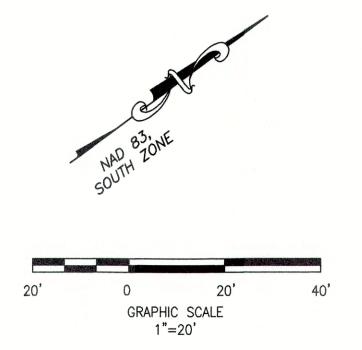
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

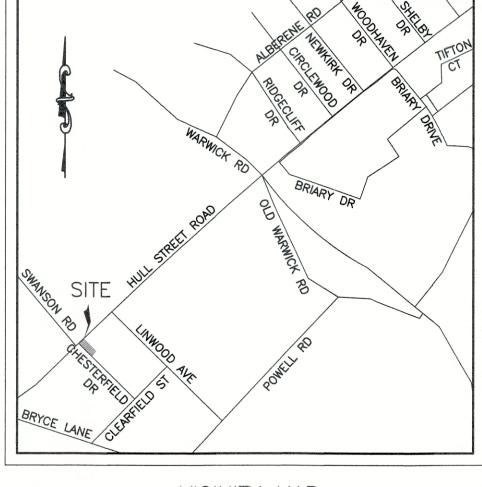
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 06/30/2020	SCALE: 1" = 20'	SHEET 37 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNERS	DEED REF. ID	TOTAL	AREA	RIGHT (OF WAY SITION	PERMANEN EASE		TEMPORARY C EASEM	
(057)	C0080213046	JERRY F. CHANDLER &	#970027248	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
	00000210010	TRUDY F. CHANDLER	""		0.239	301		935	e de la companya de La companya de la companya de l	1,535	

U. S. ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W PER VDOT PROJECT 2320-06







VICINITY MAP

NOTE:

- 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 OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: JERRY F. CHANDLER & TRUDY F. CHANDLER, (INST.# 970027248) TAX PARCEL #C0080213046
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

LEGEND

EP = EDGE OF PAVEMENT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
MB = MAILBOX
R/W = RIGHT OF WAY
P = PROPERTY LINE

= ACQUIRED RIGHT OF WAY

= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION

EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

L2 S 53°25'02" E 5.41' L3 S 53°25'02" E 16.50'

L4 N 76°55'58" E 18.03'

L5 |S 09'33'09" W 18.03'



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future ® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596

	EMAIL: jm	tva@jmt-engineering.com
REVISION #	DATE	REASON FOR REVISION

MICHAEL W. ZMUDA LIC. NO. 002078

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

0.	THE THOUSAND	, 11110111111
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 01/31/2020	SCALE: 1" = 20'	SHEET 38 OF 65

SURVEYOR'S CERTIFICATION:

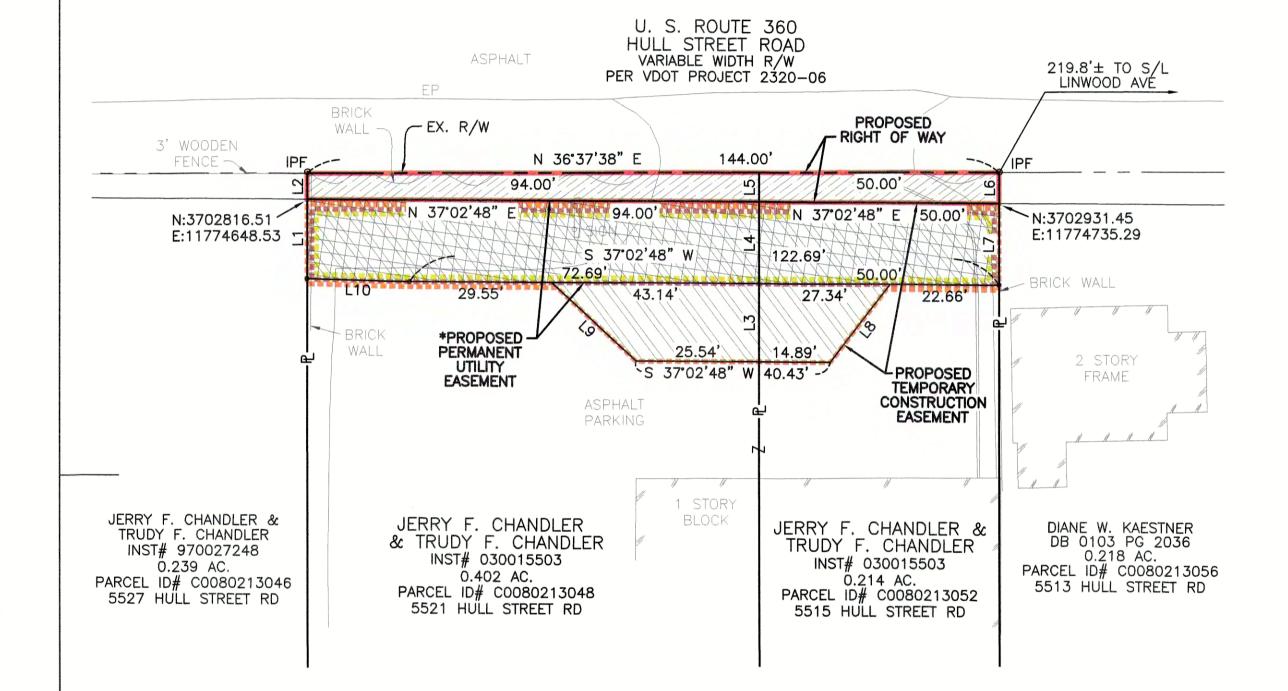
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF JERRY F. CHANDLER & TRUDY F. CHANDLER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY 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. ZMUDA L.S. #002078

1/31/2020

DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT ACQUI	OF WAY SITION	PERMANEN EASE		TEMPORARY C	
058		JERRY F. CHANDLER & TRUDY F. CHANDLER	#030015503	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
	C0080213048				0.402	541		1,593		2,151	
	C0080213052				0.214	314		850		1,193	
				TOTALS:	0.616	855		2,443		3,344	



LINE		BEARING		DISTANCE
L1	Z	53°25'02"	W	16.50'
L2	N	53°25'02"	W	5.41'
L3	Z	53°25'02"	W	16.25
L4	N	53°25'02"	W	17.00'
L 5	Z	53'25'02"	W	6.10'
L6	S	53°25'02"	Ε	6.47'
L7	S	53°25'02"	E	17.00'
L8	S	15°46'57"	E	20.39'
L9	S	79°33'12"	W	24.05'
L10	S	38*22'50"	W	21.32'

TIMEL BEADING TRICEANIOE

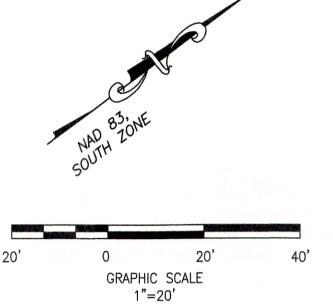
SURVEYOR'S CERTIFICATION:

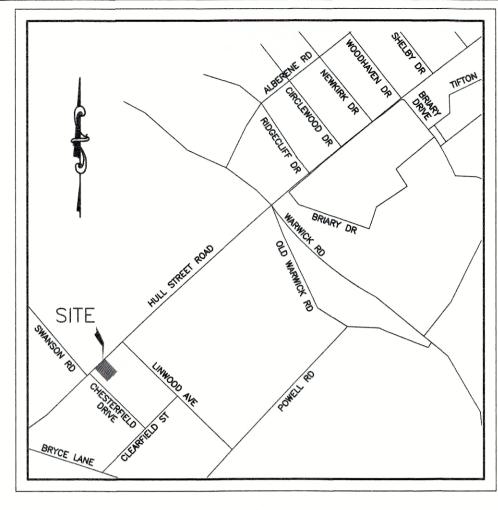
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF JERRY F. CHANDLER & TRUDY F. CHANDLER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY 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. ZMUDA L.S. #002078

DATE

3/24/2020





VICINITY MAP

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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: JERRY F. CHANDLER & TRUDY F. CHANDLER, (INST.# 030015503) TAX PARCELS #C0080213048 & C0080213052.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596

EMAIL: imtva@imt-engineering.com

	Emplies jiii	eva Sime on gine on mig. o on m
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

		,
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/24/20	SCALE: 1" = 20'	SHEET 39 OF 65

LEGEND

EP = EDGE OF PAVEMENT IPF = IRON PIN FOUND R/W = RIGHT OF WAY

= PROPERTY LINE

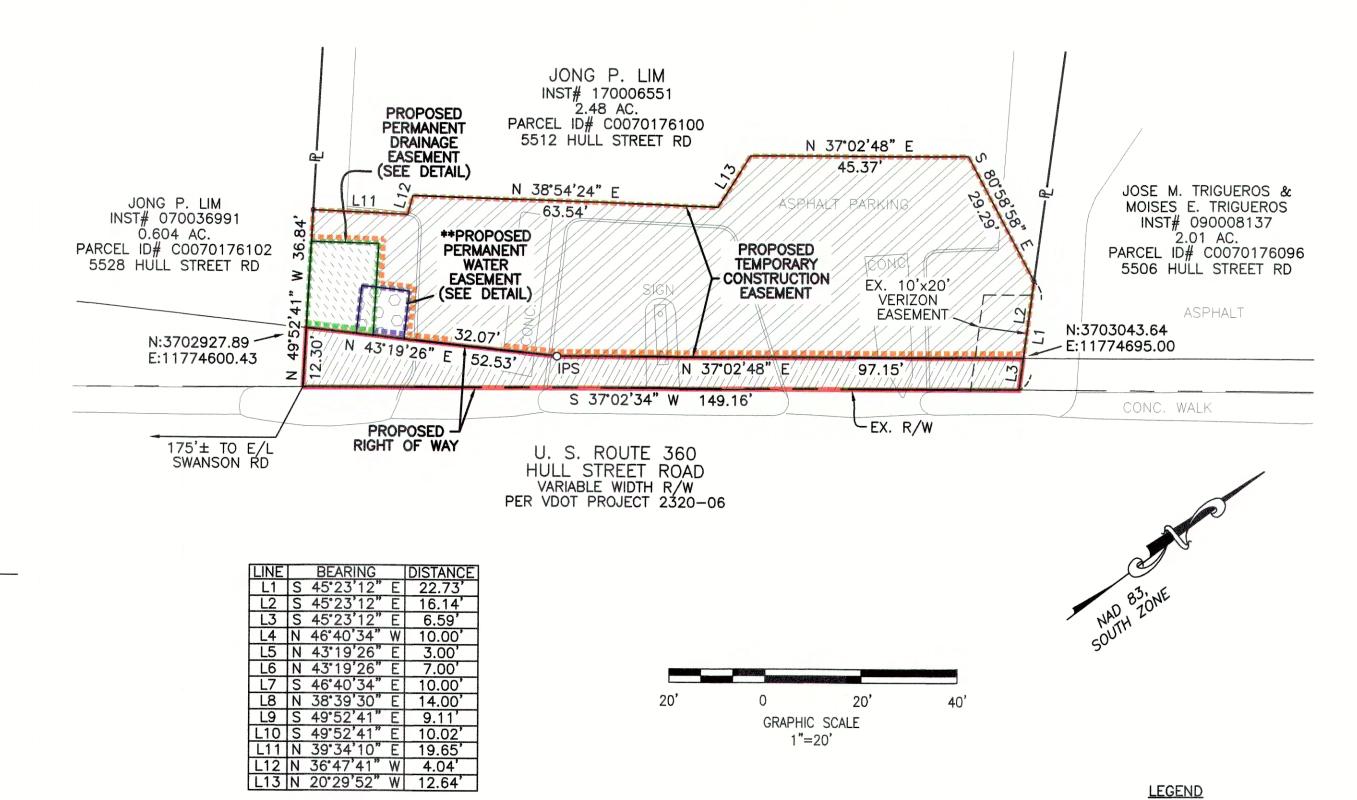
= ACQUIRED RIGHT OF WAY

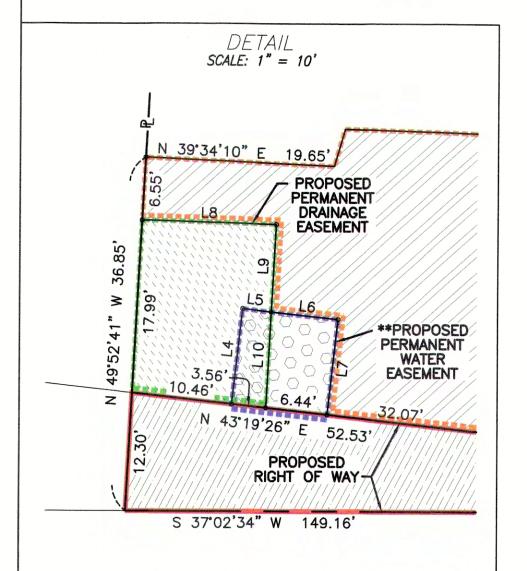
= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

PARCEL NUMBER	PARCEL ID	PARCEL LAND OWNER DEED REF. ID		TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT WATER EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
(060)	C0070176100	JONG P. LIM	#170006551	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
	00070170100	00110 1 . 21111	" 17000031		2.48	1,128		100		260		4,741	



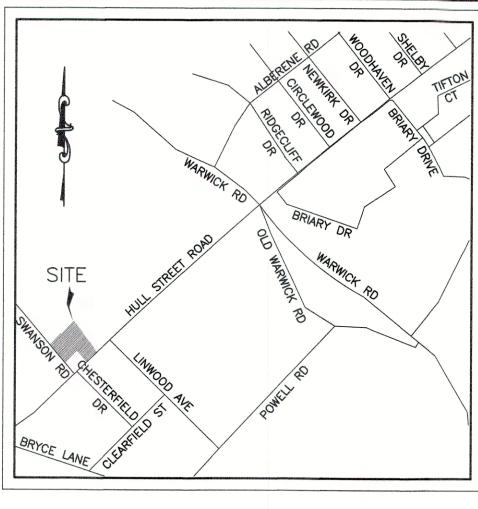


SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF JONG P. LIM, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

19/2020 DATE



VICINITY MAP

NOTES:

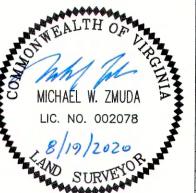
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014
- 5. OWNER: JONG P. LIM (INST.# 170006551) TAX PARCEL #C00700176100.
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HÈREON ARE BASED ÓN THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, WIRWIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596

REVISION # DATE REASON FOR REVISION



= IRON PIN SET

EASEMENT

** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU

= RIGHT OF WAY = PROPERTY LINE

= ACQUIRED RIGHT OF WAY

PERMANENT DRAINAGE EASEMENT

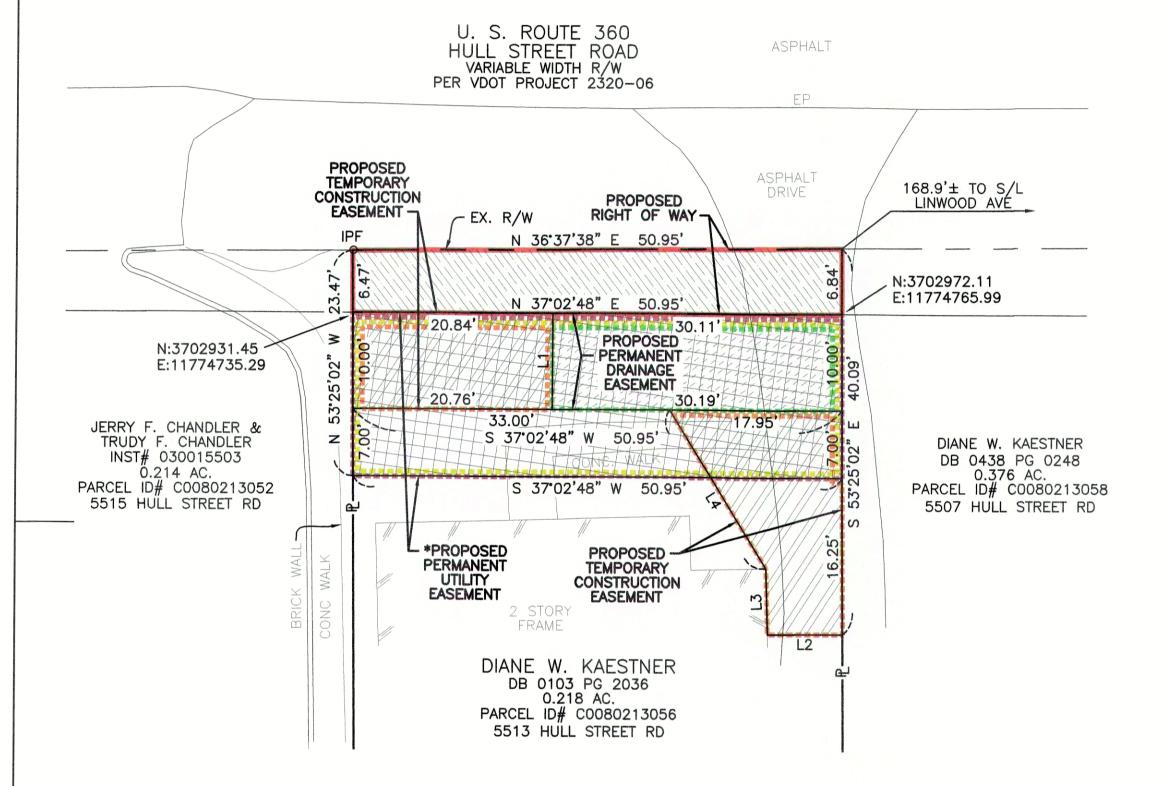
**PERMANENT WATER EASEMENT

TEMPORARY CONSTRUCTION

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

	0.1.	01 1110111110110,	VIIIVOIIVI
DRAWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY:	MWZ		PLAT # C-28861
DATE: 08/19/2	020	SCALE: 1" = 20'	SHEET 40 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		PERMANEN EASE		PERMANENT EASE		TEMPORARY C	
(061)	C0080213056	DIANE W.		SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
		KAESTNER	PG 2036	THE PROPERTY OF THE PARTY OF TH	0.218	339		866		302		474	



LINE	BEARING	DISTANCE
L1	N 52°57'12" W	10.00
L2	S 37°02'48" W	7.81
L3	N 54°33'27" W	6.84
L4	N 84°39'11" W	19.29'

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A DEDICATED RIGHT OF WAY, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF DIANE W. KAESTNER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

7/31/2020 DATE

LEGEND

CONC = CONCRETE

EP = EDGE OF PAVEMENT

IPF = IRON PIN FOUND

R/W = RIGHT OF WAY

P = PROPERTY LINE

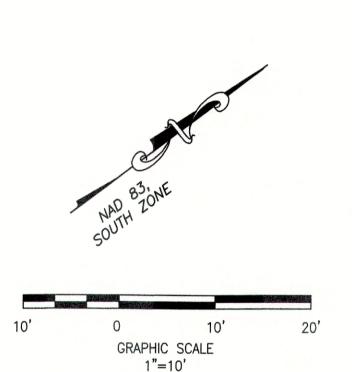
= ACQUIRED RIGHT OF WAY

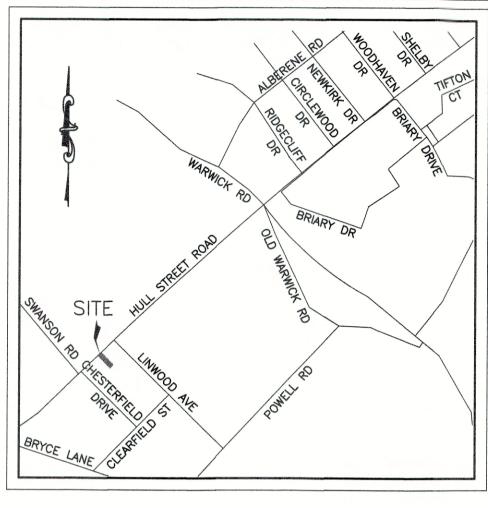
= PERMANENT DRAINAGE EASEMENT

*PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA





VICINITY MAP

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.
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- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: DIANE W. KAESTNER, (DB 103 PG 2036) TAX PARCEL #C0080213056.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRIMIRAN & THOMPSON

