

INTRODUCED: March 25, 2019

AN ORDINANCE No. 2019-084

To declare 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.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 8 2019 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of certain fee simple interests, permanent drainage easements, permanent utility easements, permanent water easements, and temporary construction easements, each hereinafter referred to as an “Interest” and all hereinafter referred to as the “Interests,” as shown on sheets 1 through 64 of a drawing designated as DPW Drawing No. O-28709, dated January 22, 2019, 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: APR 8 2019 REJECTED: _____ STRICKEN: _____

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 1 through 64 of a drawing designated as DPW Drawing No. O-28709, dated January 22, 2019, 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 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.



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O & R REQUEST
4-8635
FEB 27 2019

O&R REQUEST

Office of the
Chief Administrative Officer

DATE: February 27, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

3/8/19

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Robert C. Steidel, Deputy Chief Administrative Officer- Operations

THROUGH: Bobby Vincent, Director of Public Works

RECEIVED

THROUGH: M. S. Khara PE, City Engineer

MAR 12 2019

FROM: Lamont Benjamin, PE, Capital Projects Administrator

OFFICE OF CITY ATTORNEY

RE: TO DECLARE THAT A PUBLIC NECESSITY EXISTS AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER (CAO) OR DESIGNEE THEREOF, TO ACQUIRE CERTIAN FEE SIMPLE INTERESTS, PERMANENT, TEMPORARY AND UTILITY EASEMENTS, BY VOLUNTARY CONVEYANCE OR BY CONDEMNATION PROCEEDINGS, FOR THE CONSTRUCTION OF MULTI-MODAL IMPROVEMENTS ON HULL STREET ROAD PHASE I PROJECT FROM HEY ROAD TO WARWICK ROAD

ORD. OR RES. NO: _____

PURPOSE: To declare that a public necessity exists and to authorize the Chief Administrative Officer or designee thereof to acquire certain fee simple interests, permanent, temporary and utility easements by voluntary conveyance or condemnation proceedings for the construction of multi-modal improvements on Hull Street Road Phase I Project from Hey Rd to Warwick Rd, as illustrated on plans prepared by (JMT) Johnson, Mirmiran and Thompson Inc. and designated as DPW Dwg. No. O-28709, and the attached plat#C-28861 sheets 1 thru 64.

REASON: Additional right of way and easements are required to construct these improvements.

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. Improvements to the City's portion of the Revitalization Plan is anticipated to improve development and use along the corridor.

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 with the City's bicycle and pedestrian Master Plan.

The project improvements will require additional right-of-way, temporary easements and permanent easements including utility easements from sixty four (64) parcels, as part of the project. These acquisitions are shown in the attached plan sheets prepared by (JMT) Johnson, Mirmiran and Thompson Inc. and designated as DPW Dwg. No. O-28709, sheets 7 to 16. 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 during fall 2021 with anticipated completion date of the fall of 2023.

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 the 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 FY 23 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: None.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: March 25, 2019

CITY COUNCIL PUBLIC HEARING DATE: April 8, 2019

REQUESTED AGENDA: Consent.

SUGGESTED COUNCIL COMMITTEE: 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).

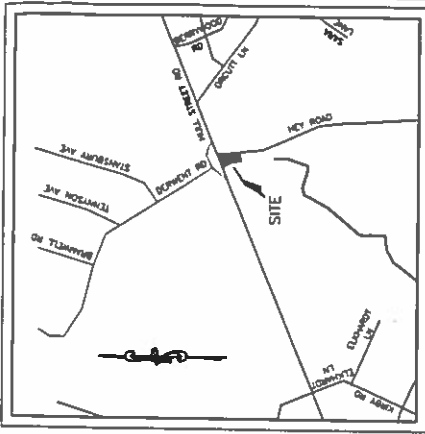
RELATIONSHIP TO EXISTING ORD. OR RES: None

REQUIRED CHANGES TO WORK PROGRAMS: None

ATTACHMENTS:

1. Plat#C-28861 sheets 1 thru 64

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)



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. 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039C WITH AN EFFECTIVE DATE OF JULY 16, 2009.
 4. OWNERS: AARON CHRISTIAN HAAS AND LENA ESTHER HAAS (INST # 020019997 & 080027093) TAX PARCEL #CD080605046 & CD080605047.
 5. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 6. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

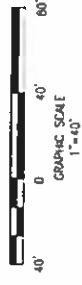
JMT JOHNSON, MORGAN & THOMPSON
 Registered Professional Surveyors
 521 Adams Farmway, Suite 310 Richmond, Virginia 23226
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@jmt-engineering.com

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 # 11-0164-001	CITY PROJECT # 100075
CHECKED BY: MWJ	LRM DRAWING # 0-28709	PLAT # C-28861
DATE: 01/27/19	SCALE: 1" = 40'	SHEET 01 OF 04

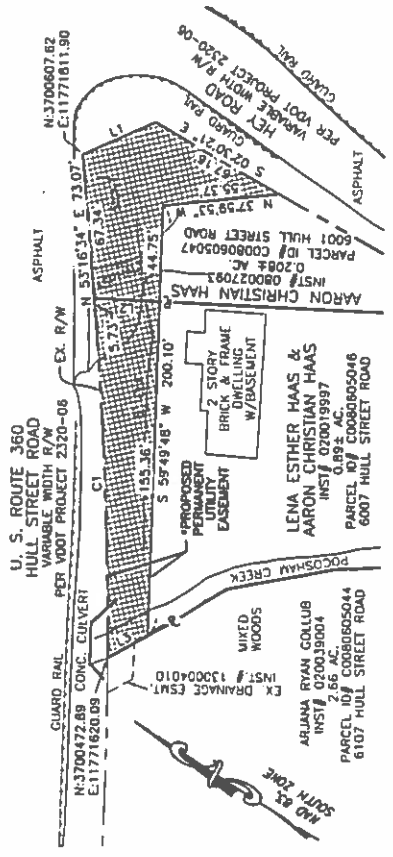


- LEGEND
- CHAIN LINK FENCE
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - P = PROPERTY LINE
 - * = PERMANENT UTILITY EASEMENT
 - = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERICON VIRGINIA

PRELIMINARY

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	PERMANENT UTILITY EASEMENT
				SO. FT.	ACRES
021		AARON CHRISTIAN HAAS & LENA ESTHER HAAS	#020019997	0.89	3.849
			#080027093	0.208	3.888
				TOTALS: 1.098	7.537



CURVE TABLE

CURVE	BEARING	INST.	AC.
L1	S 55°49'51" E	020019997	37.66
L2	S 29°14'50" E	020019997	31.14
L3	N 60°29'30" W	080027093	21.71

CURVE TABLE

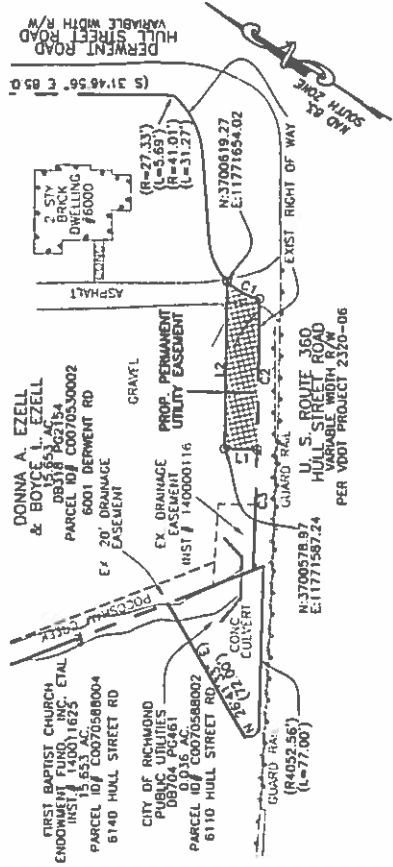
CURVE	BEARING	INST.	AC.
C1	184°28'6"	020019997	161.37

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A PERMANENT UTILITY EASEMENT ACROSS THE PROPERTY OF AARON CHRISTIAN HAAS AND LENA ESTHER HAAS, 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 AND THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE

AREA TABULATION					
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	PERMANENT UTILITY EASEMENT
022	C0070530002	DONNA A. EZELL & BOYCE L. EZELL	DB 318 PG 2154	15.653 ACRES	1.106 ACRES



CURVE ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1 17.32	30.00	S 01°02'57" E	17.00
C2 70.11	4052.56	S 58°56'54" W	70.11
C3 56.08	4052.56	N 58°50'25" E	56.08

LINE BEARING	DISTANCE
L1 N 51°13'22" W	118.00
L2 N 58°53'26" E	178.00



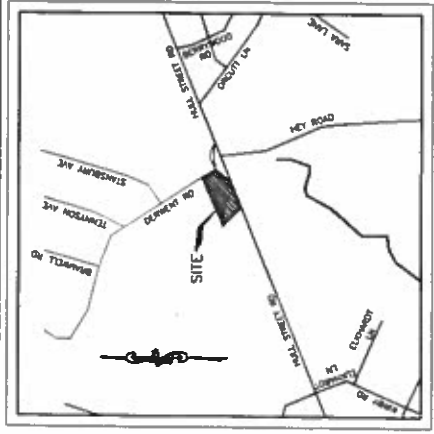
LEGEND
 IRON PIN SET
 R/W = RIGHT OF WAY
 PERMANENT UTILITY EASEMENT
 FOR CITY OF RICHMOND GPU

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A PROPOSED PERMANENT UTILITY EASEMENT, CROSS THE PROPERTY OF DONNA A. EZELL & BOYCE L. EZELL, OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF MICHAEL W. ZAUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZAUDA L.S. #002078

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 IS BEYOND THE SCOPE OF THIS SURVEY. BY GRAPHICAL MEANS THIS PROPERTY APPEARS WITHIN ZONE "A" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900300 WITH AN EFFECTIVE DATE OF APRIL 2, 2008 AND PANEL #51012900398 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
4. OWNERS: DONNA A. EZELL & BOYCE L. EZELL (DB. 318 PG. 2154) TAX PARCEL #C0070530002
5. ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
6. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JOHNSON, MERRIAN & THOMPSON
 Engineering & Architecture
 5201 Westwood Terrace, Suite 310, Westwood, Virginia 22208
 PHONE: (804)-323-9900 FAX: (804)-323-0586
 EMAIL: jmt@jmt-engineering.com

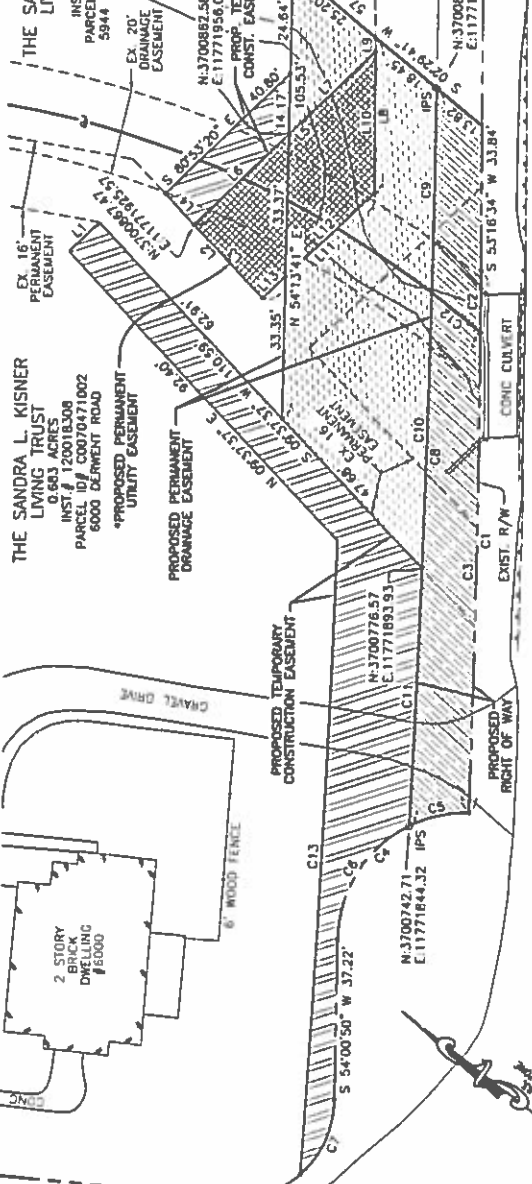
REVISION #	DATE	REASON FOR REVISION

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: WCA
CITY PROJECT #: 100875
CHECKED BY: UNZ
DPW DRAWING #: D-28709
PLAT #: C-28861
DATE: 01/22/19
SCALE: 1" = 40'
SHEET 02 OF 64

PRELIMINARY

AREA INFORMATION		PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT DRAINAGE EASEMENT	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
PARCEL NUMBER	023	C0070471002	THE SANDRA L. KISNER LIVING TRUST	#120018308	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
		C0070444040			0.683	1,439	1,997	474	2,950
TOTALS:					2.323	2,035	3,729	1,126	3,172



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	176.64	4052.56	147.26	3	S 54°10'16" W	126.63
C2	111.60	4052.56	074.23	3	S 32°22'45" W	14.60
C3	47.39	4052.56	30.00	3	S 16°16'28" W	172.03
C4	14.42	30.00	274.91	N	89°45'18" W	44.91
C5	32.97	30.00	62.97	N	84°50'42" W	31.33
C6	19.51	22.87	46.52	S	77°21'23" W	18.92
C7	176.50	4714.00	205.48	S	54°59'57" W	172.49
C8	47.94	4714.00	073.58	S	54°14'32" W	47.94
C9	64.50	4714.00	074.02	S	54°55'39" W	64.50
C10	60.76	4714.00	074.48	S	35°40'51" W	60.06
C11	60.76	4714.00	074.48	N	02°08'07" E	14.74
C12	147.61	4694.00	148.08	N	36°09'02" E	147.60

LINE	BEARING	DISTANCE
L1	S 60°17'53" E	10.00
L2	N 08°33'37" E	31.48
L3	N 08°33'37" E	10.00
L4	N 08°33'37" E	10.00
L5	S 80°53'20" E	58.97
L6	S 80°53'20" E	80.85
L7	S 80°53'20" E	28.12
L8	S 53°16'34" W	36.46
L9	S 53°16'34" W	3.27
L10	S 33°19'34" W	33.19
L11	N 60°22'23" W	28.06
L12	N 60°22'23" W	7.42

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 ANY RECORDS TO BE SHOWN ON THIS PLAN.
- ENCUMBRANCES TO THE SURVEYED PARCEL, INCLUDING EASEMENTS, RIGHTS OF WAY, AND 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: SANDRA L. KISNER TRUSTEE (INST.# 120018308) TAX PARCEL #C0070471002 & C0070444040. ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JOHNSON, MIERLIAN & THOMPSON
Respectfully Enriching the Future
 8201 Autumn Landing Suite 310 Richmond, Virginia 23228
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@mjt-engineering.com

REVISION # DATE REASON FOR REVISION

DATE: 01/27/19 SCALE: 1" = 20'

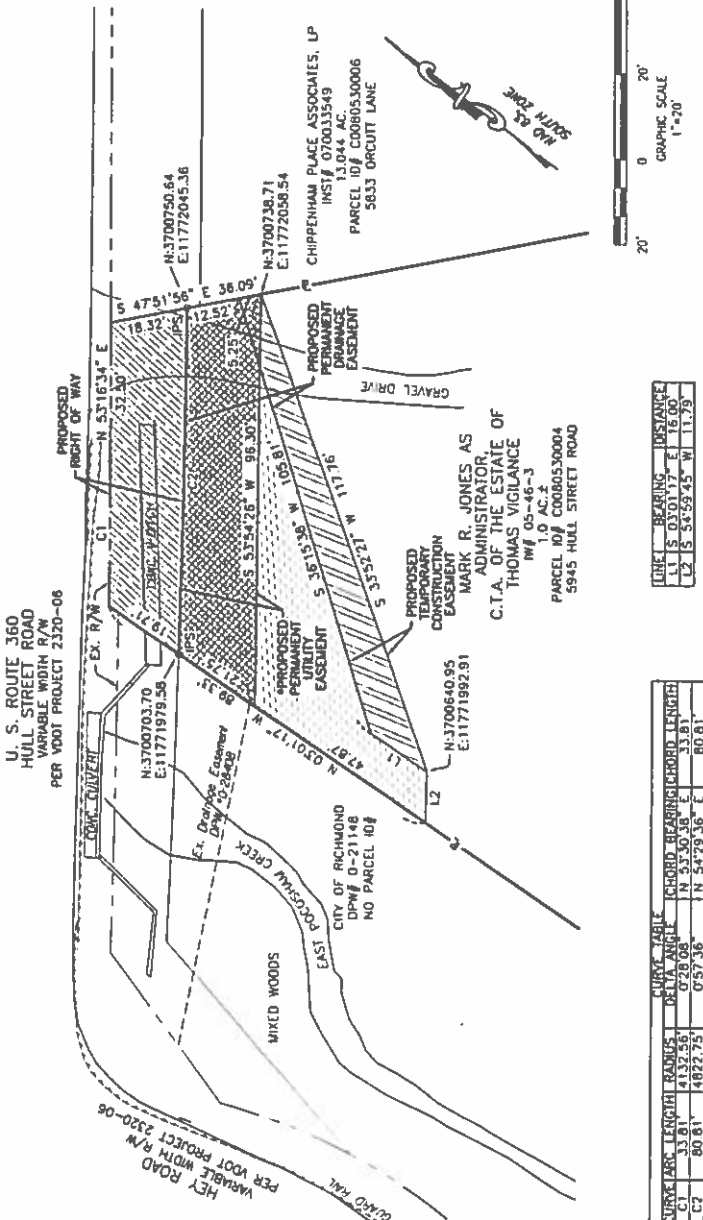
CITY OF RICHMOND, VIRGINIA

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

DRAWN BY: JSL JUN 13 13-0764-001 CITY PROJECT #: 100075
 CHECKED BY: MWZ DPM DRAWING #: 0-70709 PLAT #: C-28861
 DATE: 01/27/19 SHEET 03 OF 64

PRELIMINARY

AREA TABULATION		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT		
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
024	C0080530004	MARK R. JONES, ADMINISTRATOR C.T.A. OF THE ESTATE OF THOMAS VIGILANCE	W/05-46-3	1.00	1,273	1.570	2,909	842	842	



LINE	BEARING	LENGTH
L1	S 03°01'17" E	16.00
L2	S 54°59'45" W	11.79

CURVE	LENGTH	RANGES	DELTA ANGLE	BEARING	PERIOD	LENGTH
C1	33.81	4132.56	0.78 0.0	N 53°30'38" E	33.81	
C2	80.81	4822.75	0.57 3.6	N 54°29'36" E	80.81	

- LEGEND
- CONC. = CONCRETE
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ℄ = PROPERTY LINE
 - [Hatched] = DEDICATED RIGHT OF WAY
 - [Hatched] = PERMANENT DRAINAGE EASEMENT
 - [Hatched] = PERMANENT UTILITY EASEMENT
 - [Hatched] = TEMPORARY CONSTRUCTION EASEMENT
 - [Hatched] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS 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 THE SURVEYOR. THAT THE ORIGINAL GROUND SURVEY MADE UNDER MY SUPERVISION, THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZNUDA L.S. #002078

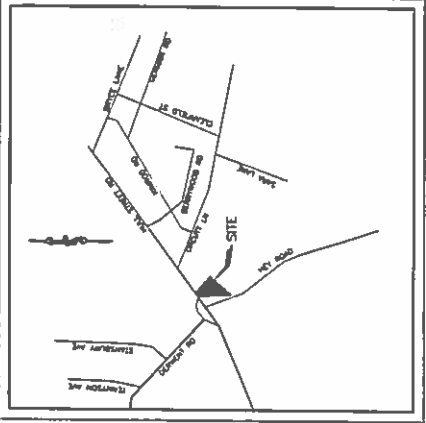
DATE

PRELIMINARY

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	DATE:	13 0764-001	CITY PROJECT #	100075
CHECKED BY:	WZ	DATE:	0-28709	PLAT #	C-28861
DATE:	01/27/19	SCALE:	1" = 20'	SHEET	04 OF 04

CITY OF RICHMOND, VIRGINIA



VICINITY MAP NOT TO SCALE

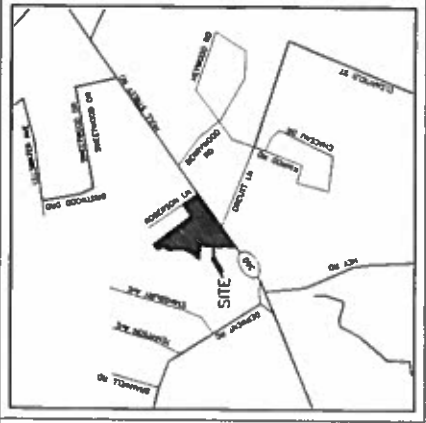
- NOTES:**
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF ENCUMBRANCES TO THE SUBJECT PARCELS. THE SURVEY DOES NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCELS.
 - DETERMINATION 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - OWNERS: MARK R. JONES, ADMINISTRATOR C.T.A. OF THE ESTATE OF THOMAS VIGILANCE. (W/ 05-46-3) TAX PARCEL #C0080530004.
 - ZONED B-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
 - COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
JOHNSON, MIRABRAN & THOMPSON
 Surveying & Engineering, PLLC
 2011 Mountain Parkway, Suite 310 Henric, Virginia 23176
 PHONE (804) 323-9900 FAX (804) 323-0596
 EMAIL: jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

LINE	BEARING	DISTANCE
L1	N 36°45'17" W	15.00'
L2	S 26°52'14" E	15.00'
L3	S 26°52'14" E	15.00'
L4	S 26°52'14" E	15.00'
L5	N 48°57'35" W	22.45'
L6	N 46°45'17" W	24.00'
L7	S 36°45'17" W	19.00'
L8	N 36°45'17" W	19.00'
L9	N 36°45'17" W	17.00'
L10	N 36°45'17" W	15.00'
L11	S 36°45'17" W	17.00'
L12	N 36°45'17" W	17.00'
L13	N 36°45'17" W	17.00'
L14	S 02°27'21" E	9.18'
L15	S 52°24'06" W	20.01'
L16	N 53°14'43" E	15.00'

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	AREA TABULATION		PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				TOTAL AREA	RIGHT OF WAY ACQUISITION		
023	C0070444036	RAMSEY MEMORIAL UNITED METHODIST CHURCH TR.	04-0018499	9.17	8.659	7.333	22.015
		SANDRA L. KISNER TRUSTEE					
		INST. # 120016308					
		PARCEL ID# C0070444040					
		5944 HULL STREET ROAD					
		RAMSEY MEMORIAL UNITED METHODIST CHURCH TR.					
		INST. # 040018499					
		PARCEL ID# C0070444036					
		5900 HULL STREET ROAD					



NOTES:

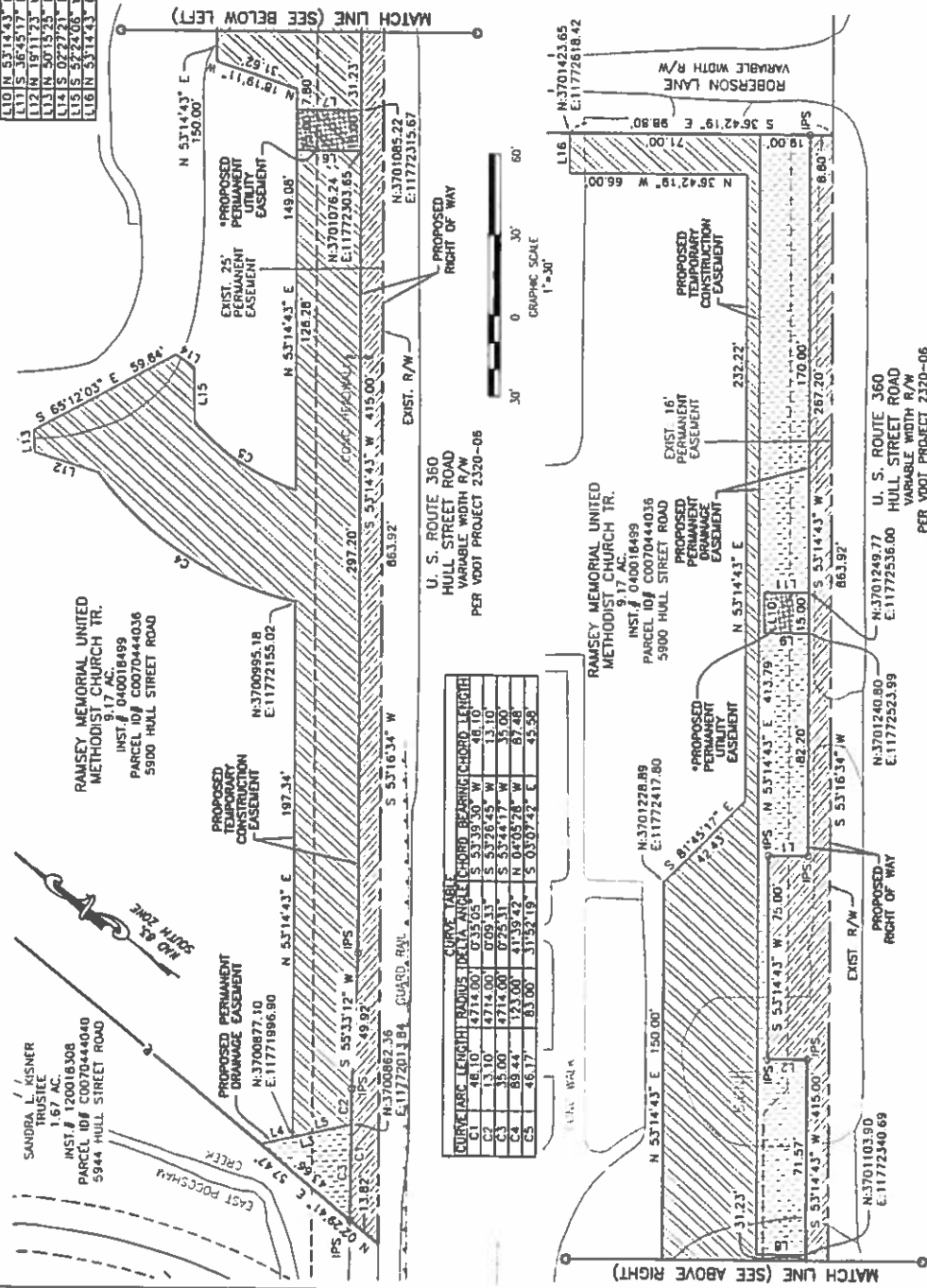
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- ENCUMBRANCES OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTAL FEATURES ARE NOT SHOWN UNLESS 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: RAMSEY MEMORIAL UNITED METHODIST CHURCH TR. INST. #040018499 TAX PARCEL #C0070444036.
- ZONED R-3 RESIDENTIAL (SINGLE FAMILY) BUSINESS DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
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 EMAIL: jmt@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: JST	DATE: 11/13/2015	CITY PROJECT #: 1008715
CHECKED BY: WMT	DATE: 01/23/2016	PLAT #: C-28861
DATE: 07/27/19	SCALE: 1" = 30'	SHEET 05 OF 84



CURVE TABLE

CHORD	BEARING	CHORD LENGTH
C1	N 46°10'00" E	48.10'
C2	S 53°39'50" W	48.10'
C3	S 33°28'45" W	13.10'
C4	N 04°05'28" W	83.40'
C5	S 03°07'42" E	45.50'

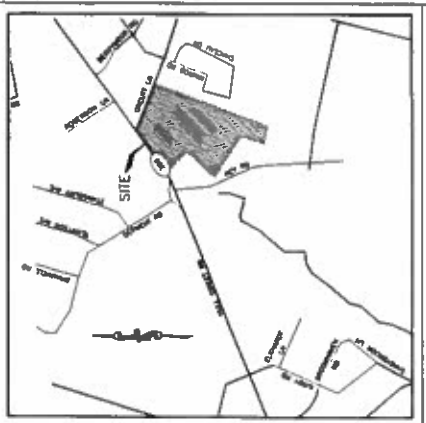
LEGEND
 CONCRETE
 CURB
 IPS
 IRON PIN SET
 R/W = RIGHT OF WAY
 = PROPERTY LINE

= ACQUIRED RIGHT OF WAY
 = PERMANENT DRAINAGE EASEMENT
 = PERMANENT UTILITY EASEMENT
 = TEMPORARY CONSTRUCTION EASEMENT

SURVEYORS CERTIFICATION:
 THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT, PERMANENT UTILITY EASEMENTS AND A TEMPORARY CONSTRUCTION EASEMENT ONLY, ACROSS THE PROPERTY OF RAMSEY MEMORIAL UNITED METHODIST CHURCH TR., CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS PERSONAL SUPERVISION. THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015, THRU MARCH 31, 2015. THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002076 DATE

PRELIMINARY



VICINITY MAP
NOT TO SCALE

CURVE	BEARING	DISTANCE
L1	S 71°19'46" E	25.44
L2	S 71°19'46" E	12.14
L3	S 71°19'46" E	33.40
L4	S 71°19'46" E	37.86
L5	S 71°19'46" E	49.06
L6	S 71°19'46" E	61.61
L7	S 71°19'46" E	74.16
L8	S 71°19'46" E	86.71
L9	S 71°19'46" E	99.26
L10	S 71°19'46" E	111.81
L11	S 71°19'46" E	124.36
L12	S 71°19'46" E	136.91
L13	S 71°19'46" E	149.46
L14	S 71°19'46" E	162.01
L15	S 71°19'46" E	174.56
L16	S 71°19'46" E	187.11
L17	S 71°19'46" E	199.66
L18	S 71°19'46" E	212.21
L19	S 71°19'46" E	224.76
L20	S 71°19'46" E	237.31

CURVE	ARC	LENGTH	RADIUS	DELA	ANGLE	CHORD	BEARING	CHORD	LC	LC	LC
C1	64.04	4825.75	0.74537	N	53°16'34"	E	64.04				
C2	32.00	4825.75	0.74537	N	53°16'34"	E	32.00				
C3	31.16	4825.75	0.72212	N	53°49'15"	E	31.16				

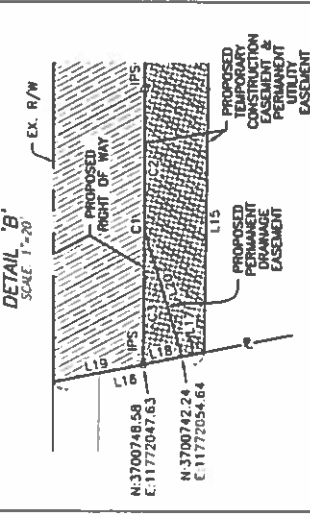
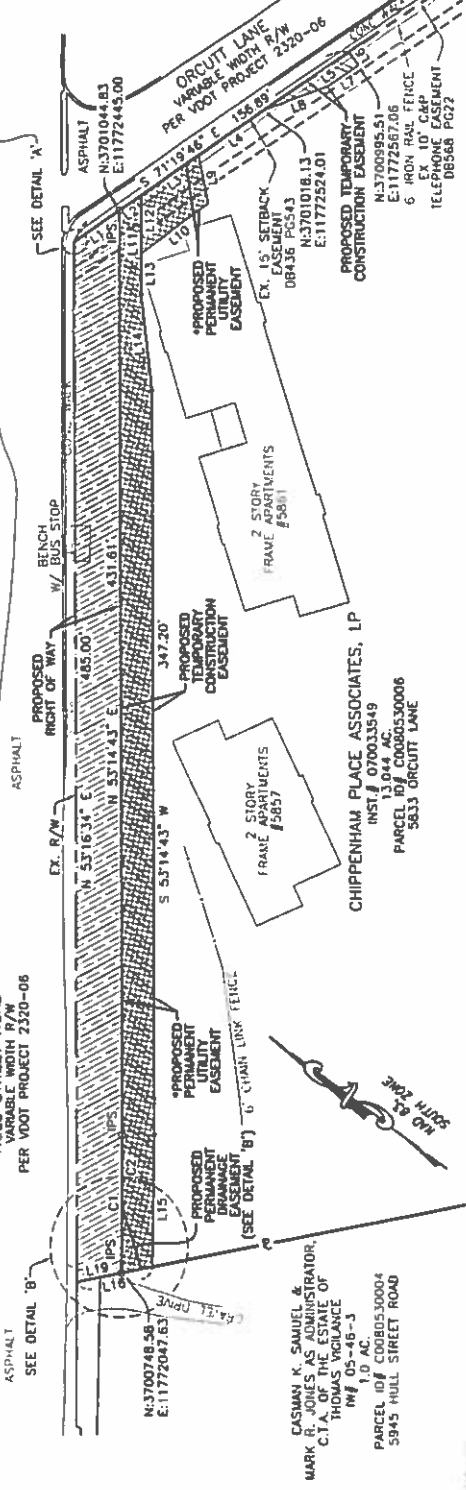
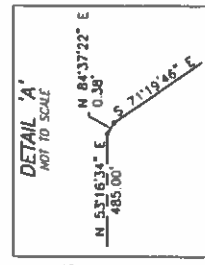
JOHNSON, MERRILL & THOMPSON
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 EMAIL: jmt@jmt-engineering.com

REASON #	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

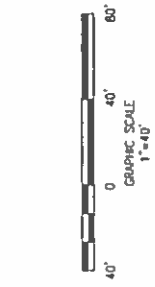
DRAWN BY: JST DATE: 11-07-04 CITY PROJECT #: 102875
 CHECKED BY: WJZ DATE: 05-20-09 PLAT # C-20661
 DATE: 07/27/19 SCALE: 1" = 40' SHEET 06 OF 04



LEGEND

- CONCRETE
- IRON RAIL FENCE
- R/W = RIGHT OF WAY
- E = PROPERTY LINE
- [Hatched Pattern] = ACQUIRED RIGHT OF WAY
- [Diagonal Hatched] = PERMANENT UTILITY EASEMENT
- [Cross-hatched] = PERMANENT DRAINAGE EASEMENT
- [Dotted] = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



AREA TABULATION

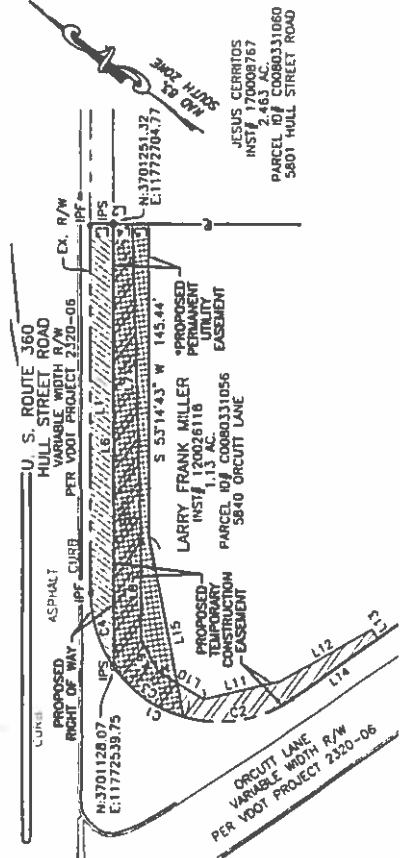
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	
				SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
025	C0080530006	CHIPPENHAM PLACE ASSOCIATES, LP	#070033549	13,044	10,424	7,896	144	7,220	

- NOTES:
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON [DATE].
 - 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. GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #51012900380 WITH AN EFFECTIVE DATE OF JULY 16, 2015.
 - OWNERS: CHIPPENHAM PLACE ASSOCIATES, LP (INST. # 070033549)
 - TAX PARCEL # C0080530006
 - ZONED R-48 RESIDENTIAL (MULTI-FAMILY) DISTRICT
 - COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT, VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

MICHAEL W. ZURDA, L.S. #002078 DATE

PRELIMINARY

PARCEL NUMBER		LAND OWNER		DEED REF. ID		TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMP. CONST. EASEMENT	
027	C0080331056	LARRY FRANK MILLER	#120026118	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
				1.13	2.146	4,272	0.097	3,789					



CURVE TABLE

CURVE NO.	LENGTH	BEARING	CHORD LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C1	130.49	S 60.00° E	124.36	70°	N 09°01'36" W	106.75
C2	52.45	S 60.00° E	50.05	07°	N 46°17'13" W	50.60
C3	41.00	S 60.00° E	39.05	03°	N 01°40'08" W	40.71
C4	37.04	S 60.00° E	35.22	10°	N 35°35'28" E	36.45

LINE	BEARING	DISTANCE
L1	N 53°16'34" E	171.21
L2	S 36°44'19" E	10.96
L3	S 36°44'19" E	10.96
L4	S 36°44'19" E	9.00
L5	S 36°44'19" E	9.00
L6	N 53°12'43" E	205.96
L7	S 31°42'03" W	148.00
L8	S 24°03'13" W	17.18
L9	S 05°36'09" E	24.33
L10	S 50°12'54" E	36.03
L11	S 65°37'08" E	50.25
L12	S 18°40'14" W	5.00
L13	S 18°40'14" W	5.00
L14	N 71°19'46" W	50.00
L15	S 42°28'49" W	85.13

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

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

SURVEYORS CERTIFICATION:
 THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY 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, LICENSED PROFESSIONAL SURVEYOR, STATE OF VIRGINIA, SUPERVISOR. THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE



- 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. WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2006, 2011, PANEL #51012900039E WITH AN EFFECTIVE DATE OF JULY 16, 2011.
 5. OWNERS: LARRY FRANK MILLER, (INST # 120026118) TAX PARCEL #C0080331056.
 6. ZONED RO-1 (RESIDENTIAL OFFICE) DISTRICT.
 7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

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 EMAIL jmt@mjt-engineering.com

REVISION #	DATE	REASON FOR REVISION

CITY OF RICHMOND, VIRGINIA

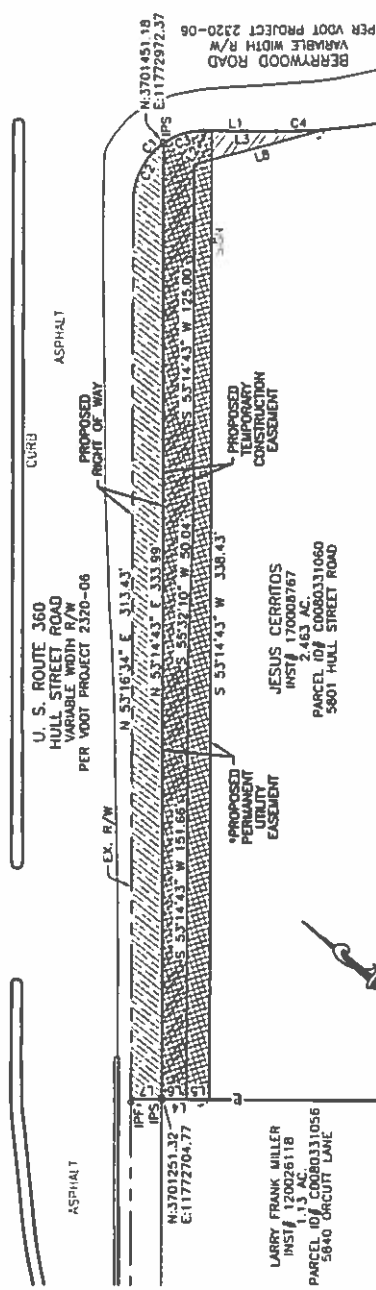
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY: JSZ JMT # 13-0764-001 CITY PROJECT # 100875
 CHECKED BY: WWT JPM DRAWING # 0-18709 PLAT # C-28461
 DATE: 01/27/18 SCALE: 1" = 40' SHEET 01 OF 04

PRELIMINARY

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	SO. FT.	ACRES
02E	C0080331060	JESUS CERRITOS	#170008767	2.463	3.566	5.733	3.606		



CURVE DATA	LENGTH	RADIUS	DELTA ANGLE	GROUND BEARING	GROUND LENGTH
C1	24.15	25.00	52.20	N 89.57.76 E	33.23
C2	15.11	25.00	34.48	S 54.03.76 E	14.68
C3	17.27	214.01	4.37.28	S 39.02.57 E	17.27

LINE	BEARING	DISTANCE
L1	S 36.44.19 E	5.73
L2	S 36.44.19 E	22.40
L3	S 36.44.19 E	27.98
L4	N 36.44.19 W	8.00
L5	N 36.44.19 W	9.00
L6	N 36.44.19 W	10.96
L7	N 36.44.19 W	47.32

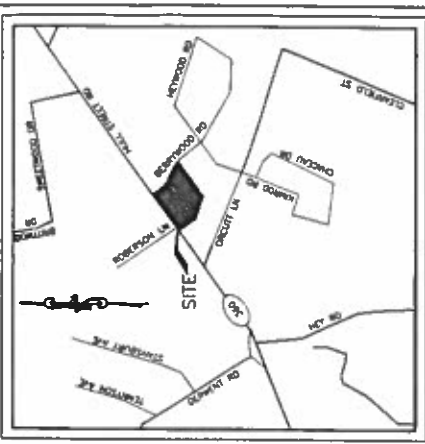
- LEGEND
- IPF = IRON PIN FOUND
 - R/W = RIGHT OF WAY
 - ⊕ = PROPERTY LINE
 - [Hatched] = ACQUIRED RIGHT OF WAY
 - [Dotted] = PERMANENT UTILITY EASEMENT
 - [Cross-hatched] = TEMPORARY CONSTRUCTION EASEMENT

SURVEYORS 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 THRU MARCH 30, 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.
 - 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 SWAMPY AREAS WAS NOT PART OF THIS SURVEY. SWAMPY AREAS MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "A" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - OWNER: JESUS CERRITOS, (INST.#170008767) TAX PARCEL #C0080331060.
 - ZONED RO-1 BUSINESS (RESIDENTIAL OFFICE) DISTRICT.
 - COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



VICINITY MAP NOT TO SCALE

JMT JOHNSON, MITSURAH & THOMPSON
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 601 Monument Parkway, Suite 310, Richmond, Virginia 23226
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 EMAIL jmt@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

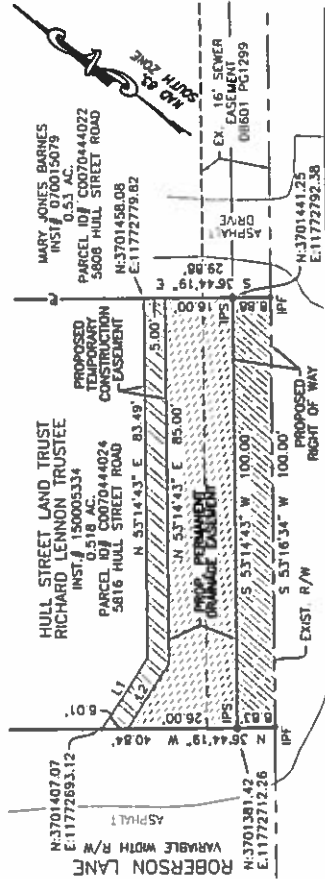
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JUL 13 2015	081	CITY PROJECT # 100875
CHECKED BY: WAZ	09-28-2015	PLAT # C-28681	
DATE: 01/27/19	SCALE: 1" = 30'		SHEET 08 OF 84

PRELIMINARY

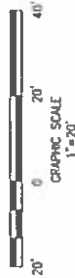
AREA TABULATION

PARCEL NUMBER	LAND OWNER	DEED REF ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERM. DRAINAGE EASEMENT	TEMP. CONST. EASEMENT
029	HULL STREET LAND TRUST	#150005334	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
			0.518	886	1675	516



U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-08

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



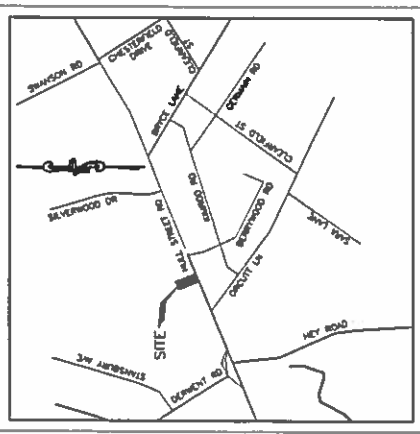
- LEGEND
- IPF = IRON PIN FOUND
 - IPS = PIPE SET
 - R/W = RIGHT OF WAY
 - ℄ = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Hatched Box] = PERMANENT DRAINAGE EASEMENT
 - [Hatched Box] = TEMPORARY CONSTRUCTION EASEMENT

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF HULL STREET LAND TRUST LENNON RICHARD TRUSTEE, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE SUPERVISION OF MICHAEL W. ZWUDA, REGISTERED PROFESSIONAL SURVEYOR. AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZWUDA L.S. #002078

DATE



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 ANY AVAILABLE COUNTY RECORDS. SUBJECT PARCELS ENCUMBERED TO THESE RECORDS WILL NOT SHOW ALL 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: HULL STREET LAND TRUST/LENNON RICHARD 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.

JMT
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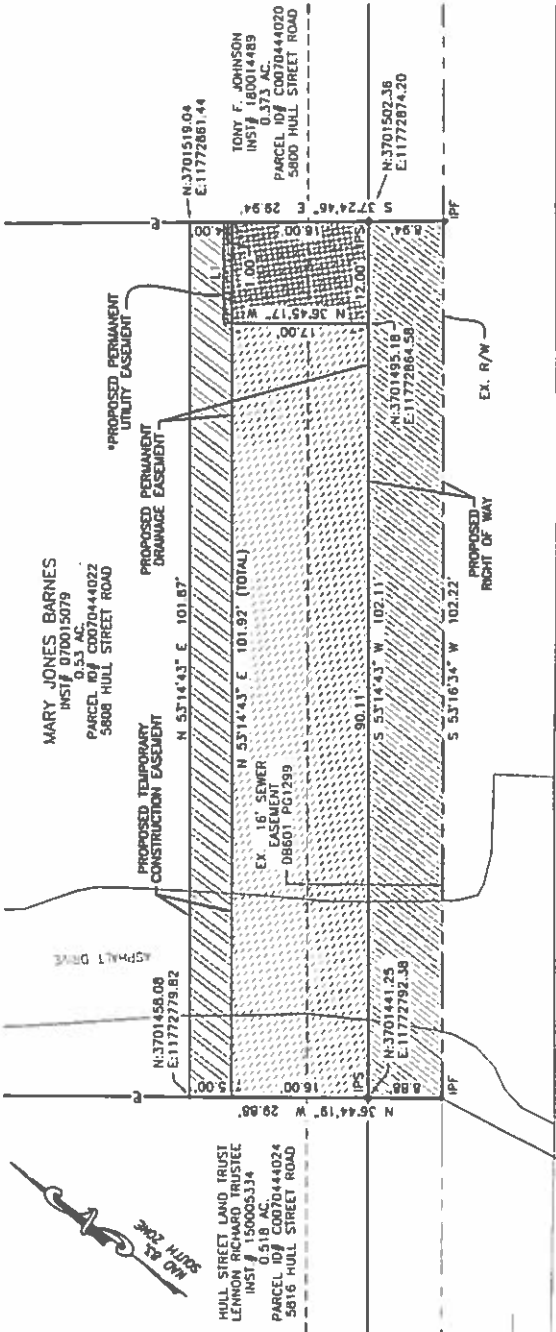
REVISION #	DATE	REASON FOR REVISION

PRELIMINARY

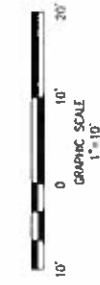
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
DRAWN BY: JSZ
CHECKED BY: MWZ
DATE: 01/22/19
JAN. #. 13-0764-001
DPW DRAWING #. 0-20709
SCALE: 1" = 20'
CITY PROJECT #. 100075
PLAT #. C-2861
SHEET 09 OF 84

AREA TABULATION											
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	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
030	C007044022	MARY JONES BARNES	#070015079	0.53	911	202	1.632			510	



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



LINE	BEARING	DISTANCE
L1	N. 53°14'43\"	11.81'

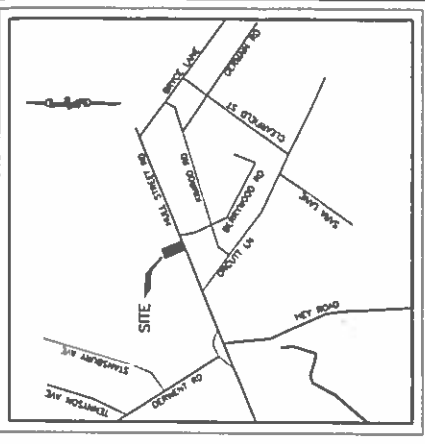
- LEGEND
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - P = PROPERTY LINE
 - [Hatched pattern] = ACQUIRED RIGHT OF WAY
 - [Dotted pattern] = *PERMANENT UTILITY EASEMENT
 - [Cross-hatched pattern] = PERMANENT DRAINAGE EASEMENT
 - [Diagonal lines] = TEMPORARY CONSTRUCTION EASEMENT
 - [Stippled pattern] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY

SURVEYORS 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. ZUUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL SURVEY MADE ON FEBRUARY 2, 2015, MEETS ALL REQUIREMENTS OF 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZUUDA L.S. #002078

DATE



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 07/16/2014.
- 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 #51012900780 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: MARY JONES BARNES (INST # 070015079) TAX PARCEL # C007044022 ESSENTIAL OFFICE DISTRICT.
- ADJACENT PARCELS ARE SHOWN HEREON BASED ON THE VIRGINIA COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JOHNSON, MIRMIRAN & THOMPSON
Engineering & Architects-Planners
1507 Arkansas Premier, Suite 310 Richmond, Virginia 23226
PHONE: (804)-323-9900 FAX: (804)-323-0596
E-MAIL: jmt@jmtl-engineering.com

