

INTRODUCED: February 5, 2018

AN ORDINANCE No. 2018-020

To close, to public use and travel, a portion of Perry Street, located on the north side of Perry Street between its intersection with West 24<sup>th</sup> Street and its intersection with West 22<sup>nd</sup> Street, consisting of 7,402± square feet, upon certain terms and conditions.

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

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

PUBLIC HEARING: FEB 26 2018 AT 5 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a portion of right-of-way known as Perry Street, located on the north side of Perry Street between its intersection with West 24<sup>th</sup> Street and its intersection with West 22<sup>nd</sup> Street, consisting of approximately 7,402 square feet, as shown enclosed with bold lines on a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-28815, dated December 21, 2017, and entitled “Proposed Closing to Public Use and Travel of a 16’ Strip of Public Right of Way along the North Side of Perry Street and Located between W 24<sup>th</sup> Street and W 22<sup>nd</sup> Street,” a copy of which drawing is attached to this ordinance, is hereby closed to public use and travel as a right-of-way of the City of Richmond.

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

ADOPTED:    FEB 26 2018    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

§ 2. That this ordinance, as to the closing of the right-of-way identified above, shall be in force as provided in section 4.09 of the Charter of the City of Richmond (2010), as amended, and shall become effective only when, within 12 months from the day this ordinance is adopted:

(a) The applicant bears all costs associated with the closing, including, but not limited to, realignment, relocation or removal of utilities or infrastructure, installation of new utilities or infrastructure, new or revised street name or directional signs, streetlights, and similar infrastructure, as required by City agencies, and agrees in writing with the City that, for itself, its successors and its assigns, they shall indemnify, reimburse, and keep and hold the City free and harmless from liability on account of injury or damage to persons, firms, corporations or property, which may result directly or indirectly from the closing of the rights-of-way to public use and travel by this ordinance and from the interference with the drainage, flow or overflow of surface or subsurface water resulting directly or indirectly therefrom; and in the event that any suit or proceeding is brought against the City at law or in equity, either independently or jointly with the owner or owners of all the property abutting the aforesaid rights-of-way, or any of them, on account thereof, they shall defend the City in any such suit or proceeding at their cost; and in the event of a final judgment or decree being obtained against the City, either independently or jointly with the property owner or owners granting consent for the aforesaid rights-of-way to be closed to public use and travel, they shall pay such judgment or comply with such decree including payment of all costs and expenses or whatsoever nature and hold the City harmless therefrom.

(b) The applicant makes arrangements satisfactory to public utility or public service corporations whose properties or facilities are in the right-of-way area to be closed either for the removal, relocation or abandonment thereof or for the construction, reconstruction, maintenance

and repair thereof, evidence of which shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk.

(c) The applicant obtains consent to the closing from each of the owners of land, buildings or structures from whom consent is required under section 24-314 of the Code of the City of Richmond (2015), as amended, which consents shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk.

(d) The applicant satisfies all terms and conditions requisite for the closing of the right-of-way area to be closed by this ordinance and provides the Department of Planning and Development Review, the Office of the City Attorney, and the Office of the City Clerk with written evidence that all terms and conditions of this ordinance have been satisfied.

§ 3. That, at such time as this ordinance becomes effective, the City shall have no further right, title or interest in the closed right-of-way area other than that expressly retained under the provisions of this ordinance or granted to satisfy the terms and conditions set out in this ordinance.

§ 4. This ordinance shall be in force and effect only upon the satisfaction of the terms and conditions set out above.



# CITY OF RICHMOND

## INTRACITY CORRESPONDENCE

O & R REQUEST

4-7389  
DEC 27 2017

Office of the  
Chief Administrative Officer

### O&R REQUEST

**DATE:** December 21, 2017

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney (By Request)

JS 1/17/18

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

SC

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

RS

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

BV

**THROUGH:** M.S. Khara, P.E., City Engineer  
Department of Public Works

MSK

**THROUGH:** Brian Copple, Right of Way Manager  
Department of Public Works

BC

**FROM:** James Ellis, P.E., Development Engineer  
Department of Public Works

JE

**RE:** PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF A 16' STRIP OF  
PUBLIC RIGHT OF WAY ALONG THE NORTH SIDE PERRY STREET  
AND LOCATED BETWEEN W 24<sup>TH</sup> STREET AND W 22<sup>ND</sup> STREET

