

INTRODUCED: May 9, 2022

AN ORDINANCE No. 2022-145

To rezone the property known as 600 Decatur Street from the B-7 Mixed-Use Business District to the B-4 Central Business District.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

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

PUBLIC HEARING: JUN 13 2022 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey Showing Existing Improvements to #600-618 Decatur Street, City of Richmond, Virginia,” prepared by Shadrach & Associates, LLC, and dated November 18, 2021, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 600 Decatur Street with Tax Parcel No. S000-0110/003 as shown in the 2022 records of the City Assessor, is excluded from the B-7 Mixed-Use Business District and shall no longer be subject to the provisions of sections 30-446.1 through 30-446.8 of the Code of the City of Richmond (2020), as amended, and that the same is included in the B-4 Central Business District and shall be subject

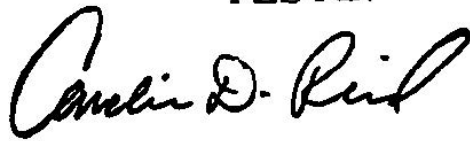
AYES:                    9                    NOES:                    0                    ABSTAIN: \_\_\_\_\_

ADOPTED:            JUN 13 2022            REJECTED: \_\_\_\_\_            STRICKEN: \_\_\_\_\_

to the provisions of sections 30-440 through 30-440.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

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

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Carole D. Reil". The signature is written in a cursive, flowing style.

**City Clerk**

2022-086

# City of Richmond

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

## Item Request File Number: PRE.2022.0119

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### O & R Request

**DATE:** April 11, 2022

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)



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



**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review



**RE:** To rezone the property known as 600 Decatur from the B-7 Mixed-Use Business District to the B-4 Central Business District.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To rezone the property known as 600 Decatur from the B-7 Mixed-Use Business District to the B-4 Central Business District.

**REASON:** The applicant is requesting to rezone the property to the B-4 Central Business District, which allows for dense, walkable transit oriented mixed use development with no height limit other than that the inclined plane requirement as it relates to street width, whereas the current B-7 Mixed-Use Business District limits building heights to five stories in general and six stories under certain circumstances.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 6, 2022, meeting.

**BACKGROUND:** The proposed rezoning would include a single parcel of land located on the south side of Decatur Street between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street, in the Old Town Manchester neighborhood. The total land area of the parcel is 42,672 square feet, or 0.977 acres. The property is improved with a single-story warehouse building.

Richmond 300 recommends a future land use of “Destination Mixed-Use” for the property. The primary uses envisioned for Destination Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government. The development style envisioned is higher-density, transit-oriented on vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place, with many vertically mixed-use buildings. A gridded street pattern should be continued or introduced to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is high with new buildings typically a minimum of five stories. Pedestrian, bicycle and transit access must be prioritized.

The property is also located within the vicinity of the “Downtown-Manchester” primary growth node, which envisions the area as continuing to be a population center, with people and economic activity supporting a thriving business corridor along Hull Street.

The property is currently located in the B-7 Mixed-Use Business District, which permits dwelling units and a variety of commercial uses. The height limit for new buildings is five stories in general with six stories permitted under certain circumstances. Form-based requirements ensure that new developments are pedestrian-oriented.

Properties to the east are located in the B-6 Mixed-Use Business District. Properties to the south and east are also located in the B-7 Mixed-Use Business District. Properties to the north are located in both the B-7 Business Mixed-Use District and B-6 Mixed-Use Business District. Multi-family developments are located to the north, east, and south, and commercial warehouse use is located to the west.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,500 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 9, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** June 13, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
June 6, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

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

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, Survey, Map

**STAFF:** Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646-5648



# Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

## Project Name/Location

Property Address: 600 Decatur Street Date: February 18, 2022  
Tax Map #: S0000110003 Fee: \$1,500.00  
Total area of affected site in acres: 0.98 AC

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

## Zoning

Current Zoning: B-7 Mixed Use

Existing Use: Industrial/Vacant

## Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

B-4 Central Business  
Existing Use: Industrial/Vacant

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Lory Markham

Company: Markham Planning

Mailing Address: 208 E Grace St

City: Richmond State: VA Zip Code: 23219

Telephone: ( 804 ) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

**Property Owner:** Decatur Affair LLC

If Business Entity, name and title of authorized signee: Tom Papa

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 7 E 2nd Street

City: Richmond State: VA Zip Code: 23224

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** \_\_\_\_\_

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



February 21, 2022

Mr. Kevin Vonck, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[kevin.vonck@richmondgov.com](mailto:kevin.vonck@richmondgov.com)

RE: Applicant's Report for Rezoning of 600 Decatur Street

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following properties from the B-7 Mixed Use district to the B-4 Central Business district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
600 Decatur Street	S0000110003	0.98	B-7	Decatur Affair LLC

With this application, the property owner is petitioning the City Council for a rezoning to the B-4 district to accommodate a future mixed use project that would be developed on this property that would not be permitted under the current B-7 zoning.