REVISION #	DATE	REASON FOR REVISION

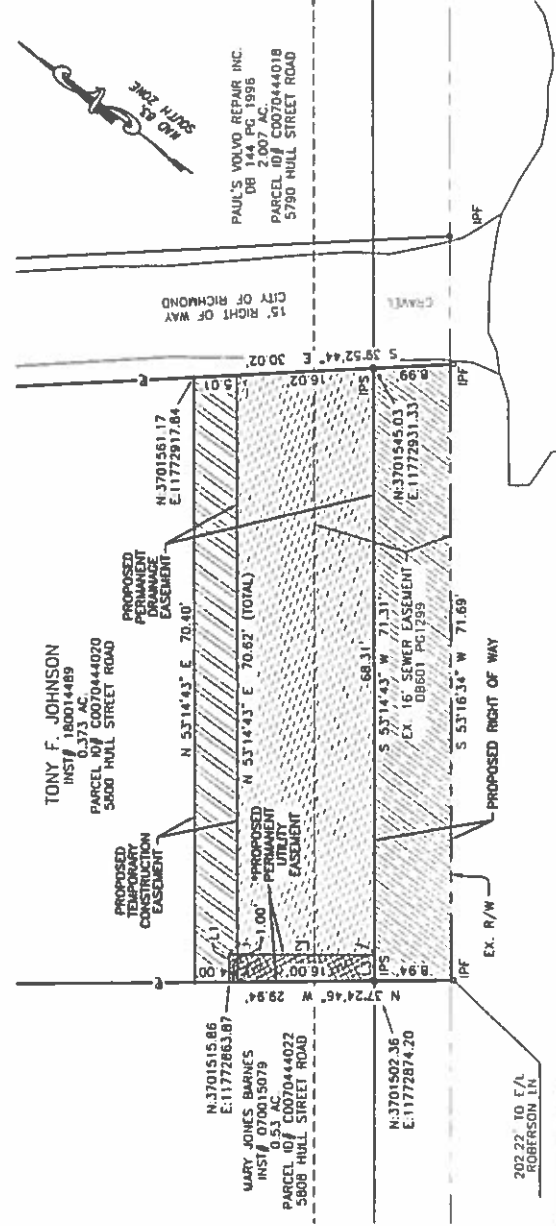
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ JUL 13-07/84-001 CITY PROJECT # 100875
CHECKED BY: WNZ DPM DRAWING # 0-287091 PLAT # C-28861
DATE: 01/22/19 SCALE: 1" = 10' SHEET 10 OF 84

PRELIMINARY

AREA LABELATION			
PARCEL NUMBER	LAND OWNER	DEED REF ID	TOTAL AREA
(031) C0070444020	TONY F. JOHNSON	#180014489	SO. FT. ACRES
			SO. FT. ACRES
			SO. FT. ACRES
			SO. FT. ACRES
			SO. FT. ACRES
			SO. FT. ACRES



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

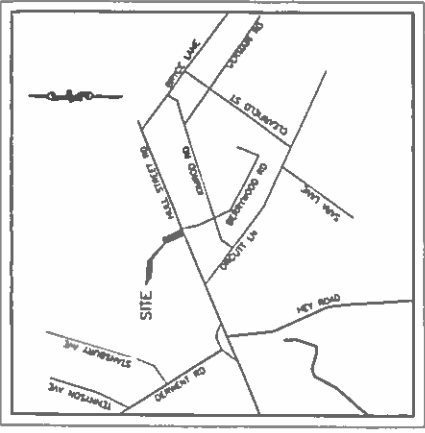


LINE	BEARING	DISTANCE
1	N 37°24'46\"/>	

- LEGEND:**
- IPF = IRON PIN FOUND
 - R/W = RIGHT OF WAY
 - P = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Dotted Box] = PERMANENT UTILITY EASEMENT
 - [Cross-hatched Box] = PERMANENT DRAINAGE EASEMENT
 - [Diagonal Lines] = TEMPORARY CONSTRUCTION EASEMENT
 - [Starburst] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY

SURVEYORS 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. ZAUUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZAUUDA L.S. #002078
DATE



VICINITY MAP
NOT TO SCALE

NOTES:

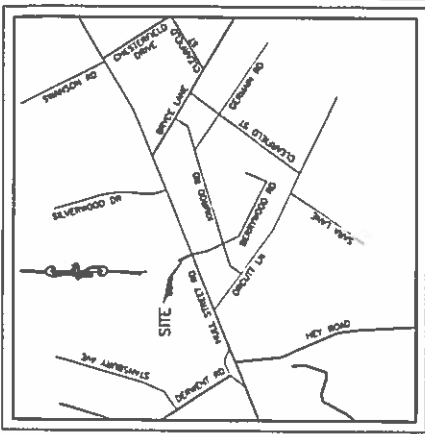
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON [DATE].
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY. IF GRAPHICAL WEARS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: TONY F. JOHNSON (INST. #180014489) TAX PARCEL #0070444020 RESIDENTIAL OFFICE DISTRICT
- FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
JOHNSON, MIRMAN & THOMPSON
Professional Surveyors
8220 Accouton Parkway, Suite 310 Richmond, Virginia 23235
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmt@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 # 13-0784-001 CITY PROJECT #: 100875
CHECKED BY: UNZ DPM DRAWING #: 0-28709 PLAT #: C-28661
DATE: 01/27/19 SCALE: 1" = 10' SHEET 11 OF 64

PRELIMINARY



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 #51012900780 & #51012900390 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: UNKNOWN TAX PARCEL #UNKNOWN
6. ZONED RO-1 RESIDENTIAL OFFICE DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JOHNSON, MURPHY & THOMPSON
 Engineering & Surveying
 3101 Richmond Heights 2226
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@jmt-engineering.com

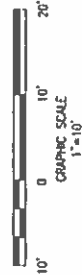
REVISION #	DATE	REASON FOR REVISION

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: WCA	DATE: 11-07-14-001	CITY PROJECT #: 100075
CHECKED BY: WJZ	DATE: 02-28-15	PLAT I.C. 20461
DATE: 01/27/19	SCALE: 1" = 10'	SHEET 12 OF 64

PRELIMINARY



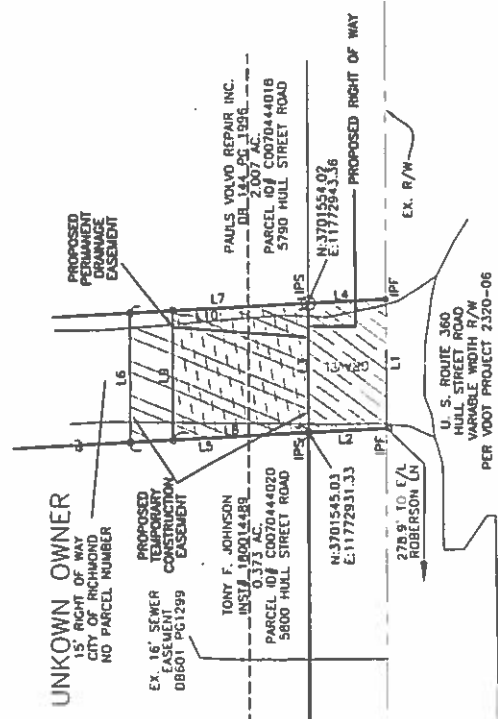
- LEGEND
- IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Dotted Box] = PERMANENT DRAINAGE EASEMENT
 - [Cross-hatched Box] = TEMPORARY CONSTRUCTION EASEMENT

SURVEYORS CERTIFICATION:

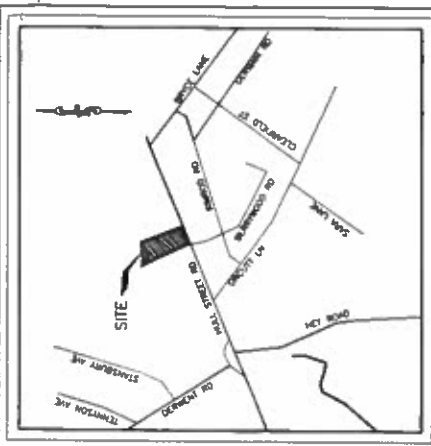
THIS PLAT SHOWING ACQUISITION OF RIGHT OF WAY, PROPOSED TEMPORARY CONSTRUCTION EASEMENT AND PROPOSED PERMANENT DRAINAGE EASEMENT ACROSS THE PROPERTY OF UNKNOWN OWNERS, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND PERSONAL SUPERVISION OF MICHAEL W. ZNUDA, SURVEYOR, AND THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015. (PERU MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZNUDA L.S. #002078 DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	AREA TABULATION		RIGHT OF WAY ACQUISITION	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				SO. FT.	ACRES			
012	XXXXXX	UNKNOWN	XXX	135	3.15	240	315	315



LINE	BEARING	DISTANCE
L1	S 53°16'34" W	15.02'
L2	N 39°52'44" W	6.99'
L3	N 51°14'43" E	15.07'
L4	S 39°52'52" E	9.08'
L5	N 39°52'43" W	21.03'
L6	S 39°52'52" E	21.03'
L7	N 39°52'44" W	18.02'
L8	N 39°52'44" W	18.02'
L9	N 53°14'43" E	15.02'
L10	S 39°52'52" E	15.02'



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 REGULATED AREAS WAS NOT PART OF THIS SURVEY. SHADDED AREAS WERE NOT PART OF THE 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: PAUL'S VOLVO REPAIR, INC. (DB. 144 PG. 1966)
6. TAX PARCEL #C0070444018
7. ZONED RO-1 RESIDENTIAL-OFFICE DISTRICT. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



PHONE (804)-321-9900 FAX: (804)-323-0596
E-MAIL: jmt@jmt-engineering.com

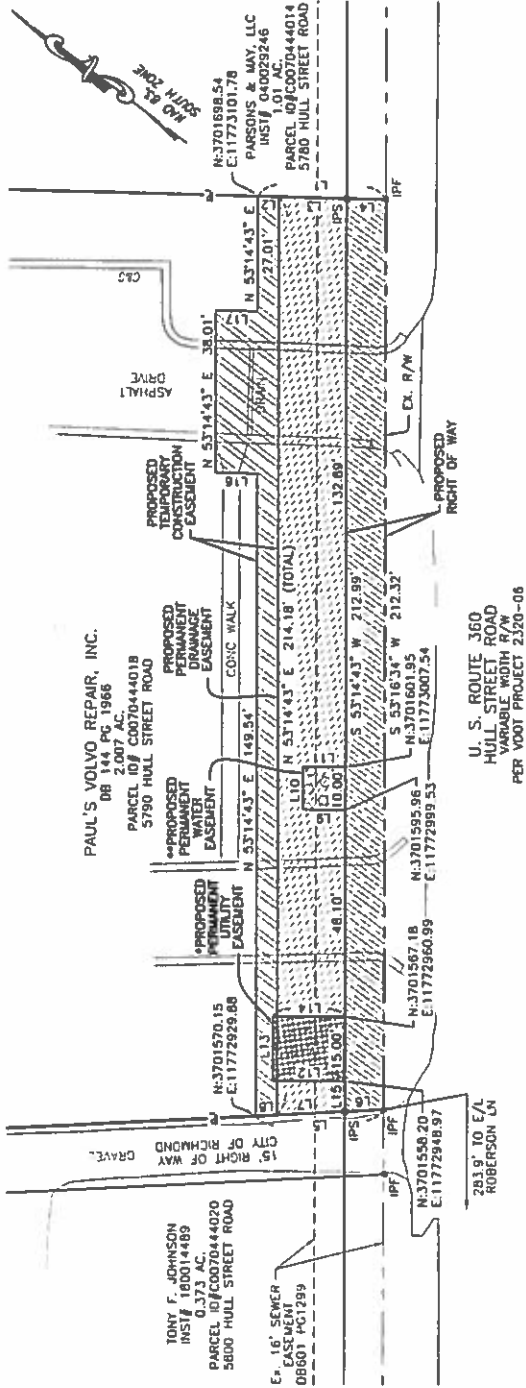
REVISION #	DATE	REASON FOR REVISION

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: JSE | JUL 13-0761-001 | CITY PROJECT #: 100875
CHECKED BY: WRE | DPM DRAWING#: 0-78/09 | PLAN #: C-28861
DATE: 07/22/19 | SCALE: 1" = 20' | SHEET 13 OF 64

PRELIMINARY

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	AREA TABULATION			TEMPORARY CONSTRUCTION EASEMENT				
					RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT WATER EASEMENT					
033	C0070444018	PAUL'S VOLVO REPAIR, INC.	DB 144 PG 1966	2.007	1.923	255	3.417	100	1,452	ACRES	SQ. FT.	ACRES



LINK	BEARING	DISTANCE
L1 S	35°37'19"	E 30.10
L2 S	35°37'19"	E 5.00
L3 S	35°37'19"	E 16.00
L4 S	35°37'19"	E 9.10
L5 N	35°37'19"	W 30.03
L6 N	35°37'19"	W 30.03
L7 N	35°37'19"	W 16.03
L8 N	35°37'19"	W 5.01
L9 N	35°37'19"	W 10.00
L10 N	53°14'43"	E 10.00
L11 S	36°45'17"	E 10.00
L12 N	36°45'17"	W 17.00
L13 N	53°14'43"	E 15.00
L14 S	36°45'17"	E 17.00
L15 S	53°14'43"	W 7.00
L16 S	53°14'43"	W 10.00
L17 S	35°37'19"	E 10.00

- LEGEND
- CURB AND GUTTER
 - CONCRETE
 - IRON PIN FOUND
 - IRON PIN SET
 - 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 DPW

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

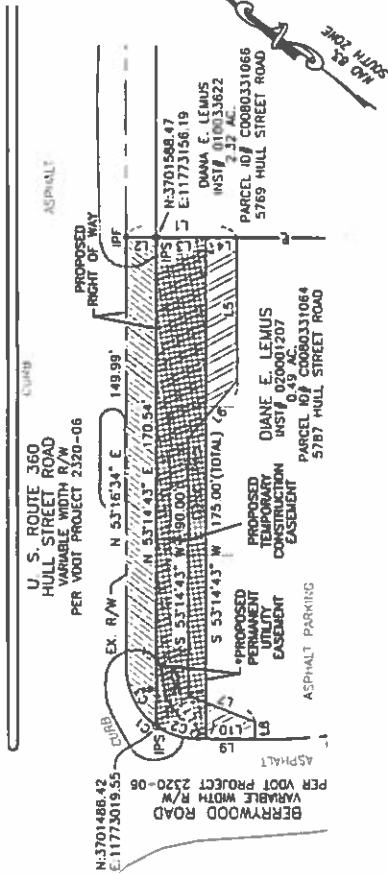
SURVEYORS CERTIFICATION:

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 PAUL'S VOLVO REPAIR, INC. IN THE 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 MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

DATE

AREA TABULATION						
PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMP. CONST. EASEMENT
			SO. FT. / ACRES	SO. FT. / ACRES	SO. FT. / ACRES	SO. FT. / ACRES
034	DIANE E. LEMUS	#020001207	0.49 / 1.760	3.169	2.935	2.935



LINK	BEARING	DISTANCE
L1	S 36°44'19" E	30.66
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	S 53°14'43" W	26.25
L7	S 53°14'43" W	6.00
L8	S 53°14'43" W	6.00
L9	N 36°44'19" W	20.00
L10	N 36°44'19" W	17.25
L11	N 36°44'19" W	2.75

CURVE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	39.28'	25.00'	S 0°00'00" E	35.36'
C2	35.16'	25.00'	N 16°21'41" W	14.93'
C3	24.11'	25.00'	N 25°38'45" E	23.19'

VICINITY MAP
NOT TO SCALE

- NOTES:
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 15, 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008. PARCEL #51012900398 WITH AN EFFECTIVE DATE OF JULY 16, 2008.
 - OWNER: DIANE E. LEMUS. (INST. # 020001207) TAX PARCEL #C0080331064.
 - ZONED R-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 - COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



- LEGEND:
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ⊥ = PROPERTY LINE
 - [Hatched pattern] = ACQUIRED RIGHT OF WAY
 - [Solid pattern] = PERMANENT UTILITY EASEMENT
 - [Dashed pattern] = TEMPORARY CONSTRUCTION EASEMENT
 - [Diagonal lines] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS 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. ZMAUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE VIRGINIA ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMAUDA L.S. #002078

DATE

REVISION #	DATE	REASON FOR REVISION

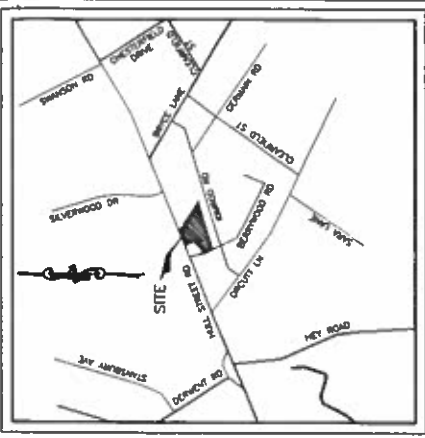
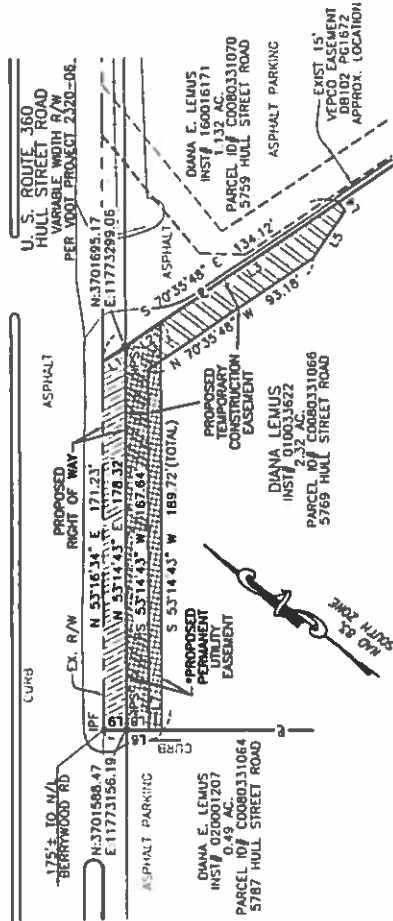
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY:	JSZ	JMT # 13-0761-001	CITY PROJECT #	100875
CHECKED BY:	UMZ	JDM DRAWING #	D-29709	PLAT # C-28651
DATE:	01/22/19	SCALE:	1" = 30'	SHEET 14 OF 64

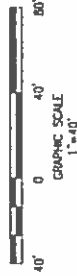
PRELIMINARY

AREA TABULATION			
PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA
035	DIANA LEMUS	#010033622	2.32 ACRES
C0080331066	DIANA LEMUS	#010033622	3.128 ACRES
			3.575 ACRES



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 OF HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
 - BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN THE ZONING DISTRICT SHOWN ON RECORDED MAPS FOR THE CITY OF RICHMOND, COMMUNITY PARCELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 21, 2008, AND PANEL #5101290038 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - OWNER: DIANA E. 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.



- LEGEND
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ⊕ = PROPERTY LINE
 - [Hatched] = ACQUIRED RIGHT OF WAY
 - [Diagonal Lines] = PERMANENT UTILITY EASEMENT
 - [Cross-hatched] = TEMPORARY CONSTRUCTION EASEMENT
 - [Dotted] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS 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. ZIUDA, LICENSED PROFESSIONAL SURVEYOR, AND UNDER THE SUPERVISION THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZIUDA L.S. #90278 _____ DATE _____

JMT
JOHNSON, MIRMAN & THOMPSON
 Engineering & Surveying
 5201 Accotink Parkway, Suite 310 Richmond, Virginia 23228
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@jmt-engineering.com

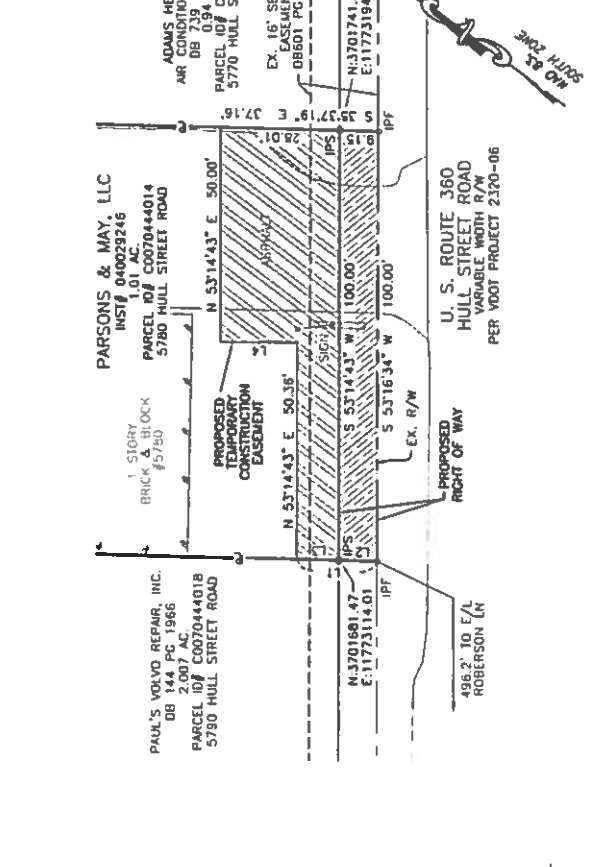
REVISION #	DATE	REASON FOR REVISION

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

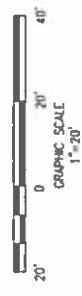
DRAWN BY:	JSZ	DATE:	07/22/19
CHECKED BY:	LMZ	SCALE:	1" = 40'
CITY PROJECT #:	100075	PLAT #:	C-28651
SHEET #:	15	OF 64	

PRELIMINARY

AREA TABULATION			
PARCEL NUMBER	LAND OWNER	DEED REF ID	TOTAL AREA
00070444014	PARSONS & MAY, LLC	#040029246	1.01 ACRES
			1.897 ACRES
			1.897 ACRES



LINE	BEARING	DISTANCE
1	N 53°14'43" W	19.10'
2	N 53°14'43" W	8.10'
3	N 53°14'43" W	10.00'
4	N 36°45'17" W	18.00'

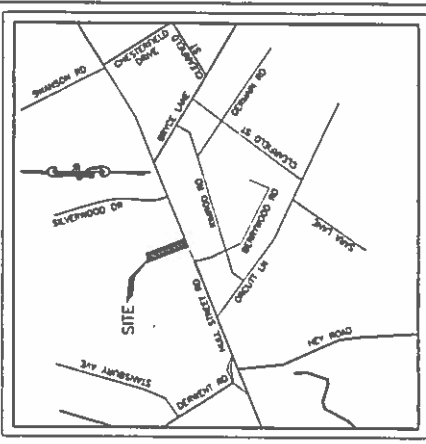


- LEGEND
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - E = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Diagonal Lines Box] = TEMPORARY CONSTRUCTION EASEMENT

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF PARSONS & MAY LLC, HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF MICHAEL W. ZWUDA, A LICENSED SURVEYOR. THE ORIGINAL GROUND SURVEY MADE UNDER MY SUPERVISION, THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZWUDA 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.
 - 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 OF INTEREST HAS BEEN MADE BY ME OR BY CEAPICAL MEANS. THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008 AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - OWNERS: PARSONS & MAY LLC (INST.# 040029246) TAX PARCEL #C0070444014.
 - ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 - COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT JOHNSON, HARRISON & THOMPSON
Engineering & Surveying
5201 Arundel Parkway, Suite 310 Baltimore, Virginia 22206
PHONE (804)-323-9900 FAX (804)-323-0596
EMAIL jmt@jmt-engineering.com

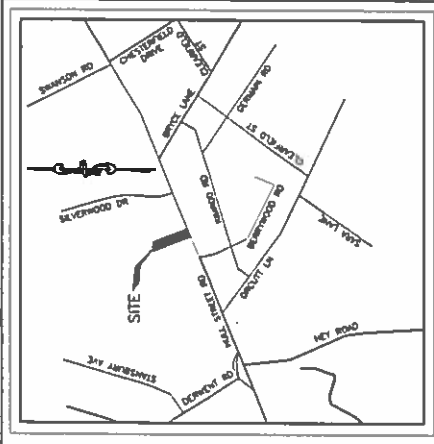
REVISION #	DATE	REASON FOR REVISION

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: JMT JUL # 13-0763-001 CITY PROJECT #: 100875
CHECKED BY: JMT DEP DRAWING#: 0-28109 PLAT #: C-28861
DATE: 01/22/19 SCALE: 1" = 20' SHEET 16 OF 64

PRELIMINARY



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 HAS NOT BEEN MADE.
4. ENCUMBRANCES TO THE SUBJECT PROPERTY APPEAR WITHIN ZONE 7" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900780 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008 AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
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.