RECEIVED

JAN 18 2018

OFFICE OF CITY ATTORNEY

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

**PURPOSE:** To close to public use and travel of a sixteen foot (16') strip of public right of way containing 7,402 square feet as shown on a plan prepared by the Department of Public Works and designated as DPW Dwg. No. N-28815 dated December 21, 2017 entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF A 16' STRIP OF PUBLIC RIGHT OF WAY ALONG THE NORTH SIDE PERRY STREET AND LOCATED BETWEEN W 24<sup>TH</sup> STREET AND W 22<sup>ND</sup> STREET" at the request of the applicant.

**REASON:** Letter of request dated December 15, 2017 from Mary Blow, Programs Administrator for the City of Richmond Economic and Community Development. This closure is to allow for a subdivision to provide single family attached homes and townhomes on the properties fronting Perry St. Southside Community Development & Housing Corporation and the City of Richmond

Economic and Community Development have submitted and received approval for a Plan of Development for the Hollands Subdivision.

**RECOMMENDATIONS:** The Department of Public Works offers no objections to the proposed right-of-way closing and request that any approvals be subject to, and including without limitation, the following terms and conditions:

1. The applicant(s)/owner(s)/successor(s) shall be responsible for any and all costs associated with the proposed closing, including without limitation, realignment, relocation, or removal of utilities, or infrastructures, installment of new utilities or infrastructures, new or revised street name or directional signs, streetlights, etc., as required or directed by City Agencies.
2. The applicant(s)/owner(s)/successor(s) shall provide evidence that they have identified any public or private utilities that may have a vested interest in or facilities located within the subject right of way and worked out arrangements with the owners of any such utilities to protect the owner's rights.
3. The applicant(s)/owner(s)/successor(s) shall be responsible for surface storm water overflow in the area to be closed.
4. The applicant(s)/owner(s)/successor(s) shall be responsible for obtaining the written consent of all abutting landowners to the closing.
5. A twelve (12) month expiration clause shall be included whereby all conditions must be satisfied by the applicant(s)/owner(s)/successor(s) within twelve (12) months of the ordinance adoption date and approved by the City before the ordinance can go into effect.
6. The applicant(s)/owner(s)/successor(s) is responsible for providing the Law Department with written evidence that all conditions of the ordinance have been satisfied. Should this written evidence not be submitted to the said offices prior to the expiration date after final approval of the ordinance, the ordinance will become null and void automatically.

**BACKGROUND:**

The parcel that contains this requested closing is part of a project called the "The Hollands" This project is a partnership between the City of Richmond Economic and Community Development and Southside Community Development & Housing Corporation, a nonprofit housing developer. The project included funding and overall project management from Economic and Community Development and Southside Community Development & Housing Corporation. The developer acquired several of the parcels within the block and plans to subdivide them to create consistent lots and a central alley to serve all the lots within the subdivision.

The broader picture includes a residential development that enhances the parcel to provide fourteen (14) townhomes and eight (8) single family attached homes. Plans for this work have been reviewed by City agencies and approved.

The 16' strip of the right of way to be closed will not affect the existing roadway or typical section of Perry St. Additionally, the closure is along the frontage of the properties for the project, therefore, no other party will be impacted by this closure.

The 16' strip of right to be closed measures 7, 402 square feet. The value for this City right of way has been established to be \$27,387, based on the assessed value of the adjacent parcels. Normally, the applicant is required to reimburse the City the assess value of the right of way to be closed. However, the fee has been waived because the non-profit, Southside Community Development and

Housing Corporation agreed to partner with the City of Richmond to undertake and complete a HUD federal mandated revitalization project in the Swansboro neighborhood. The development when completed will benefit household at 80% AMI or less.

Other reviewing administrative agencies offered no objections to the closing request.