Engineering A Brighter Future ®

9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

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

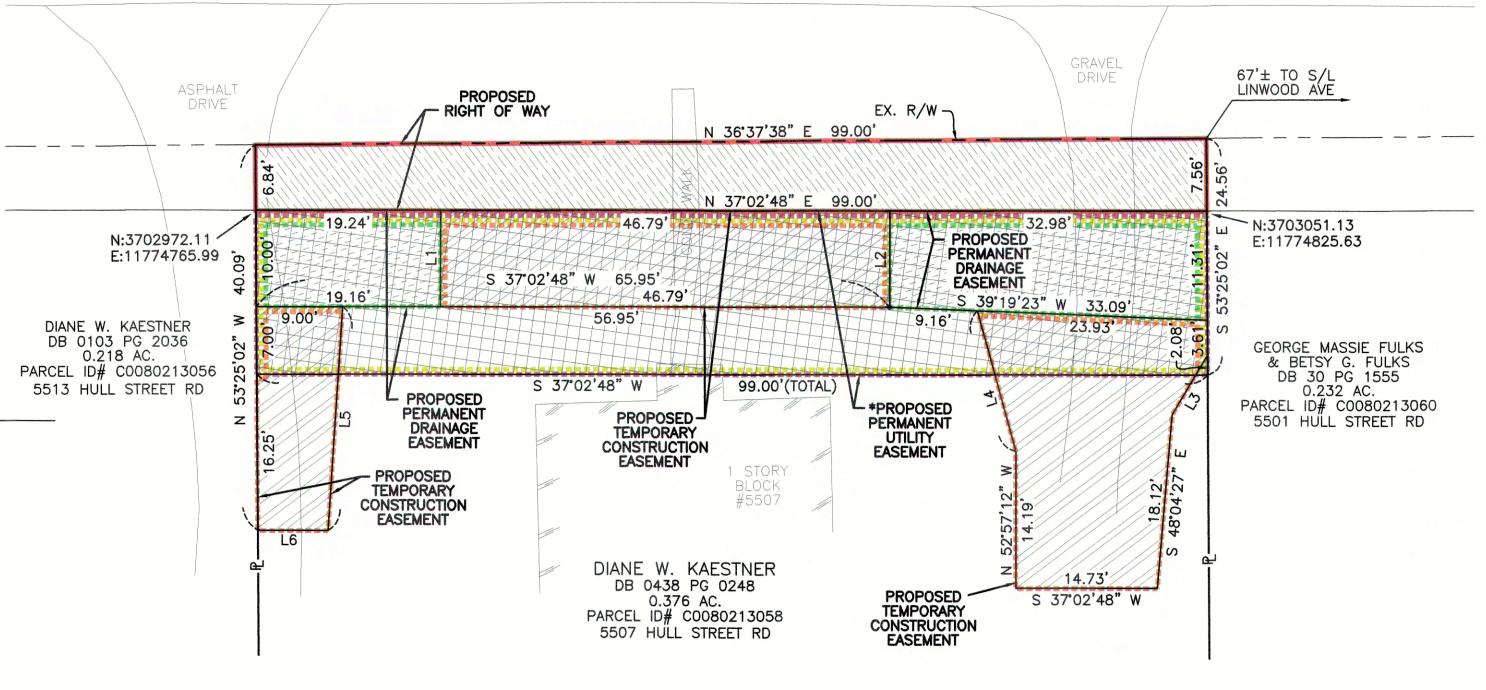
CITY	OF	DICL	DIADIAL	VIDOINIA	
CIT	UF.	RILE	IMOND.	VIRGINIA	

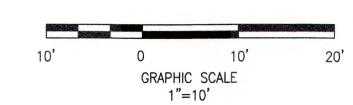
		of Morniono,	VIIVOIIVIA
DRAWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: N	νWZ		PLAT # C-28861
DATE: 01/31/202	20	SCALE: 1" = 10'	SHEET 41 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		PERMANEN EASE		PERMANENT EASEI		TEMPORARY CO	ONSTRUCTION ENT
(062)	C0080213058	DIANE W.	DB 438	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
002	00000210000	KAESTNER	PG 248		0.376	713		1,683		544		1,159	

NAD 83 ONE SOUTH ZONE

U. S. ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W PER VDOT PROJECT 2320-06





LEGEND

CONC = CONCRETE

R/W = RIGHT OF WAY

P = PROPERTY LINE

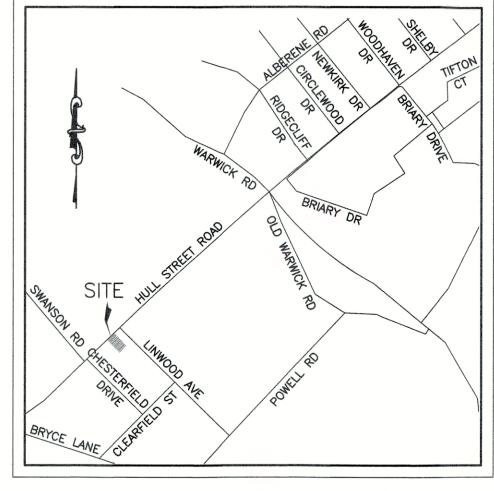
= ACQUIRED RIGHT OF WAY

= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

PERMANENT DRAINAGE EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP

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.
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- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: DIANE W. KAESTNER, (DB 438 PG 248) TAX PARCEL #C0080213058.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

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REVISION #	DATE	REASON FOR REVISION

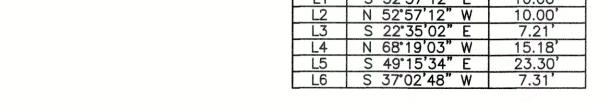
MICHAEL W. ZMUDA
LIC. NO. 002078

1/31/2020
SURVEYOR

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

0111	01 11101111101110,	VIII (OII VIII)
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 01/31/2020	SCALE: 1" = 10'	SHEET 42 OF 65



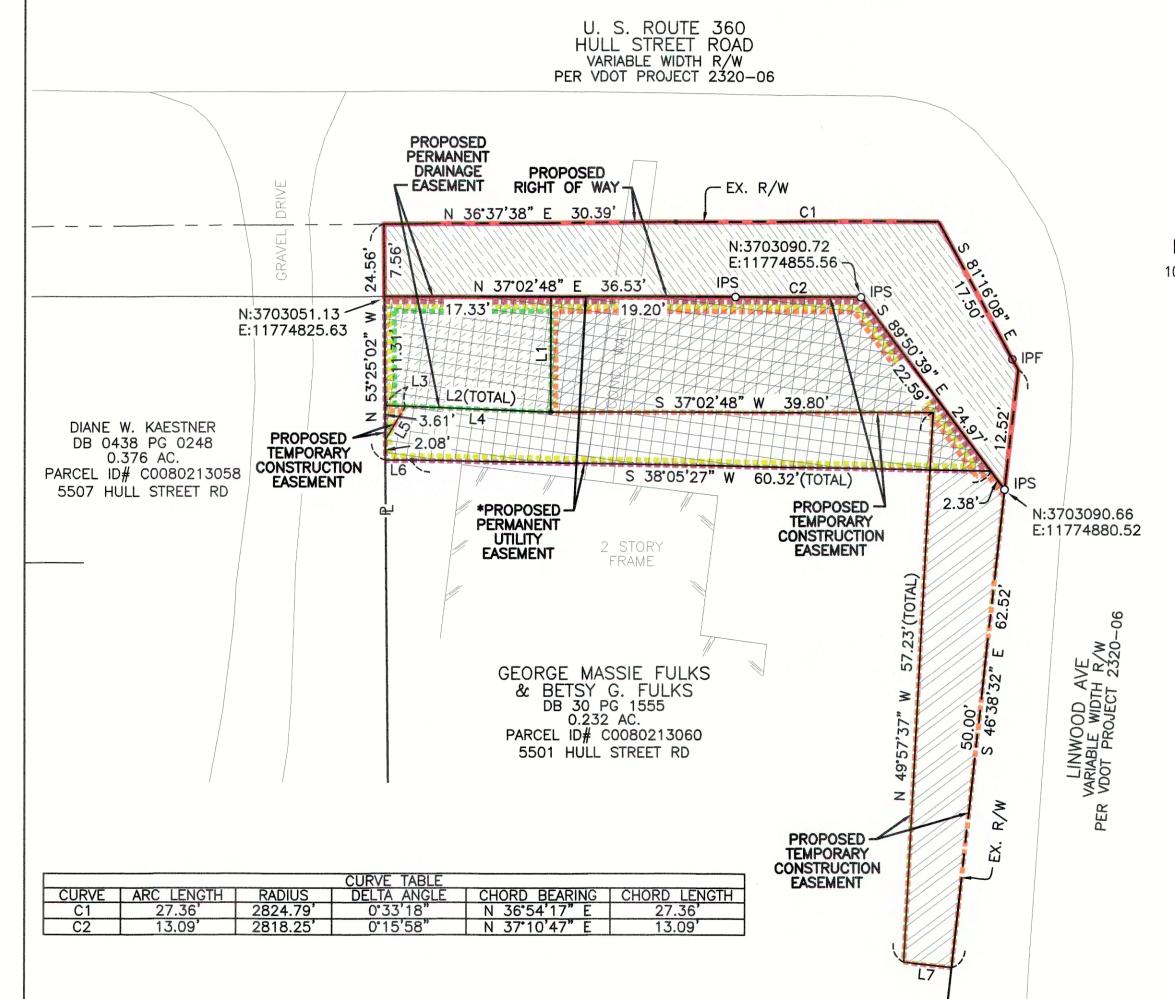
SURVEYOR'S CERTIFICATION:

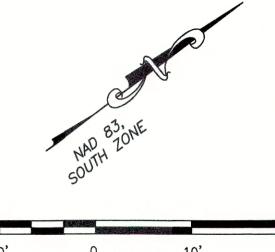
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF DIANE W. KAESTNER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

1/31/2020

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT C		PERMANEN EASE		PERMANENT EASE		TEMPORARY C	ONSTRUCTION MENT
(063)	C0080213060	GEORGE MASSIE FULKS &	DB 30 PG 1555	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
		BETSY G. FULKS	1.0.1000		0.232	618		983		202		802	





GRAPHIC SCALE

1"=10"

LINE	BEARING	DISTANCE
L1	S 52°57'12" E	12.00'
L2	S 39'19'23" W	17.26'
L3	N 39°19'23" E	2.10'
L4	N 39°19'23" E	15.16'
L5	S 22°35'02" E	4.08'
L6	S 37'02'48" W	2.74'
L7	S 43°21'28" W	5.00'

LEGEND

CONC = CONCRETE
IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT OF WAY
P = PROPERTY LINE

= ACQUIRED RIGHT OF WAY

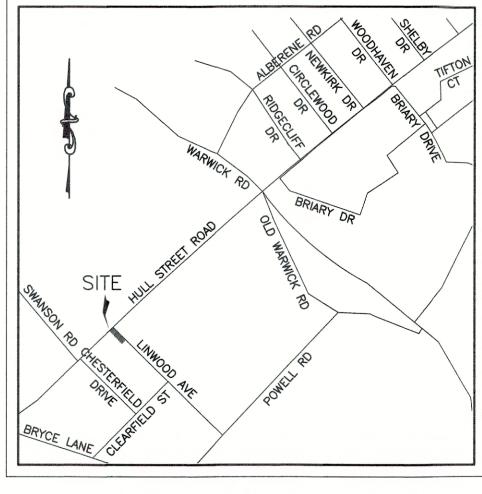
= *PERMANENT UTILITY EASEMENT

= PERMANENT DRAINAGE EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

EASEMENT

TEMPORARY CONSTRUCTION



VICINITY MAP

NOTES:

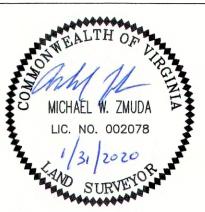
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: GEORGE MASSIE FULKS & BETSY G. FULKS, (DB 30 PG 1555) TAX PARCEL #C0080213060
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
- 7. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, WIRWIRAN & THOMPSON

Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

	LWITHE. JITT	eva # jirre arigina aring. 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

011	01 1110111110111	, , , , , , , , , , , , , , , , , , , ,
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 01/31/2020	SCALE: 1" = 10'	SHEET 43 OF 65

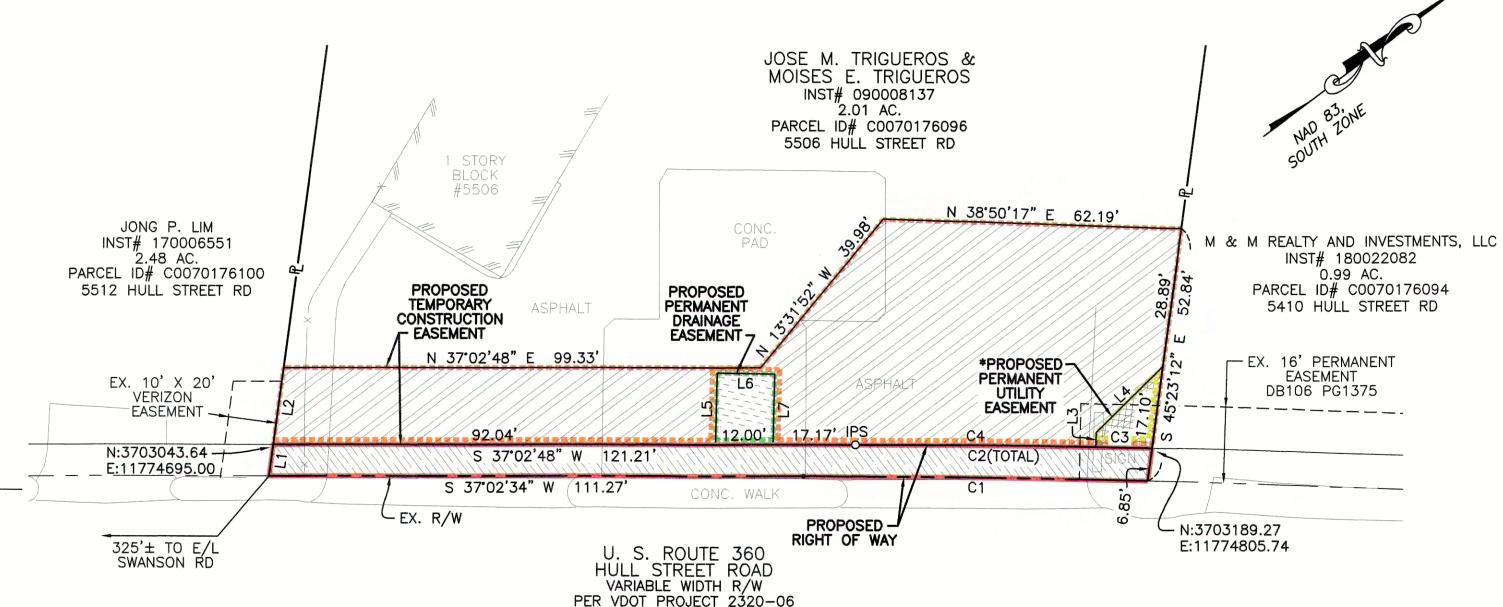
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF GEORGE MASSIE FULKS & BETSY G. FULKS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

1/31/2020 DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT OF ACQUIS	- WAY ITION	PERMANE EAS	NT DRAINAGE SEMENT		ENT UTILITY SEMENT	TEMPORARY C	
(064)	C0070176096	JOSE M. TRIGUEROS & MOISES E.	#090008137	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
004)	00070170090	TRIGUEROS	#090008137		2.01	1,204		177		120	-	4,960	



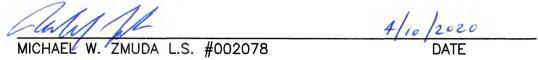
2.48 AC. PARCEL ID# C0070176100 5512 HULL STREET RD	PROPOSED TEMPORARY CONSTRUCTION EASEMENT N 37'02'48" E 99.33'	PROPOSED PERMANENT DRAINAGE EASEMENT		" E 52.84'	INST# 1 0.9 PARCEL ID# 5410 HUL
EX. 10' X 20' VERIZON EASEMENT	92.04	12.00' 17.17' IPS	*PROPOSED PERMANENT UTILITY EASEMENT MCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC	S 45.23'12	EX. 16' PER EASEME DB106 PG
N:3703043.64 — E:11774695.00	S 37°02'48" W 121.21'		C2(TOTAL)		
325'± TO E/L SWANSON RD	HULL S VARIABI	PROPOSED - RIGHT OF WAY ROUTE 360 STREET ROAD LE WIDTH R/W PROJECT 2320-06	C1 .58.9		03189.27 774805.74

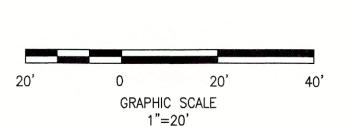
	CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH			
C1	71.65	2904.79	1°24'48"	S 37°46'44" W	71.65			
C2	61.74	2918.00	1'12'44"	S 37°39'10" W	61.74			
C3		2918.00'		S 38°08'38" W	11.71'			
C4	50.03	2918.00	0°58'56"	S 37'32'16" W	50.03'			

LINE		BEARING		DISTANCE
L1	N	45'23'12"	W	6.59'
L2	N	45'23'12"	W	16.14
L3	N	51'33'25"	W	3.00'
L4	N	07'38'04"	W	19.53
L5	N	51°43'51"	W	14.90'
L6	Z	3816'09"	E	12.00'
L7	S	51°43'51"	E	14.65

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 JOSE M. TRIGUEROS & MOISES E. TRIGUEROS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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.