JMT JOHNSON, MERRIEMAN & THOMPSON
 Engineering & Architecture
 5311 Ardenway, Suite 310, Richmond, Virginia 23226
 PHONE: (804) 323-9900 FAX: (804) 323-0596
 E-MAIL: jmt@jmtl-engineering.com

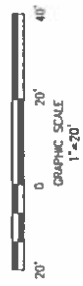
REVISION /	DATE	REASON FOR REVISION

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

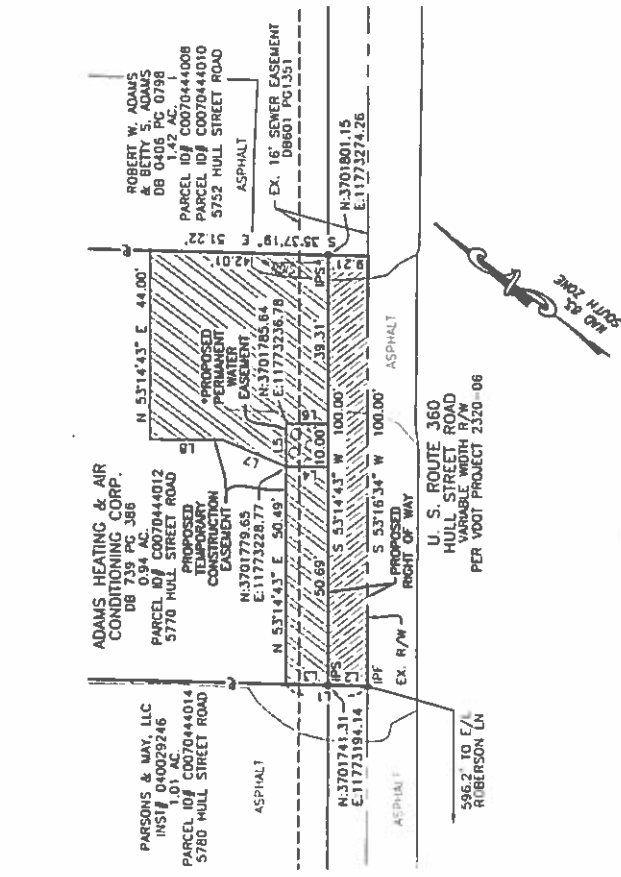
DRAWN BY:	JSL	JUL 13 0764-001	CITY PROJECT #	100875
CHECKED BY:	WJZ	DATE DRAWING /	07-29-09	PLAT / C-28661
DATE:	07/27/19	SCALE:	1" = 20'	SHEET 11 OF 64

CITY OF RICHMOND, VIRGINIA

- LEGEND
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ℄ = PROPERTY LINE
 - [Hatched] = ACQUIRED RIGHT OF WAY
 - [Dotted] = PERMANENT WATER EASEMENT
 - [Diagonal] = TEMPORARY CONSTRUCTION EASEMENT
 - [Star] = PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU



PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT WATER EASEMENT	TEMP. CONST. EASEMENT
037	C0070444012	ADAMS HEATING & AIR CONDITIONING CORP.	DB 739 PG 386	0.94	918	100	2,444

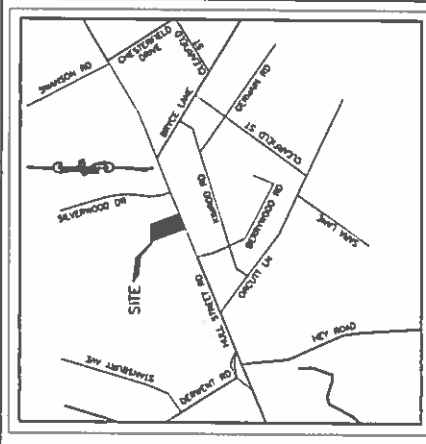


LINK	BEARING	DISTANCE
L1	N 35°37'19" W	19.16
L2	N 35°37'19" W	9.15
L3	N 35°37'19" W	10.00
L4	N 35°43'47" W	10.00
L5	S 36°45'17" E	10.00
L6	S 36°45'17" E	10.00
L7	N 14°29'33" W	16.23
L8	N 36°45'17" W	17.00

SURVEYORS CERTIFICATION:
 THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, 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 MARCH 30, 2015; OTHERWISE NOTED.

MICHAEL W. ZMUDA I.S. #002078 DATE

PRELIMINARY



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREIN 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: ROBERT W. ADAMS & BETTY S. ADAMS (DB, 408 PG. 798) TAX PARCELS #C0070444008 & C0070444010
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREIN ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JOHNSON, WIRTHIRAN & THOMPSON
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 EMAIL: jmtwo@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

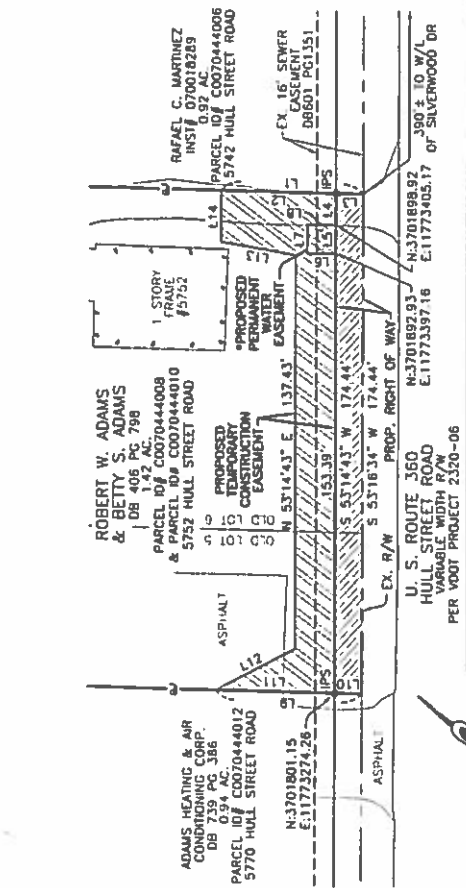
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY:	JSZ	DATE:	11-07-14-001	CITY PROJECT #:	100075
CHECKED BY:	WJZ	DATE:	02-28-15	CITY PROJECT #:	100075
DATE:	07/27/19	SCALE:	1" = 30'	SHEET:	18 OF 84

PRELIMINARY

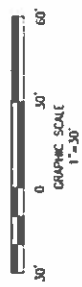
AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT WATER EASEMENT	TEMP. CONST. EASEMENT
				SO. FT.	ACRES	SO. FT.	ACRES
(036)	C0070444008 & C0070444010	ROBERT W. ADAMS & BETTY S. ADAMS	DB 406 PG. 798	1.42	1.814	100	3.182



U.S. ROUTE 160
 HULL STREET ROAD
 VARIABLE WIDTH R/W
 PER VDOT PROJECT 2320-06

LINE	BEARING	DISTANCE
L1	S 35°37'19" E	49.81
L2	S 35°37'19" E	40.51
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	IN 36°45'17" W	10.00
L7	IN 53°14'43" E	10.00
L8	S 35°37'19" W	10.90
L9	N 35°37'19" W	9.71
L10	N 35°37'19" W	42.01
L11	S 64°03'01" E	31.51
L12	N 27°03'54" W	26.69
L13	N 27°03'54" W	26.69
L14	N 53°14'43" E	18.00



- LEGEND
- IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ⊥ = PROPERTY LINE
 - [Hatched Box] = ACCQUIRED RIGHT OF WAY
 - [Dotted Box] = PERMANENT WATER EASEMENT
 - [Diagonal Lines Box] = TEMPORARY CONSTRUCTION EASEMENT
 - [Star Symbol] = PERMANENT WATER EASEMENT FOR CITY OF RICHMOND OPU

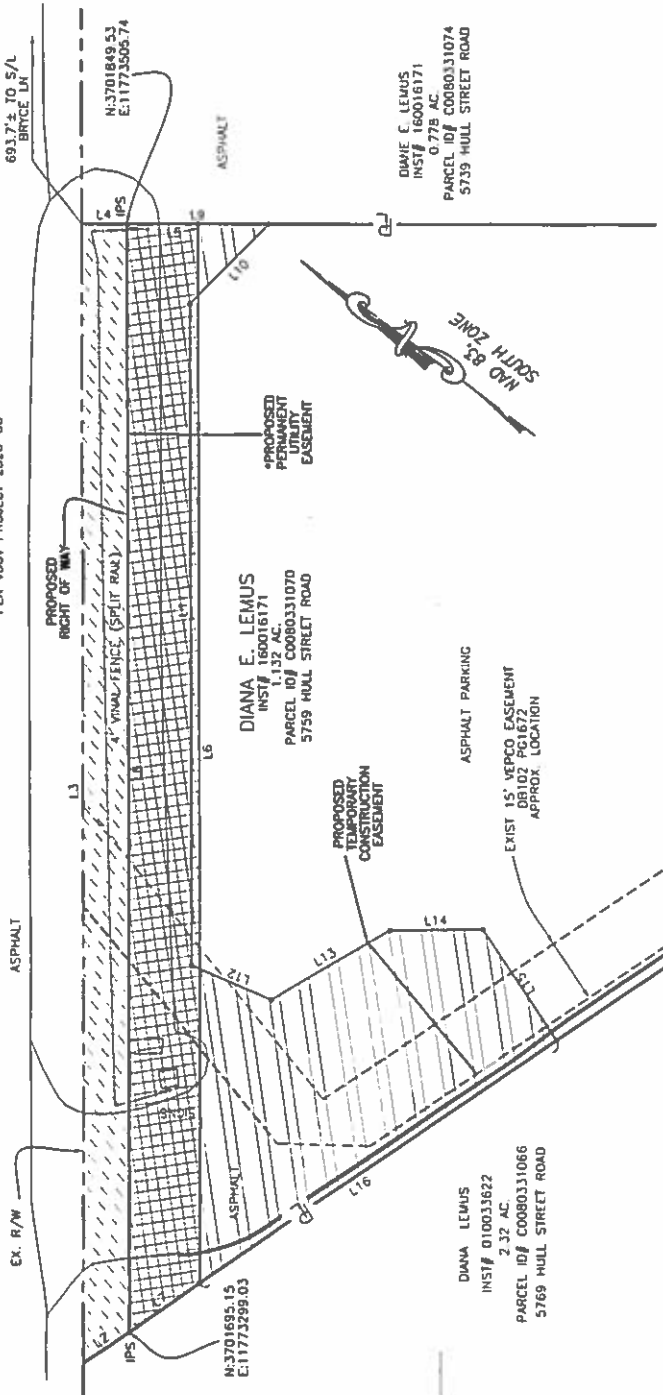
SURVEYORS CERTIFICATION:

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 SURVEY OF THE PROPERTY. THE SURVEY WAS COMPLETED ON OR ABOUT AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE

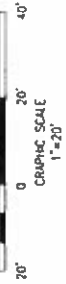
AREA TABULATION							
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA SO. FT.	RIGHT OF WAY ACQUISITION SO. FT.	PERMANENT UTILITY EASEMENT SO. FT.	TEMP. CONST. EASEMENT SO. FT.
039	C0080331070	DIANA E. LEMUS	#010027900	1,132	2,746	4,288	7,957

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



LEGEND
 IPS = IRON PIN SET
 R/W = RIGHT OF WAY
 P = PROPERTY LINE
 [Hatched] = ACQUIRED RIGHT OF WAY
 [Grid] = PERMANENT UTILITY EASEMENT
 [Diagonal Lines] = TEMPORARY CONSTRUCTION EASEMENT
 [Dotted] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

LINE BEARING	DISTANCE
L2 S 70°35'48" E 112.73	
L3 S 53°16'34" W 265.09	
L4 S 36°44'19" E 110.43	
L5 S 36°44'19" E 17.00	
L6 N 57°18'43" E 246.56	
L7 N 57°18'43" E 246.56	
L8 N 36°44'19" W 333.74	
L9 N 36°44'19" W 333.74	
L10 N 81°48'17" W 265.50	
L11 N 57°14'43" E 154.30	
L12 N 15°49'08" W 20.53	
L13 N 67°01'40" W 32.13	
L14 S 37°23'01" E 21.91	
L15 N 19°24'12" E 31.00	
L16 S 70°35'48" E 112.73	

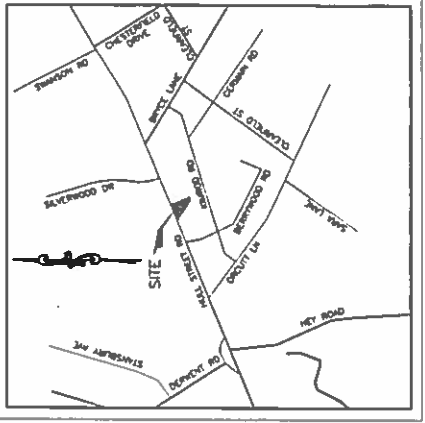


SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, 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 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

DATE



- NOTES:
1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
 2. 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 #5101290078D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2008.
 3. PARCEL COORDINATES: INST# 0080311074
 4. PARCEL COORDINATES: INST# 0100279000 TAX MAPS: 20080311074
 5. ZONE# B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
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 8201 Anderson Parkway, Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

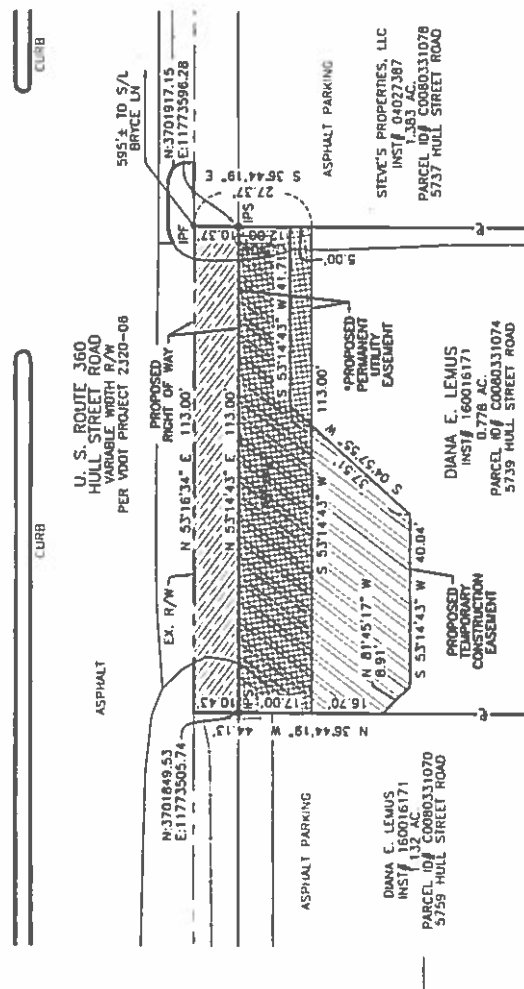
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JUL 1, 13-0764-001	CITY PROJECT #: D08075
CHECKED BY: UNZ	DPW DRAWING#: 0-28709	PLAT #: C-28661
DATE: 01/22/19	SCALE: 1" = 20'	SHEET 19 OF 64

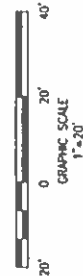
PRELIMINARY

AREA TABULATION			
PARCEL NUMBER	LAND OWNER	DEED REF. #	TOTAL AREA
(040)			SO. FT. ACRES
C0080331074	DIANA E. LEMUS	#160016171	0.778
			1.175
			1.921
			2.983



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 ANY RECORD SURVEY. THE SURVEY DOES 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. WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900780 & #51012900380 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.# 020004821) TAX PARCEL #C0080331074.
 6. ZONED 8-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 7. COMMUNITY BUSINESS DISTRICT SURVEY IS BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



- LEGEND
- CLB = CURB AND CUTTER
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ⊕ = PROPERTY LINE
 - [Hatched] = ACQUIRED RIGHT OF WAY
 - [Grid] = PERMANENT UTILITY EASEMENT
 - [Diagonal] = TEMPORARY CONSTRUCTION EASEMENT
 - [Dotted] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE SUBJECT PROPERTY WAS PREPARED BY MICHAEL W. ZIMUDA, A PROFESSIONAL SURVEYOR, WHO HAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZIMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZIMUDA L.S. #002078 DATE

JMT
JOHNSON, MCGARRAN & THOMPSON
 Engineering & Right-of-Way
 201 Midway Parkway, Suite 310 Richmond, Virginia 23226
 PHONE: (804)-321-9900 FAX: (804)-121-0596
 EMAIL: jmt@jmt-engineering.com

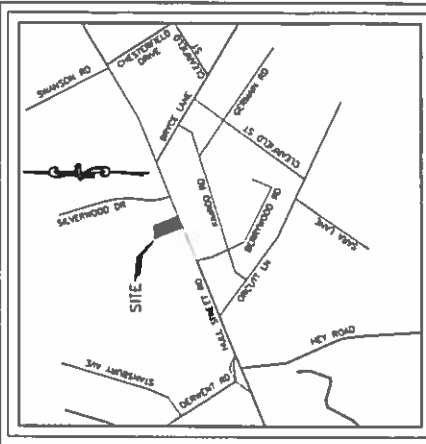
REVISION #	DATE	REASON FOR REVISION

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: JST	JMT # 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: WJZ	DPW DRAWING # D-2879	PLAT # C-2861
DATE: 01/22/19	SCALE: 1" = 20'	SHEET 70 OF 84

PRELIMINARY



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 ANY RECORDS 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 #51012900780 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: RAFAEL C. MARTINEZ (INST.# 070018289) TAX PARCEL #C0070444006
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.

JMT
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 3101 Barnhart Village 2226
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 EMAIL: jmt@jmti-engineering.com

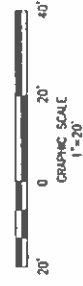
REVISION #	DATE	REASON FOR REVISION

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:	JST	JMT #	13-0764-001	CITY PROJECT #	100875
CHECKED BY:	HWZ	DPN DRAWING #	D-28709	PLAT #	C-24863
DATE:	01/22/19	SCALE:	1" = 20'	SHEET:	21 OF 64

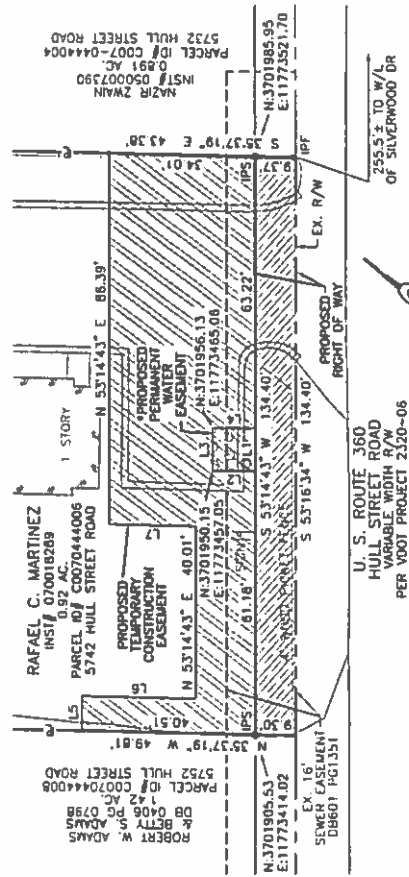
PRELIMINARY



- LEGEND
- IRON PIN FOUND
 - IRON PIN STAY
 - R/W = RIGHT OF WAY
 - P = PROPERTY LINE
 - ACQUIRED RIGHT OF WAY
 - PERMANENT WATER EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPW

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT WATER EASEMENT	TEMP. CONST. EASEMENT
				SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
(041)	C0070444006	RAFAEL C. MARTINEZ	#070018289	0.92	1.255	100	3.022



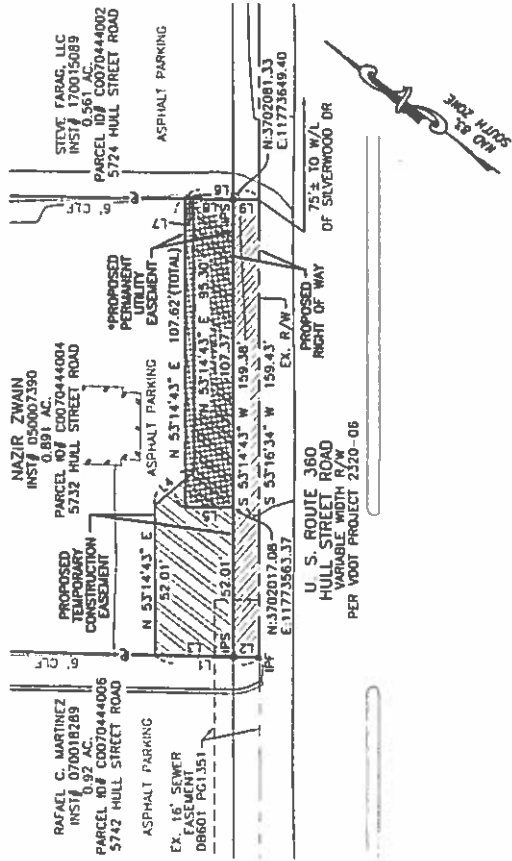
SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, 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. ZHUODA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZHUODA L.S. #002078 _____ DATE

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMP CONST. EASEMENT
				SO. FT.	ACRES	SO. FT.	ACRES
042	C0070444004	NAZIR ZWAIN	#050007390	0.891	1.501	1.827	3.043



LINE	BEARING	DISTANCE
L1	N 35°37'19" W	37.18
L2	N 35°37'19" W	9.37
L3	N 35°37'19" W	28.01
L4	S 76°42'07" E	18.26
L5	N 35°45'17" W	17.00
L6	S 35°55'19" E	75.46
L7	S 35°55'19" E	3.00
L8	S 35°55'19" E	6.00
L9	S 35°55'19" E	9.49

- LEGEND
- CLF = CHAIN LINK FENCE
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ℄ = PROPERTY LINE

- [Hatched Box] = ACQUIRED RIGHT OF WAY
- [Cross-hatched Box] = PERMANENT UTILITY EASEMENT
- [Diagonal Lines] = TEMPORARY CONSTRUCTION EASEMENT
- [Dotted Box] = PERMANENT UTILITY EASEMENT FOR COMMON ENERGY

SURVEYORS 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 FROM THE ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

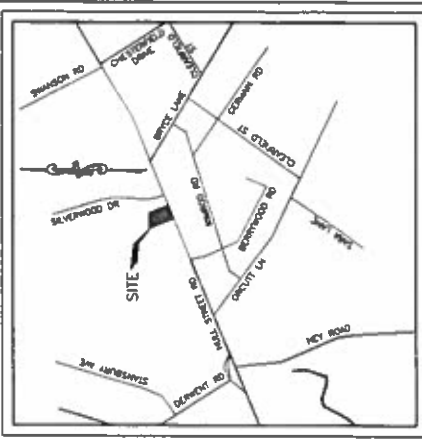
DATE

PRELIMINARY

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	JOB #:	13-0764-001	CITY PROJECT #:	100875
CHECKED BY: MSZ	DATE DRAWING/REVISED:	01-29-09	PLAT #:	C-28861
DATE:	01/22/19	SCALE:	1" = 30'	SHEET 22 OF 64



NOTES:

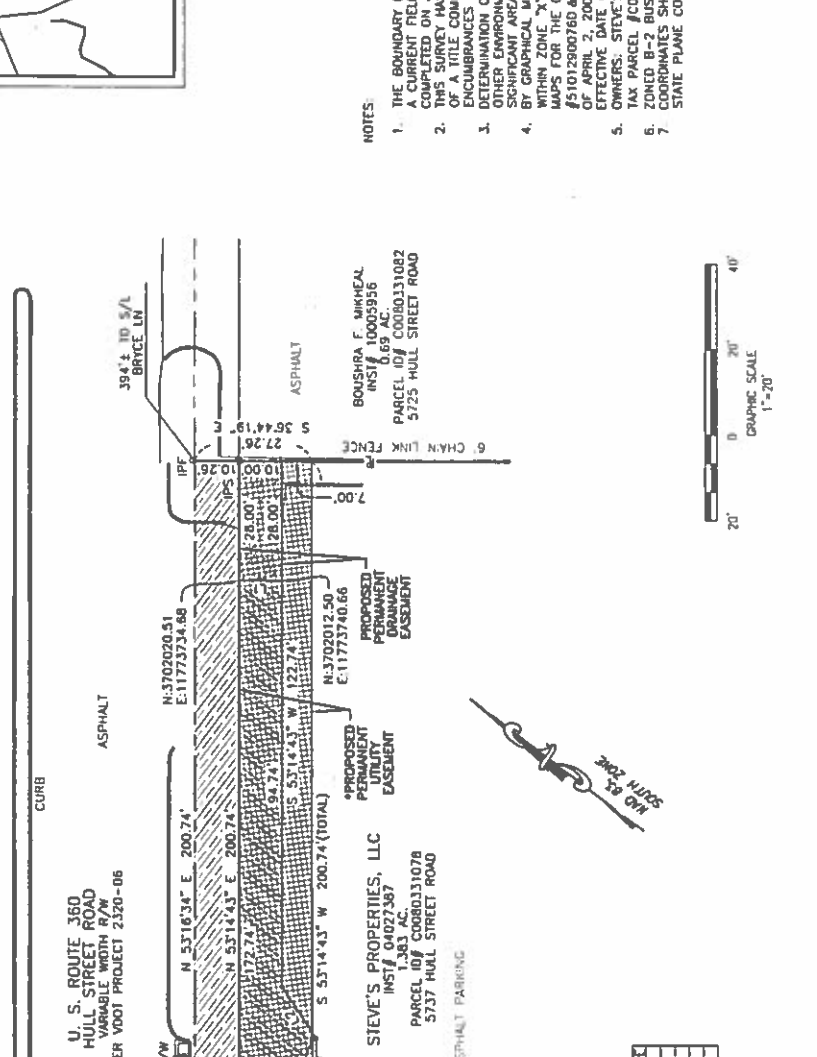
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY. SIGNIFICANT AREAS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: NAZIR ZWAIN (INST.# 050007390) TAX PARCEL #C0070444004.
- FORMER BUSINESS (COMMUNITY BUSINESS) DISTRICT CARRIES THESE HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