**FISCAL IMPACT/COST:** None

**FISCAL IMPLICATIONS:** None anticipated.

**BUDGET AMENDMENT NECESSARY:** No amendment necessary at this time.

**REVENUE TO CITY:** \$300 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** January 22, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** February 26, 2018

**REQUESTED AGENDA:** Consent Agenda

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission

**AFFECTED AGENCIES:** Public Works; Law Department; Planning and Development Review; Economic and Community Development, Public Utilities; Assessor; Budget and Strategic Planning; Fire Department; Police Department, CAO's Office, Finance, Mayor's Office.

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

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

**ATTACHMENTS:** Applicant's request letter, DPW Dwg. No. N-28815

**STAFF:**

Prepared for Bobby Vincent, Director DPW

Prepared by James Ellis, Development Engineer – DPW

Research and Drawing Coordinated By: Jane Amory

Department of Public Works

646-0435



CITY OF RICHMOND

ECONOMIC & COMMUNITY  
DEVELOPMENT

December 15, 2017

Bobby Vincent  
Director of Public Works  
900 E. Broad Street, Room 703  
Richmond, VA 23219

Mr. Vincent:

We are seeking to initiate the process of a right of way vacation for closing of the 16 foot strip along the north side of Perry Street whose limits are shown on the attached preliminary subdivision plat for "The Hollands's", dated July 2017. This is a must complete HUD Federal Funded project which is a collaboration between the City of Richmond and Southside Community Development and Housing Corporation.

This closure will allow for the new construction of a subdivision in the Swansboro neighborhood, to provide single family attached homes and townhomes on the properties fronting Perry Street. The build out of the twenty-two single family homes will be made available for homeownership.

Southside Community Development and Housing Corporation and the City of Richmond Economic and Community Development have submitted and received approval for a Plan of Development for the Hollands Subdivision.

Regards,

A handwritten signature in cursive script, appearing to read "Mary G. Blow".

Mary G. Blow  
Programs Administrator  
Economic & Community Development

cc: Marvin Anderson, DPW  
James Ellis, DPW  
Leigh Kelley, PDR  
Dianna Bowser, SCDHC

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS THE HOLLAND'S IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THERE ARE NO DEEDS OF TRUST OR MORTGAGES ON THIS PROPERTY. ALL STREETS, ALLEYS AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HEREON AND ARE DEDICATED TO THE CITY OF RICHMOND, VIRGINIA FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS, EXCEPT AS NOTED ON THIS PLAT AT THE TIME OF RECORDATION. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND FOR UNDERGROUND UTILITIES, UNLESS NOTED OTHERWISE. ALL UNRESTRICTED EASEMENTS ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH ALLEYS ON SAID EASEMENTS AT A FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED. THE DEDICATION OF EASEMENTS TO THE CITY INCLUDES THE RIGHT TO MAKE REASONABLE USE OF THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF THE EASEMENTS SHOWN HEREON. ALL DEDICATIONS OF LAND ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH STREETS, ALLEYS, OR EASEMENTS ON SUCH PROPERTY AT A FURTHER TIME WITHOUT COST OF THE PROPERTY INVOLVED.

IN WITNESS WHEREOF, THE OWNERS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
SOUTHSIDE COMMUNITY DEVELOPMENT AND HOUSING CORPORATION (OWNER)

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, TO-WIT:

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
REGISTRATION NO.: \_\_\_\_\_

SOURCE OF TITLE

S0000491005  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO SOUTHSIDE COMMUNITY DEVELOPMENT AND HOUSING AUTHORITY FROM SEAN JEFFERSON BY INSTRUMENT #10-3143 DATED THE FEBRUARY 9, 2010 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE FEBRUARY 22, 2010.

S0000491008 & S0000491013  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO SOUTHSIDE COMMUNITY DEVELOPMENT AND HOUSING AUTHORITY FROM CONCEPT DESIGN INNOVATIONS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, D/B/A CDI, LLC BY INSTRUMENT #10-3142 DATED THE FEBRUARY 9, 2010 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE FEBRUARY 22, 2010.

S0000491010  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO SOUTHSIDE COMMUNITY DEVELOPMENT AND HOUSING CORPORATION FROM CITY OF RICHMOND BY INSTRUMENT #13-10588 DATED THE MAY 7, 2013 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE MAY 16, 2013.