### ***Property***

The property is located at the southwest corner of the intersection of Decatur and E 6<sup>th</sup> Streets in the City's Old Town Manchester neighborhood. The 0.98 acre parcel is currently improved with a warehouse building constructed in 1948 with 16,484 square feet of floor area. This building is currently vacant and in deteriorated condition.

Surrounding properties are a mix of commercial, industrial, and newly redeveloped residential uses on former industrial properties including the Port RVA apartments on Hull Street and the Miller Lofts on Decatur Street.



### ***Zoning Regulations & Proposal***

The subject property is located in the B-7 Mixed Use district, which permits a variety of uses including a mix of commercial and multifamily uses. The maximum height for buildings, in general, is limited to five stories.

The property owner is requesting a rezoning to the B-4 Central Business district which similarly permits a mix of commercial and industrial uses but at increased density. Under B-4 regulations, building height is limited by inclined planes originating at the center of abutting streets. For the subject property, we anticipate that a maximum of seven stories would be developable under B-4 regulations.

### ***Richmond 300 Master Plan***

The property is designated for Destination Mixed Use future land use by the Richmond 300 Master Plan. These areas are key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity. In terms of density, Richmond 300 recommends a minimum building height of five stories.



**Destination Mixed-Use Perspective**  
Buildings enhance the public realm  
and create a sense of place



**Destination Mixed-Use Diagram**  
Higher-density, transit-oriented development encouraged on vacant or underutilized sites. Future development is urban in form and may be of larger scale than existing context.

### ***City Charter Conditions***

With these reasons and circumstances, we trust that you will agree with us that the potential development of the site under B-4 regulations would support the efforts to develop the property in a manner consistent with the Richmond 300 Master Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham'.

Lory Markham

Enclosures

cc: The Honorable Ellen F. Robertson, 6<sup>th</sup> District Council Representative  
Richard Saunders, Secretary to the City Planning Commission



Legal Descriptions

Per Title:

PARCEL 1:

All that certain piece or parcel of land with improvements thereon and appurtenances thereto belonging lying and being in the City of Richmond, Virginia and more particularly described as follows:  
Beginning at a stone monument which stone monument marks the intersection of the southern line of Decatur Street and the western line of E. 6th Street; thence (1) in a southwarily direction along the said western line of E. 6th Street S.38°36'42"E. 165.0' to an iron rod on the northern line of a 10' public alley; thence (2) in a westwardly direction along the said northern line of a 10' public alley S.51°28'48"W. 7.32' to an iron rod; thence (3) in a northwardly direction which is a curved line to the left with a radius of 484.14' and a length of 175.87' and a chord bearing of N.57°53'52"W. and a chord length of 174.91' to an iron rod on the southern line of Decatur Street; thence (4) in an eastwardly direction along the said southern line of Decatur Street N.51°28'48"E. 65.09' to a stone monument the point of beginning.

All as shown on a plat of survey by Chas. H. Fleet & Assocs. Engineer & Surveyors, dated June 15, 1990 and containing 5,043.64 square feet or 0.116 acre.

BEING the same property conveyed to Brulyn Corporation, a Virginia corporation by deed from CSX Transportation, Inc., a Virginia corporation, dated August 1, 1990, recorded August 31, 1990, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 245, page 1993.

PARCEL 2:

All that certain piece or parcel of land with improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and generally known as 610 Decatur Street as shown on the plat dated October 14, 1981, prepared by Chas. H. Fleet & Assocs., Engineer and Surveyors, entitled "Plat of Property Situated on the Southern Line of Decatur Street Between 6th Street and 7th Street, Richmond, Va.," and more particularly described as follows:

Beginning at a point, marked by a spike, on the south line of Decatur Street distant 65.09 feet west of the intersection of the southern line of Decatur Street with the western line of 6th Street, which point of beginning is also distant 10 feet from the center line of the spur track of the Seaboard Air Line Railroad Company; thence in a westerly direction along the southern line of Decatur Street 129.78 feet to a rod; thence in a southerly direction along a line parallel with the western line of 7th Street a distance of 165.0 feet to a rod; thence in an easterly direction a distance of 187.56 feet to a tack; thence in a northwesterly direction along a curve to the left with a radius of 484.14 feet an arc distance of 175.87 feet to the point of beginning.