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 EMAIL: jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

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	
				SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
(043)	C0080331078	STEVE'S PROPERTIES, LLC	#04027387	1,383	2.071	3,413	280	2,153					



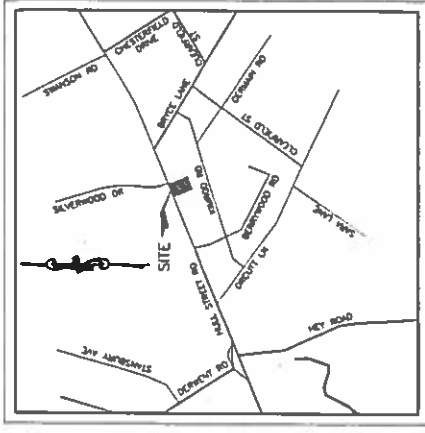
LEGEND

- C&G = CURB & GUTTER
- IPF = IRON PIN FOUND
- IPS = RIGHT OF WAY
- R/W = PROPERTY LINE
- ACQUIRED RIGHT OF WAY
- PERMANENT UTILITY EASEMENT
- PERMANENT DRAINAGE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT UTILITY EASEMENT FOR COMMON ENERGY AND VERTEBRAL VIRGINIA

SURVEYORS 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. ZUODA, FROM ORIGINAL DATA OBTAINED ON FEBRUARY 2, 2015 THROUGH MARCH 30, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZUODA L.S. #002078 DATE



NOTES

- THE BOUNDARY LINES AS SHOWN HEREIN ARE BASED ON SURVEY DATA OBTAINED BY JMT AND COMPLETED ON JUNE 16TH, 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 PANEL #S 1012800780 AND #1012800389 WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2011. PARCEL # 04027387 WITH AN EFFECTIVE DATE OF JULY 16, 2011, 101280039E WITH AN OWNER: STEVE'S PROPERTIES, LLC, (INST. # 04027387)
- TAX PARCEL #C0080331078
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT COORDINATES SHOWN HEREIN ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE

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 EMAIL jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

CITY OF RICHMOND, 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

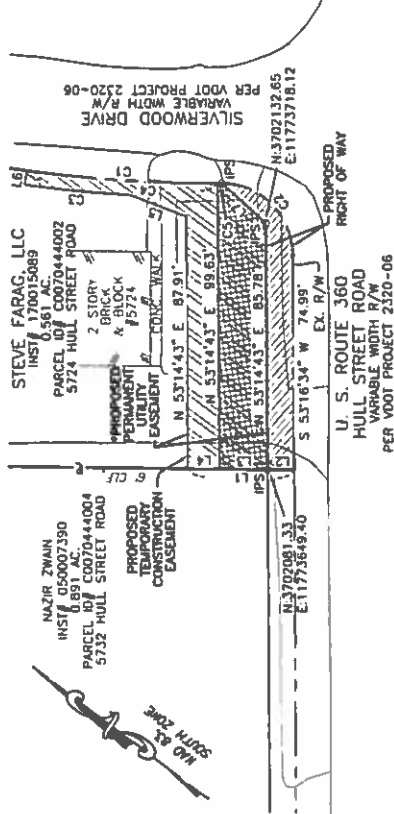
DRAWN BY:	JSZ	JMT	# 13-0784-001	CITY PROJECT #	100875
CHECKED BY:	LWZ	DPM	DRAWING # 0-28/09	PLAT #	C-28661
DATE:	01/22/19	SCALE:	1" = 70'	SHEET	23 OF 64

PRELIMINARY

LINE	BEARING	DISTANCE
1	N 36°44'19" W	70.00'
2	N 37°31'33" W	10.00'
3	S 5°14'43" W	18.00'
4	S 84°12'48" W	11.66'
5	S 53°14'43" W	20.00'



PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		TEMP. CONST. EASEMENT	
				SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
044	C00700444002	STEVE FARAG, LLC	#170015089	0.561	923	1.507	1.507	3.031			



LINE	BEARING	DISTANCE
L1	N 35°55'19\"	W 37.46
L2	N 35°55'19\"	W 37.46
L3	N 35°55'19\"	W 11.00
L4	N 35°55'19\"	W 11.00
L5	N 15°52'31\"	W 21.25
L6	N 60°57'44\"	E 5.00
L7	S 05°31'34\"	W 20.95

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.91	511.87	747.30	S 32°53'24\"	E 68.91
C2	37.17	43.00	607.19	S 37°05'51\"	W 37.16
C3	67.37	511.87	732.76	S 37°48'20\"	E 67.37
C4	67.37	511.87	610.04	S 36°39'44\"	E 67.37
C5	1.50	511.87	0.1004	S 36°39'44\"	E 1.50

LEGEND
 CLIP = CHAIN LINK FENCE
 DASH = DRAINAGE EASEMENT
 IPS = RIGHT OF WAY SET
 R/W = RIGHT OF WAY
 P = PROPERTY LINE

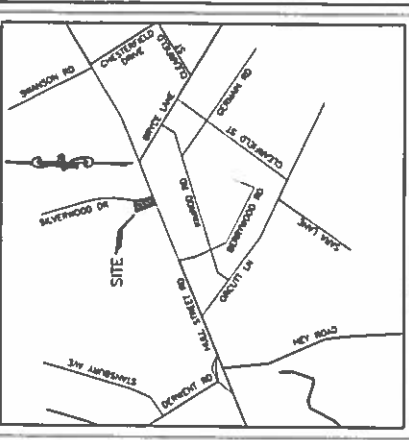
- = ACQUIRED RIGHT OF WAY
- = PERMANENT UTILITY EASEMENT
- = TEMPORARY CONSTRUCTION EASEMENT
- = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY

SURVEYORS 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 ORDERED BY THE DIRECTOR AND RESPONSIBLE CHARGE OF MICHAEL W. ZWIUDA FROM AN ORIGINAL SURVEY CONDUCTED BY MICHAEL W. ZWIUDA SUPERVISOR; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZWIUDA L.S. #002078

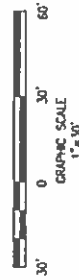
DATE



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 REGULATED AREAS HAS NOT BEEN MADE BY THIS SURVEY. 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: STEVE FARAG, LLC (INST # 170015089) TAX PARCEL #C0070444002.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



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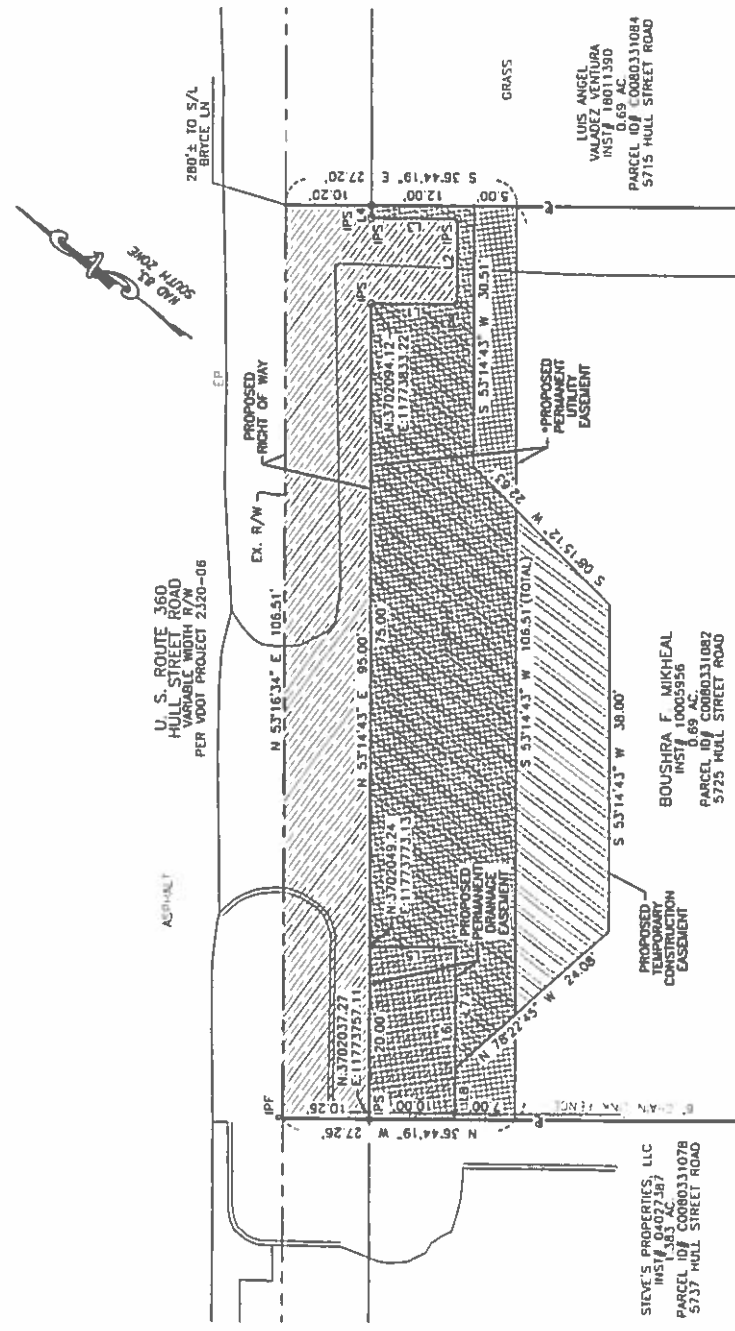
REVISION	DATE	REASON FOR REVISION

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

DRAWN BY: JMT	JMT # 11-0764-001	CITY PROJECT #: 100475
CHECKED BY: WAZ	LOAN DRAWING# 0-28109	PLAT # C-28861
DATE: 01/27/19	SCALE 1" = 30'	SHEET 24 OF 64

CITY OF RICHMOND, VIRGINIA

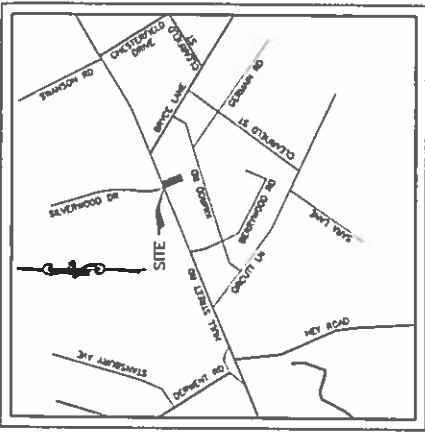
AREA TABULATION			
PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA
045	BOUSHRA F. MIKHEAL	#10005956	0.69 ACRES
C0080331082			1.190 ACRES
			1.711 ACRES
			200 ACRES
			1,814 ACRES



LINE	BEARING	DISTANCE
L1	S 36°44'19" E	10.00'
L2	N 36°44'19" W	10.00'
L3	N 53°14'43" E	1.53'
L4	S 36°44'19" E	10.00'
L5	S 53°14'43" W	20.00'
L6	S 53°14'43" W	14.00'
L7	S 53°14'43" W	6.00'

SURVEYORS CERTIFICATION:
 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 UNDER MY SUPERVISION THAT THE ORIGINAL SURVEY BEGANN ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 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 RECORD PLATS OR RECORDS FOR ANY OF THE 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. 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 #5101290038E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 4. OWNERS: BOUSHRA F. MIKHEAL, (INST# 10005956) TAX PARCEL #C0080331082.
 5. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 6. CONFORMANCE STANDARDS ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

- LEGEND**
- C&G = CURB & GUTTER
 - IPF = EDGE OF RIGHT OF WAY
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - P = PROPERTY LINE

- [Pattern] = ACQUIRED RIGHT OF WAY
- [Pattern] = PERMANENT UTILITY EASEMENT
- [Pattern] = PERMANENT DRAINAGE EASEMENT
- [Pattern] = TEMPORARY CONSTRUCTION EASEMENT
- [Pattern] = PERMANENT UTILITY EASEMENT FOR COMMON ENERGY AND VERIZON VIRGINIA

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 EMAIL: jmt@jmt-engineering.com

REVISION	DATE	REASON FOR REVISION

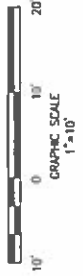
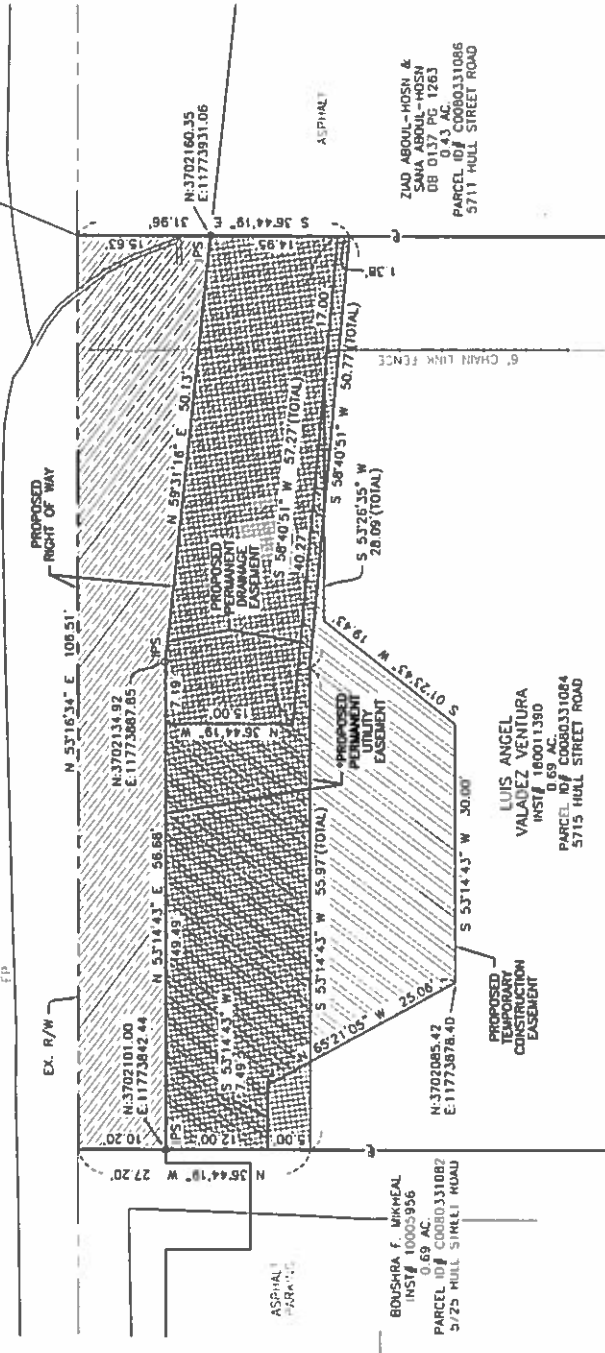
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD
 CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ JMT # 13-0764-001 CITY PROJECT # 100075
 CHECKED BY: WJZ DPM DRAWING # 0-28709 PLAT # C-28861
 DATE: 01/22/19 SCALE: 1" = 10' SHEET 25 OF 64

PRELIMINARY

PARCEL NUMBER	PARCEL ID	LAND OWNER	ARCA TABULATION		RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
			SO. FT.	ACRES		SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
016	C0080331084	LUIS ANGEL VALADEZ VENTURA	180011390	0.69	1.220	1.796	873	1.552			

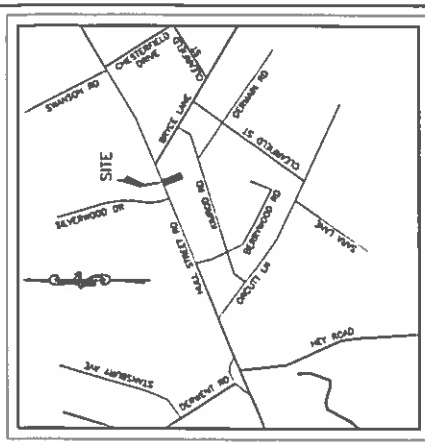
U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-06



- LEGEND**
- EP = EDGE OF PAVEMENT
 - FP = FACE OF FINISH FLOOR
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - P = PROPERTY LINE
 - [Hatched Pattern] = ACQUIRED RIGHT OF WAY
 - [Grid Pattern] = PERMANENT UTILITY EASEMENT
 - [Dotted Pattern] = PERMANENT DRAINAGE EASEMENT
 - [Diagonal Line Pattern] = TEMPORARY CONSTRUCTION EASEMENT
 - [Star Symbol] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS CERTIFICATION:
THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF LUIS ANGEL VALADEZ VENTURA, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA, LICENSED PROFESSIONAL SURVEYOR. ALL NECESSARY DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 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 OF THE SUBJECT PARCEL.
3. 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: HUMERTO NAPOLEN RAMOS & ELSA LEONOR RAMOS, (INST.# 11000638) TAX PARCEL #C0080331084.
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.

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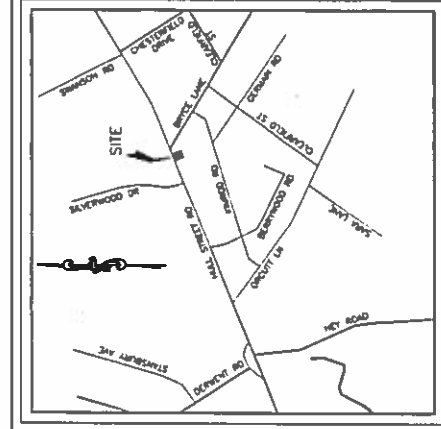
REVISION /	DATE	REASON FOR REVISION

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

DRAWN BY:	JSZ	SHEET #:	13-1764-001	CITY PROJECT #:	100875
CHECKED BY:	JMT	LDN DRAWING #:	D-28109	PLAT #:	C-28661
DATE:	01/27/19	SCALE:	1" = 10'	SHEET #:	OF 84

PRELIMINARY



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREIN 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 RECORD DRAWINGS AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES WITHIN 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: ZIAD ABOUL-HOSN & SANA ABOUL-HOSN, (DB 137 PG 1263) TAX PARCEL #CO080331086.
6. ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
7. COORDINATES SHOWN HEREIN ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

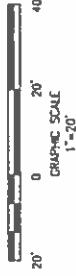


PHONE (804)-321-9900 FAX: (804)-323-0596
E-MAIL: jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

CITY OF RICHMOND, 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

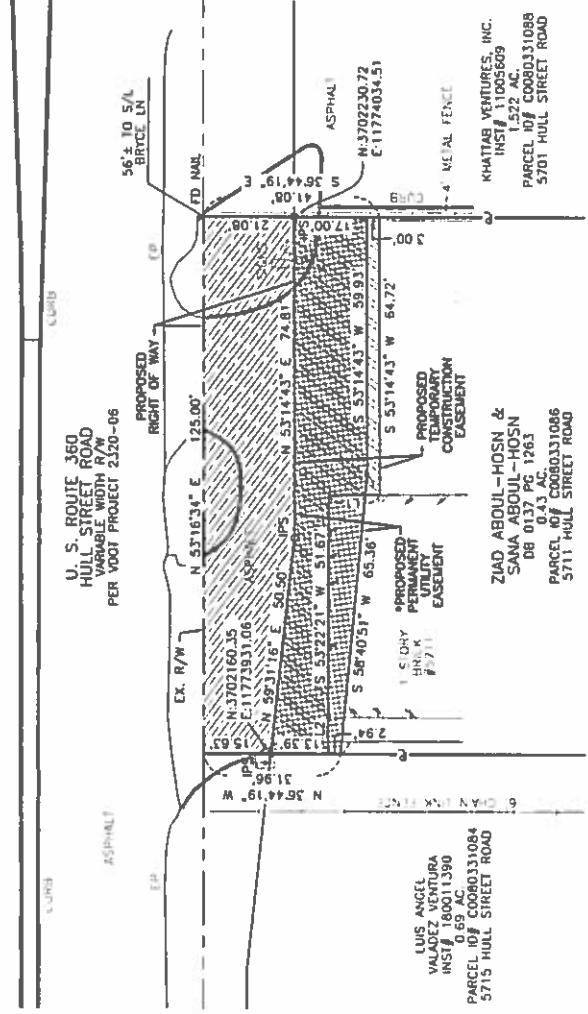
DRAWN BY: JZT JMT # 13-0764-001 CITY PROJECT #: 100875
 CHECKED BY: LWJ DRW DRAWING #: 0-78709 PLAT #: C 20861
 DATE: 01/22/19 SCALE: 1" = 20' SHEET 27 OF 64



LEGEND
 EP = EDGE OF PAVEMENT
 FD = FOUND
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 R/W = RIGHT OF WAY
 P = PROPERTY LINE
 [Hatched Pattern] = ACQUIRED RIGHT OF WAY
 [Grid Pattern] = PERMANENT UTILITY EASEMENT
 [Diagonal Line Pattern] = TEMPORARY CONSTRUCTION EASEMENT
 * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
(047)	CO080331086	ZIAD ABOUL-HOSN & SANA ABOUL-HOSN	DB 137 PG 1263	0.43	2,501	2,082	1,913



LINE	BEARING	DISTANCE
1-2	S 85°15' W	11.08'
2-3	S 53°28'35" W	6.94'

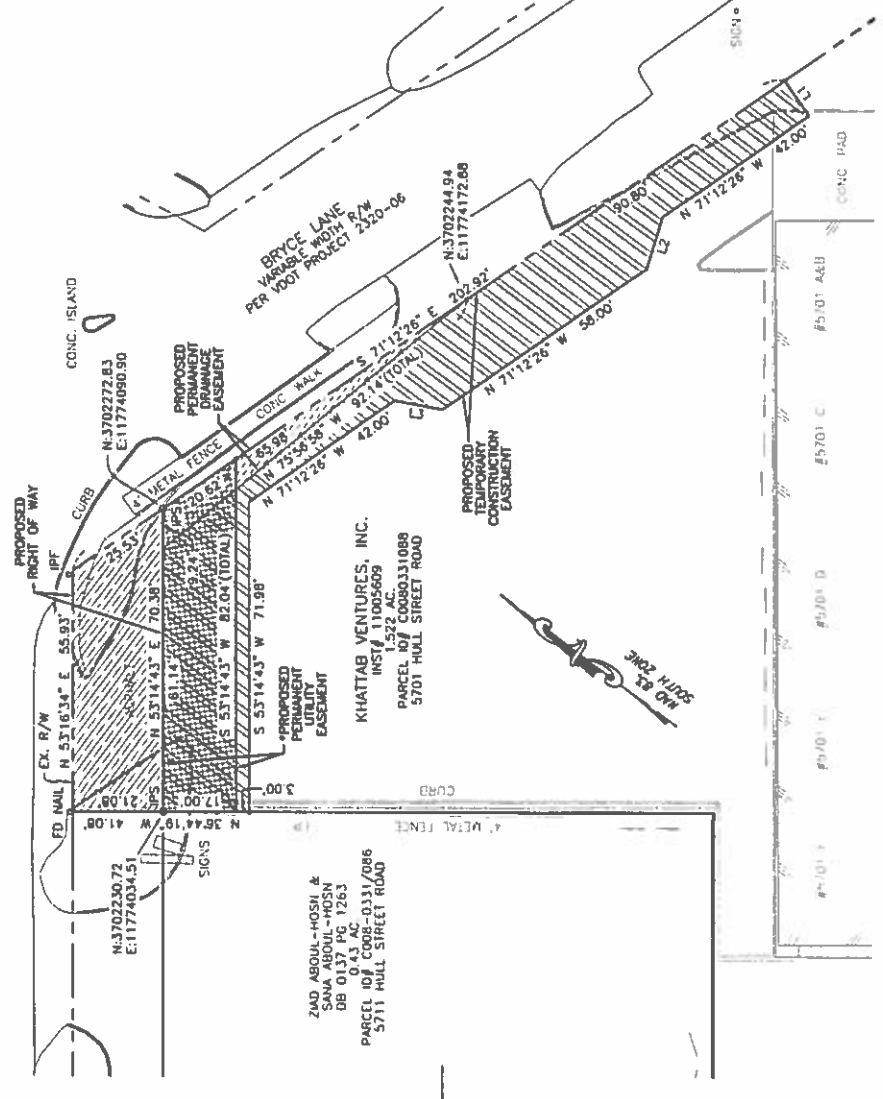
SURVEYORS CERTIFICATION:
 THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF ZIAD ABOUL-HOSN & SANA ABOUL-HOSN, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER MY SUPERVISION. I AM A LICENSED SURVEYOR AND THE SURVEY WAS MADE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZIUDA L.S. #002078 DATE

PRELIMINARY

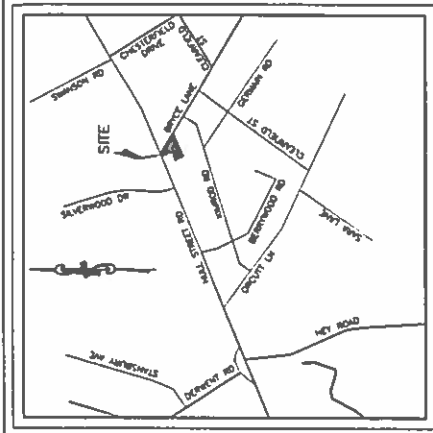
AREA TABULATION		DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
PARCEL NUMBER	LAND OWNER	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
048	KHATTAB VENTURES, INC.	#11005609	11.522	1.296	3.30	3.031	

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2370-06



SURVEYORS CERTIFICATION:
THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY 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. ZUIDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER THE PERSONAL SUPERVISION OF THE SURVEYOR AND CREATED FEBRUARY 2, 2015, THROUGH MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZUIDA 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.
 - THE 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, 2014.
 - OWNERS: 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.