S0000491016  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO SOUTHSIDE COMMUNITY DEVELOPMENT AND HOUSING CORPORATION FROM MARC DENNING, DENNIS MCCLEESE, WILLIAM K. PEMBER, BENNY JOE PEMBER BY INSTRUMENT #10-18160 DATED THE SEPTEMBER 27, 2010 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE OCTOBER 1, 2010.

S0000491017  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO SOUTHSIDE COMMUNITY DEVELOPMENT AND HOUSING CORPORATION FROM FLOYD ELIZABETH MITCHELL BY INSTRUMENT #11-15498 DATED THE SEPTEMBER 8, 2011 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE SEPTEMBER 9, 2011.

S0000491018 & S0000491019  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO SOUTHSIDE COMMUNITY DEVELOPMENT AND HOUSING CORPORATION FROM PLATINUM MANAGEMENT 85 / 15A, LLC. BY INSTRUMENT #09-25964 DATED THE NOVEMBER 23, 2009 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE NOVEMBER 24, 2009.

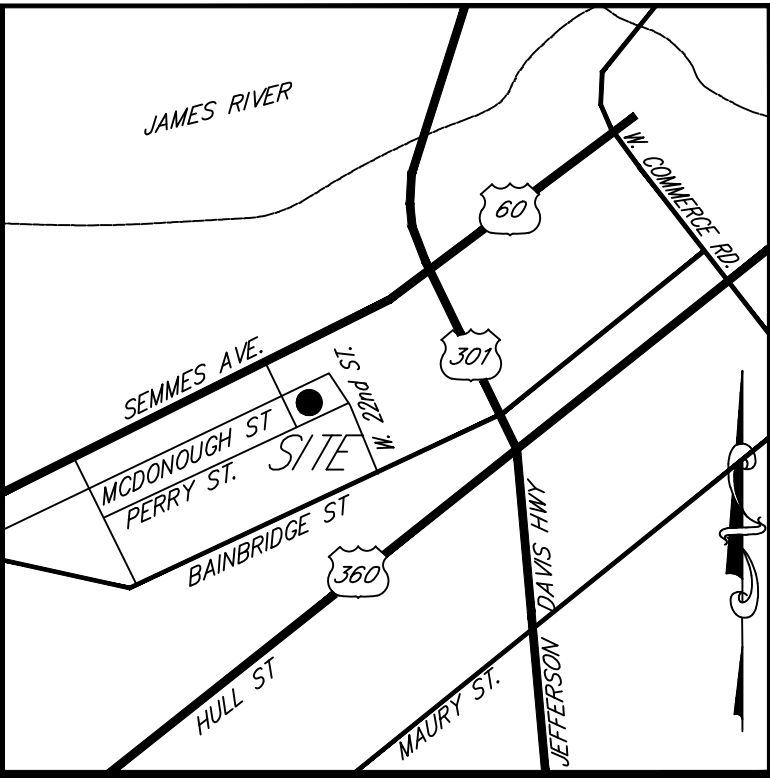
S0000491020  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO SOUTHSIDE COMMUNITY DEVELOPMENT AND HOUSING CORPORATION FROM BY HIS HANDS, LLC. BY INSTRUMENT #13-19712 DATED THE AUGUST 27, 2013 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE AUGUST 28, 2013.

RONALD L. LANG, LS #003004

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY THE 11th DAY OF JULY 2018.

RONALD L. LANG, LS #003004



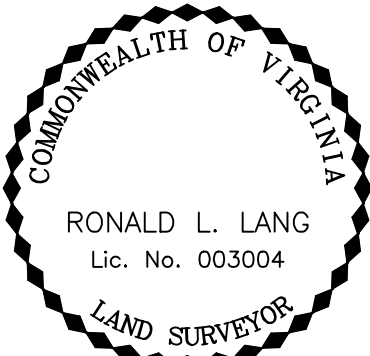
VICINITY MAP: 1"=2000'

NOTES:

- USE: SINGLE FAMILY ATTACHED & MULTI-FAMILY RESIDENTIAL
- ZONING: R-6 & R-53
- SETBACKS: R-6  
15' FRONT YARD  
3' SIDEYARD WITH 10' AT END OF SERIES  
5' REAR YARD  
R-53  
15' FRONT YARD  
15' SIDE YARD  
15' REAR YARD
- ADDRESS: 301 W. 24th STREET, 2205, 2209, 2211, 2213, 2215, 2221, 2223 PERRY ST.  
2300 McDonough STREET
- TAX MAP: S0000491005, S0000491008, S0000491010, S000491013, S0000491016, S0000491017, S0000491018, S0000491019, S0000491020
- WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- DRAINAGE: CURB & GUTTER
- PUBLIC UTILITIES: EXISTING OVERHEAD/NEW UNDERGROUND
- OWNER: SOUTHSIDE COMMUNITY DEVELOPMENT HOUSING CORPORATION  
1624 HULL ST  
RICHMOND, VA 23224
- DEVELOPER: SOUTHSIDE COMMUNITY DEVELOPMENT HOUSING CORPORATION  
1624 HULL ST  
RICHMOND, VA 23224
- TOTAL AREA: 2.334 AC. / 101,669 S.F.  
AREA IN ROADS: N/A  
AREA IN LOTS: 1.970 AC. / 85,814 S.F.  
AREA OF LAND DEDICATED TO PUBLIC USE: 0.364 AC. / 15,855 S.F.  
AREA GRANTED FROM CITY OF RICHMOND TO SGDHC: 0.170 AC./7,402 S.F
- NUMBER OF LOTS: 23  
MINIMUM LOT SIZE: 2,213 S.F.  
MAXIMUM LOT SIZE: 16,633 S.F.  
AVERAGE LOT SIZE: 3,456 S.F.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP #5101290039E, DATED 07-16-2014.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS. PLANS SUBMITTED FOR POD REVIEW FILE #803.1 SHOW WETLANDS ON SITE.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN CHESAPEAKE BAY PRESERVATION AREA DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 14 OF THE CITY CODE OF 2014.