BEING the same property conveyed to Barry A. Ackman and Elaine F. Ackman, husband and wife, as tenants by the entirety with the right of survivorship as at common law by deed from Paul E. Clendenin and Gale P. Clendenin, dated October 29, 1981, recorded October 29, 1981, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 579, page 1854. The said Barry A. Ackman having died testate on September 1, 2001, as evidenced by Will File 02-473, thereby vesting title in Elaine F. Ackman by operation of law. The said Elaine F. Ackman having died testate on February 5, 2021, and pursuant to her Last Will and Testament, filed for record in the probate division of the Clerk's Office, Circuit Court, City of Richmond, Virginia, on \_\_\_\_\_, in Will Book \_\_\_\_\_, page \_\_\_\_\_, she devised the property to \_\_\_\_\_.

PARCEL 3:

All that lot of land with the improvements thereon lying in the City of Richmond, Virginia, known as No. 616 Decatur Street and described as follows: Commencing at a point on the south line of Decatur Street thirty-three (33) feet from the southeast corner of Seventh and Decatur Streets, thence fronting on the south line of Decatur Street, towards Sixth Street, thirty-three (33) feet, thence back between parallel lines one hundred and sixty-five (165) feet.

PARCEL 4: All that certain lot of land in the City of Richmond, Virginia, with the dwelling thereon known as house number 618 Decatur Street, beginning at the intersection of the eastern line of Seventh Street with the southern line of Decatur Street; thence fronting on Decatur Street toward Sixth Street a distance of 33 feet; thence running back between parallel lines one of which is the eastern line of Seventh Street a distance of 155 feet to an alley in the rear.

PARCELS 3 AND 4 BEING the same property conveyed by the following deeds: (1) to Elaine Frances Ackman and Rheda Edith Brandt (formerly Rheda Edith Shapiro) by deed from Elaine Frances Ackman, sole surviving trustee under the will of Louis Shapiro, deceased, dated July 20, 1978, recorded July 27, 1978, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 541, page 687; (2) to Barry A. Ackman and Elaine F. Ackman, his wife, as tenants by the entirety with the right of survivorship as at common law by deed from Herbert Shapiro and Eva Shapiro, his wife, dated February 26, 1980, recorded February 29, 1980, in the aforesaid Clerk's Office, in Deed Book 562, page 1080; and (3) to Barry A. Ackman and Elaine F. Ackman, his wife, as tenants by the entirety with the right of survivorship as at common law by deed from Rheda Edith Brandt and David Brandt, her husband, dated May 5, 1980, recorded May 15, 1980, in the aforesaid Clerk's Office, in Deed Book 565, page 227. The said Barry A. Ackman having died testate on September 1, 2001, as evidenced by Will File 02-473, thereby vesting title in Elaine F. Ackman by operation of law. The said Elaine F. Ackman having died testate on February 5, 2021, and pursuant to her Last Will and Testament, filed for record in the probate division of the Clerk's Office, Circuit Court, City of Richmond, Virginia, on \_\_\_\_\_, in Will Book \_\_\_\_\_, page \_\_\_\_\_, she devised the property to \_\_\_\_\_.

General Notes

- This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: August 16, 2021
- This survey is of the same properties as described in Title Report issued by Old Republic National Title Insurance Company dated August 11, 2021, Commitment No. 21014695.
- Observed utilities are plotted and shown hereon. Subsurface utility delineation was not performed.
- All Streets shown hereon are public streets.
- Parcel 1 has direct vehicular access from Decatur & East 6th Street.  
Parcel 2 has direct vehicular access from the 10' Public Alley shown hereon.  
Parcel 3 does not have direct vehicular access.  
Parcel 4 has direct vehicular access from East 7th Street.
- No delineated wetlands were found by Surveyor.
- No evidence of cemeteries on subject property found by Surveyor.
- The surveyor observed evidence of current earth moving work shown hereon as "Earthworks", but observed no evicence of building construction or building additions.
- Surveyor is not aware of any proposed changes in the street right of ways and observed no evidence of recent street or sidewalk construction or repairs.
- The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
- 5/8" Rods or PK Nails set at all corners unless otherwise shown hereon.