LEGEND

CONC = CONCRETE **IPS** = IRON PIN SET R/W = RIGHT OF WAY = PROPERTY LINE



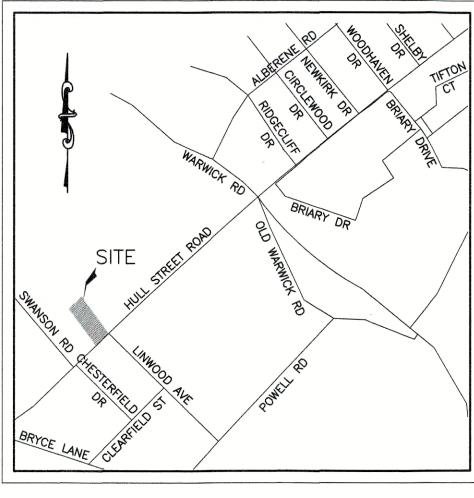
PERMANENT DRAINAGE EASEMENT

= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION

EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY



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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: JOSE M. TRIGUEROS & MOISES E. TRIGUEROS (INST.# 090008137) TAX PARCEL #C0070176096.
- 6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT. 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@imt-engineering.com

Zim iizi jirreva a jirre a ngira a ni gi a an								
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	\cap	DICHMOND	
CIT	UΓ	RICHMOND.	VIRGINIA

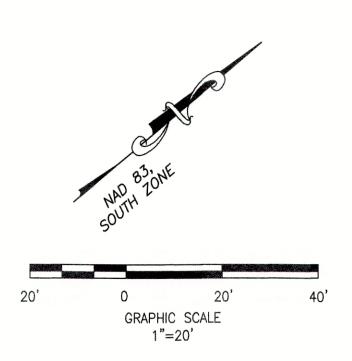
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 04/10/2020	SCALE: 1" = 20'	SHEET 44 OF 65

AREA TABULATION PARCEL PARCEL LAND OWNER DEED TOTAL AREA RIGHT OF WAY PERMANENT UTILITY TEMPORARY CONSTRUCTION NUMBER REF. ID ACQUISITION EASEMENT EASEMENT SQ. FT. ACRES SQ. FT. ACRES SQ. FT. M & M REALTY AND **ACRES** SQ. FT. ACRES (065)C0070176094 #18022082 INVESTMENTS, LLC 0.99 2,164 785 8,511 SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENTS AND A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF M & M REALTY AND INVESTMENTS, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

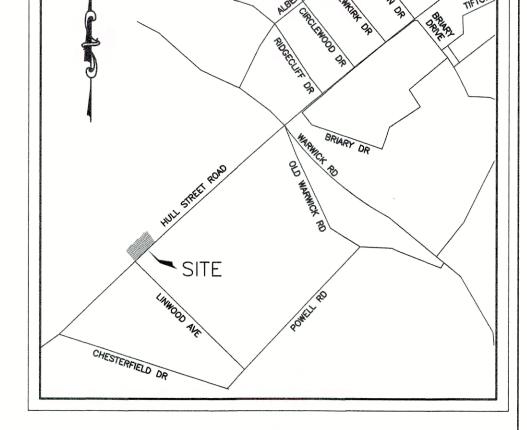
7/1/2020 DATE



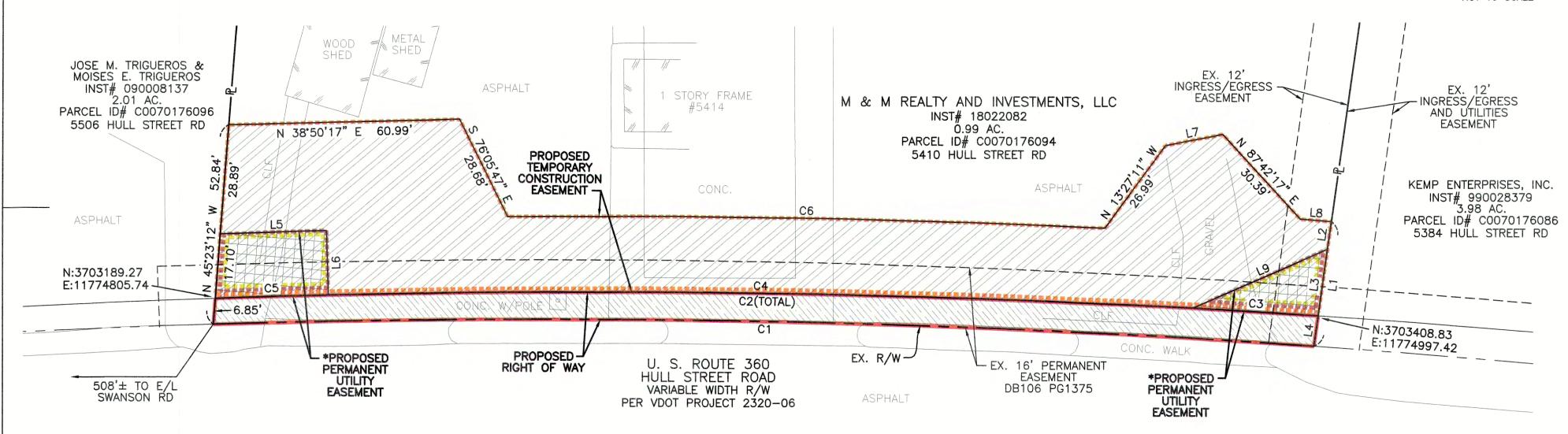
MICHAEL W. ZMUDA

LIC. NO. 002078

101/2020



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.
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- 5. OWNERS: M & M REALTY AND INVESTMENTS, LLC (INST.# 18022082) TAX PARCEL #C0070176094.
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT. 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE. 8. DPW DRAWING#: 0-28709

	CURVE TABLE						
	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING		
	C1	291.00'	2904.79	5°44'24"	S 41°21'18" W	290.88'	
	C2	291.58	2918.00	5'43'31"	S 41°07'17" W	291.46'	
	C3	33.17	2918.00'	0°39'05"	S 43'39'31" W	33.17'	
	C4	228.55'	2918.00	4°29'16"	S 41'05'20" W	228.49'	
<u>LEGEND</u>	C5	29.86'	2918.00'	0°35'11"	S 38'33'07" W	29.86'	
	C6	157.89	2938.00'	3'04'45"	N 41°19'04" E	157.87'	

= CHAIN LINK FENCE CONC = CONCRETE R/W = RIGHT OF WAY = PROPERTY LINE

ACQUIRED RIGHT OF WAY *PERMANENT UTILITY EASEMENT TEMPORARY CONSTRUCTION **EASEMENT**

ķ	PERMANEN'	T UTILITY	EAS	EMENT	FOR	
	DOMINION	ENERGY	AND	VERIZO	N VIRGINIA	

LINE		BEARING		DISTANCE
L1	S	41°46'12"	E	33.18'
L2	S	41°46'12"	E	7.32
L3	S	41°46'12"	E	17.77
L4	S	41°46'12"	E	8.08'
L5	N	38'26'35"	E	28.02'
L6	S	51°33'25"	E	17.06
L7	N	29'06'29"	E	15.41
L8	N	44°43'12"	E	8.25'
L9	N	16°32'32"	E	38.86'



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

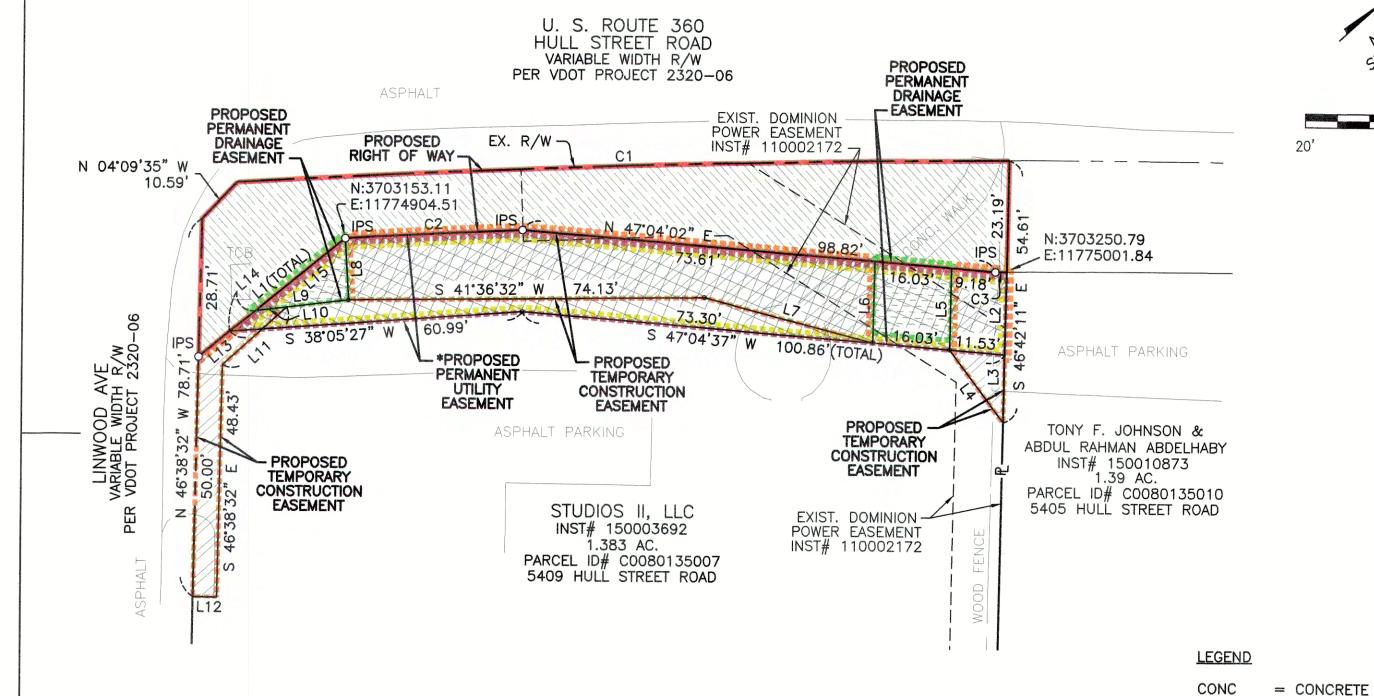
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM

CITY OF RICHMOND, VIRGINIA

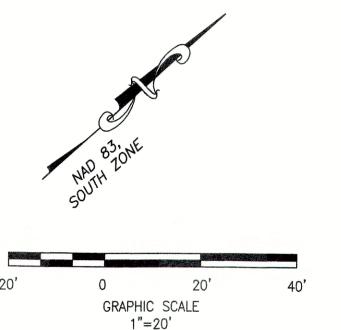
JUST WEST OF HEY ROAD TO WARWICK ROAD

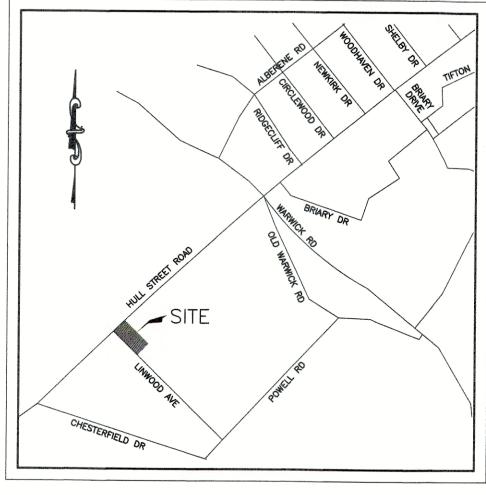
		,
DRAWN BY: JS	Z JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MV	NZ	PLAT # C-28861
DATE: 07/01/2020) SCALE: 1" = 20'	SHEET 45 OF 65

			COLUMN TO THE WORLD SHIP AND THE SHIP AND TH	ANLA IA	BULATION								
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT O ACQUIS			ENT UTILITY SEMENT	PERMANENT EASE		TEMPORARY C	
(066)	C0080135007	STUDIOS II, LLC	#150003692	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
			" " " " " " " " " " " " " " " " " " " "		1.383	3,024		2,575		398		2,057	



D DEADING OUR LEVEL		INE		BEARING		DISTANCE
D BEARING CHORD LENGTH		L1	N	02°56'39"	E	39.24
		L2	S	46°42'11"	E	17.26
9°18'03" E 36.97' 1°42'05" E 2.35'		L3	S	46'42'11"	E	14.16'
142 05 E 2.55		L4	N	84'19'25"	W	18.84
		L5	S	46°42'11"	E	17.04
		L6	N	46'42'11"	W	17.03
		L7	S	57°03'27"	W	3 6.30'
		L8	S	51'04'30"	Ε	12.88
		L9	S	35°20'53"	W	19.46'
	<u> L</u>	10	N	35°20'53"	E	6.53'
	L	_11	S	00'02'58"	Ε	17.99
, PERMANENT UTILITY	L	_12	S	43°21'28"	W	5.00'
TEMPORARY	L	_13	N	02.56,39"	Ε	8.36
OF STUDIOS II, LLC,	L	COLUMN TWO IS NOT THE OWNER.	N	02.56'39"		6.89'
DER THE DIRECT AND	. <u>L</u>	_15	N	02.56,39"	E	24.00'





VICINITY MAP

NOTES:

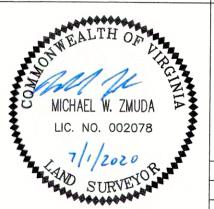
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
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- 4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: STUDIOS II, LLC, (INST.# 150003692) TAX PARCEL #C0080135007
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, WIRWIRAN & THOMPSON Engineering A Brighter Future ® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596

	LIVIAIL: JM	tva@jmt-engineering.com
REVISION #	DATE	REASON FOR REVISION



IPS

TCB

R/W

= IRON PIN SET

= RIGHT OF WAY = PROPERTY LINE

EASEMENT

* PERMANENT UTILITY EASEMENT FOR

= TRAFFIC CONTROL BOX

= ACQUIRED RIGHT OF WAY

*PERMANENT UTILITY EASEMENT

= PERMANENT DRAINAGE EASEMENT

TEMPORARY CONSTRUCTION

DOMINION ENERGY AND VERIZON 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

CITY	OF	RICHMOND.	VIDCINIA
	UΓ	KIUHMUNU.	VIRUINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 07/01/2020	SCALE: 1" = 20'	SHEET 46 OF 65

CURVE TABLE CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH C1 160.78' 2824.79' 3'15'40" N 40°21'47" E 160.76' C2 36.97' 2818.25' 0'45'06" N 39'18'03" E 36.97' C3 2.35' 2807.25' 0'02'52" N 41°42'05" E 2.35'

SURVEYOR'S CERTIFICATION:

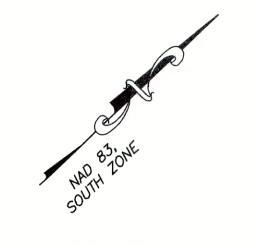
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF STUDIOS II, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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.

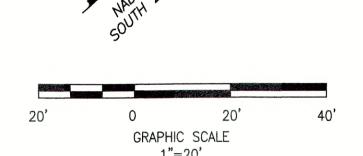
MICHAEL W. ZMUDA L.S. #002078

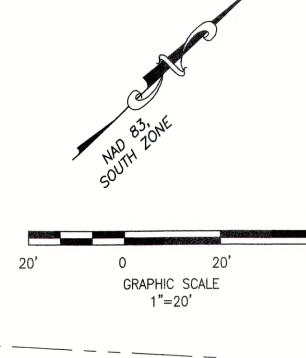
7/1/2020 DATE

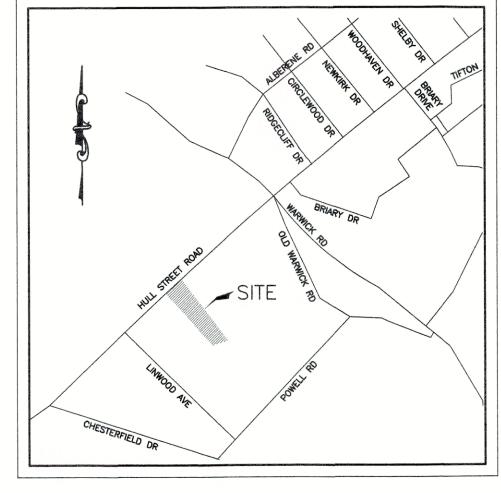
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT OF ACQUIS			ENT UTILITY SEMENT	TEMPORARY C EASE	
		TONY F. JOHNSON	#450040877	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(067)	C0080135010	& ABDUL RAHMAN ABDELHABY	#150010873		1.39	4,682		1,983		5,348	
	C0080135050	ABULLHADI			0.87			and the same of th			

TOTAL: 2.26









VICINITY MAP NOT TO SCALE

EX. R/W-EXIST. DOMINION POWER EASEMENT PROPOSED **PROPOSED *PROPOSED INST# 110002172 ← RIGHT OF WAY PERMANENT N:3703362.78 PERMANENT UTILITY E:11775107.36 UTILITY N:3703250.79 EASEMENT EASEMENT E:11775001.84 ASPHALT C3 C4 C4 WOOD S 43°16'50" W 62.32' BRIDGE 1 STORY FRAME 31.00 23.70 S 43'10'04" W 54.70 45.45 S 43°10'04" WORSHAM KREYNUS PROPERTIES, LLC STUDIOS II, LLC - *PROPOSED INST# 040040456 INST# 150003692 PERMANENT UTILITY 15.99 AC. 1.383 AC. IPS PARCEL ID# C0080135014 PARCEL ID# C0080135007 **EASEMENT** TONY F. JOHNSON & 5409 HULL STREET ROAD ABDUL RAHMAN ABDELHABY S 42°20'57" W 39.15 INST# 150010873 "1.39 AC. PARCEL ID# C0080135010 PROPOSED-**TEMPORARY** 5405 HULL STREET ROAD CONSTRUCTION EASEMENT N:3703341.26 PROPOSED TEMPORARY E:11775159.91 CONSTRUCTION EASEMENT

U. S. ROUTE 360 HULL STREET ROAD

VARIABLE WIDTH R/W

PER VDOT PROJECT 2320-06

	WHEN STATE OF THE	• • • • • • • • • • • • • • • • • • •	CURVE TABLE			All The second s
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE			
C1	180.92'	2824.79	3°40'11"	N 43'4	9'43" E	180.89'
C2	153.89'	2807.25	3° 08'27"		7'44" E	153.87'
C3	45.52'	2807.25	0°55'45"		1'23" E	45.52'
C4	82.64	2807.25	1°41′12″	N 43°2	.9'51" E	82.63'
C5	25.73'	2807.25	0°31'31"	N 44°3	6'13" E	25.73'

LINE		BEARING		DISTANCE
L1	S	41°36'41"	Ε	20.00'
L2	N	48'23'19"	E	5.00'
L3	S	48°23'19"	W	15.00'
L4	Ν	47°19'00"	W	25.01
L5	N	47"19'00"	W	12.31'
L6	N	47°19'00"	W	12.71
L7	S	46°30'05"	E	39.72'
L8	S	46°30'05"	Ε	5.00'
L9	S	46°30'05"	E	12.83'
L10	S	46°30'05"	E	21.89'
L11	N	84°19'25"	W	10.19
L12	S	58'07'21"	E	17.70

ASPHALT

LEGEND

= IRON PIN SET R/W = RIGHT OF WAY = PROPERTY LINE

ACQUIRED RIGHT OF WAY *PERMANENT UTILITY EASEMENT TEMPORARY CONSTRUCTION

- * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA
- ** PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA

EASEMENT

NOTES:

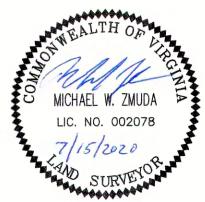
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: TONY F. JOHNSON AND ABDUL RAHMAN ABDELHABY, (INST.# 150010873) TAX PARCEL #C0080135010 & #C0080135050.
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



I Johnson, Mirwiran & Thompson Engineering A Brighter Future® 9201 Arboretum Parkway Sulte 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@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 C	F F	RICHMOND,	VIRGINIA
--------	-----	-----------	----------

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875					
CHECKED BY: MW.	-	PLAT # C-28861					
DATE: 07/15/2020	SCALE: 1" = 20'	SHEET 47 OF 65					

SURVEYOR'S CERTIFICATION:

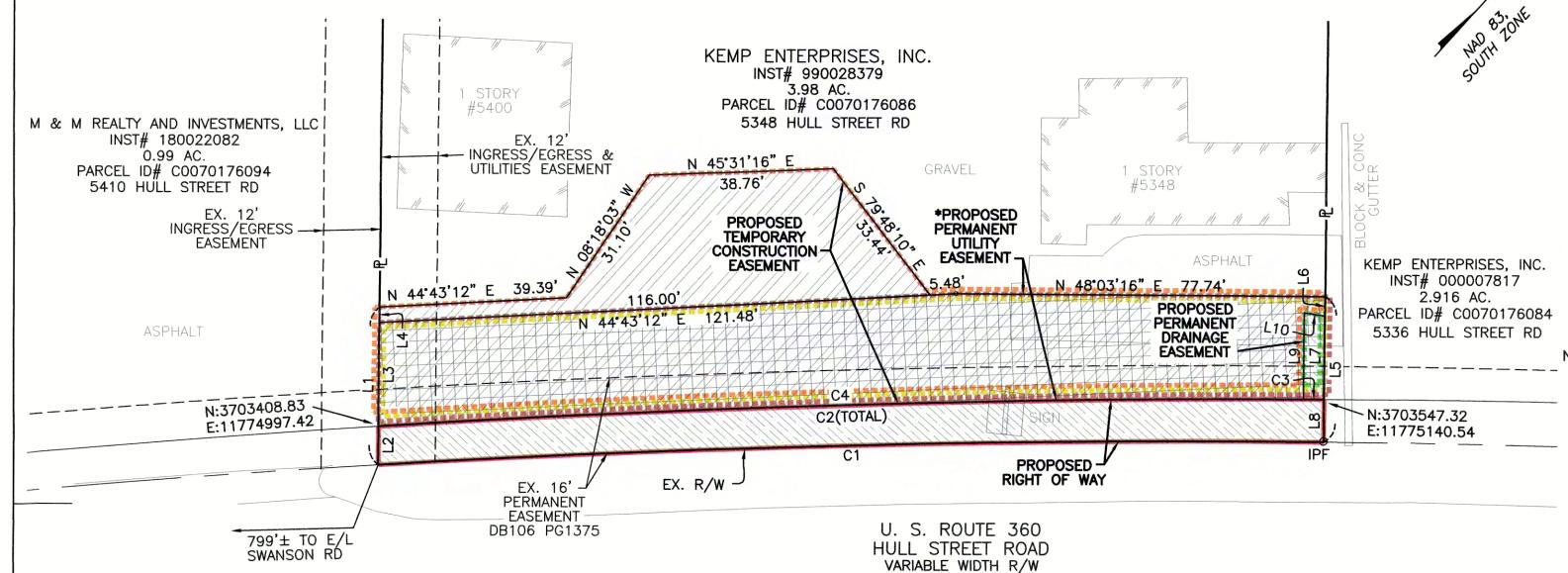
165.3'± TO N/L

LINWOOD AVÉ

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF TONY F. JOHNSON AND ABDUL RAHMAN ABDELHABY, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AL AREA RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT		
(068)	C0070176086	70176086 KEMP ENTERPRISES, INC.	#990028379	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
			<i>#330020073</i>		3.98	1,694		4,367		77		6,050	



CURVE TABLE													
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH								
C1	199.16'	2904.79	3°55'42"	S 46'11'21" W	199.12'								
C2	199.19'	2918.00	3°54'40"	S 45°56'23" W	199.15'								
C3	4.33'	2918.00	0°05'06"	S 47'51'10" W	4.33'								
C4	194.86'	2918.00	3°49'34"	S 45°53'50" W	194.82'								

LINE	BEARING	DISTANCE
L1	N 41°46'12" W	33.17
L2	N 41°46'12" W	8.08
L3	N 41°46'12" W	21.84
L4	N 41°46'12" W	3.25
L5	S 41'46'12" E	30.51
L6	S 41'46'12" E	4.06
L7	S 41'46'12" E	17.50'
L8	S 41'46'12" E	8.95
L9	N 41°46'12" W	18.19'
L10	N 56°56'45" E	4.38

PER VDOT PROJECT 2320-06

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 KEMP ENTERPRISES, INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

GRAPHIC SCALE 1"=20'



CONC = CONCRETE = IRON PIN FOUND = RIGHT OF WAY = PROPERTY LINE

ACQUIRED RIGHT OF WAY

*PERMANENT UTILITY EASEMENT PERMANENT DRAINAGE EASEMENT

EASEMENT * PERMANENT UTILITY EASEMENT FOR

DOMINION ENERGY AND VERIZON VIRGINIA

= TEMPORARY CONSTRUCTION

VICINITY MAP

NOT TO SCALE

NOTES:

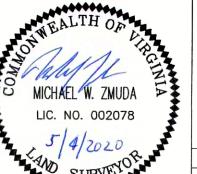
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- OWNERS: KEMP ENTERPRISES, INC. (INST.# 990028379) TAX PARCEL #C0070176086.
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@jmt-engineering.com

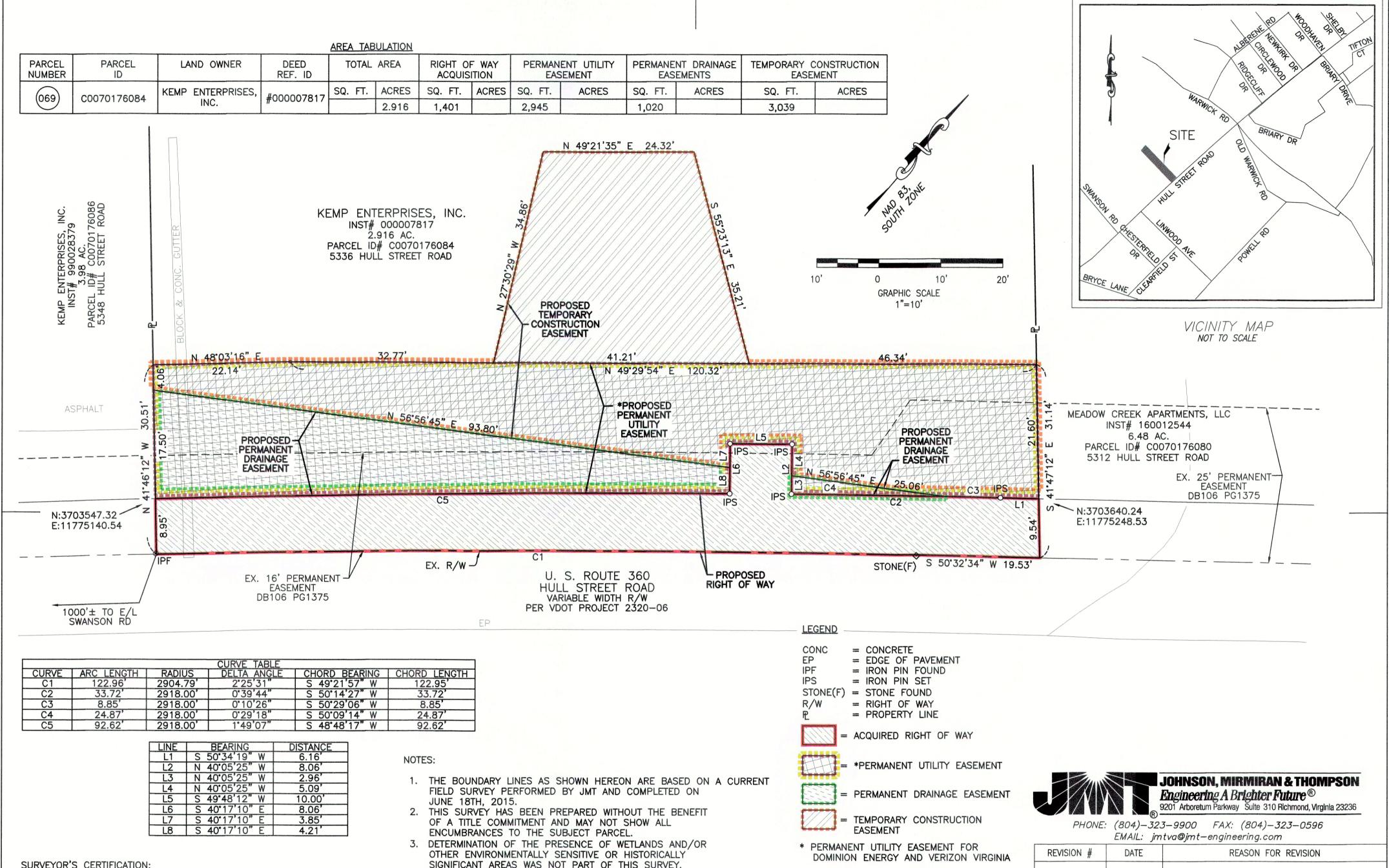
REVISION # REASON FOR REVISION



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

\cap ITV	\bigcirc	DICLIMAND	VIDCINIA
	Ur	RICHMOND.	VIRGINIA

		,					
DRAWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875				
CHECKED BY:	MWZ		PLAT # C-28861				
		SCALE: 1" = 20'	SHEET 48 OF 65				



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENTS AND A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF KEMP ENTERPRISES, INC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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.

DATE

MICHAEL W. ZMUDA L.S. #002078

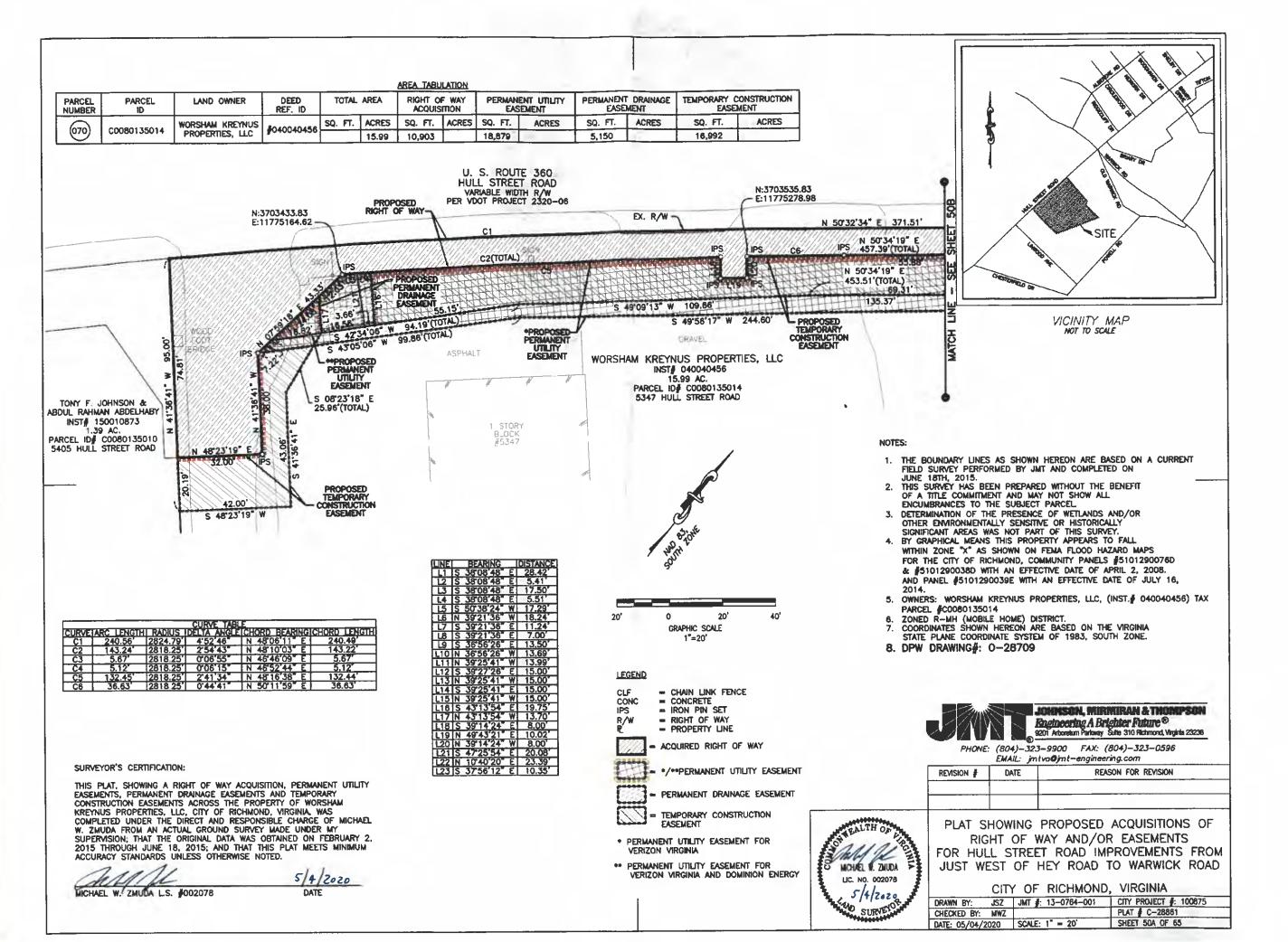
- 4. BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16.
- 5. OWNERS: KEMP ENTERPRISES, INC (INST.# 000007817) TAX PARCEL #C0070176084.
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

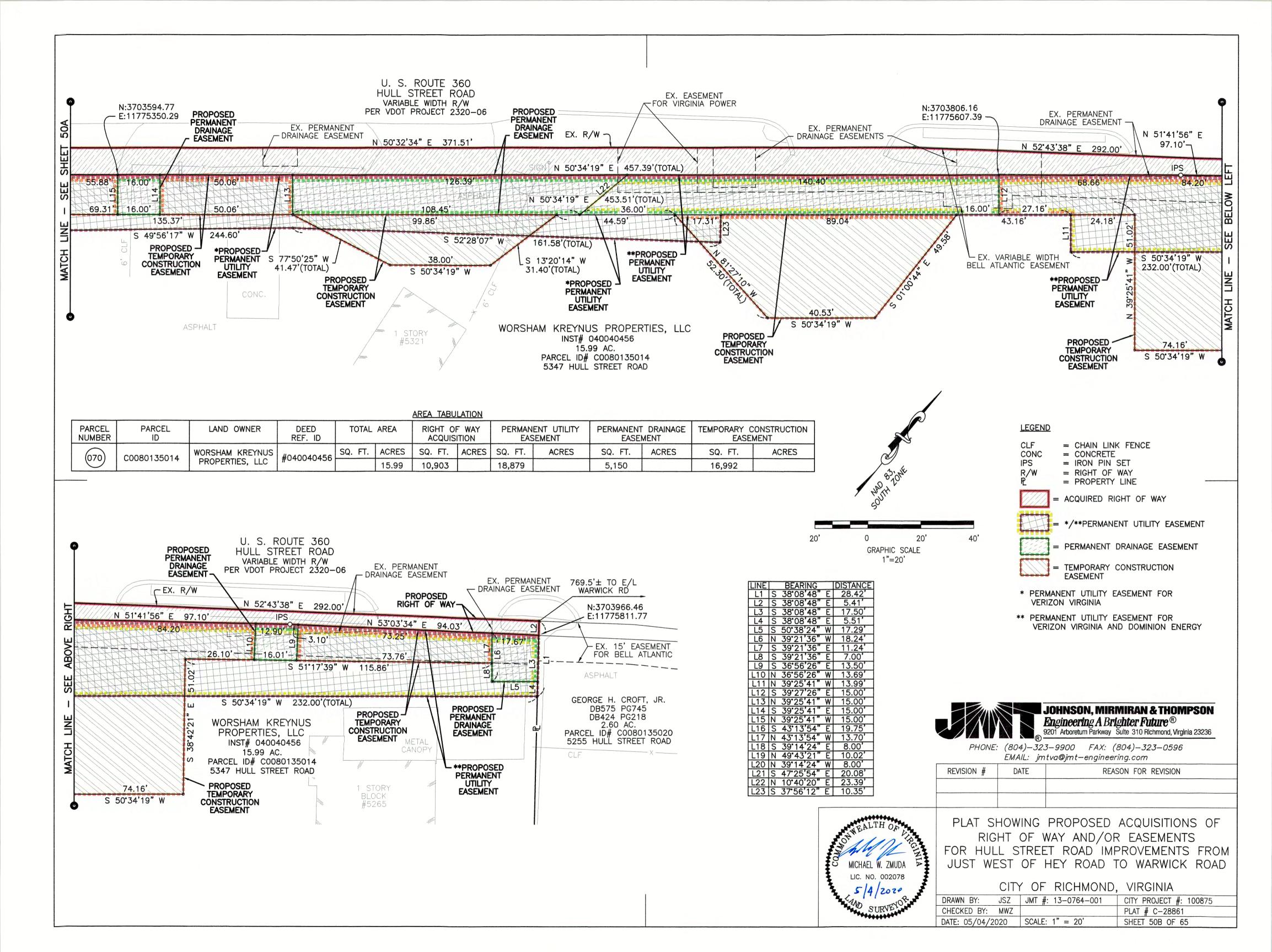


PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

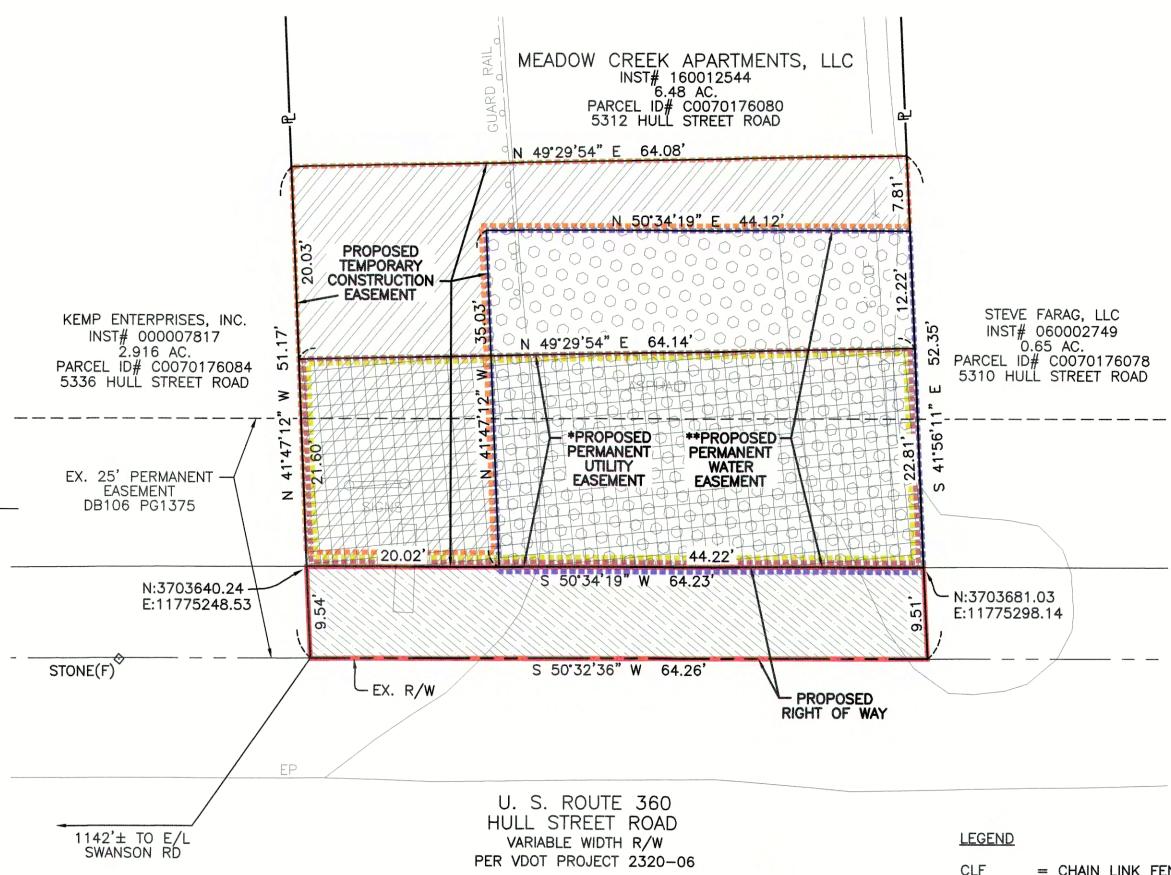
CITY	OF	RICHMOND,	VIRGINIA	
\circ	\circ	THO THE OTTE	VIIIVOIIVIV	