THE HOLLAND'S

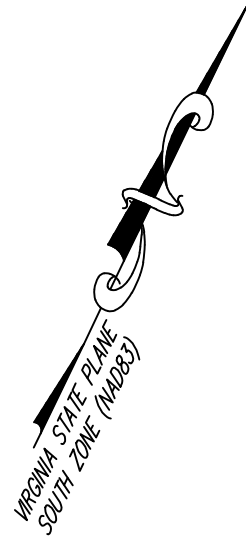
CITY OF RICHMOND, VIRGINIA



10400 CHESTER ROAD  
CHESTER, VA. 23831  
PHONE: 804-748-8707

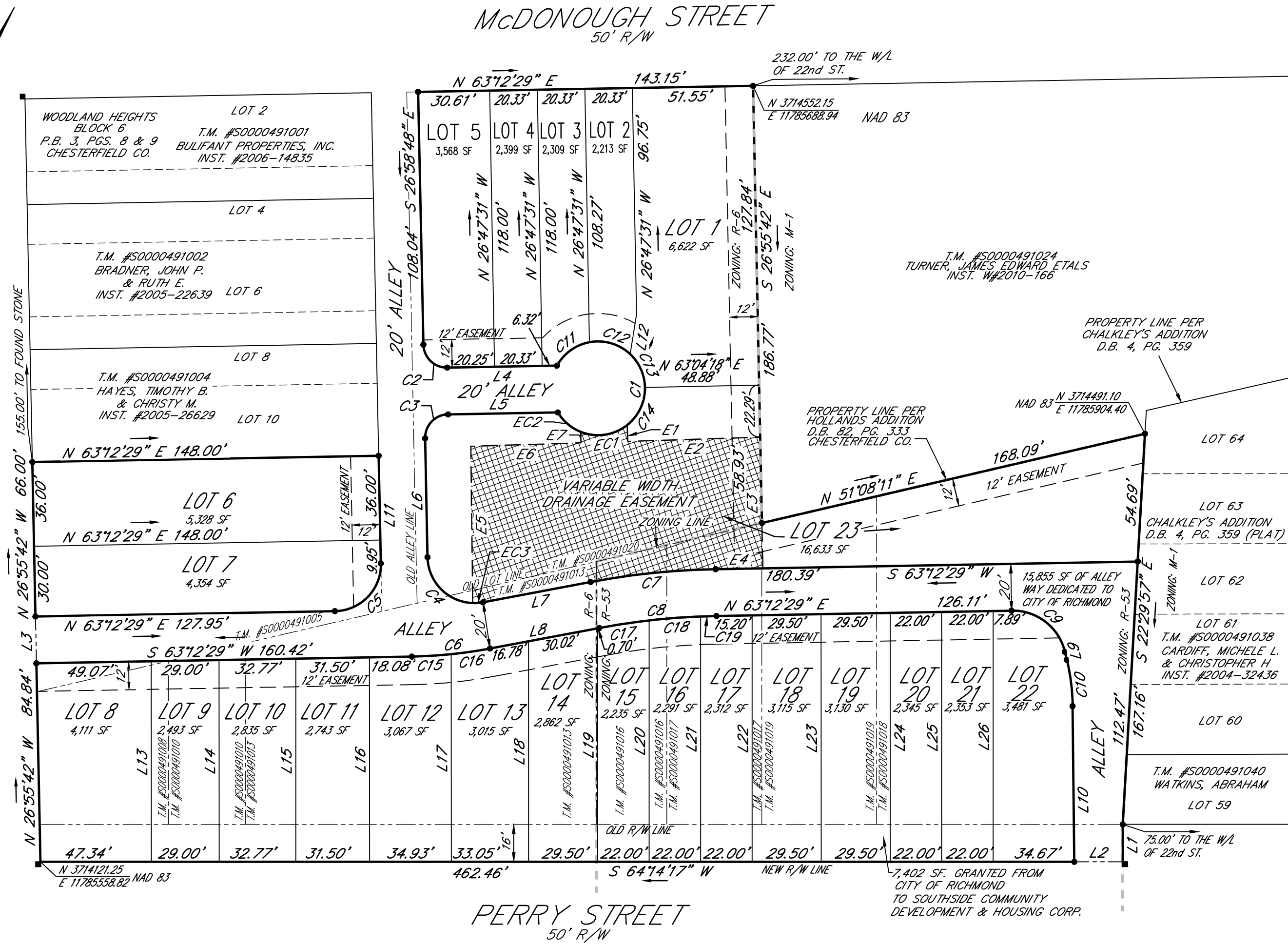
DATE: JULY 11, 2017	SCALE: 1"= 40'
DRAWN BY: RLL	
CHECKED BY: RLL	
DWG NAME: PERRY ST SUB	SHEET 1 OF 2





24th STREET  
45' R/W

22nd STREET  
45' R/W



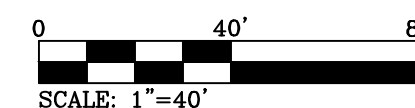
EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	S 27°34'07" E	7.07'
E2	N 62°25'53" E	56.62'
E3	S 26°55'42" E	56.03'
E4	S 63°12'29" W	20.16'
E5	N 26°26'46" W	66.95'
E6	N 62°25'53" E	47.08'
E7	N 27°34'07" W	4.72'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 25°45'43" E	16.00'
L2	S 64°14'17" W	20.70'
L3	N 26°55'42" W	20.00'
L4	N 63°12'29" E	46.90'
L5	S 63°12'29" W	46.90'
L6	S 26°55'42" E	50.80'
L7	N 53°34'34" E	46.78'
L8	S 53°34'34" W	47.50'
L9	S 39°25'23" E	3.52'
L10	S 26°23'36" E	66.52'
L11	S 26°55'42" E	45.95'
L12	N 16°45'29" W	17.25'
L13	N 25°46'43" W	85.70'
L14	N 25°46'43" W	86.22'
L15	N 25°46'43" W	86.82'
L16	N 25°46'43" W	87.38'
L17	N 25°46'43" W	88.72'
L18	N 25°46'43" W	94.23'
L19	N 25°46'43" W	99.79'
L20	N 25°46'43" W	103.14'
L21	N 25°46'43" W	104.85'
L22	N 25°46'43" W	105.32'
L23	N 25°46'43" W	105.85'
L24	N 25°46'43" W	106.38'
L25	N 25°46'43" W	106.78'
L26	N 25°46'43" W	107.17'

EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
EC1	20.00'	21.10'	11.65'	60°27'14"	N 55°44'37" E	20.14'
EC2	20.00'	13.00'	6.74'	37°14'15"	S 75°24'39" E	12.77'
EC3	20.00'	4.42'	2.22'	12°39'18"	N 59°54'13" E	4.41'

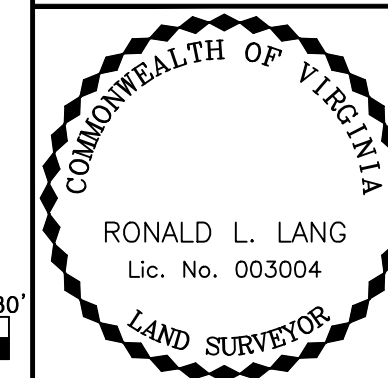
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	20.00'	104.72'	11.55'	300°00'00"	N 26°47'31" W	20.00'
C2	10.00'	15.68'	9.97'	89°48'44"	S 71°53'09" E	14.12'
C3	10.00'	15.73'	10.02'	90°08'11"	S 18°08'23" W	14.16'
C4	20.00'	34.73'	23.62'	99°29'44"	S 76°40'34" E	30.53'
C5	20.00'	31.46'	20.05'	90°08'11"	N 18°08'23" E	28.32'
C6	200.00'	33.62'	16.85'	9°37'55"	N 58°23'32" E	33.58'
C7	320.00'	53.79'	26.96'	9°37'55"	S 58°23'32" W	53.73'
C8	300.00'	50.43'	25.28'	9°37'55"	S 58°23'32" W	50.37'
C9	23.00'	31.06'	18.42'	77°22'08"	N 78°06'27" W	28.75'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C10	88.00'	20.01'	10.05'	13°01'48"	N 32°54'29" W	19.97'
C11	20.00'	17.63'	9.43'	50°29'36"	S 28°27'17" W	17.06'
C12	20.00'	18.86'	10.20'	54°01'37"	S 80°42'53" W	18.17'
C13	20.00'	15.83'	8.35'	45°20'36"	N 49°36'00" W	15.42'
C14	20.00'	52.41'	75.00'	150°08'11"	N 48°08'23" E	38.65'
C15	200.00'	16.88'	8.45'	4°50'13"	N 60°47'22" E	16.88'
C16	200.00'	16.74'	8.37'	4°47'41"	N 55°58'25" E	16.73'
C17	300.00'	21.56'	10.78'	4°07'01"	S 55°38'05" W	21.55'
C18	300.00'	22.07'	11.04'	4°12'55"	S 59°48'03" W	22.07'