As—Surveyed:

PARCEL 1:

BEGINNING at the point of intersection of the southern boundary of the right of way line of Decatur Street and the western boundary of the right of way line of East 6th Street, thence proceeding along the western boundary of the right of way line of East 6th Street in a southeasterly direction S 39°08'26" E 165.00 feet to a point on the northern boundary of the right of way line of a 10' Public Alley;

Thence leaving the western boundary of the right of way line of East 6th Street and proceeding along the northern boundary of right of way line of the 10' Public Alley in a southwesterly direction S 51°00'00" W 7.17 feet to a point;

Thence leaving the northern boundary of the right of way line of the 10' Public Alley and proceeding along a curve to the left having a radius of 484.14 feet, a delta angle of 20°48'57" and an arc length of 175.89 feet to a point on the southern boundary of the right of way line of Decatur Street;

Thence proceeding along the southern boundary of the right of way line of Decatur Street in a northeasterly direction N 51°00'00" E 64.85 feet to a point, said point being the Point and Place of Beginning, containing 0.115 Acres, more or less.

PARCEL 2:

BEGINNING at point on the southern boundary of the right of way line of Decatur Street, said point being 64.85 feet west of the point of intersection of the western boundary of the right of way line of East 6th Street and the southern boundary of the right of way line of Decatur Street;

Thence leaving the southern boundary of the right of way line of Decatur Street and proceeding along a curve to the right having a radius of 484.14 feet, a delta angle of 20°48'57" and an arc length of 175.89 feet to a point on the northern boundary of the right of way line of a 10' Public Alley;

Thence proceeding in a southwesterly direction the following two (2) courses and distances:  
1) S 51°00'00" W 187.56 feet to a point;  
2) Thence N 39°06'17" W 165.00 feet to a point on the southern boundary of the right of way line of Decatur Street;

Thence proceeding along the southern boundary of the right of way line of Decatur Street in a northeasterly direction N 51°00'00" E 129.78 feet to a point, said point being the Point and Place of Beginning, containing 0.622 Acres, more or less.

PARCEL 3:

BEGINNING at a point on the southern boundary of the right of way line of Decatur Street, said point being 33.00 feet east of the point of intersection of the eastern boundary of the right of way line of East 7th Street and the southern boundary of the right of way line of Decatur Street, thence proceeding along the southern boundary of the right of way line of Decatur Street in a northeasterly direction N 51°00'00" E 33.00 feet to a point;

Thence leaving the southern boundary of the right of way line of Decatur Street and proceeding in a southeasterly direction the following two (2) courses and distances:

1) S 39°06'17" E 165.00 feet to a point;  
2) Thence S 51°00'00" W 32.00 feet to a point on the eastern boundary of the right of way line of a 20± Public Alley;

Thence proceeding along the eastern boundary of the right of way line of the 20± Public Alley in a northwesterly direction the following two (2) courses and distances:

1) N 39°06'17" W 10.00 feet to a point;  
2) Thence S 51°00'00" W 1.00 feet to a point;

Thence leaving the northern boundary of the right of way line of the 20± Public Alley and proceeding in a northwesterly direction N 39°06'17" E 155.00 feet to a point on the southern boundary of the right of way line of Decatur Street, said point being the Point and Place of Beginning, containing 0.125 Acres, more or less.

PARCEL 4:

BEGINNING at the point of intersection of the western boundary of the right of way line of East 7th Street and the southern boundary of the right of way line of Decatur Street. Thence proceeding along the southern boundary of the right of way line of Decatur Street in a northeasterly direction N 51°00'00" E 33.00 feet to a point;

Thence leaving the southern boundary of the right of way line of Decatur Street and proceeding in a southeasterly direction S 39°06'17" E 155.00 feet to a point on the northern boundary of the right of way line of a 20± Public Alley;

Thence proceeding along the northern boundary of the right of way line of the 20± Public Alley in a southwesterly direction S 51°00'00" W 33.00 feet to a point on the eastern boundary of the right of way line of East 7th Street;

Thence proceeding along the eastern boundary of the right of way line of East 7th Street in a northwesterly direction N 39°06'17" W 155.00 feet to a point, said point being the Point and Place of Beginning, containing 0.117 Acres, more or less.