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 01/31/2020	SCALE: 1" = 10'	SHEET 49 OF 65





PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		NT WATER MENT	TEMPORARY CONSTRUCTION EASEMENT		
071	C0070176080	MEADOW CREEK APARTMENTS, LLC	#160012544	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	
			#160012544		6.48	611		1,424		1,546		1,162		



SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF MEADOW CREEK APARTMENTS, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

DATE

CLF = CHAIN LINK FENCE EP = EDGE OF PAVEMENT STONE(F) = STONE FOUND

R/W = RIGHT OF WAY

= PROPERTY LINE

= *PERMANENT UTILITY EASEMENT

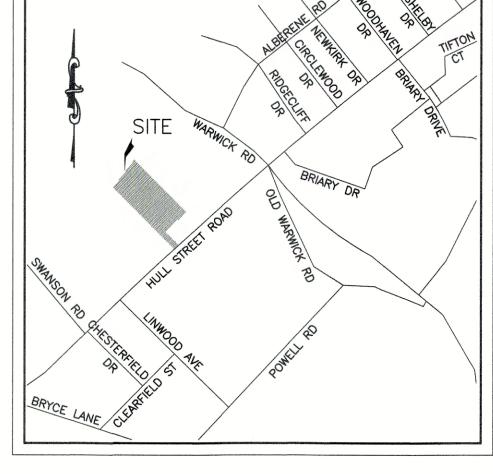
= ACQUIRED RIGHT OF WAY

= **PERMANENT WATER EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



VICINITY MAP

NOTES:

20'

GRAPHIC SCALE

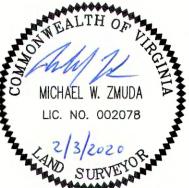
1"=10'

- 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.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: MEADOW CREEK APARTMENTS, LLC (INST.# 160012544) TAX PARCEL #C0070176080.
- 6. ZONED R-48 RESIDENTIAL (MULTI-FAMILY) DISTRICT.
- 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Sulte 310 Richmond, Virginia 23236

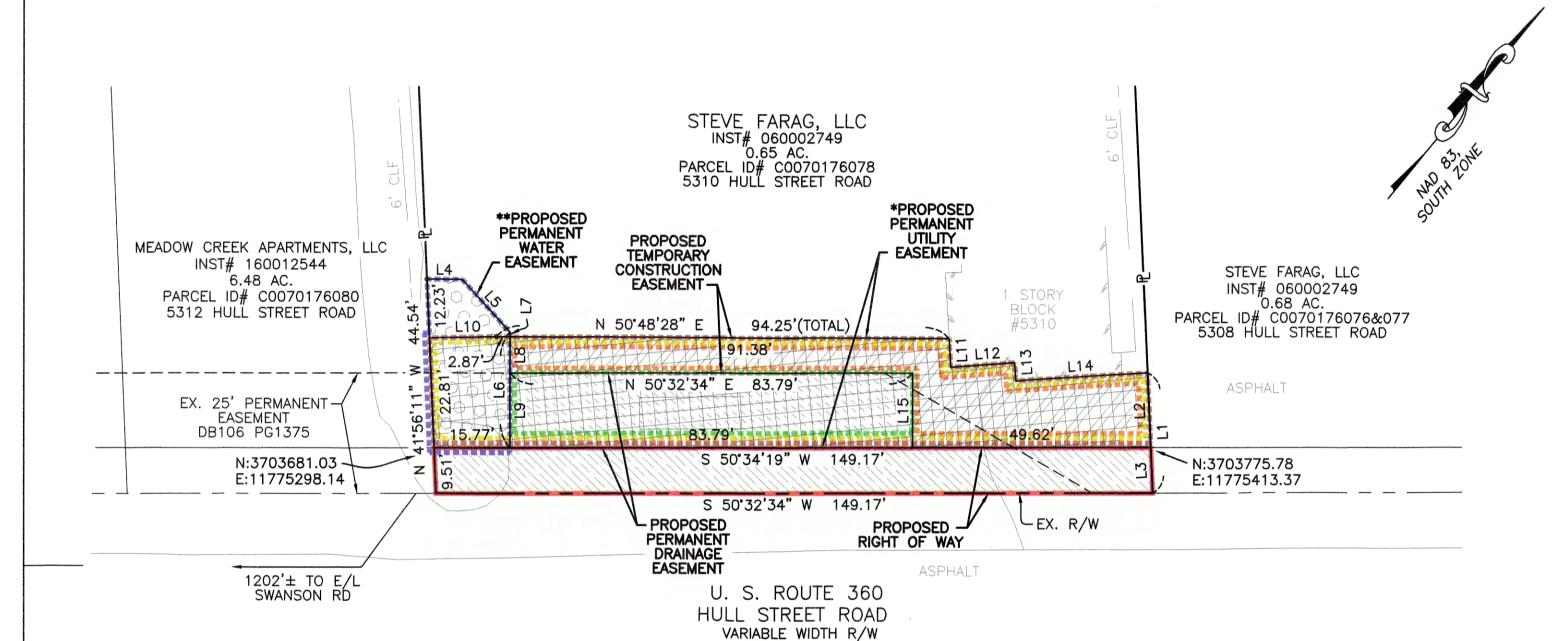
REVISION # DATE REASON FOR REVISION



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: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875				
CHECKED BY: MWZ		PLAT # C-28861				
DATE: 02/03/2020	SCALE: 1" = 10'	SHEET 51 OF 65				

	AND TROOPHON														
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION			ENT UTILITY EMENT			PERMANEN EASEN		TEMPORARY CONSTRUCTION EASEMENT	
(072)	C0070176078	STEVE EARAC IIC	#060002740	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
0/2	C0070176078	SIEVE FARAG, LLC	'E FARAG, LLC #060002749		0.65	1,411		3,110		1,302		524		1,435	



PER VDOT PROJECT 2320-06

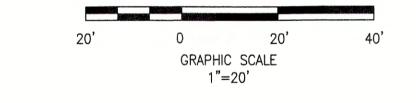
LINE		BEARING		DISTANCE
L1	S	41°56'11	" E	24.99'
L2	S	41°56′11	" E	15.56
L3	S	41°56'11	" E	9.43'
L4	N	50°34'19		7.30
L5	S	81°42'06		14.87
L6	S	39°25'41		24.00'
L7	S	39°25'41		0.97
L8	S	39°25'41	" E	7.52
L9	S	39°25'41	" E	15.51
L10	N	49°29'54		13.90'
L11	S	42°38'21		5.91'
L12	N	46'42'08		13.32'
L13	S	43°24'41		3.79
L14	N	47°06'53		27.51
L15	S	39°25'41	" E	15.55

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT, PERMANENT WATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF STEVE FARAG, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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.

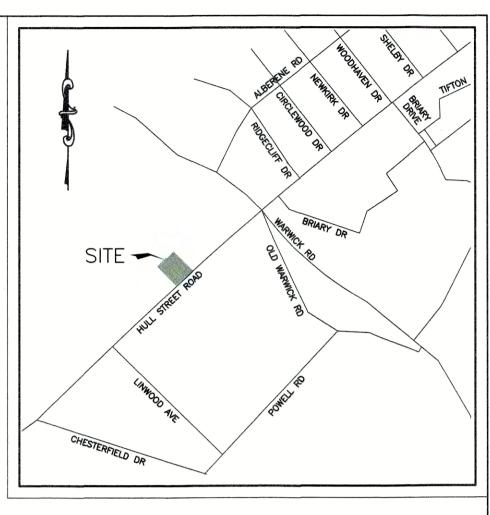
MICHAEL W ZMUDA L.S. #002078

3/24/2020 DATE



LEGEND

- * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA
- ** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



VICINITY MAP

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.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: STEVE FARAG, LLC (INST.# 060002749) TAX PARCEL #C0070176078.
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

 8. DPW DRAWING#: 0-28709

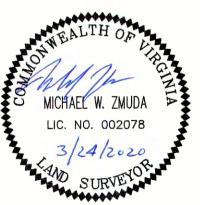


JOHNSON, MIRMIRAN & THOMPSON

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9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

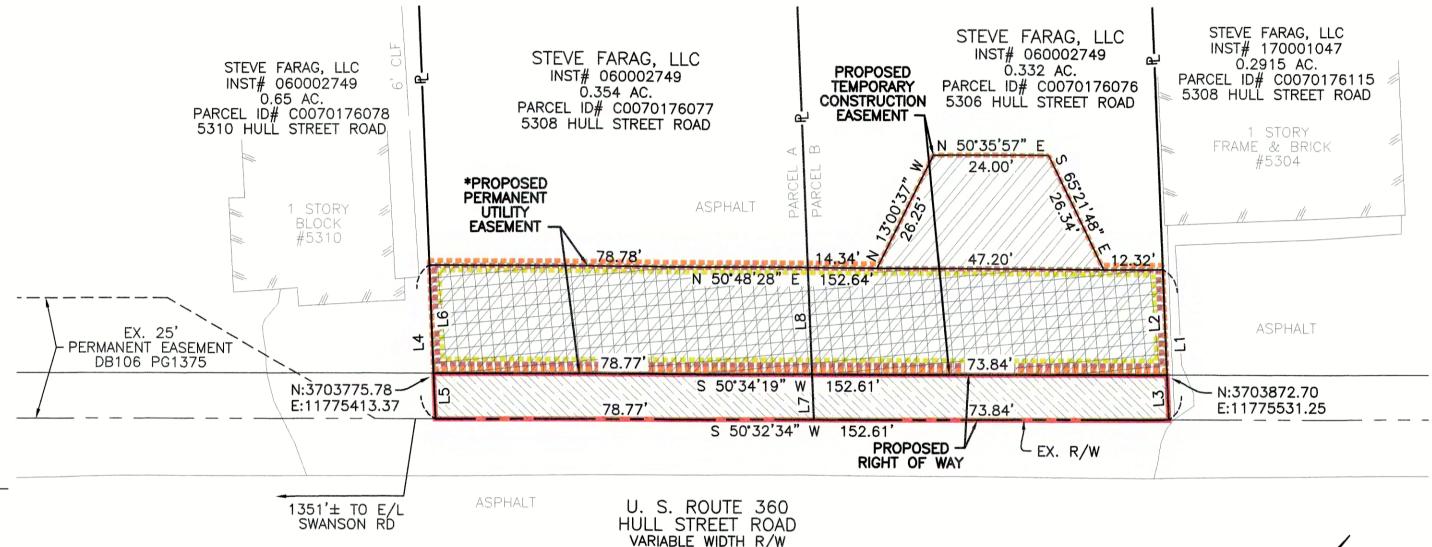
REVISION #	DATE	REASON FOR REVISION



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:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY:	MWZ		PLAT # C-28861
DATE: 03/24/2	:0	SCALE: 1" = 20'	SHEET 52 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	TOTAL AREA		RIGHT OF WAY ACQUISITION		ENT UTILITY EMENT	TEMPORARY CONSTRUCTION EASEMENT	
073		STEVE FARAG, LLC	#060002749	SQ. FT. ACRES		SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
	C0070176076			e estimpero di conscienti di per unico e proprio di conscienti di conscienti di conscienti di conscienti di co	0.332	691		1,625	The state of the s	2,465	
	C0070176077				0.354	741		1,759		1,759	
				TOTALS:	0.686	1,432		3,384		4,224	



PER VDOT PROJECT 2320-06

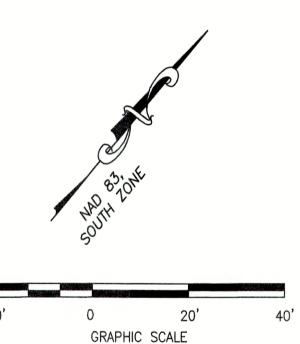
LINE		BEARING		DISTANCE
L1	S	41°56'11"	E	31.23'
L2	S	41°56'11"	E	21.88
L3	S	41°56'11"	E	9.35'
L4	Z	41°56'11"	W	31.94
L5	Z	41°56'11"	W	9.43'
L6	2	41°56'11"	W	22.51'
L7	Z	41°56'11"	W	9.39'
L8	N	41°56'11"	W	22.19

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF STEVE FARAG, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

3/24/2020



1"=20'

LEGEND

CLF = CHAIN LINK FENCE R/W = RIGHT OF WAY P = PROPERTY LINE

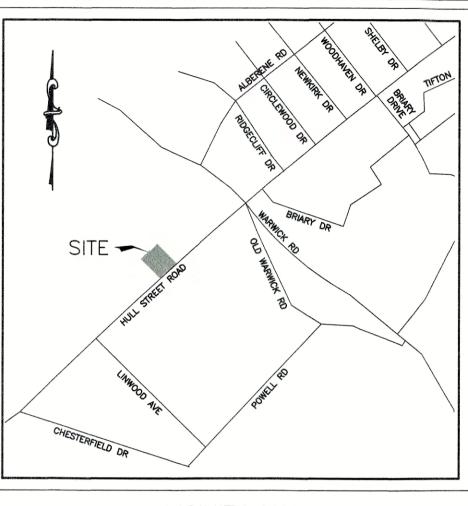


= ACQUIRED RIGHT OF WAY



TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP

NOTES:

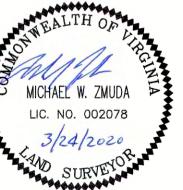
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014
- 5. OWNERS: STEVE FARAG, LLC (INST.# 060002749) TAX PARCEL #C0070176076 & #C0070176077.
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- 7. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON

Engineering A Brighter Future ®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

	LIVIT VIL. JITT	eva girre erigineering.com
REVISION #	DATE	REASON FOR REVISION

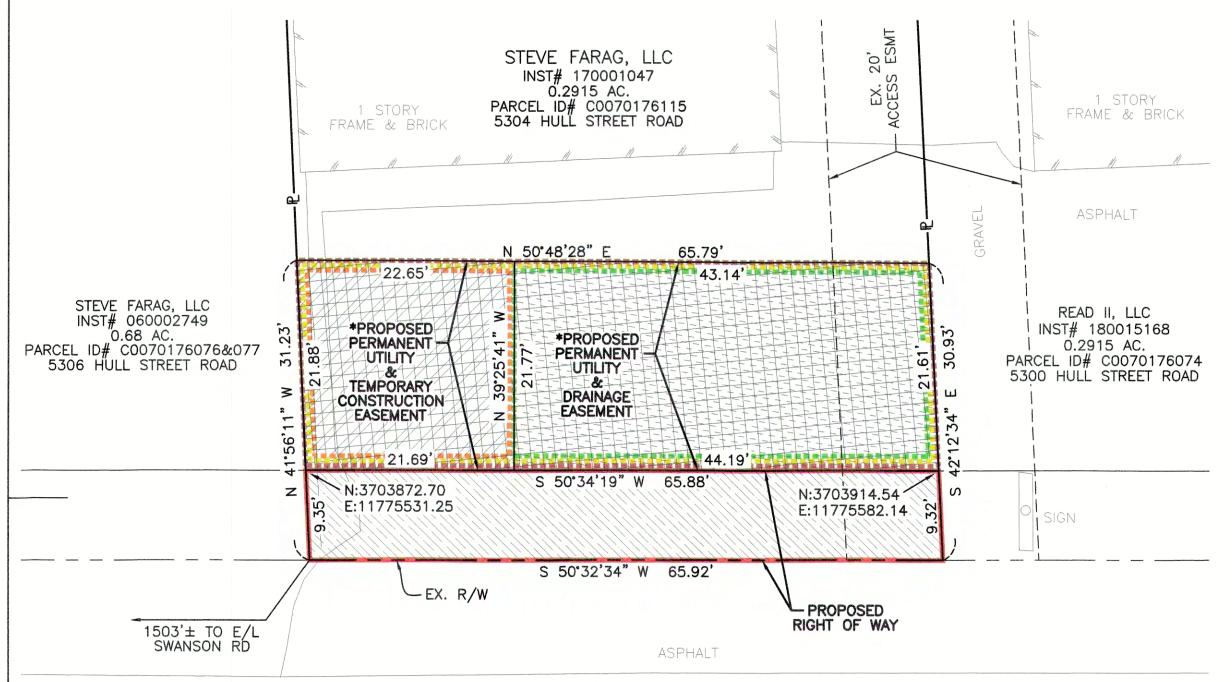


PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY	OF	RICHMOND,	VIRGINIA	
------	----	-----------	----------	--

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/24/20	SCALE: 1" = 20'	SHEET 53 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT OF ACQUIS		PERMANEN EASEM		PERMANENT EASE		TEMPORARY C EASEM	
(074)	C0070176115	STEVE	#170001047	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
6/4)	000,01,0110	FARAG, LLC	11 1 7 0 0 0 1 0 1 7		0.2915	615		1,430		947		484	



U. S. ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W PER VDOT PROJECT 2320-06

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 FARAG, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

R/W = RIGHT OF WAY
P = PROPERTY LINE

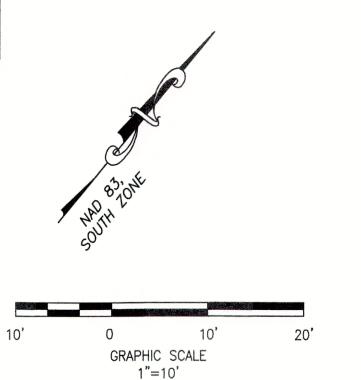
= ACQUIRED RIGHT OF WAY

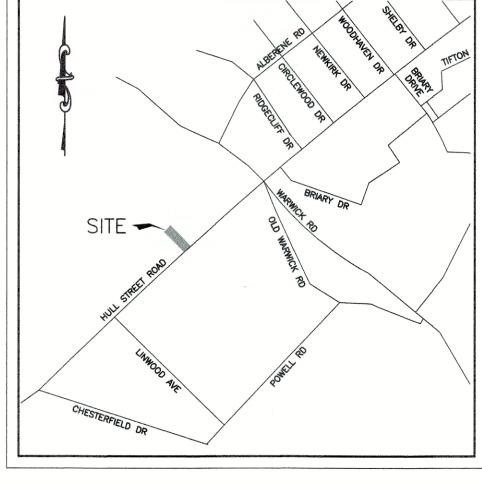
= *PERMANENT UTILITY EASEMENT

= PERMANENT DRAINAGE EASEMENT

= TEMPORARY CONSTRUCTION
EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA





VICINITY MAP

NOTES:

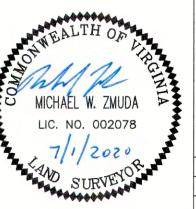
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: STEVE FARAG, LLC, (INST.# 170001047) TAX PARCEL #C0070176115
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future ® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