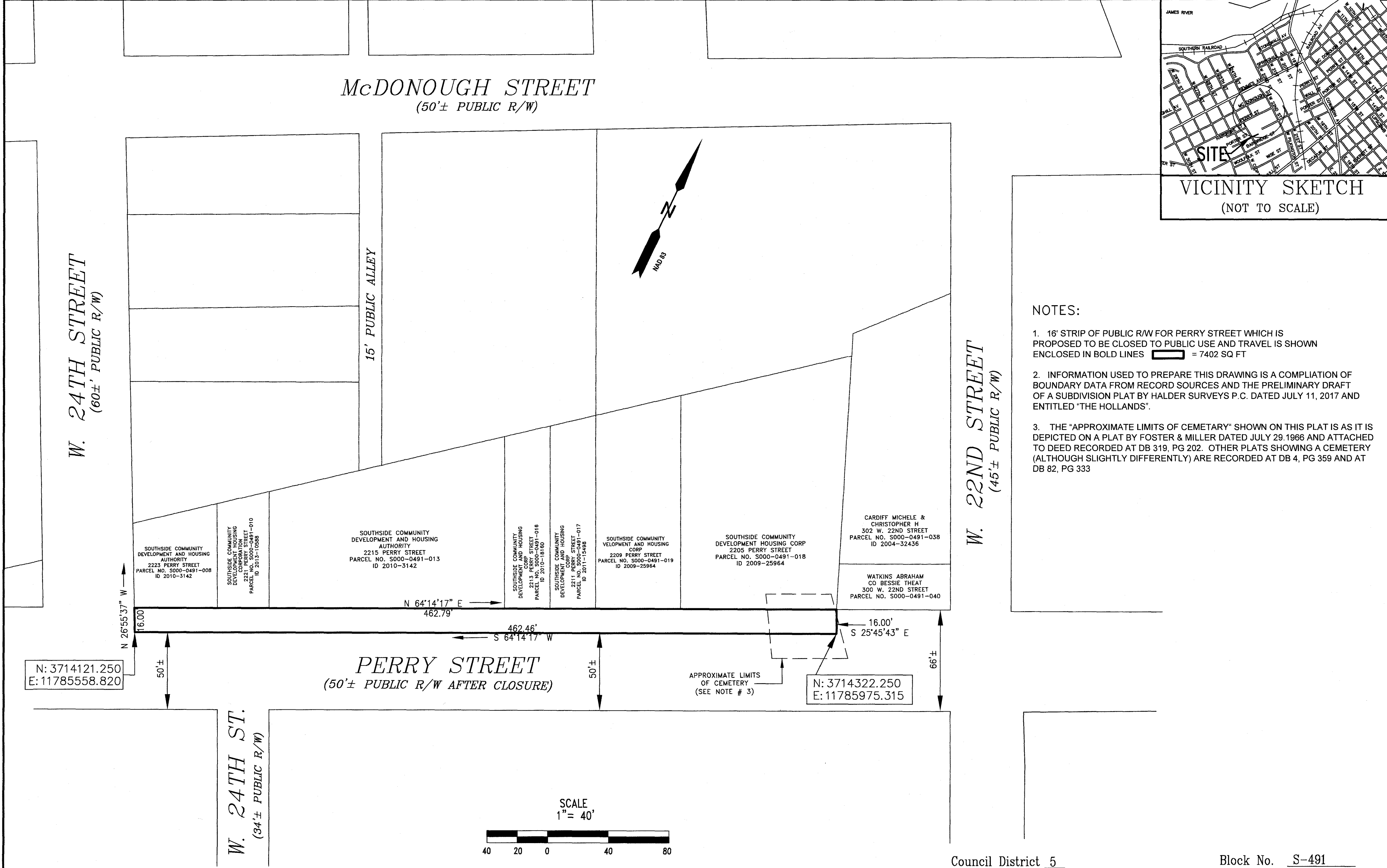
THE HOLLAND'S


CITY OF RICHMOND, VIRGINIA



10400 CHESTER ROAD  
CHESTER, VA. 23831  
PHONE: 804-748-8707

DATE: JULY 11, 2017  
DRAWN BY: RLL  
CHECKED BY: RLL  
DWG NAME: PERRY ST SUB  
SCALE: 1"= 40'  
SHEET 2 OF 2



<div>NOTES</div> <div>1. Lot dimensions in parentheses are from deeds. 2. Property owners correct as of December 21, 2017 3. Ordinance No..... 4. Adopted..... 5. Accepted.....</div>		<div>Drafting Technician <i>M. May</i></div> <div>Surveys Superintendent <i>W. J. J.</i></div> <div>Right-of-Way Manager <i>J. B. J.</i></div>	<div>Surveys Division Room 600 City Hall 900 E. Broad Street, Richmond, Va. 23219</div>	<div></div>	<div>PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF A 16' STRIP OF PUBLIC RIGHT OF WAY ALONG THE NORTH SIDE OF PERRY STREET AND LOCATED BETWEEN W 24TH STREET AND W 22ND STREET</div>				
<div>REFERENCES: BL 12SE, SD-24543, SD-24527, N-21504 &amp; N-28505</div>		<div>REVISIONS</div>	<div>DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</div>	<div>DRAWN BY: JMA/JLF CHECKED BY: MWA</div>	<div>REQUESTED BY: FIELD NOTE</div>	<div>SCALE 1"=40'</div>	<div>DATE 12/21/2017</div>	<div>PROJECT S-491-SC</div>	<div>DRAWING NO. N-28815</div>

Council District 5 Block No. S-491