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0039-E effective dates July 16, 2014, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located paritally in Zone (X) Area with Reduced Flood Risk due to Levee & partially within Zone (X) Shaded 0.2% Annual Chance Flood Hazard, Area of 1% Annual chnace iflood with depth less than one foot or with drainage areas of less than one square mile as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Zoning

Current Zoning: B-7 (Mixed Use Business District)

Setbacks:

Minimum Front Yard: None – 10' Maximum  
Minimum Side Yard: None  
Minimum Rear Yard: None  
Maximum Height: 5 Stories

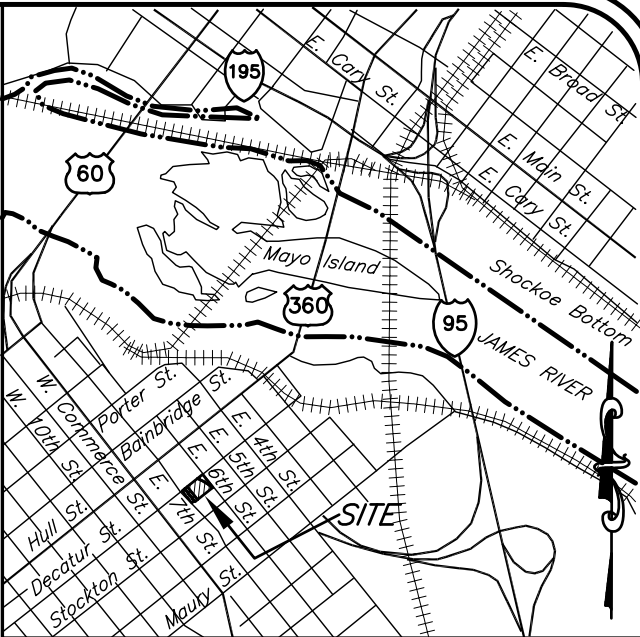
\*ZONING CONFIRMATION LETTER DATED NOVEMBER 17, 2021 BY CITY OF RICHMOND ZONING ADMINISTRATOR

Existing Parking

No Delineated Spaces

For further clarification of Zoning Requirements – Contact:

City of Richmond Zoning Division  
900 E. Broad St., Room 110  
Richmond, VA 23219  
(804) 646-6340



Vicinity Map – Scale: 1"= 2000'

Old Republic National Title Insurance Company  
Schedule B Part II – Commitment No. 21014695

(Referenced by corresponding Exception Numbers in the Commitment)

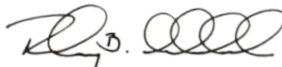
- Reservation and obligations as contained in Deed by and between CSX Transportation, Inc. and Brulyn Corporation, dated August 1, 1990, recorded August 31, 1990, in Deed Book 245, page 1993 regarding all tracks(s) and other track material (including switches and signals and ballast).  
Affects the Subject Property, no tracks or track material remain on site.
- The following matters disclosed on recorded plats recorded in Deed Book 32, page 305 and Plat Book 7, page 69:  
(a) easements extending across the northeastern portion of parcel  
No evidence of tracks or track material remain on site.
- The following matters disclosed on recorded plat made by Chas. H. Fleet & Assocs., dated October 14, 1981, recorded in Deed Book 579, page 1856:  
(a) spur track across the northeastern portion of parcel  
(b) power lines with poles located therein  
(c) fences do not conform to lot lines  
(d) 20 foot area used as alley, a portion of which is along the southeastern lot line;  
Rights of others in and to the use of the alley  
Remaining matters plotted and shown hereon.

Surveyor's Certificate

This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of NOVEMBER 18, 2021 and shall not be relied upon by any other entity or individual whomsoever.

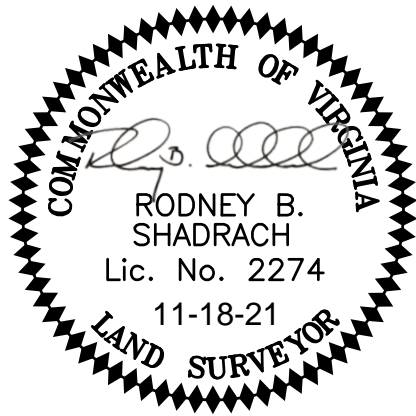
To: DECATUR AFFAIR, LLC, a Virginia limited liability company  
To: CITIZENS AND FARMERS BANK, its successors and assigns as their interests may appear  
To: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

The undersigned further certifies that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-4, 6(a), 6(b), 7(a), 7(c), 8, 9, 11, 13, 14, 16 – 19 of Table A thereof.  
The fieldwork was completed on August 16, 2021.