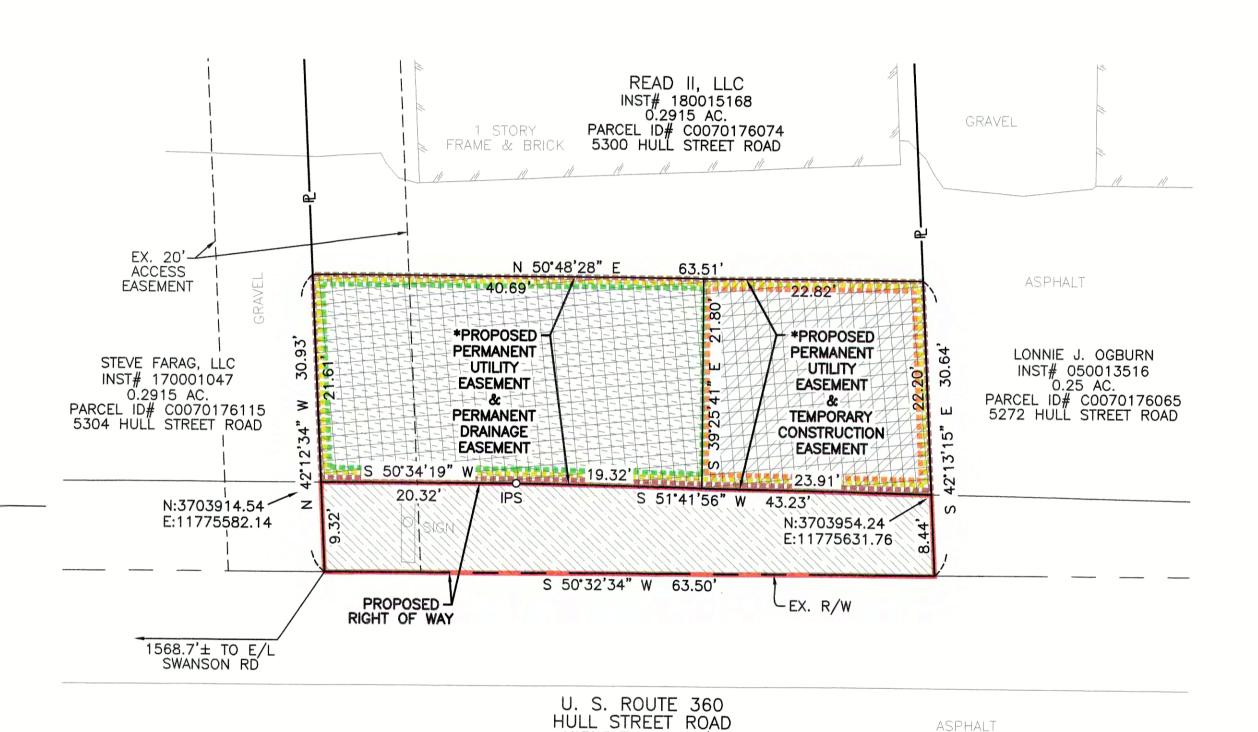
	LIVITAL. JIII	tva 9 jint on gineering.com
REVISION #	DATE	REASON FOR REVISION
-		



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: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 07/01/2020	SCALE: 1" = 10'	SHEET 54 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
(075)	C0070176074	READ II, LLC	#180015168	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
	Alexander de la companya de la comp		"		0.2915	572		1,381		867		514	



VARIABLE WIDTH R/W PER VDOT PROJECT 2320-06

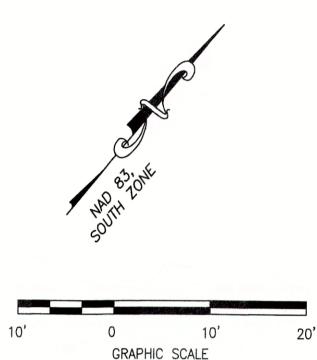
IPS = IRON PIN SET R/W = RIGHT OF WAY = PROPERTY LINE

EASEMENT

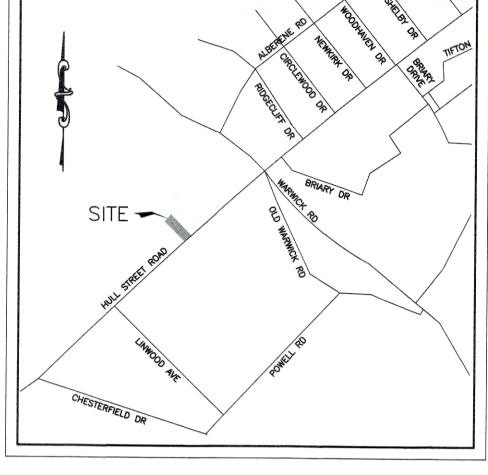
PERMANENT DRAINAGE EASEMENT

TEMPORARY CONSTRUCTION

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



1"=10'

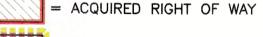


VICINITY MAP NOT TO SCALE

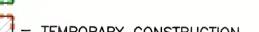
NOTES:

- 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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16.
- 5. OWNERS: READ II, LLC, (INST.# 180015168) TAX PARCEL #C0070176074.
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

LEGEND









JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@jmt-engineering.com

REVISION # 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
\mathcal{O}_{111}	\circ	MOLIMOND.	VIINGIINIA

_		01 1110111110111	, 111011111
_	DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
	CHECKED BY: MWZ		PLAT # C-28861
	DATE: 03/24/20	SCALE: 1" = 10'	SHEET 55 OF 65

SURVEYOR'S CERTIFICATION:

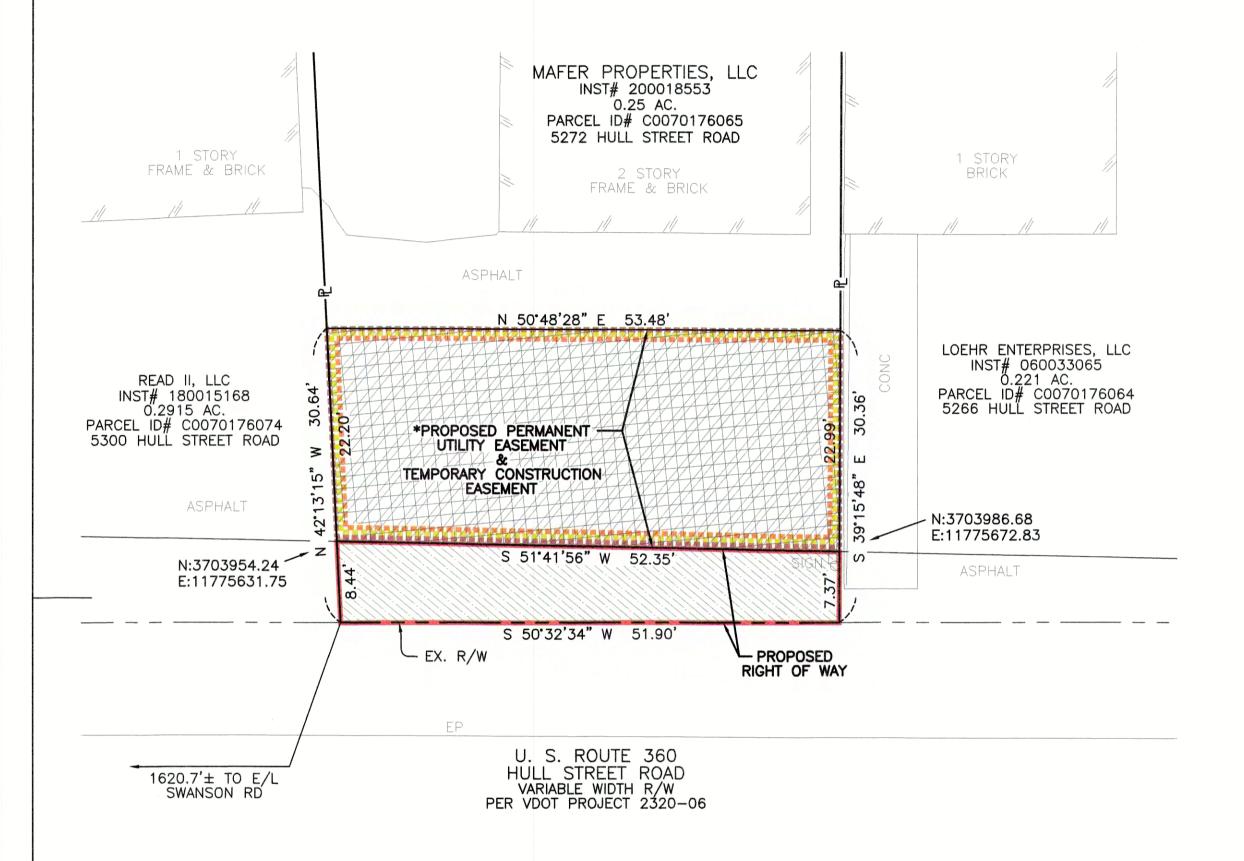
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF READ II, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY 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.

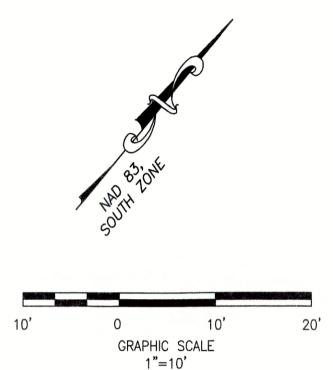
MICHAEL W. ZMUDA L.S. #002078

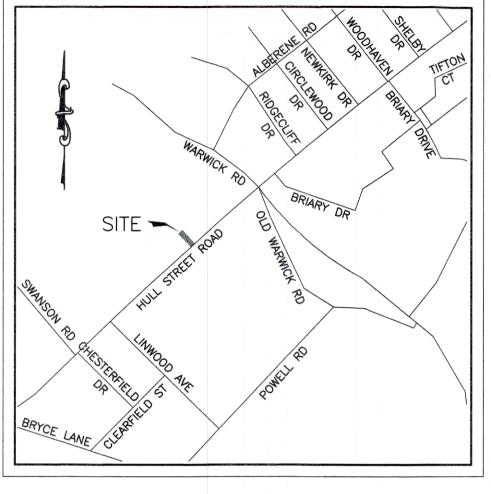
DATE

3/24/2020

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMPORARY CONSTRUCTION EASEMENT				
(076)	C0070176065	MAFER PROPERTIES,	#200018553	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES			
070	00070170003	LLC	#200010000		0.25	412		1,195		1,195				







VICINITY MAP

NOTES:

- 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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNER: MAFER PROPERTIES, LLC, (INST.# 200018553) TAX PARCEL #C0070176065
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- 7. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DWP DRAWING#: 0-28709

CONC = CONCRETE
EP = EDGE OF PAVEMENT
R/W = RIGHT OF WAY
P = PROPERTY LINE

LEGEND

= ACQUIRED RIGHT OF WAY

= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future ® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

REVISION #	DATE	-	REASON FOR REVISION
1	6/16/2021		OWNER NAME CHANGE



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	ΟF	RICH	MOND.	VIRGINIA	
	\cup 1	1/1011	MOND.	VIINGIINIA	

	0,,,	01 11101111101112,	V 11 (O 11 (11) (
DRAWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY:	MWZ		PLAT # C-28861
DATE: 02/03/20	020	SCALE: 1" = 10'	SHEET 56 OF 65

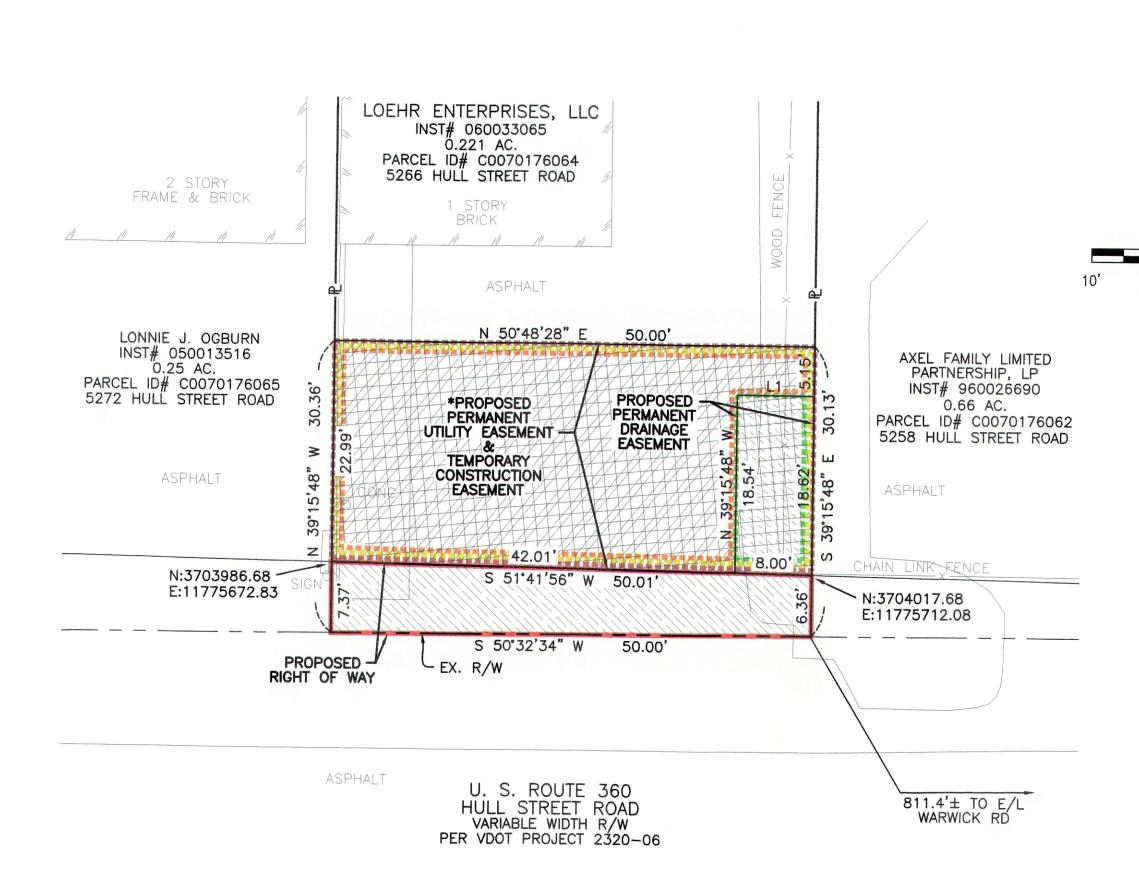
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF MAFER PROPERTIES, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

0/16/21 DATE

	T	1											
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
(077)	C0070176064	LOEHR ENTERPRISES, LLC	#060033065	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
		LIVILIAFINISES, LLC	"		0.221	343		1,169		149		1,020	



LINE	BEARING	DISTANCE
L1	N 51°05'57" E	8.00'

SURVEYOR'S CERTIFICATION:

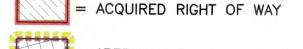
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF LOEHR ENTERPRISES, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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.

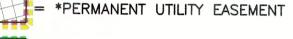
MICHAEL W. ZMUDA L.S. #002078

2/3/2020 DATE

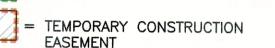
LEGEND

CONC = CONCRETE R/W = RIGHT OF WAY P = PROPERTY LINE

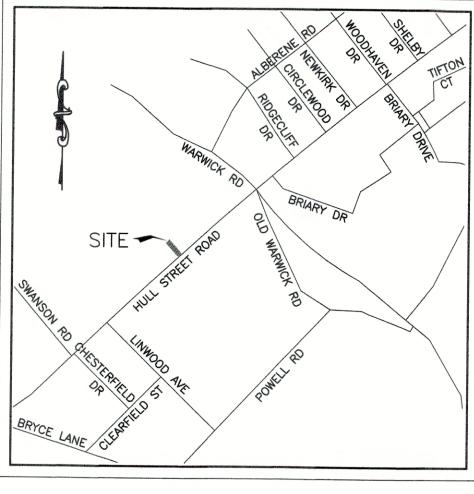




= PERMANENT DRAINAGE EASEMENT



* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP

NOTES:

10'

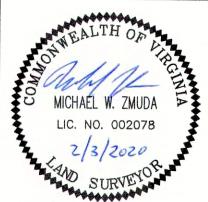
GRAPHIC SCALE 1"=10' 20'

- 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.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: LOEHR ENTERPRISES, LLC, (INST.# 060033065) TAX PARCEL #C0070176064
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

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REVISION #	DATE	REASON FOR REVISION

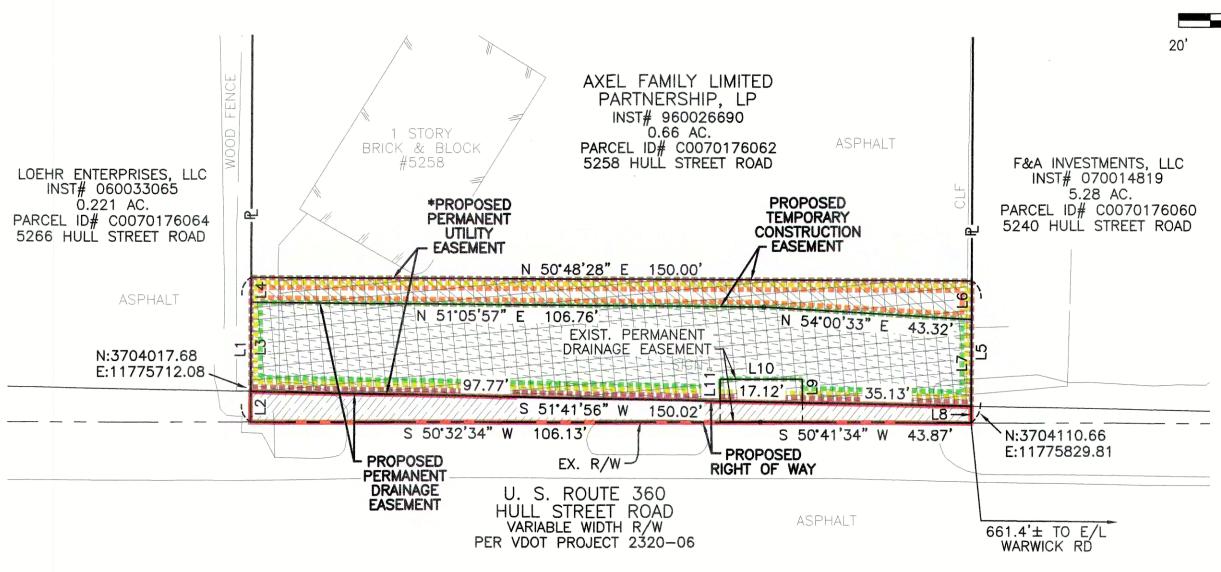


PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY	OF	RICHMOND,	VIRGINIA	
------	----	-----------	----------	--

	the state of the s	
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 02/03/2020	SCALE: 1" = 10'	SHEET 57 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT OF ACQUIS	- WAY ITION		ENT UTILITY EMENT		NT DRAINAGE SEMENT	TEMPORARY C	
(078)	C0070176062	AXEL FAMILY LIMITED	#960026690	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
0/8	C0070170002	PARTNERSHIP, LP	#900020090		0.66	730		3,740		2,782		877	



LINE	BEARING		DISTANCE
L1	N 39°15'48"	W	30.13
L2	N 39°15'48"	W	6.36'
L3	N 39°15'48"	W	18.62'
L4	N 39°15'48"	W	5.15'
L5	S 39°15'48"	E	29.55'
L6	S 39°15'48"	E	8.11'
L7	S 39°15'48"	E	17.99
L8		E	3.45'
L9	N 39'18'26"	W	4.93'
L10	S 50°37'10"	W	17.13'
L11	S 39°27'26"	E	4.61'

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 AXEL FAMILY LIMITED PARTNERSHIP, LP, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078 DATE