JMT
JOHNSON, MURKINIAN & THOMPSON
Engineering & Planning
5201 Morrison Parkway, Suite 310 Richmond, VA 23226
PHONE: (804) 323-8900 FAX: (804) 323-0596
E-MAIL: jmt@jmt-engineering.com

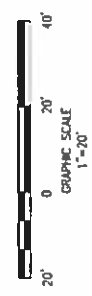
REVISION #	DATE	REASON FOR REVISION

CITY OF RICHMOND, 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

DRAWN BY	JWZ	JUL 13-0764-001	CITY PROJECT #	100875	
CHECKED BY	JWZ	DPW DRAWING #	0-28709	PLAT #	C-28861
DATE	01/27/19	SCALE	1" = 20'	SHEET	28 OF 64

PRELIMINARY



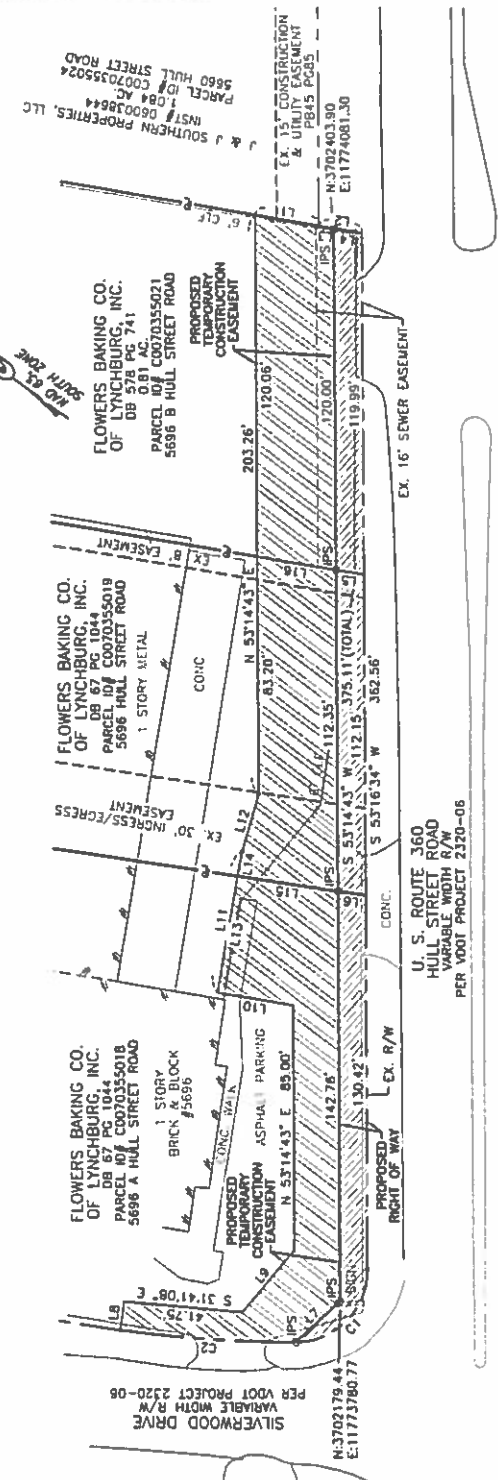
LINE	BEARING	DISTANCE
L1	S 18°47'34" W	10.00'
L2	S 70°07'58" W	12.81'
L3	N 26°12'26" W	11.31'



VICINITY MAP
NOT TO SCALE

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA SQ. FT./ACRES	RIGHT OF WAY ACQUISITION SQ. FT./ACRES	TEMPORARY CONSTRUCTION EASEMENT SQ. FT./ACRES
049	C0070355018	FLOWERS BAKING CO. OF LYNCHBURG, INC.	DB 67 PG 1044	1,470	1,470	4,222
	C0070355019	LYNCHBURG, INC.	DB 67 PG 1044	1,083	1,083	3,275
	C0070355021	LYNCHBURG, INC.	DB 578 PG 741	0.81	1,165	3,361
TOTALS:				3,718	3,718	10,858

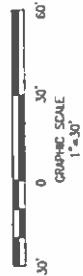


COURSE TABLE

LINE	BEARING	DISTANCE
L1	S 26°50'13" E	23.08
L2	S 27°08'26" E	15.21
L3	S 27°08'26" E	5.33
L4	S 27°08'26" E	3.86
L5	S 27°18' E	9.91
L6	N 72°07'22" W	20.91
L7	N 62°57'44" E	10.00
L8	S 86°13'09" E	28.49
L9	N 27°14'31" W	27.22
L10	N 63°29'07" E	50.00
L11	N 69°49'10" E	20.87
L12	N 63°29'07" E	41.79
L13	N 63°29'07" E	15.00
L14	S 27°07'19" E	28.49

COURSE TABLE

LINE	BEARING	DISTANCE
C1	S 53°14'43" W	112.15
C2	S 53°16'34" W	352.56



- LEGEND
- CLIP = CHAIN LINK FENCE
 - CONC = CONCRETE
 - IP = IRON PIPE SET
 - R/W = RIGHT OF WAY
 - P = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Dotted Box] = TEMPORARY CONSTRUCTION EASEMENT

JMT JOHNSON, HARRISON & THOMPSON
 ENGINEERING ARCHITECTURE
 2011 Antebellum Parkway, Suite 310 Richmond, Virginia 23228
 PHONE: (804)-223-9900 FAX: (804)-223-0596
 EMAIL: jmt.vce@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	JUL 13-0761-001	CITY PROJECT # 100875
CHECKED BY: WNZ	DPW DRAWING# 0-28709	PLAT # C-28861
DATE: 07/27/19	SCALE: 1" = 30'	SHEET 29 OF 64

- 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 AREAS IS BEYOND THE SCOPE OF THIS SURVEY.
 - ENCUMBRANCES SHOWN HEREON ARE BASED ON THE SURVEY RECORDS AND MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290038E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - OWNERS: FLOWERS BAKING CO. OF LYNCHBURG INC. (DB 67 PG 1044 & DB 578 PG 741)
 - TAX PARCELS #C0070355018, C0070355019 & C0070355021.
 - ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 - COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF FLOWERS BAKING CO. OF LYNCHBURG 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 MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE

PRELIMINARY

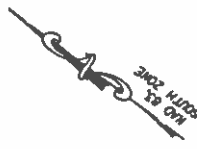
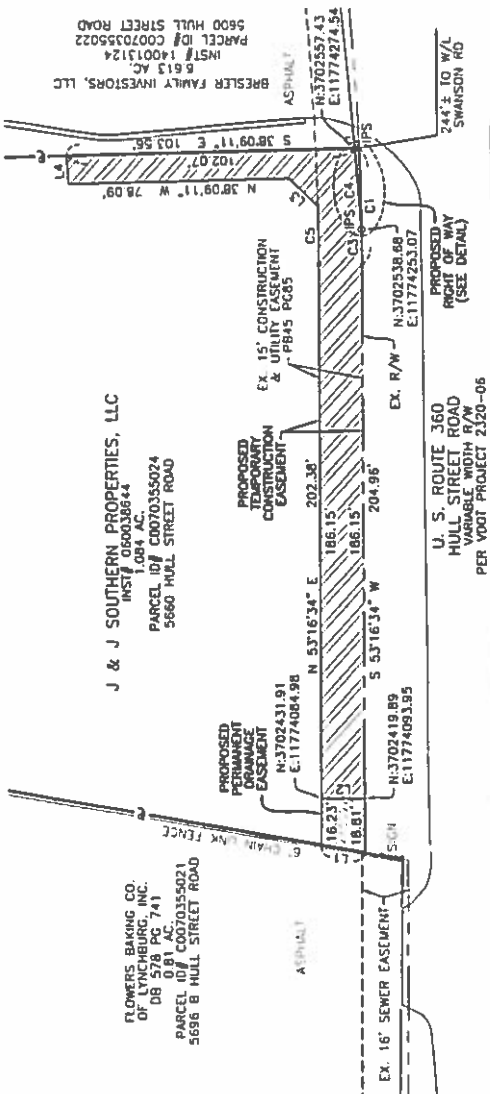
AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
(SQ. FT.)	(SQ. FT.)	(SQ. FT.)	(SQ. FT.)	(SQ. FT.)	(SQ. FT.)	(SQ. FT.)	(SQ. FT.)
050	C0070355024	J & J SOUTHERN PROPERTIES, LLC	#060038644	1,084	22	263	4,314

FLOWERS BAKING CO.
OF LYNCHBURG, INC.
DB 578 PG 741
PARCEL ID: C01355021
5686 B HULL STREET ROAD

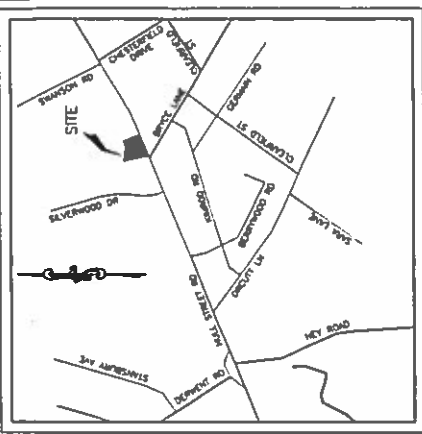
J & J SOUTHERN PROPERTIES, LLC
INST # 060038644
1,084 AC.
PARCEL ID# C0070355024
5660 HULL STREET ROAD

BRESLER FAMILY INVESTORS, LLC
INST # 14001324
PARCEL ID# C003035022
5600 HULL STREET ROAD



- LEGEND
- IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ± = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Hatched Box] = PERMANENT DRAINAGE EASEMENT
 - [Hatched Box] = TEMPORARY CONSTRUCTION EASEMENT

VICINITY MAP
NOT TO SCALE

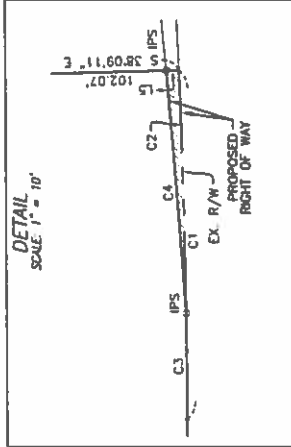


CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD BEARING
C-1	40.89	1050.57	1°30.23'	3.13	S 21°57'43" W	28.97
C-2	59.47	1020.33	0°59.00'	5.27	S 27°56'23" W	12.43
C-3	28.50	2146.00	0°45.40'	5.48	S 48°52'18" W	28.50
C-5	20.51	1075.92	1°05.33'	1.93	N 52°43'47" E	20.51

LINE BEARING DISTANCE

1.1	N 28°50'13" W	15.27
1.2	N 08°52'55" E	12.13
1.3	N 48°43'08" E	10.07
1.4	N 38°09'11" E	1.49



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 ENVIRONMENTAL RESTRICTIONS HAS NOT BEEN MADE 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: J & J SOUTHERN PROPERTIES LLC (INST # 060038644) TAX PARCEL #C0070355024.
- ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF J & J SOUTHERN PROPERTIES LLC, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND PERSONAL SUPERVISION AND UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZHUODA L.S. #002078

DATE



PHONE: (804) 221-9900 FAX: (804) 121-0596
EMAIL: jmt@jmti-engineering.com

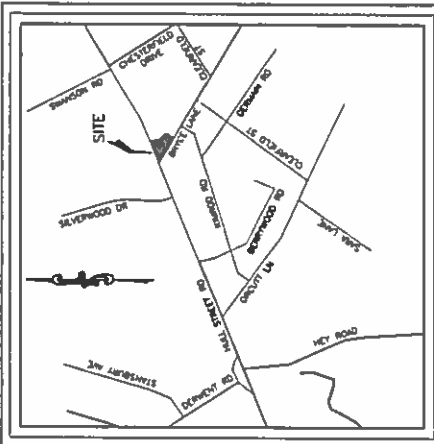
REVISION #	DATE	REASON FOR REVISION

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

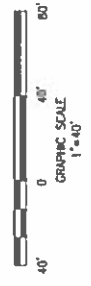
CITY OF RICHMOND, VIRGINIA

DRAWN BY: WJZ	JUL 13 07:61-001	CITY PROJECT #: 100875
CHECKED BY: WJZ	DPW DRAWING #: 0-787091	PLAT #: C-28861
DATE: 01/27/19	SCALE: 1" = 30'	SHEET 30 OF 64

PRELIMINARY



VICINITY MAP
NOT TO SCALE



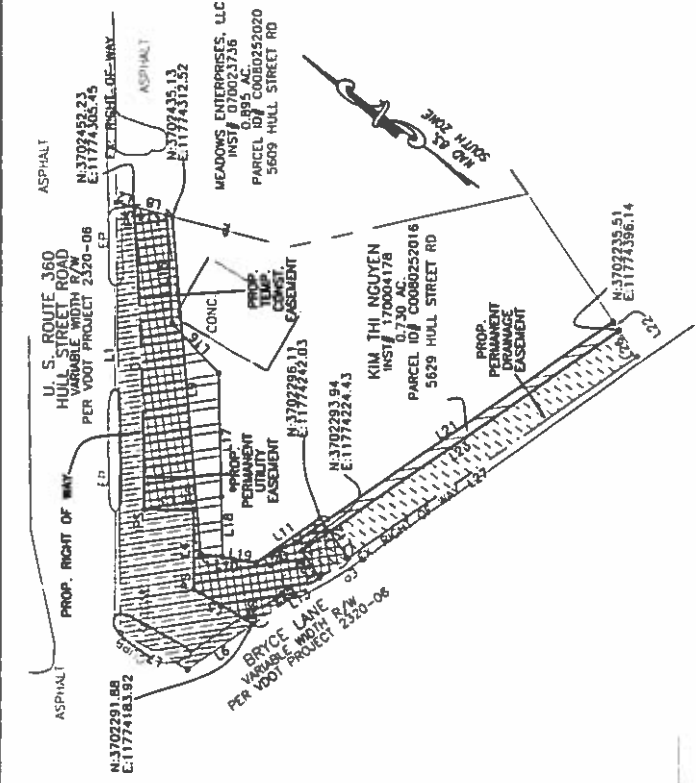
NOTES:

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 AVAILABLE RECORDS. THE SURVEYOR MAY NOT SHOW ALL ENCUMBRANCES OR THE SUBJECT OF THIS SURVEY.
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 THE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: TIM HUU MAI & KIM THI NGUYEN, (INST.# 070021605) TAX PARCEL #C0080252016
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.

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A PROPOSED PERMANENT DRAINAGE EASEMENT A PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION UTILITY EASEMENT AND ACQUISITION OF RIGHT OF WAY, ACROSS THE PROPERTY OF KIM THI NGUYEN, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZAUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZAUDA, L.S. #002078 DATE



AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT DRAINAGE EASEMENT	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
051	C0080252016	KIM THI NGUYEN	#170004178	0.730	4.313	2.721	4.562	6.118

LINE BEARING	DISTANCE
L1 N 57°46'08" E 189.654	
L2 S 22°27'14" E 8.77	
L3 S 36°41'41" E 23.62	
L4 S 53°18'19" W 36.82	
L5 S 06°58'07" E 32.05	
L6 N 71°12'26" W 37.32	
L7 N 09°31'53" W 36.05	
L8 S 22°27'14" E 18.50	
L9 S 26°03'18" E 12.05	
L10 S 26°03'18" E 12.05	
L11 S 21°20'58" E 38.51	
L12 S 16°39'02" W 22.72	
L13 N 71°12'26" W 53.71	
L14 S 22°27'14" E 15.75	
L15 S 50°28'07" W 50.00	
L16 S 10°21'13" W 32.00	
L17 S 57°04'51" W 57.33	
L18 S 26°03'35" E 22.89	
L19 S 63°58'41" E 30.75	
L20 S 63°58'41" E 30.75	
L21 S 21°12'26" E 181.39	
L22 S 16°50'52" W 15.00	
L23 N 71°12'26" W 181.38	
L24 S 16°47'34" W 15.00	
L25 N 71°12'26" W 37.68	
L26 S 16°50'52" W 15.00	
L27 N 71°12'26" W 181.37	

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

- [Symbol] = ACQUIRED RIGHT OF WAY
- [Symbol] = PERMANENT DRAINAGE EASEMENT
- [Symbol] = PERMANENT UTILITY EASEMENT
- [Symbol] = TEMP. CONST. EASEMENT
- [Symbol] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VIRGINIA

CURVE ARC LENGTHS: 2245.75, 1330.17, 5128.24, 110.61
 C.I. 110.64

PRELIMINARY

JMT
JOHNSON, MIRMIRAN & THOMPSON
 Engineering & Architects PLLC
 2801 Ashmun Avenue, Suite 310 Richmond, VA 23220
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@jmt-engineering.com

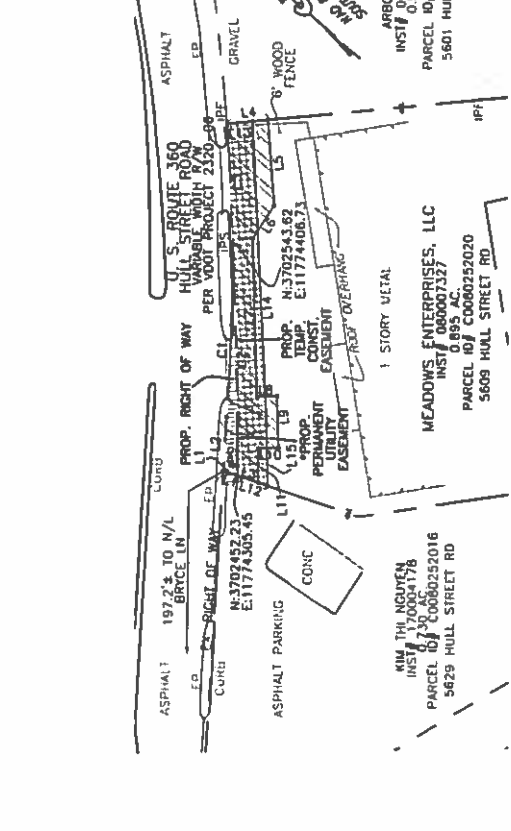
REVISION	DATE	REASON FOR REVISION

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

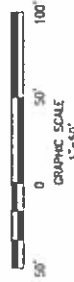
DRAWN BY: WCA, JUN 11, 13-0764-001, CITY PROJECT #: 100475
 CHECKED BY: WFE, LDM, DRAWING #: 0-28709, PLAT #: C-28861
 DATE: 01/22/19, SCALE: 1" = 40', SHEET 31 OF 64

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMP. CONST. EASEMENT
062	C0080252020	MEADOWS ENTERPRISES, LLC	#080007327	0.895	5.31	3.257	3.525



LINE	BEARING	DISTANCE
L1	N 227.71° W	18.72
L2	S 52.48° 08' W	31.42
L3	N 227.71° W	12.60
L4	S 46.15° 30' E	24.09
L5	S 45.04° 51' W	50.01
L6	S 02.53° 06' W	23.74
L7	S 74.18° 29' E	31.70
L8	S 45.33° 11' W	30.00
L9	N 42.16° 29' W	12.00
L10	S 49.31° 25' W	20.00
L11	S 46.15° 30' E	18.50
L12	N 227.71° W	18.50
L13	S 46.15° 30' E	14.95
L14	S 46.58° 55' W	176.83
L15	S 48.21° 57' W	35.20

COURSE	ARC LENGTH	BEARING	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.48'	118.5921	45.56.43"	N 51.03.31"	E 102.33'
C2	136.43'	224.5751	37.28.50"	S 47.56.20"	W 136.41'
C3	68.30'	118.5921	37.18.00"	N 46.56.10"	E 68.29'

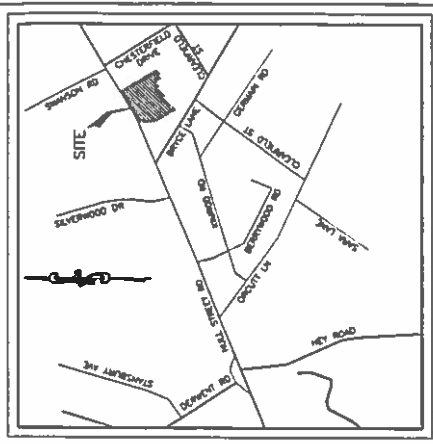


- LEGEND**
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - P/W = PERM. UTILITY EASEMENT
 - EP = EDGE OF PAVEMENT
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Dotted Box] = PERMANENT UTILITY EASEMENT
 - [Stippled Box] = TEMP. CONST. EASEMENT
 - [Cross-hatched Box] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A PROPOSED PERMANENT UTILITY EASEMENT, A PROPOSED TEMPORARY CONST. EASEMENT AND ACQUIRED RIGHT OF WAY CROSS THE PROPERTY OF MEADOWS ENTERPRISES, LLC, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZNUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZNUDA L.S. #002078 DATE



VICINITY MAP NOT TO SCALE

- NOTES:**
- THE BOUNDARY LINES AS SHOWN HEREIN ARE BASED ON A CURRENT JUNE 18TH, 2015 SURVEY PERFORMED BY JMT AND COMPLETED ON DATE OF 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 18, 2014.
 - OWNERS: MEADOWS ENTERPRISES, LLC. (INST.# 070023736) TAX PARCEL #C0080252020.
 - ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 - COORDINATES SHOWN HEREIN ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT JOHNSON, WARRAM & THOMPSON
Engineering & Surveying
 5201 Arden Parkway, Suite 210 Richmond, Virginia 23226
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@jwmt-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