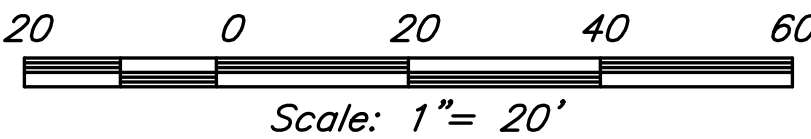


Rodney B. Shadrach  
Shadrach & Associates, LLC  
Va. Registered Surveyor No. 2274

I hereby certify that this ALTA/NSPS survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



ALTA/NSPS LAND TITLE SURVEY  
SHOWING EXISTING IMPROVEMENTS  
TO #600-618 DECATUR STREET  
CITY OF RICHMOND, VIRGINIA  
DATE: NOVEMBER 18, 2021



Shadrach & Associates LLC

LAND SURVEYING  
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • Fax: (804)379-9301



\* 5/8" Rods or PK Nails set at all corners unless otherwise shown hereon.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N39°06'17"W	10.00'
L2	S51°00'00"W	1.00'

Decatur Street  
(66'± Public R/W)

Legend	
✦	Fire Hydrant
⊕	Handicap Parking Spaces
#	Painted Parking Space Number
⊕	Water Meter
⊕	Water Valve
✦	Lamp Post (Metal Post w/light)
⊕	Drainage Manhole
⊕	Sanitary Manhole
⊕	Cable T.V. Pedestal
⊕	C&P Telephone Pedestal
⊕	Monitoring Well
⊕	Gas Valve
⊕	Veeco Pole
⊕	Veeco Transformer
⊕	Misc. Frame Sign
⊕	Handicap Parking Sign
⊕	Irrigation Valve
⊕	Yard Inlet (Drainage)
⊕	Sanitary Cleanout
⊕	Concrete Surface
⊕	Reinforced Concrete Pipe
⊕	Corrugated Metal Pipe
⊕	Drainage Inlet
⊕	F.F.E. Finish Floor Elevation
⊕	P.O.B. Point of Beginning

Statement of Encroachments

- 1 Corner Conc. Wall 0.15' Outside Subject P
- 2 PVC Downspout 1.43' Outside Subject P
- 3 PVC Downspout 1.53' Outside Subject P

Legal References:

Parcel 1:

Brulyn Corporation  
Parcel ID #S000-0110/008  
Deed Book 245, Pg. 1993  
#600 Decatur Street

Parcel 2:

Estate of Elaine F. Ackman  
Parcel ID #S000-0110/003  
Will Instrument No. 2021-  
Will Instrument No. 2002-473  
Deed Book 579, Pg. 1854  
#610 Decatur Street

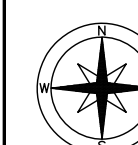
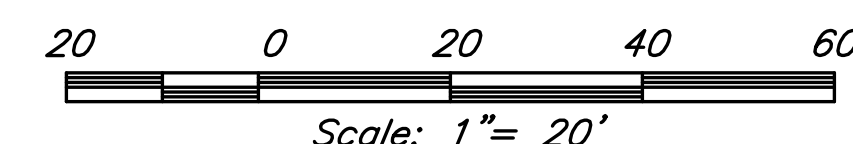
Parcel 3:

Estate of Elaine F. Ackman  
Parcel ID #S000-0110/002  
Will Instrument No. 2021-  
Will Instrument No. 2002-473  
P/O Deed Book 565, Pg. 227  
#616 Decatur Street

Parcel 4:

Estate of Elaine F. Ackman  
Parcel ID #S000-0110/001  
Will Instrument No. 2021-  
Will Instrument No. 2002-473  
P/O Deed Book 579, Pg. 1854  
#618 Decatur Street

ALTA/NSPS LAND TITLE SURVEY  
SHOWING EXISTING IMPROVEMENTS  
TO #600-618 DECATUR STREET  
CITY OF RICHMOND, VIRGINIA  
DATE: NOVEMBER 18, 2021



Shadrach & Associates LLC

LAND SURVEYING  
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • Fax: (804)379-9301

Stockton Street

Sheet 2 of 2