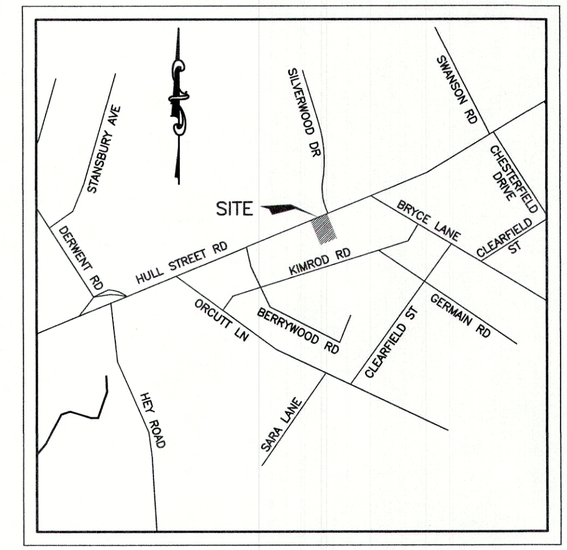
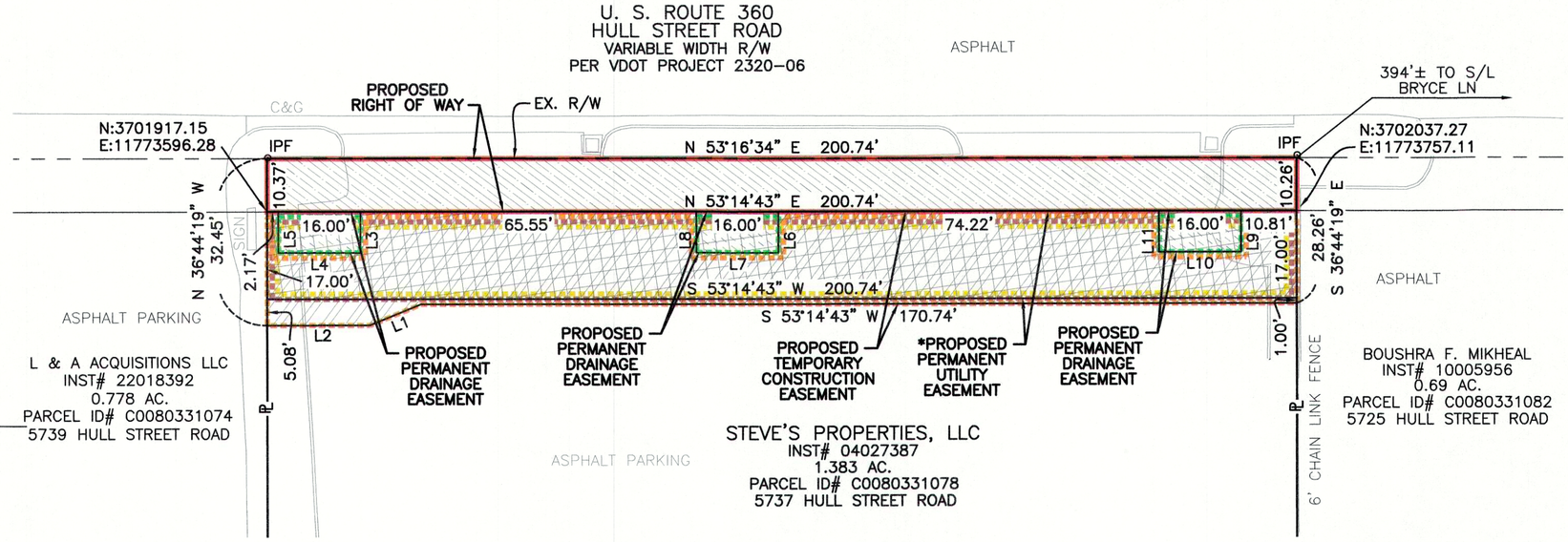
AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
(043)	C0080331078	STEVE'S PROPERTIES, LLC	#04027387		1.383	2,071		3,413		384		3,331	



VICINITY MAP
NOT TO SCALE



NAD 83, SOUTH ZONE

LINE	BEARING	DISTANCE
L1	S 31°04'00" W	10.80'
L2	S 53°14'43" W	20.00'
L3	S36°45'17"E	8.00'
L4	S53°14'43"W	16.00'
L5	N36°45'17"W	8.00'
L6	S36°45'17"E	8.00'
L7	S53°14'43"W	16.00'
L8	N36°45'17"W	8.00'
L9	S36°45'17"E	8.00'
L10	S53°14'43"W	16.00'
L11	N36°45'17"W	8.00'

20' 0 20' 40'
GRAPHIC SCALE
1"=20'

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 HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
8. DPW DRAWING#: O-28709

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

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 — DATE 12/13/23

COMMONWEALTH OF VIRGINIA
MICHAEL W. ZMUDA
LIC. NO. 002078
12/13/23
LAND SURVEYOR

JOHNSON, MIRMIRAN & 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
1	12/13/2023	MODIFIED PERMANENT DRAINAGE EASEMENTS

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: 05/04/2020	SCALE: 1" = 20'	SHEET 24 OF 65