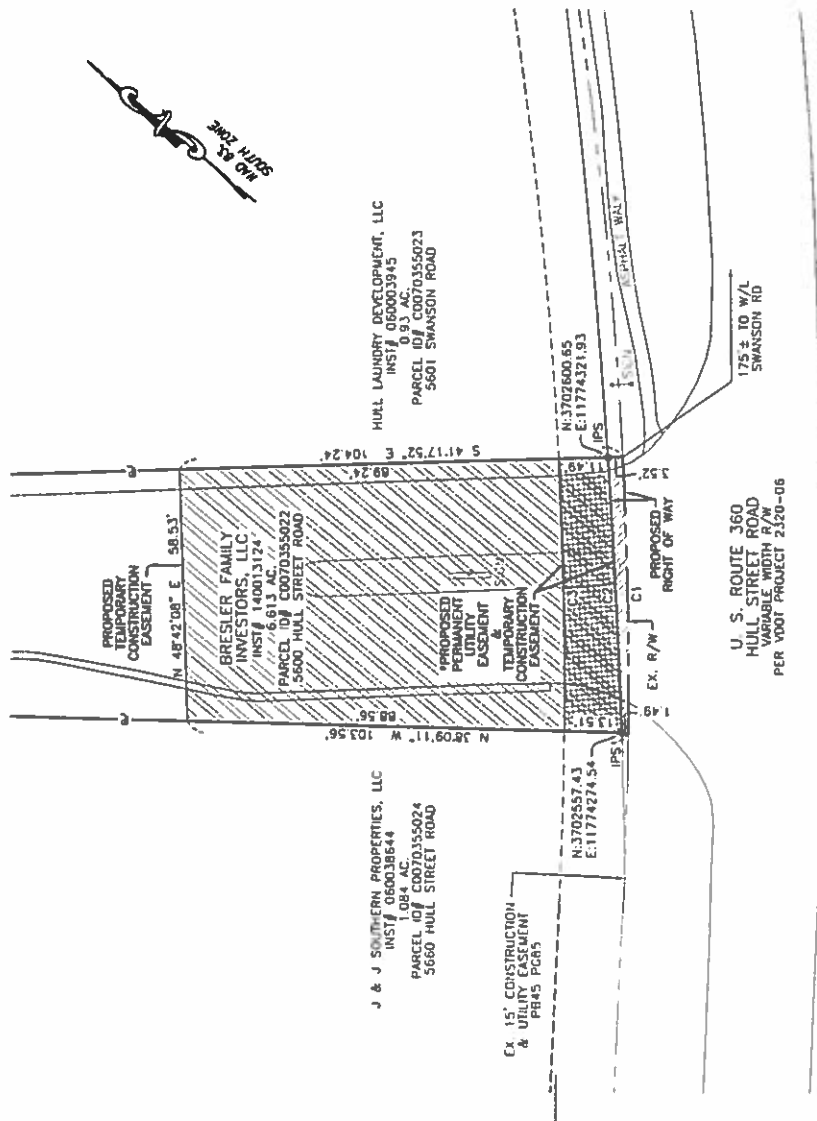
CITY OF RICHMOND, VIRGINIA

DRAWN BY:	WCA	DATE:	11-07-14-001	CITY PROJECT #:	100875
CHECKED BY:	SM7	DATE:	08-28-15	PLAT #:	C-28461
DATE:	01/27/19	SCALE:	1" = 50'	SHEET #:	OF 64

PRELIMINARY

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
053	C0070355022	BRESLER FAMILY INVESTORS, LLC	#140013124	6.613	171	787	6,223



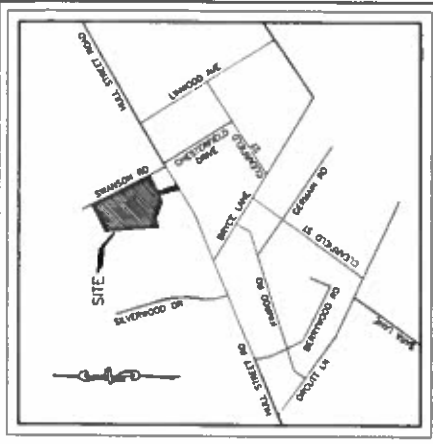
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	RICHMOND LENGTH
C1	84.23	1080.92	372.74	N 49°26'31\"	E 64.27
C2	84.15	7148.00	47.45	S 47°38'05\"	W 84.14
C3	83.41	1073.92	372.38	N 49°23'49\"	E 83.40

LEGEND
 IPS = IRON PIN SET
 R/W = RIGHT OF WAY
 P = PROPERTY LINE
 [Hatched Box] = ACQUIRED RIGHT OF WAY
 [Diagonal Hatched Box] = PERMANENT UTILITY EASEMENT
 [Cross-hatched Box] = TEMPORARY CONSTRUCTION EASEMENT
 * DOMINION UTILITY EASEMENT FOR DOWNHILL ENERGY AND VERIZON VIRGINIA

SURVEYORS CERTIFICATION:
 THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT 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. ZUIDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION, THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZUIDA L.S. /002078 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 ANY RECORD SURVEY ENCUMBRANCES TO THE SUBJECT PARCELS. ENCUMBRANCES TO THE SUBJECT PARCELS SHOULD BE SHOWN ALL ENCUMBRANCES TO THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
3. 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 #5101290078D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
4. OWNERS: BRESLER FAMILY INVESTORS LLC (INST # 140013124) TAX PARCEL #C0070355022
5. ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
6. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JOHNSON, MERRIMAN & THOMPSON
 Inc.
 Engineering & Hydrology Partners
 5201 Accorss Parkway, Suite 310 Henric, Virginia 23286
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@jmt-engineering.com

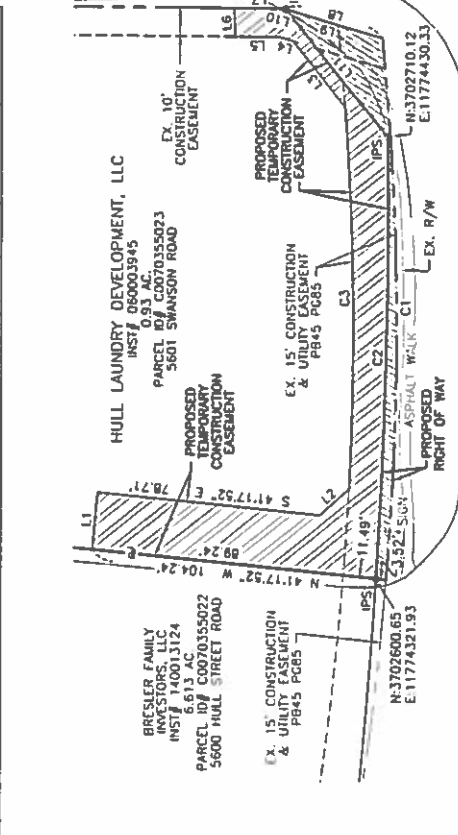
REVISION #	DATE	REASON FOR REVISION

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	F. 13-0764-001	CITY PROJECT #:	100075	
CHECKED BY:	UNZ	DPW	DRAWING #:	C-28709	PLAT #:	C-28861
DATE:	01/27/19	SCALE:	1" = 20'	SHEET:	33 OF 64	

PRELIMINARY

PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	TEMPORARY CONSTRUCTION EASEMENT
054	HULL LAUNDRY DEVELOPMENT, LLC	#060003945	0.93	1.068	4.155
			SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES



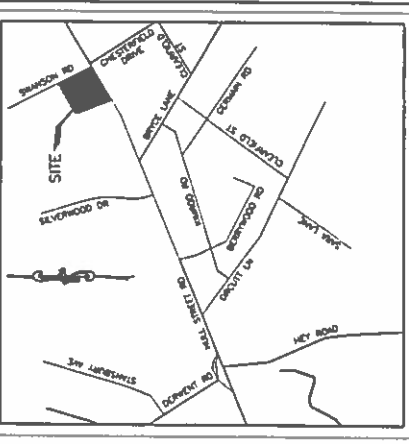
U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-06

CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	189.22	1090.92	S 42° 47' 11" W	108.94
C2	154.08	2148.00	S 44° 43' 18" W	194.05
C3	133.58	1075.92	N 42° 35' 13" E	133.49

LINE	BEARING	DISTANCE
L1	N 41° 17' 32" E	104.24
L2	S 41° 17' 32" E	78.71
L3	N 04° 08' 00" E	29.57
L4	N 30° 28' 49" W	4.91
L5	N 46° 33' 26" W	15.60
L6	N 40° 50' 48" E	10.01
L7	S 46° 33' 26" E	17.49
L8	S 30° 28' 49" E	36.42
L9	S 30° 28' 49" E	35.76
L10	S 30° 28' 49" E	0.66
L11	04° 08' 00" W	37.56

SURVEYORS 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 SUPERVISION AND CONTROL OF THE SURVEYOR. THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

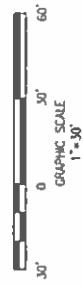
MICHAEL W. ZHUDA L.S. #002078 DATE _____



VICINITY MAP
NOT TO SCALE

NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JUT 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, VIRGINIA. PARCEL #01012900380 AND PARCEL #01012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PARCEL #01012900398 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: HULL LAUNDRY DEVELOPMENT LLC (INST.# 060003945) TAX PARCEL #0070355023
- ZONED R-3 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



- LEGEND**
- IRON PIN SET
 - R/W = RIGHT OF WAY
 - E = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Diagonal Lines Box] = TEMPORARY CONSTRUCTION EASEMENT

JUT
JOHNSON, MURKIN & THOMPSON
Engineering & Architecture
2501 Arboretum Parkway, Suite 310, Henric, Virginia 23060
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmut@jmt-engineering.com

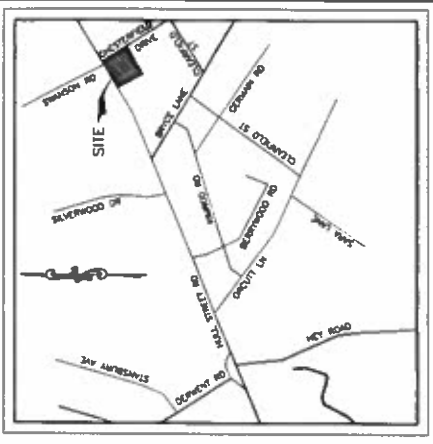
REVISION #	DATE	REASON FOR REVISION

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: JST	JUT # 13-0764-001	CITY PROJECT #: 100875
CHECKED BY: WFE	OPW CHANGE#: 0-28789	PLAT #: C-28861
DATE: 01/22/19	SCALE: 1" = 30'	SHEET 34 OF 84

PRELIMINARY



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 ANY SURVEY CONTROLS 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: 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 (IP 1983), SOUTH ZONE.

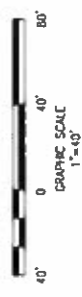
JOHNSON, MIRMIRAN & THOMPSON
 Engineering & Architecture
 5201 Mountain Parkway, Suite 310
 Herndon, Virginia 22060
 PHONE: (804)-323-3900 FAX: (804)-323-0596
 E-MAIL: jmt@jmt-engineering.com

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

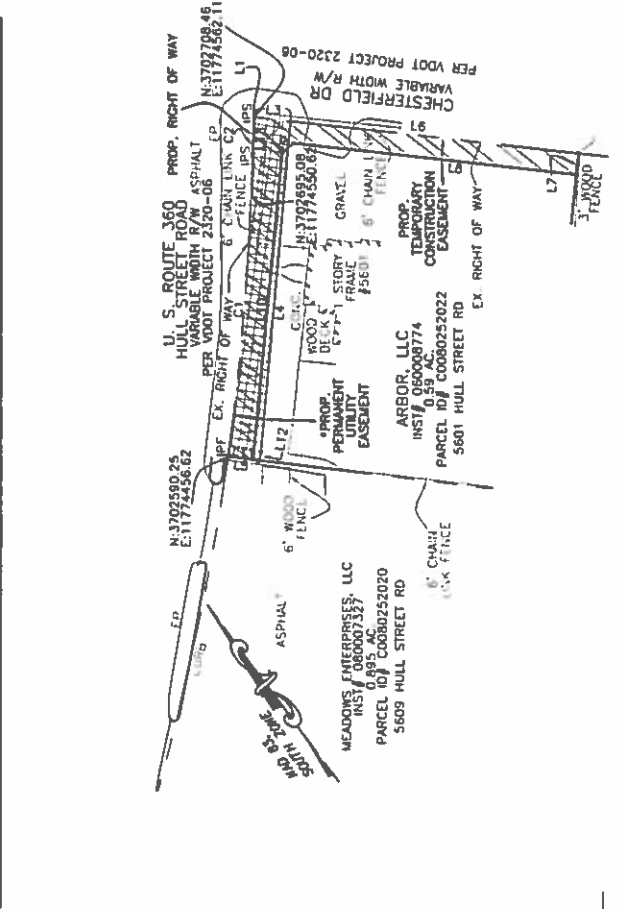
DRAWN BY:	WCA	JMT #:	13-0784-001	CITY PROJECT #:	100075
CHECKED BY:	WMT	DPW DRAWING #:	0-787091	PLAT #:	C-28681
DATE:	01/22/13	SCALE:	1" = 40'	SHEET:	35 OF 64



- LEGEND
- IPF = IRON PIN FOUND
 - R/W = RIGHT OF WAY
 - EP = EDGE OF PAVEMENT
 - [Hatched Box] = PERMANENT UTILITY EASEMENT
 - [Vertical Lines Box] = TEMP. CONST. EASEMENT
 - [Dashed Box] = ACQUIRED RIGHT OF WAY
 - [Stippled Box] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

AREA TABULATION

PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	TEMP. CONST. EASEMENT	PERMANENT UTILITY EASEMENT
055	ARBOR, LLC	#060008774	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
C0080252022	ARBOR, LLC	#060008774	0.59	7	3,256	2,317



CURVA ARC LENGTH/RADIUS/CHORD BEARING/CHORD LENGTH

C1	140.85	1186.11	6.248.19	N 41°53.00' E	140.85
C2	17.70	1186.11	107°51'18"	N 38°03'11" E	17.70

LINE BEARING DISTANCE

L1	S 46°45'26" E	0.60
L2	S 46°45'26" E	16.84
L3	S 46°45'26" E	13.07
L4	S 46°45'26" E	15.34
L5	S 46°45'26" E	15.34
L6	S 46°45'26" E	15.34
L7	S 43°10'35" W	10.00
L8	N 46°45'26" W	134.11
L9	S 07°53'29" W	7.03
L10	S 47°32'45" W	143.50
L11	N 46°15'30" W	12.00
L12	S 46°38'55" W	3.61
L13	S 40°38'29" W	17.65

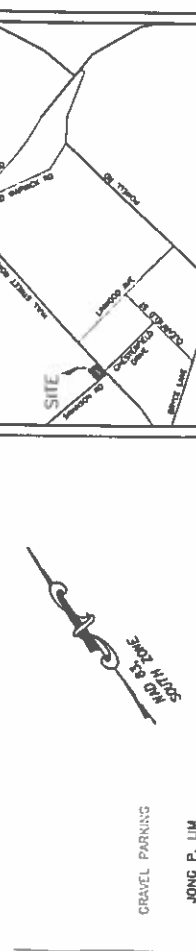
SURVEYORS CERTIFICATION:

THIS PLAT SHOWING ACQUISITION OF RIGHT OF WAY, A PROPOSED PERMANENT UTILITY EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF ARBOR, LLC, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZUODA FROM AN ACTUAL GROUND SURVEY MADE UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR ON FEBRUARY 21, 2015, THROUGH MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZUODA L.S. #002078 DATE

PRELIMINARY

AREA TABULATION		DEED REF ID	LAND OWNER	PARCEL ID	PARCEL NUMBER	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT WATER EASEMENT	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	
SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
0.604	3.075	200	202	4,160	4,160						



LINE	BEARING	DISTANCE
L1	N 47°50'40" E	15.00
L2	N 87°07'19" E	3.30
L3	N 40°07'19" E	8.00
L4	N 49°57'41" W	25.00
L5	S 43°19'28" W	8.01
L6	N 37°02'48" W	18.43
L7	N 37°02'48" W	10.60
L8	N 37°02'48" W	10.60
L9	S 32°13'54" W	10.00
L10	N 46°40'34" W	10.00
L11	N 43°19'26" E	10.00
L12	S 46°40'34" E	10.00

CURVE ARC LENGTH	CHORD	BEARING	CHORD LENGTH	DELTA ANGLE
C1	110.02	2135.00	257.09	110.01
C2	23.98	2132.00	0.3637	23.98
C3	76.04	2131.00	2.0126	76.04
C4	76.04	2131.00	2.0126	76.04

- LEGEND
- CONC = CONCRETE
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ⊥ = PROPERTY LINE
 - [Hatched] = ACQUIRED RIGHT OF WAY
 - [Dotted] = PERMANENT DRAINAGE EASEMENT
 - [Diagonal] = PERMANENT WATER EASEMENT
 - [Cross-hatched] = TEMPORARY CONSTRUCTION EASEMENT
 - [Stippled] = PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU

SURVEYORS 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. ZUIDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZUIDA L.S. #002078

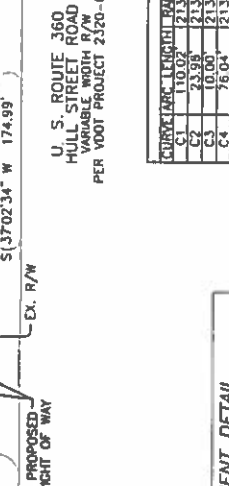
DATE

JONG P. LIM
INST# 170006551
PARCEL ID# C0070176100
5512 HULL STREET ROAD

N:3702944.29
E:11774560.97

N:3702927.89
E:11774600.43

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



JONG P. LIM
INST# 070036991
PARCEL ID# C0070176102
5528 HULL STREET ROAD

N:3702792.15
E:11774487.83

N:3702851.29
E:11774535.66

N:3702859.15
E:11774541.70

N:3702916.56
E:11774589.75

N:3702923.43
E:11774582.46

N:3702927.89
E:11774600.43

SWANSON ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2320-06

MICHAEL W. ZUIDA L.S. #002078

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

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSJ
CHECKED BY: MRE
DATE: 07/27/19

JUL 13 0764 001
CITY PROJECT #: 100875
DPW DRAWING #: 0-28709
PLAT #: C-28861
SCALE: 1" = 20'
SHEET 36 OF 64



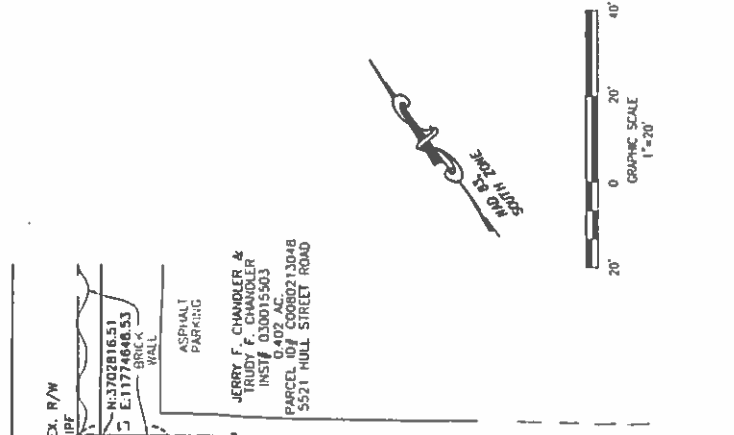
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

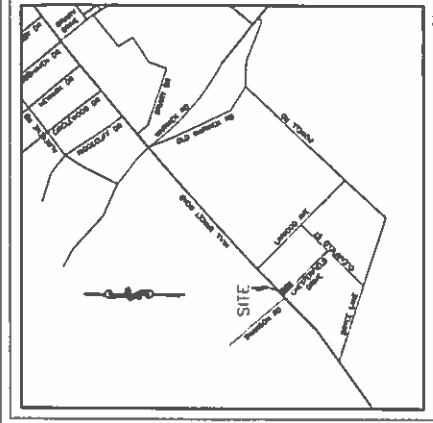
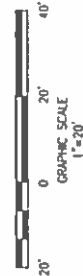
PRELIMINARY

AREA TABULATION			
PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA
057	JERRY F. CHANDLER & TRUDY F. CHANDLER	#970027248	SO. FT. ACRES
0080213046	JERRY F. CHANDLER & TRUDY F. CHANDLER	#970027248	SO. FT. ACRES
			SO. FT. ACRES
			SO. FT. ACRES

U. S. ROUTE 360
HULL STREET ROAD
VARIABLE WIDTH R/W
PER VDOT PROJECT 2120-06



LINE	BEARING	DISTANCE
L1	N 57°25'02" W	21.92'
L2	S 57°25'02" E	5.41'
L3	S 57°25'02" E	16.50'
L4	S 63°33'28" W	18.03'
L5	S 09°33'09" W	18.03'



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 A PORTION OF THIS SURVEY. BY GRAPHIC LINES THIS PROPERTY ADJACENTS FALL WITHIN THE "X" ZONING OF THE LOCAL FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900580 WITH AN EFFECTIVE DATE OF APRIL 2, 2008 & #51012900398 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - 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.

- LEGEND
- EP = EDGE OF PAVEMENT
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - MB = MAREBOX
 - R/W = RIGHT OF WAY
 - ⊥ = PROPERTY LINE
 - [Hatched] = ACQUIRED RIGHT OF WAY
 - [Dotted] = PERMANENT UTILITY EASEMENT
 - [Diagonal Lines] = TEMPORARY CONSTRUCTION EASEMENT
 - [Cross-hatched] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

JMT
JOHNSON, MERRIMAN & THOMPSON
 Engineering & Architecture
 6001 American Parkway, Suite 310 Richmond, Virginia 23235
 PHONE: (804)-123-9900 FAX: (804)-123-0596
 EMAIL: jmt@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: JSE	JMT # 13-0161-001	CITY PROJECT # 100875
CHECKED BY: WJC	JDM Drawing# 0-28109	PLAT # C-28861
DATE: 02/27/19	SCALE: 1" = 20'	SHEET 37 OF 64

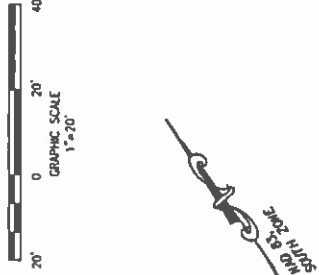
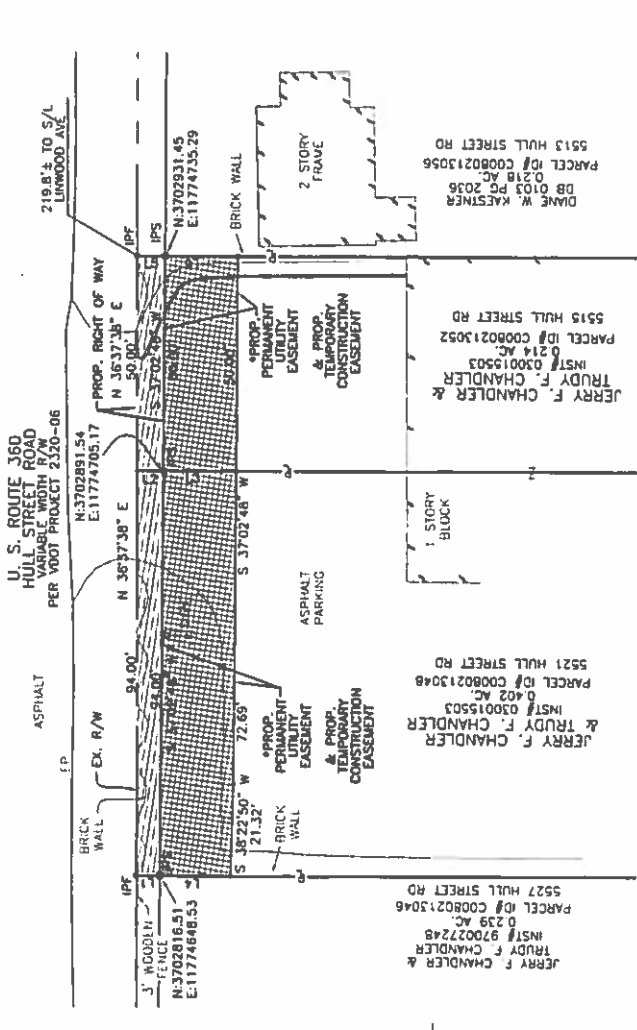
PRELIMINARY

SURVEYORS 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 PERSONAL SUPERVISION OF THE SURVEYOR. THE ORIGINAL GROUND SURVEY MADE UNDER MY SUPERVISION: THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZHUIDA L.S. #002078 DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	AREA TABULATION		RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				TOTAL AREA	SO. FT. ACRES			
058	C0080213048	JERRY F. CHANDLER & TRUDY F. CHANDLER	#030015503	0.402	0.541	850	850	850
	C0080213052			0.214	0.314	1,593	1,593	1,593



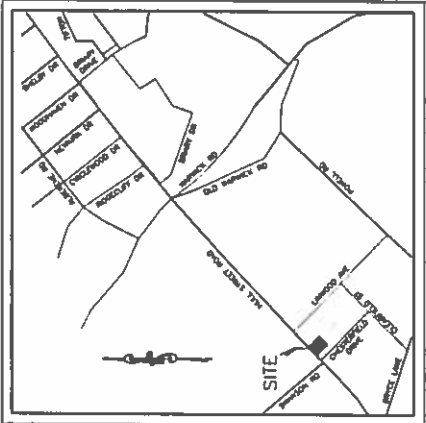
LINK BEARING	DISTANCE
L1 N 33°25'07" W	5.41'
L2 S 53°25'07" E	16.10'
L3 S 53°25'07" E	17.00'
L4 N 33°25'07" W	16.50'
L5 S 53°25'07" E	16.10'
L6 S 53°25'07" E	17.00'

- LEGEND**
- EP = EDGE OF PAVEMENT
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ℄ = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Hatched Box] = PERMANENT UTILITY EASEMENT
 - [Hatched Box] = TEMPORARY CONSTRUCTION EASEMENT
 - [Hatched Box] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING ACQUISITION OF RIGHT OF WAY, 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. ZMUJDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION, THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015. THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUJDA L.S. #002078 DATE