LEGEND

CLF = CHAIN LINK FENCE R/W = RIGHT OF WAY P = PROPERTY LINE

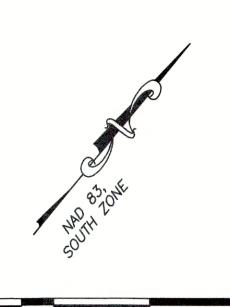
= ACQUIRED RIGHT OF WAY

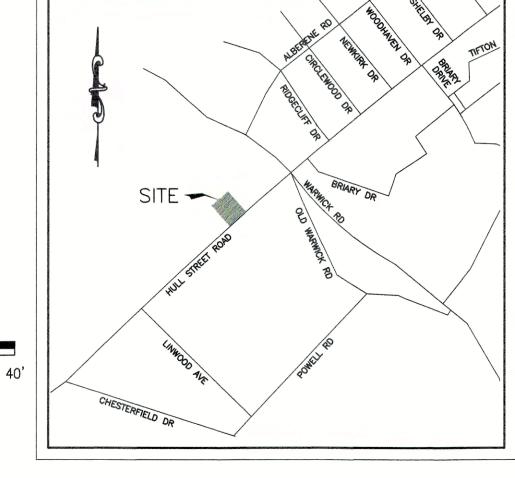
= PERMANENT DRAINAGE EASEMENT

= *PERMANENT UTILITY EASEMENT

= TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA





VICINITY MAP

NOTES:

20'

GRAPHIC SCALE

1"=20'

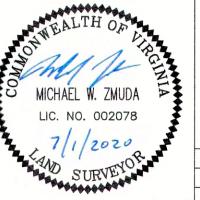
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: THE AXEL FAMILY LIMITED PARTNERSHIP, LP (INST.# 960026690) TAX PARCEL #C0070176062
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRIVIRAN & THOMPSON Engineering A Brighter Future ® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)—323—9900 FAX: (804)—323—0596 EMAIL: jmtva@jmt—engineering.com

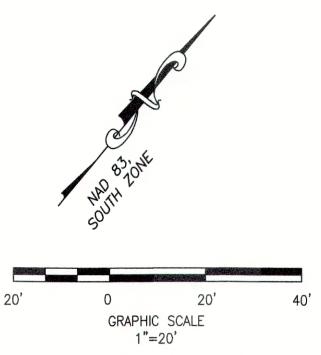
REVISION #	DATE	REASON FOR REVISION



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: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 07/01/2020	SCALE: 1" = 20'	SHEET 58 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
(079)	C0080135020	35020 GEORGE H. CROFT, JR.	D.B. 575 PG. 745	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
			PG. 745		2.60	469		267		3,192	



CHESTERFIELD DR

VICINITY MAP NOT TO SCALE

		VDOT PROJECT 2320-06	
N:3703966.46 E:11775811.77	PROPOSED RIGHT OF WAY - EX. R/W	N:3704046.00 EX. PERMANENT E:11775917.56 — DRAINAGE EASEMENT	569.2'± TO E/L
EX. PERMANENT — DRAINAGE EASEMENT	96.73"	N 56'23'18" E 164.57' EX. 15' EASEMENT FOR BELL ATLANTIC	WARWICK RD
EX. 16.5' EASEMENT FOR VA POWER & BELL ATLANTIC ASPHALT	N 53'03'34" E 132.35'(TOTAL) (14.04) (15.03') (15.03')	29.37 IPS 67.84' S 46'42'53" W 76.16'	CONC. WALK
WORSHAM KREYNUS PROPERTIES, LLC INST# 040040456	S 53°28'10" W S 42°46'04" W PROPOSED TEMPORARY CONSTRUCTION EASEMENT S 42°46'04" W PROPOSED PROPOSED PERMANENT DRAINAGE EASEMENT	PROPOSED TEMPORARY CONSTRUCTION FOR VIRGINIA POWER EASEMENT 2 STORY METAL & BLOCK	GEORGE H. CROFT, JR. DB0137 PG1001
PARCEL ÎD# C0080135014 5347 HULL STREET ROAD	CHAIN LINK FENCE	#5255	1.09 AC. PARCEL ID# C0080135026 5237 HULL STREET ROAD

GEORGE H. CROFT, JR.

DB575 PG745 2.60 AC. PARCEL ID# C0080135020

5255 HULL STREET ROAD

U. S. ROUTE 360

HULL STREET ROAD

VARIABLE WIDTH R/W

LINE		BEARING		DISTANCE
L1	N	38'08'48"	W	22.90'
L2	N	38'08'48"	W	17.49'
L3	N	38°08'48"	W	5.41'
L4	S	35°44'12"	W	23.02
L5	S	54°46'42"	W	14.04'
L6	N	35°13'18"	W	18.80'
L7	S	35°13'18"	Ε	19.22
L8	S	76°19'38"	W	18.46

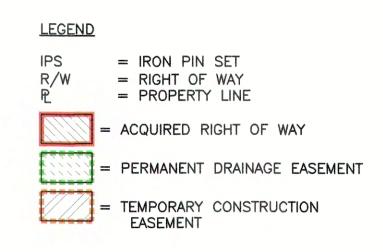
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT

DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS

MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: GEORGE H. CROFT, JR., (D.B. 575 PG. 745) TAX PARCEL #C0080135020
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709





i Johnson, Mirmiran & Thompson Engineering A Brighter Future® 9201 Arboretum Parkway Sulte 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@jmt-engineering.com

		, , , , , , , , , , , , , , , , , , , ,
REVISION #	DATE	REASON FOR REVISION



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

CITY OF RI	ICHMOND,	VIRGINIA
------------	----------	----------

DRAWN BY: JS	SZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MY	WZ		PLAT # C-28861
DATE: 02/06/2020)	SCALE: 1" = 20'	SHEET 59 OF 65

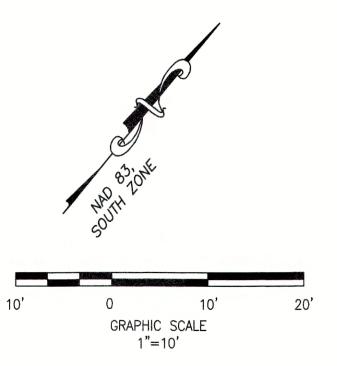
ACROSS THE PROPERTY OF GEORGE H. CROFT, JR., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT

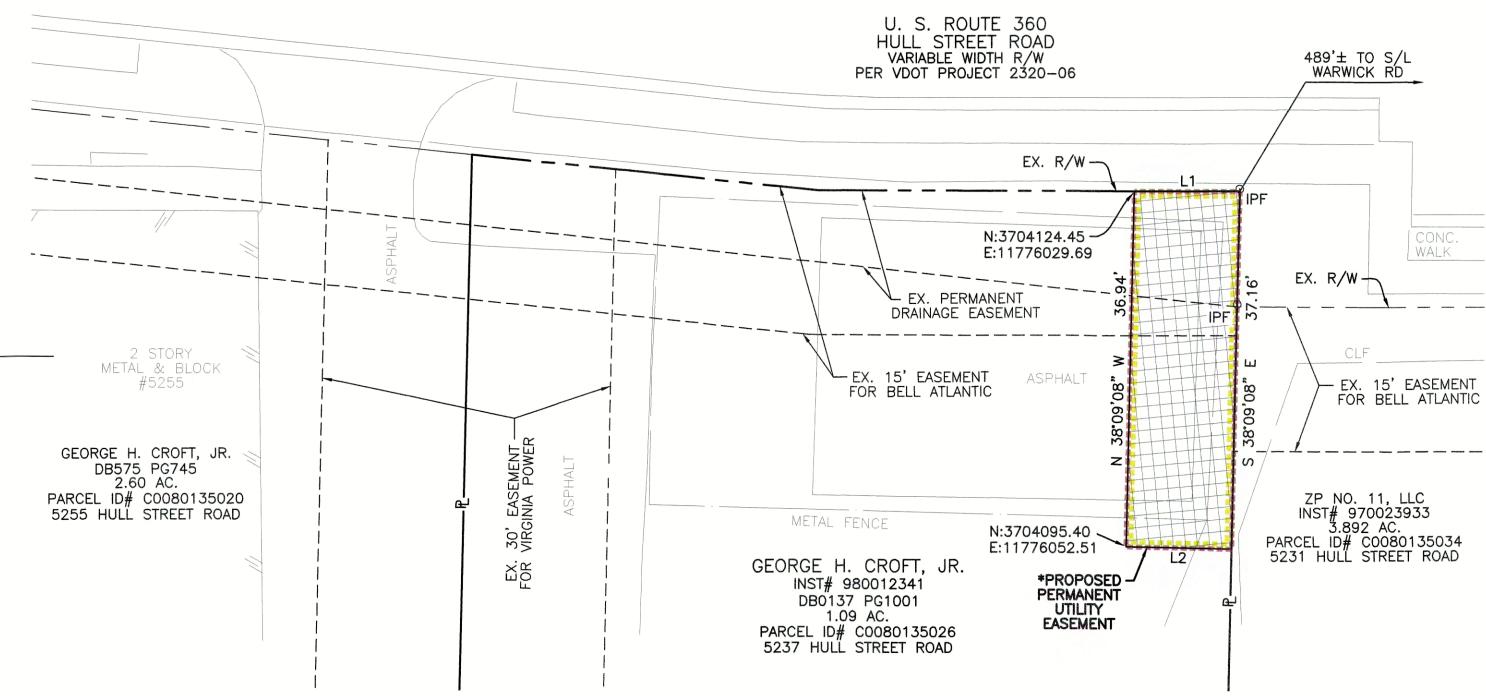
SURVEYOR'S CERTIFICATION:

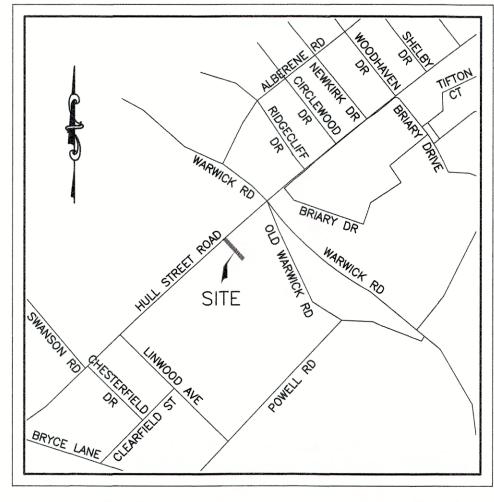
MICHAEL W. ZMUDA L.S. #002078

6/2020 DATE

PARCEL NUMBER		LAND OWNER		TOTAL	AREA	PERMANEN EASEN	
(080)	C0080135026	GEORGE H. CROFT, JR.	INST# 980012341 D.B. 0137 PG. 1001	SQ. FT.	ACRES	SQ. FT.	ACRES
		CKOI I, OK.	D.B. 0137 PG. 1001		1.09	408	







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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNER: GEORGE H. CROFT, JR., (INST# 980012341, D.B.0137 PG.1001) TAX PARCEL #C0080135026
- 6. ZONED R-4 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
- COORDINATES SHOWN HERÈON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709

JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 FMAIL: imtva@imt-engineering.com

	LIVIAIL. JIII	tva@jiiit=erigiiieeriiig.com
REVISION #	DATE	REASON FOR REVISION

LIC. NO. 002078

REVISION #	DATE	REA	SON FOR REVISION	
DIATO	CIAIMOLL	DDODOCED	ACOLUCITIONS	\circ

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

\cap ITV	\cap	RICHMOND.	
	OF	MICHIMOND.	VINGINIA

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 03/25/2020	SCALE: 1" = 10'	SHEET 60 OF 65

LINE BEARING L1 N 50°41'34" E DISTANCE 11.00 L2 S 51'50'52" W 11.00

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A PERMANENT UTILITY EASEMENT ACROSS THE PROPERTY OF GEORGE H. CROFT, JR., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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.

3/25/2020 MICHAEL W. ZMUDA L.S. #002078 DATE

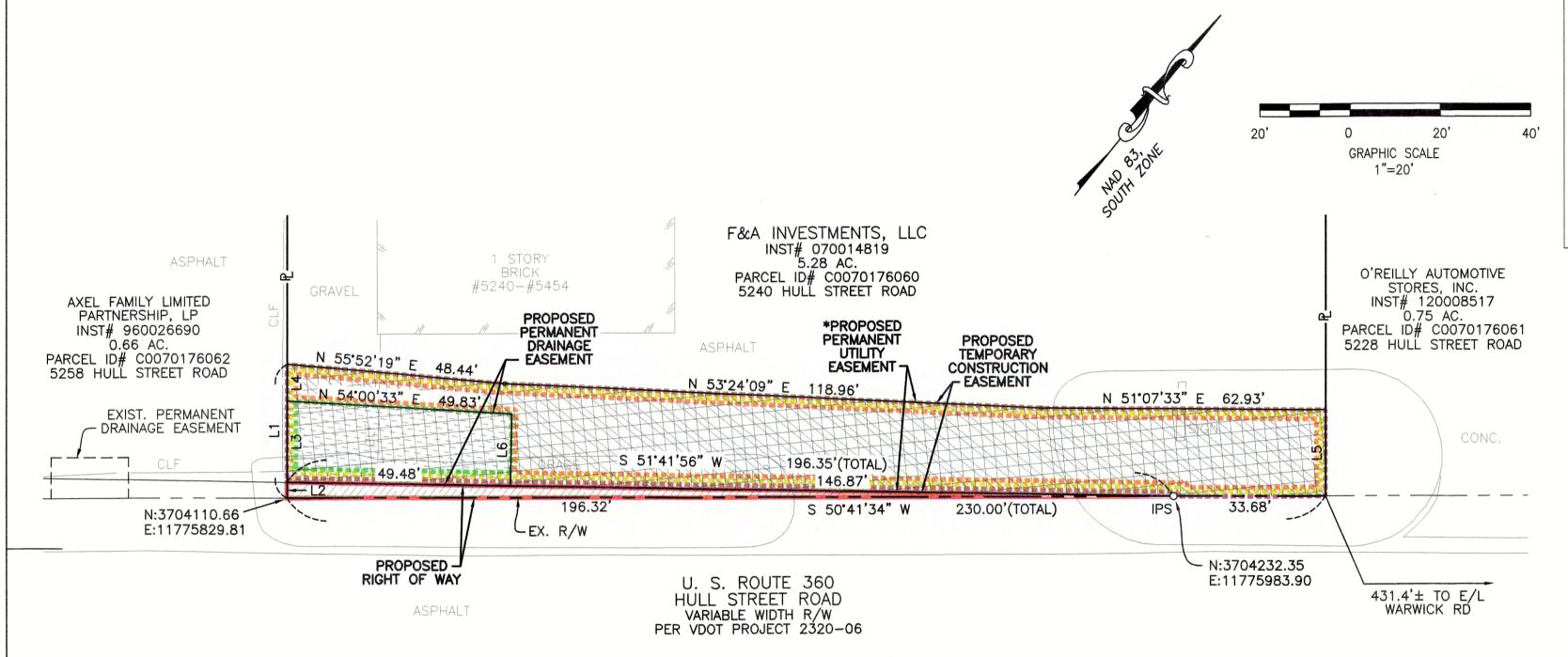
LEGEND

CLF = CHAIN LINK FENCE CONC = CONCRETE IPF = IRON PIN FOUND R/W = RIGHT OF WAY = PROPERTY LINE

*PERMANENT UTILITY EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY

						Zintinais							
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	RIGHT O ACQUIS		PERMANEN EASE	NT UTILITY MENT	PERMANENT EASE	DRAINAGE MENT	TEMPORARY C EASE	
(091)	00070176060	F&A	#070014819	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(081) C0070176060 INV	INVESTMENTS, LLC #070014819			5.28	338		4,854		843		4,011		



LINE		BEARING		DISTANCE
L1	Z	39°15'48"	W	29.55
L2	Z	39°15'48"	W	3.45'
L3	Z	39°15'48"	W	17.99
L4	Z	39°15'48"	W	8.11'
L5	S	39°15'48"	E	19.07
L6	S	38°18'04"	E	15.98'

SURVEYOR'S CERTIFICATION:

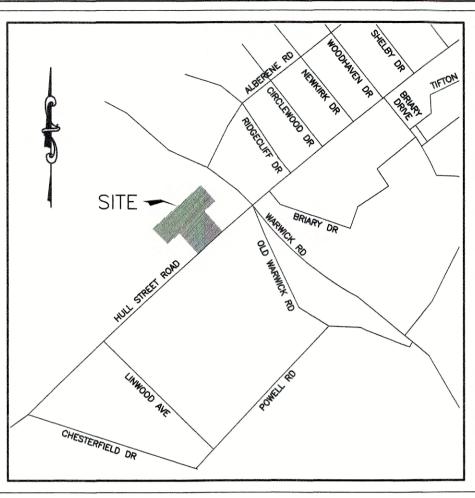
THIS PLAT, SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF F&A INVESTMENTS, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

DATE

NOTES:

- 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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- 5. OWNERS: F&A INVESTMENTS, LLC, (INST.# 070014819) TAX PARCEL #C0070176060
- . ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- 7. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



VICINITY MAP

LEGEND

CLF = CHAIN LINK FENCE
CONC = CONCRETE
IPS = IRON PIN SET
R/W = RIGHT OF WAY
P = PROPERTY LINE

ACQUIRED RIGHT OF WAY

EASEMENT

= *PERMANENT UTILITY EASEMENT

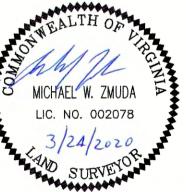
= PERMANENT DRAINAGE EASEMENT
= TEMPORARY CONSTRUCTION

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



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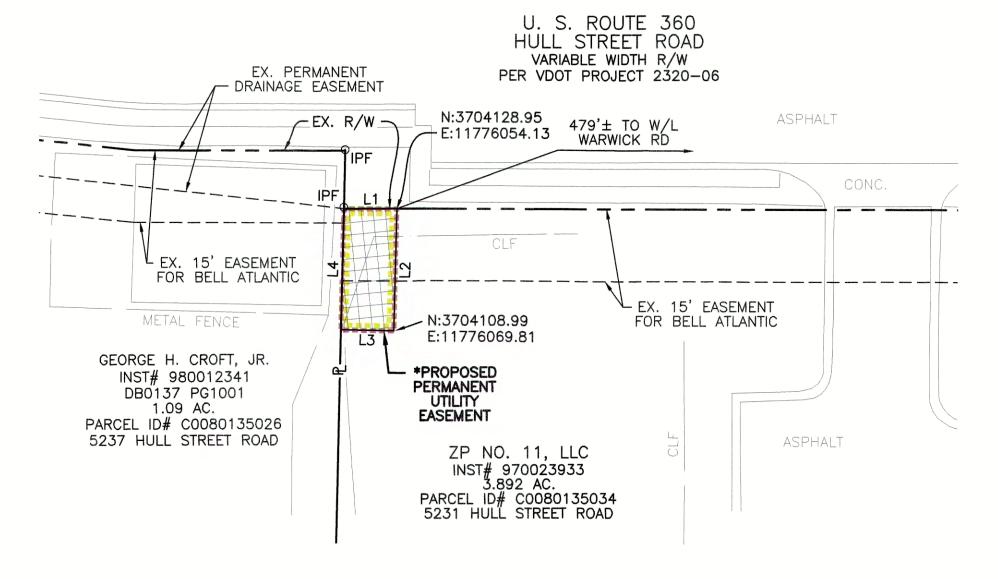
	LIVIT VIL. JIII	tva gjirre origirrooring.com
REVISION #	DATE	REASON FOR REVISION



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: JS	SZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MV	WZ		PLAT # C-28861
DATE: 03/24/20		SCALE: 1" = 20'	SHEET 61 OF 65
	-		between the second seco

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA		ENT UTILITY SEMENT	
(082)	C0080135034	ZP NO. 11, LLC	#970023933	SQ. FT.	ACRES	SQ. FT.	ACRES	
	00000100001		#37002000		3.892	278		



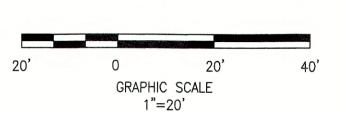
LINE		BEARING		DISTANCE
L1	Z	50°41'34"	E	11.00'
L2	S	38'09'08"	E	25.38'
L3	ഗ	51'50'52"	W	11.00'
L4	Z	38'09'08"	W	25.16

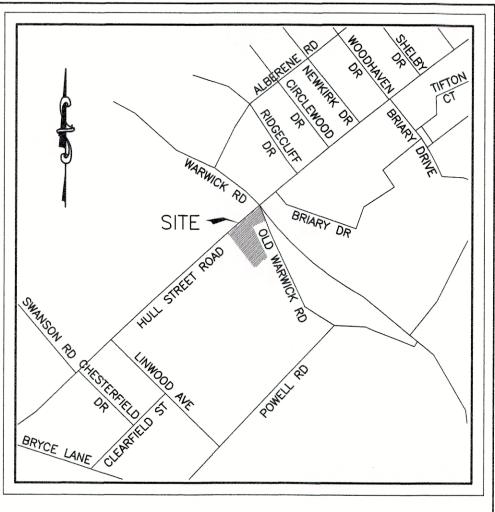
SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A PERMANENT UTILITY EASEMENT ACROSS THE PROPERTY OF ZP NO. 11, LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078 DATE







VICINITY MAP

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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: ZP NO. 11, LLC, (INST.# 970023933) TAX PARCEL #C0080135034
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRIMIRAN & THOMPSON

Engineering A Brighter Future ®
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PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@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

			,
DRAWN BY:	JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY:	MWZ		PLAT # C-28861
DATE: 03/25/2	020	SCALE: $1" = 20'$	SHEET 62 OF 65
	Appropriate the second	The state of the s	

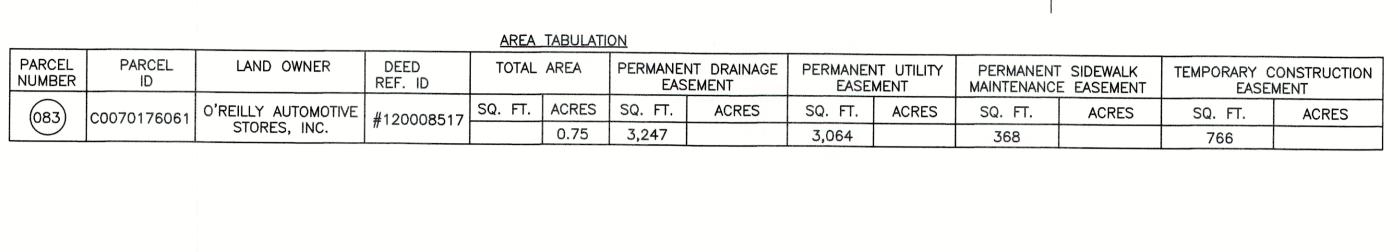
LEGEND

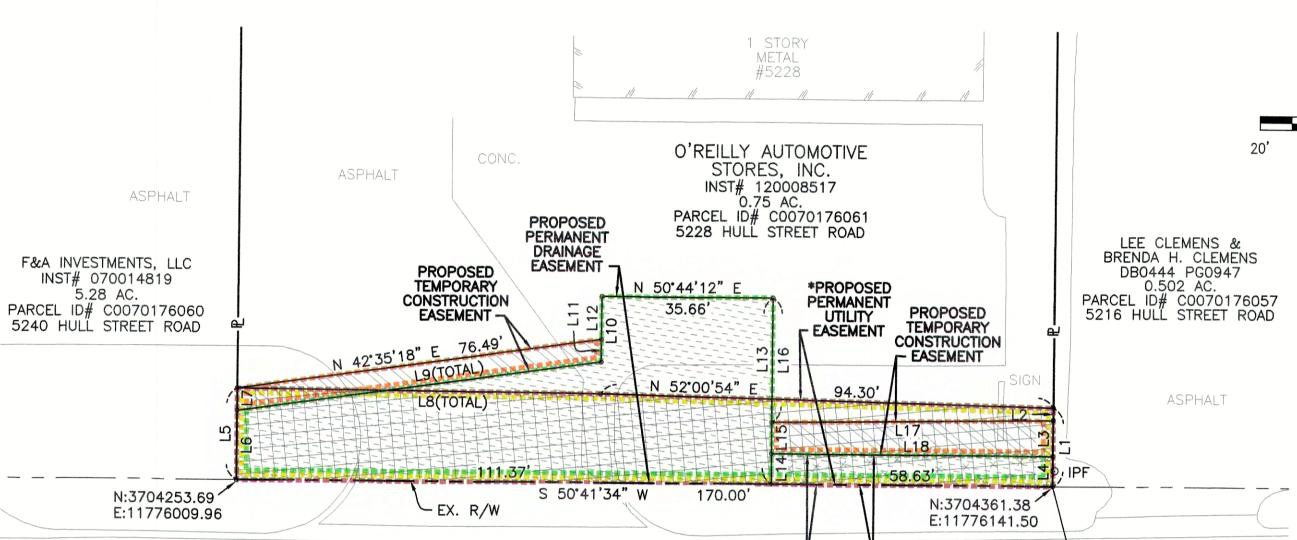
CLF = CHAIN LINK FENCE
CONC = CONCRETE
IPF = IRON PIN FOUND
R/W = RIGHT OF WAY
P = PROPERTY LINE

= *PERN

= *PERMANENT UTILITY EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY





TOTAL)	35.66'	*PROPOSED PERMANENT UTILITY EASEMENT CONSTRUCTION EASEMENT	BRENDA DB044 0.50 PARCEL ID# 5216 HULL	LEMENS & H. CLEMENS 4 PG0947 02 AC. C0070176057 STREET ROAD
S 50°41'34" W EX. R/W	170.00'	58.63' N:3704361., E:11776141		
U.S.ROUTE 360 HULL STREET ROAD VARIABLE WIDTH R/W PER VDOT PROJECT 2320-06	PROPOSED - PERMANENT DRAINAGE EASEMENT	PROPOSED SIDEWALK MAINTENANCE EASEMENT	261.4'± TO WARWICK F	E/L RD
LINE L1 IS	BEARING DISTANG 39°15'48" F 16.33			

	S	<u>39</u> *15′48″	E	16.33
L2	S	39'15'48"	E	2.62'
L3	S	39°15'48"	E	7.46
L4	S	39 15 48"	E	6.25
L5	N	39 15 48"	W	19.07
L6	N	39'15'48"	W	14.39'
L7	N	39'15'48"	W	4.68'
L8	N	51'07'33"	Ε	75.72
L9	N	42°35'18"	Ε	76.49
L10	N	39'15'48"	W	13.57
L11	Ν	39°15'48"	W	4.68'
L12	N	39'15'48"	W	8.89'
L13	S	39'15'48"	E	38.72'
	N	39'15'48"	W	6.31'
L15	N	39'15'48"	W	6.57
L16	Z	39°15'48"	W	25.84
L17	Z	49'52'26"	E	58.63'
L18	7	50'44'46"	E	58.63'

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A PERMANENT DRAINAGE EASEMENT, PERMANENT UTILITY EASEMENT, PERMANENT SIDEWALK MAINTENANCE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS THE PROPERTY OF O'REILLY AUTOMOTIVE STORES, INC., CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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. ZMUDA L.S. #002078

ASPHALT

PER VDOT PROJ

LEGEND

CONC = CONCRETE IPF = IRON PIN FOUND R/W = RIGHT OF WAY

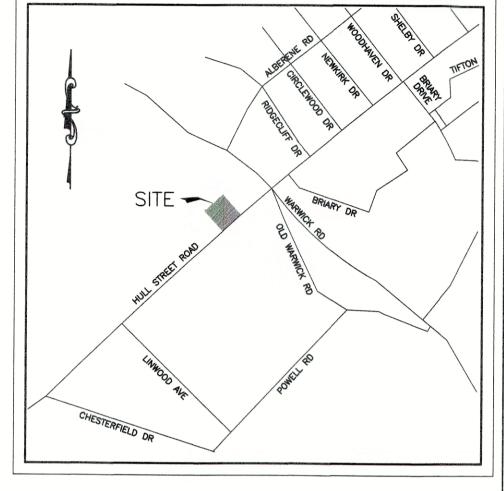
= PROPERTY LINE PERMANENT DRAINAGE EASEMENT

*PERMANENT UTILITY EASEMENT

= PERMANENT SIDEWALK MAINTENANCE EASEMENT

= TEMPORARY CONSTRUCTION **EASEMENT**

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



VICINITY MAP NOT TO SCALE

NOTES:

20'

GRAPHIC SCALE

1"=20'

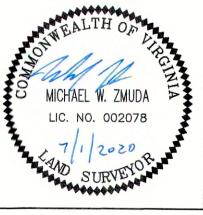
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: O'REILLY AUTOMOTIVE STORES, INC., (INST.# 120008517) TAX PARCEL #C0070176061
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT. 7. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Sulte 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@imt-engineering.com

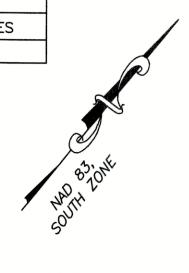
		The Spirit Stright Spirit
REVISION #	DATE	REASON FOR REVISION

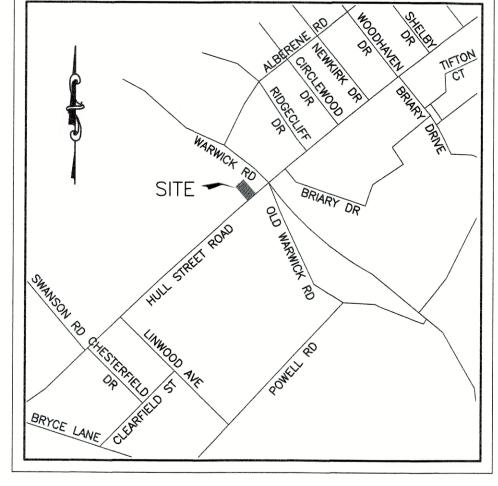


PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 07/01/2020	SCALE: 1" = 20'	SHEET 63 OF 65

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	PERMANENT EASEN		PERMANENT MAINTENANCE		PERMANEN EASE		TEMPORARY C	ONSTRUCTION MENT
(084)	C0070176057	LEE CLEMENS & BRENDA H.		SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
		CLEMENS	PG 947		0.502	694		694		1861		807	





VICINITY MAP NOT TO SCALE

ı		GRAPHIC SCALE 1"=20'
	1 STORY BLOCK & BRICK #5216 REALTY INCOME INST# 03	0009885
O'REILLY AUTOMOTIVE STORES, INC.	LEE CLEMENS & PARCEL ID# C BRENDA H. CLEMENS 5200 HULL S	0070176055
INST# 120008517 0.75 AC. PARCEL ID# C0070176061	ASPHALT PARCEL ID# C0070176057 5216 HULL STREET ROAD ASPHALT	
5228 HULL STREET ROAD	PROPOSED CONC. *PROPOSED EX. 20' COMM. OF VA —	EX. 15' BELL ATLANTIC EASE. INSTR. NO. 96-0009352
SIGN	CONSTRUCTION PERMANENT UTILITY OF ELECTRICITY EASEMENT DB433 PG42	
	N 50°41'34" E 114.00' EASEMENT	:======
	N 50'44'46" E 67.15' /N 51'25'30" E 46.85' DEX. SEWER EASEMENT DB886 PG204	
N:3704361.38 E:11776141.50	S 50°41'34" W 114.00' CONC. WALK	
2.11/70111.00	PROPOSED N:3704433.60 PROPOSED N:3704433.60 147.4'± TO W/L PERMANENT E:11776229.70	
	HULL STREET ROAD DRAINAGE EASEMENT WARWICK RD WARWICK RD	
	PER VDOT PROJECT 2320-06 SIDEWALK MAINTENANCE	

EASEMENT

LINE		BE	AR	ING		DISTANCE
L1	Z	39.	15'	'48"	W	16.33
L2	Z	39°	15	48"	W	6.25
L3	Z	39.			W	7.46'
L4	Z	39.			W	2.61'
L 5	N	49°	52	26"	Ε	6.76
L6	Z	51°	25	'30"	E	107.25
L7	ഗ	39°	15	'48"	E	16.33
L8	S	39°	15	48"	E	3.88'
L9	Ŋ	39°	15	48"	E	6.85
L10	S	39.	15'	48"	E	5.59'

SURVEYOR'S CERTIFICATION:

THIS PLAT, SHOWING A PERMANENT DRAINAGE EASEMENT, PERMANENT SIDEWALK MAINTENANCE EASEMENT, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF LEE CLEMENS & BRENDA H. CLEMENS, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND 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.

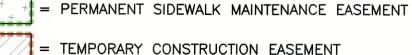
MICHAEL W. ZMUDA L.S. #002078

3/26/2020 DATE

LEGEND

CONC = CONCRETE R/W = RIGHT OF WAY = PROPERTY LINE





= *PERMANENT UTILITY EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

NOTES:

20'

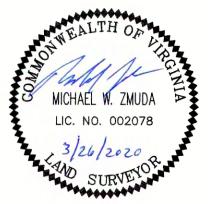
- 1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- 3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: LEE CLEMENS & BRENDA H. CLEMENS, (INST.# DB 444 PG 947) TAX PARCEL #C0070176057
- 6. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT. 7. COORDINATES SHOWN HÈREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtva@jmt-engineering.com

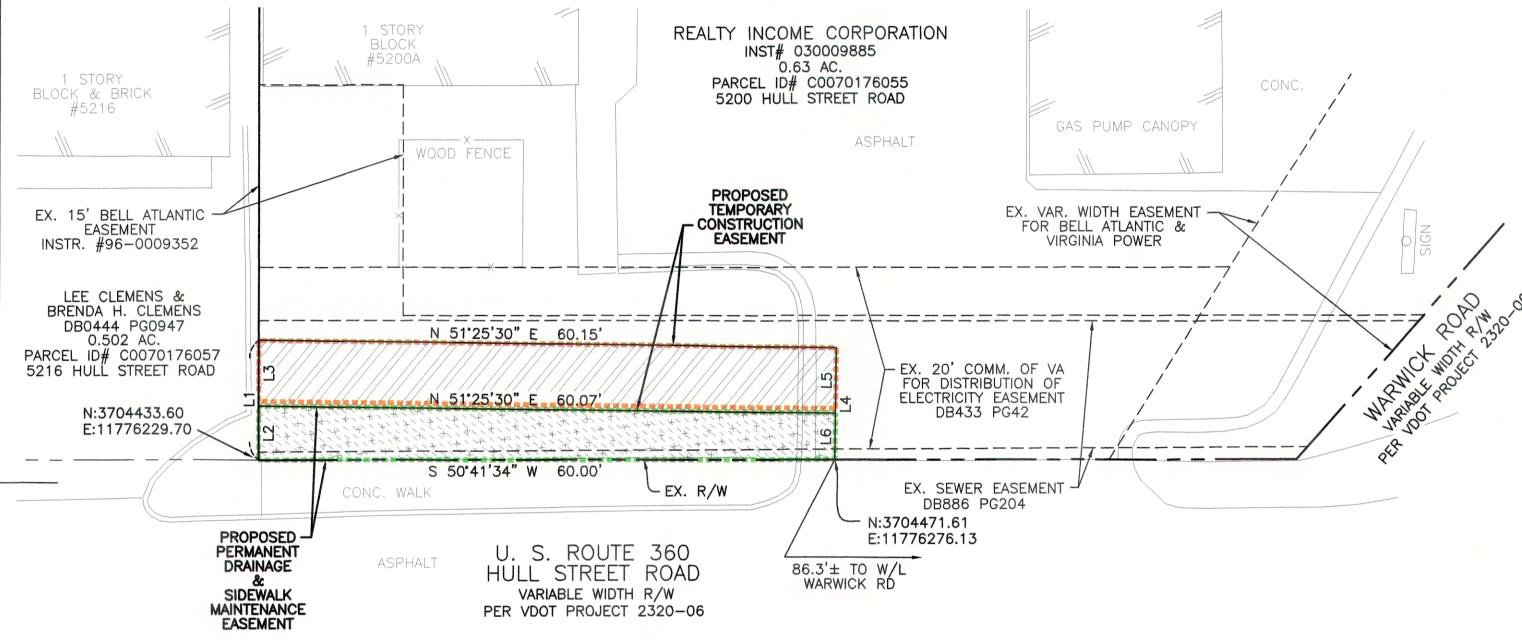
REVISION #	DATE	REASON FOR REVISION	



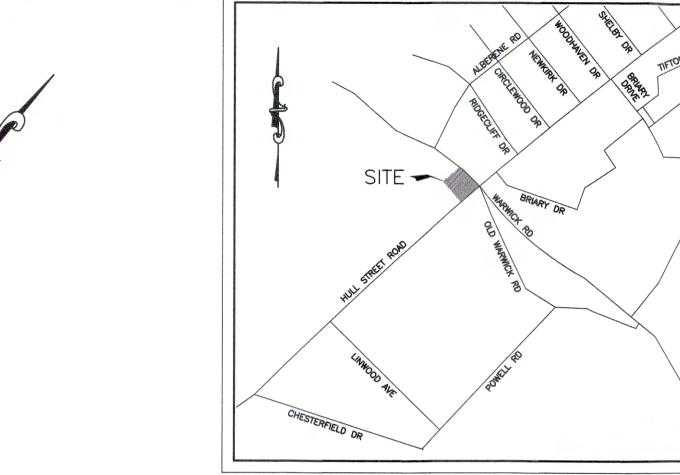
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY PROJECT #: 100875
PLAT # C-28861
SHEET 64 OF 65
-

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL	AREA	PERMANENT EASEN		PERMANENT MAINTENANCE		TEMPORARY C	
(085)	C0070176055	REALTY INCOME	#030009885	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
000	00070170033	CORPORATION	#000009000		0.63	313		313		412	



LINE	BEARING	DISTANCE
L1	N 39°15'48" W	12.44'
L2	N 39°15'48" W	5.59'
L3	N 39°15'48" W	6.85'
L4	S 38°34'30" E	11.67'
L5	S 38°34'30" E	6.85'
L6	S 38°34'30" E	4.82'



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 PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
- 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 #5101290076D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16,
- 5. OWNERS: REALTY INCOME CORPORATION, (INST.# 030009885) TAX PARCEL #C0070176055
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 8. DPW DRAWING#: 0-28709



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PHONE: (804)-323-9900 FAX: (804)-323-0596 FMAIL: imtva@imt-engineering.com

	EMAIL: JITI	tva@jmt—engineering.com
REVISION #	DATE	REASON FOR REVISION

MICHAEL W. ZMUDA

PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM

CITY OF RICHMOND, VIRGINIA

JUST WEST OF HEY ROAD TO WARWICK ROAD

		,
DRAWN BY: JSZ	JMT #: 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: MWZ		PLAT # C-28861
DATE: 02/06/2020	SCALE: 1" = 10'	SHEET 65 OF 65

SURVEYOR'S CERTIFICATION:

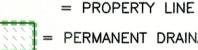
THIS PLAT, SHOWING A PERMANENT DRAINAGE EASEMENT, PERMANENT SIDEWALK MAINTENANCE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF REALTY INCOME CORPORATION, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU JUNE 18, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

2/6/2020 MICHAEL W. ZMUDA L.S. #002078

LEGEND

CONC

= CONCRETE = RIGHT OF WAY



= PERMANENT DRAINAGE EASEMENT

10'

GRAPHIC SCALE 1"=10"



= PERMANENT SIDEWALK MAINTENANCE EASEMENT



TEMPORARY CONSTRUCTION EASEMENT