- NOTES:**
- THE BOUNDARY LINES AS SHOWN HEREIN ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON [DATE].
 - 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 #51012900750 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290033E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - OWNERS: JERRY F. CHANDLER & TRUDY F. CHANDLER, (INST. # 030015503) TAX PARCELS #C0080213048 & C0080213052, ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 - COORDINATES SHOWN HEREIN ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
JOHNSON, MURRIAN & THOMPSON
 Engineering & Architecture
 601 Northpark Center, Suite 310, Richmond, Virginia 23228
 PHONE: (804)-323-8900 FAX: (804)-323-0596
 EMAIL: jmt@jmt-engineering.com

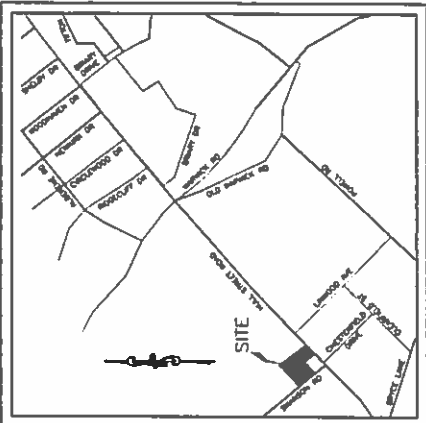
REVISION #	DATE	REASON FOR REVISION

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: WCA JMT # 13-0764-001 CITY PROJECT #: 1008375
 CHECKED BY: MWZ DPM DRAWING # 0-28709 PLAT # C-28861
 DATE: 01/22/19 SCALE: 1" = 20' SHEET 38 OF 64

PRELIMINARY



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 ANY RECORDS OF THE SUBJECT PARCELS.
 3. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS TO DETERMINE 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, 2014.
 4. OWNER: JONG P. LIM (HST.# 170006551) TAX PARCEL #C00700176100.
 5. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
 6. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
JOHNSON, WIRAMIRAN & THOMPSON
Associating A Better Future
 501 Anderson Parkway, Suite 310, Richmond, Virginia 23226
 PHONE (804) 523-9900 FAX (804) 323-0596
 EMAIL jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

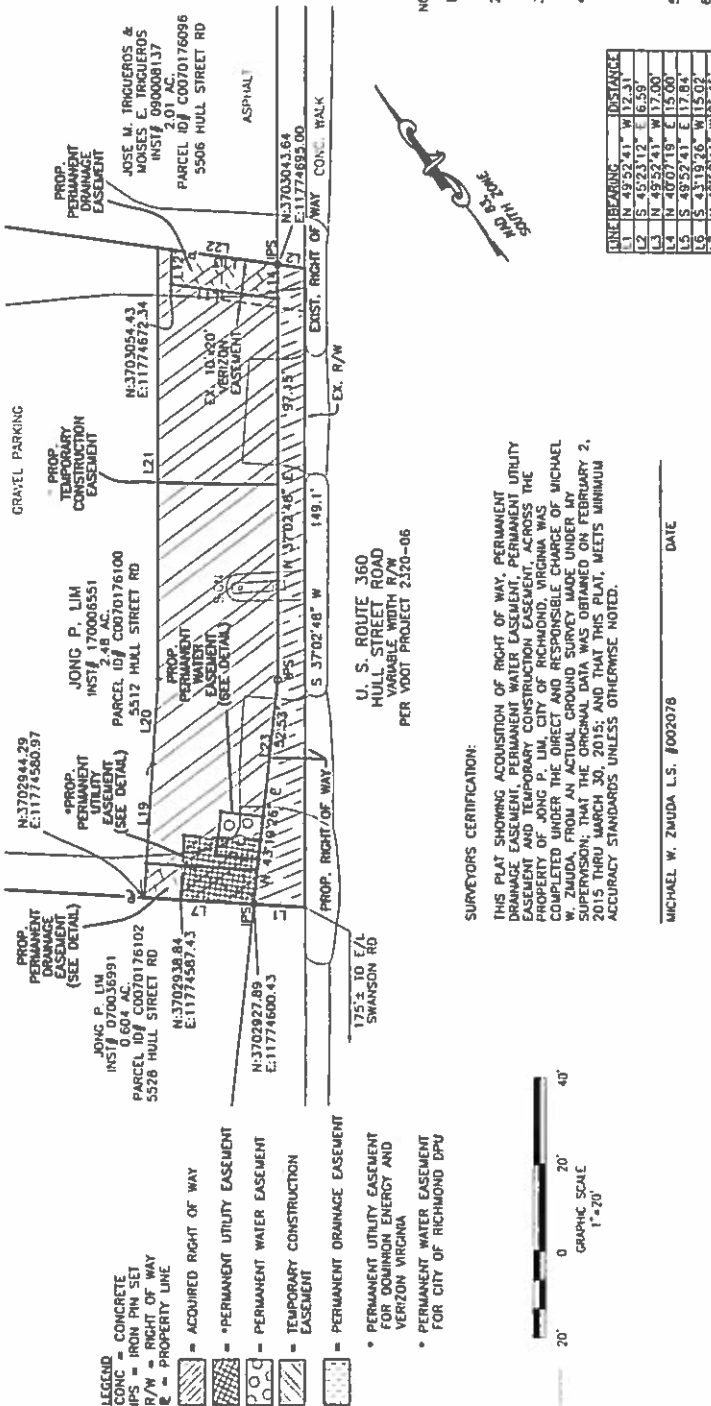
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY:	WCA	JMT # 13-0164-001	CITY PROJECT #:	100875
CHECKED BY:	WEZ	DPW DRAWING # 0-28109	PLAT #:	C-28861
DATE:	01/27/19	SCALE:	1" = 20'	SHEET 39 OF 64

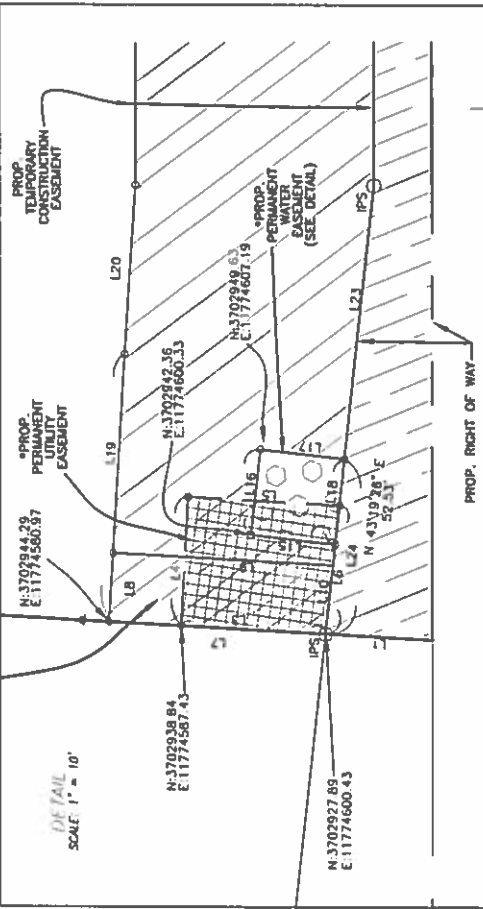
AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT WATER EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT
(090)	C0070176100	JONG P. LIM	#170006551	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES
				2,48	1,128	2461	100	4,052	405



LINE BEARING DISTANCE

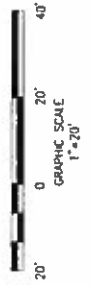
L1 N 49°52'41" W 12.31'
L2 S 45°23'12" E 16.59'
L3 N 49°52'41" W 17.00'
L4 S 40°07'19" E 15.00'
L5 S 43°19'26" W 15.00'
L6 N 49°52'41" W 25.45'
L7 S 40°32'25" E 10.00'
L8 S 43°19'26" W 10.00'
L9 S 43°19'26" W 10.00'
L10 S 43°19'26" W 10.00'
L11 N 45°23'12" W 25.00'
L12 N 37°02'48" E 18.07'
L13 S 45°23'12" E 25.00'
L14 S 40°07'19" E 15.00'
L15 N 43°19'26" W 10.00'
L16 N 43°19'26" W 10.00'
L17 S 46°40'33" E 10.00'
L18 S 43°19'26" W 10.00'
L19 N 40°32'25" E 31.18'
L20 N 40°41'05" E 19.76'
L21 N 37°02'48" E 100.87'
L22 S 45°23'12" E 28.25'
L23 S 43°19'26" W 32.07'
L24 S 43°19'26" W 10.46'



SURVEYOR'S CERTIFICATION:

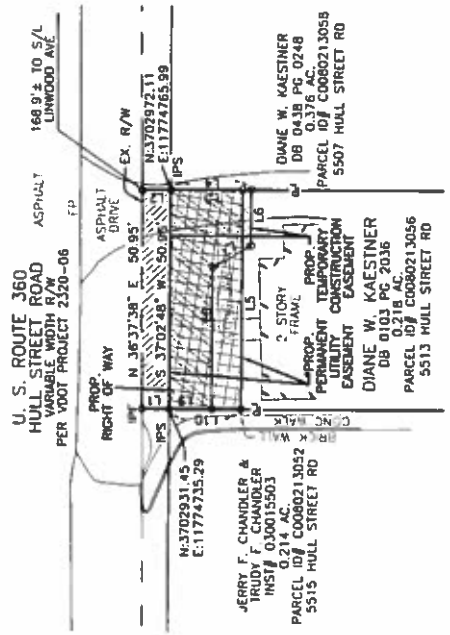
THIS PLAT SHOWING ACQUISITION OF RIGHT OF WAY, PERMANENT DRAINAGE EASEMENT, PERMANENT WATER EASEMENT, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF MICHAEL W. ZWUDA, IS THE CORRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZWUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZWUDA L.S. #002078 DATE

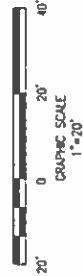


PRELIMINARY

AREA TABULATION			
PARCEL NUMBER	PARCEL ID	DEED REF. ID	TOTAL AREA
061	C0080213056	DB 0103 PG 2036	0.218 ACRES
		DIANE W. KAESTNER	0.218 ACRES
		RIGHT OF WAY ACQUISITION	339 SQ. FT.
		PERMANENT UTILITY EASEMENT	866 SQ. FT.
		TEMP. CONSTR. EASEMENT	649 SQ. FT.



LINE	BEARING	DISTANCE
L1	N 37°25'02" W	6.47
L2	S 53°25'03" E	6.84
L3	S 53°25'03" E	19.00
L4	S 53°25'03" E	17.00
L5	S 37°02'48" W	50.95
L6	S 37°02'48" W	12.94
L7	N 82°21'42" W	10.33
L8	S 37°02'48" W	20.00
L9	S 53°25'03" W	17.00
L10	N 37°25'02" W	17.00

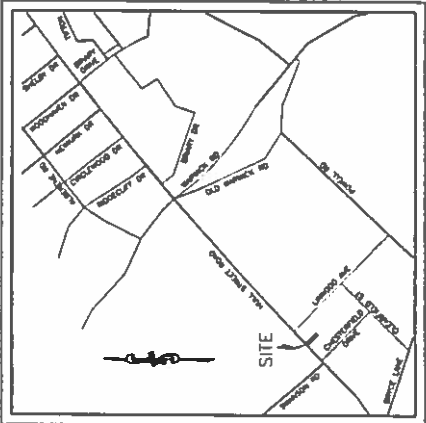


- LEGEND**
- CONC = CONCRETE
 - EP = EDGE OF PAVEMENT
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ℄ = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Hatched Box] = PERMANENT UTILITY EASEMENT
 - [Hatched Box] = TEMPORARY CONSTRUCTION EASEMENT
 - [Hatched Box] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A DEDICATED RIGHT OF WAY, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, 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 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA, L.S. #002078 DATE



VICINITY MAP
NOT TO SCALE

NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 10, 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 #51012900780 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290038E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: DIANE W. KAESTNER, (DB 103 PG 2036) TAX PARCEL #C0080213056; JERRY F. CHANDLER & TRUDY F. CHANDLER (INST # 030015503) PARCEL ID # C0080213052 & #51012900380. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- OWNERS: DIANE W. KAESTNER, (DB 103 PG 2036) TAX PARCEL #C0080213056; JERRY F. CHANDLER & TRUDY F. CHANDLER (INST # 030015503) PARCEL ID # C0080213052 & #51012900380. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- OWNERS: DIANE W. KAESTNER, (DB 103 PG 2036) TAX PARCEL #C0080213056; JERRY F. CHANDLER & TRUDY F. CHANDLER (INST # 030015503) PARCEL ID # C0080213052 & #51012900380. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- OWNERS: DIANE W. KAESTNER, (DB 103 PG 2036) TAX PARCEL #C0080213056; JERRY F. CHANDLER & TRUDY F. CHANDLER (INST # 030015503) PARCEL ID # C0080213052 & #51012900380. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

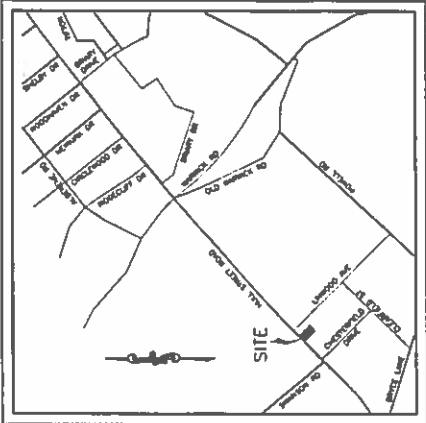
JMT JOHNSON, MERRIBAH & THOMPSON
 Engineering & Architecture
 2021 Museum Parkway, Suite 310, Henric, Virginia 2226
 PHONE: (804) - 323-9900 FAX: (804) - 323-0596
 EMAIL: jmt@jmt-engineering.com

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:	WCA	DATE:	13-0764-001	CITY PROJECT #:	1002875
CHECKED BY:	BMZ	DATE:	0-28709	PLAT #:	C-28803
DATE:	07/22/19	SCALE:	1" = 20'	SHEET:	40 OF 64

PRELIMINARY



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 10TH 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. 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 #51012900780 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND #5101290009C WITH AN EFFECTIVE DATE OF JULY 16, 2011.
4. OWNERS: DIANE W. KAESTNER, (DB 438 PG 248) TAX PARCEL #C0080213058.
5. ZONE: B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
6. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- 7.

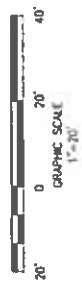
JMT
JOHNSON, MERRIAM & THOMPSON
 ENGINEERING & SURVEYING
 801 MacArthur Parkway, Suite 310, Richmond, Virginia 23298
 PHONE: (804) 323-9900 FAX: (804) 323-0596
 EMAIL: jmt@jmt-engineering.com

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

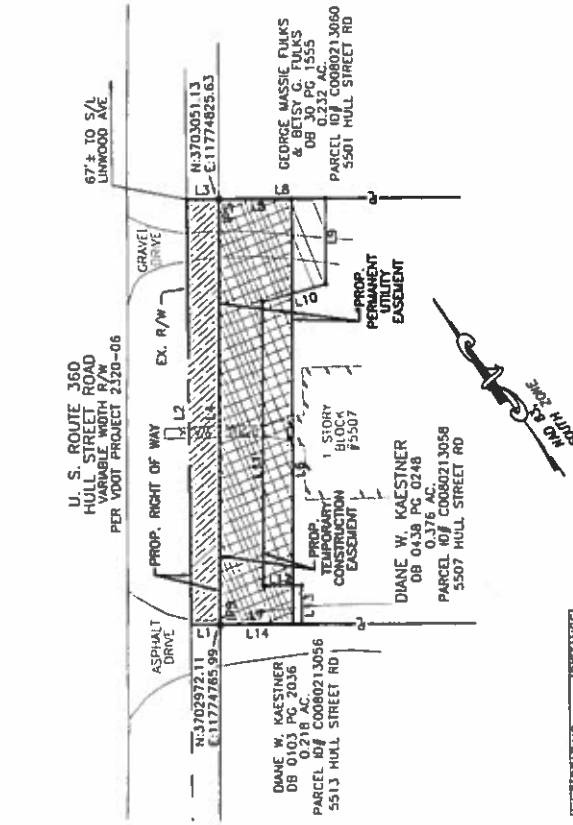
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CHECKED BY:	WMT	DPW DRAWING #:	0-28709	PLAT #:	C-28861
DATE:	01/22/19	SCALE:	1" = 20'	SHEET #:	41 OF 64

PRELIMINARY



- LEGEND
- CONC = CONCRETE
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - P = PROPERTY LINE
 - [Hatched pattern] = ACQUIRED RIGHT OF WAY
 - [Hatched pattern] = PERMANENT UTILITY EASEMENT
 - [Hatched pattern] = TEMPORARY CONSTRUCTION EASEMENT
 - [Hatched pattern] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

AREA TABULATION			
PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA
(082) C0080213058	DIANE W. KAESTNER	DB 438 PG 248	0.376 ACRES
			713 SQ. FT.
			1.663 ACRES
			1,401 SQ. FT.



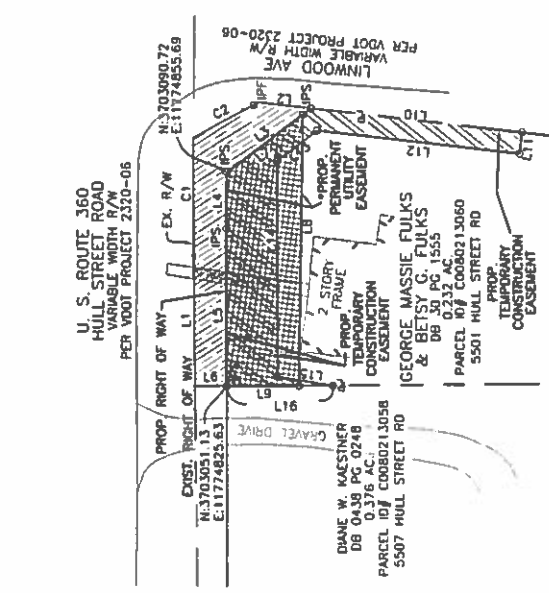
LINE BEARING	DISTANCE
L1 N 53°25'02" W 6.84'	
L2 N 36°37'38" E 99.00'	
L3 S 53°25'02" E 17.56'	
L4 S 37°02'48" W 99.00'	
L5 S 53°25'02" E 17.00'	
L6 S 37°02'48" W 99.00'	
L7 N 53°25'02" E 75.00'	
L8 E 37°02'48" W 20.00'	
L9 N 68°19'03" W 15.56'	
L10 N 37°02'48" W 66.00'	
L11 S 53°25'02" E 19.00'	
L12 S 37°02'48" W 99.00'	
L13 N 53°25'02" W 19.00'	

SURVEYORS CERTIFICATION

THIS PLAT SHOWING ACQUISITION OF RIGHT OF WAY, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF DIANE W. KAESTNER, CITY OF RICHMOND, VIRGINIA, WAS COMPLETED FROM AN ACTUAL SURVEY CONDUCTED BY MICHAEL W. ZUDDA FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZUDDA L.S. #002078 DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMP CONSTR. EASEMENT
				SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
063	C0080213060	GEORGE MASSEY FULKS & BETSY G. FULKS	DB 30 PG 1555	0.232	819	984	980

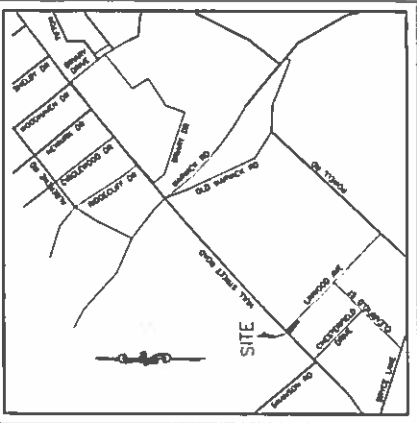


CURV. ARC. LENGTH	CHORD	BEARING	CHORD LENGTH
C1	2824.06	S 31.31° E	17.50
C2	1807.03	S 63.31° E	17.50

LINE	BEARING	DISTANCE
L1	S 63.31° E	17.50
L2	S 46.34° W	12.52
L3	N 89.50° W	23.83
L4	S 37.02° E	13.16
L5	N 37.02° E	16.53
L6	S 53.75° W	17.50
L7	S 89.50° W	24.83
L8	S 37.02° W	17.00
L9	N 33.25° W	17.00
L10	S 46.34° E	19.00
L11	S 46.34° E	17.00
L12	S 46.34° E	14.02
L13	N 89.50° W	11.78
L14	S 37.02° E	15.24
L15	S 44.33° W	13.14
L16	N 53.75° W	25.00

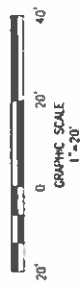
SURVEYOR'S CERTIFICATION:
 THIS PLAT SHOWING ACQUISITION OF RIGHT OF WAY, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF GEORGE MASSIE FULKS & BETSY G. FULKS, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015, THRU MARCH 30, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 DATE



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.
 OTHER SURVEYS OR RECORDS OF INTEREST IN LANDS AND/OR OTHER ENCUMBRANCES, WHETHER OR NOT HISTORICALLY SIGNIFICANT ARE NOT PART OF THIS SURVEY.
 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 & #5101290036D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 OWNERS: GEORGE MASSIE FULKS & BETSY G. FULKS, (DB 30 PG 1555)
 TAX PARCEL #C0080213060
 ZONED B-2 BUSINESS (COMMUNITY BUSINESS) DISTRICT.
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



- LEGEND**
 CDNC = CONCRETE
 IPF = IRON PIN FOUND
 R/W = RIGHT OF WAY
 E = PROPERTY LINE
- [Pattern] = ACQUIRED RIGHT OF WAY
 - [Pattern] = PERMANENT UTILITY EASEMENT
 - [Pattern] = TEMPORARY CONSTRUCTION EASEMENT
 - [Pattern] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

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

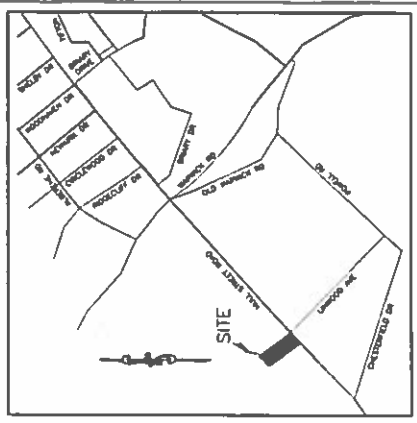
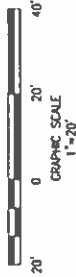
CITY OF RICHMOND, VIRGINIA

DRAWN BY:	WCA	JMT #:	13-0764-001	CITY PROJECT #:	100875
CHECKED BY:	UMZ	DPW DRAWING #:	0-20709	PLAT #:	C-28461
DATE:	01/22/19	SCALE:	1" = 20'	SHEET	42 OF 64

PRELIMINARY

AREA TABULATION

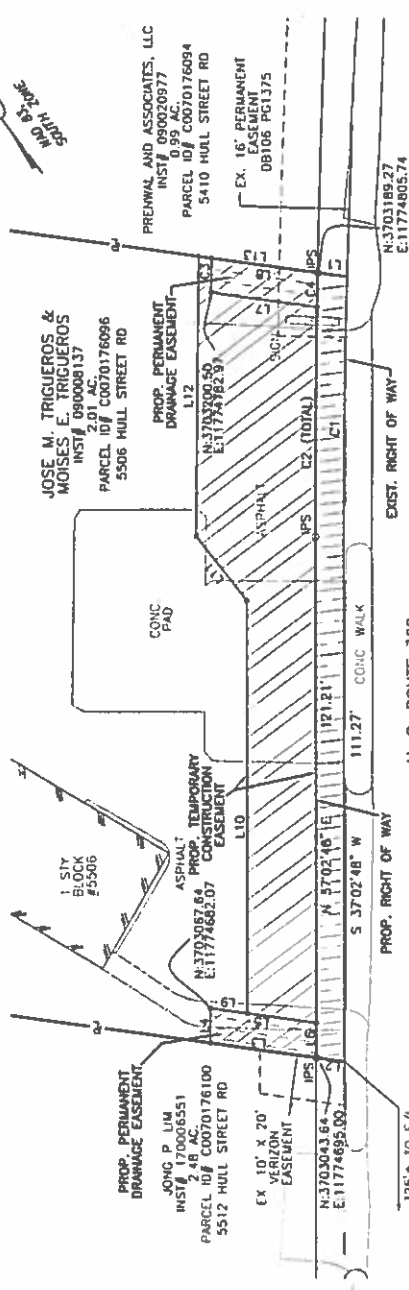
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES
064	C0070176096	JOSE M. TRIGUEROS & MOISES E. TRIGUEROS	#090008137	2,01	1,204	400	3,856



VICINITY MAP
NOT TO SCALE

NOTES

1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008.
5. OWNERS: JOSE M. TRIGUEROS & MOISES E. TRIGUEROS (INST. # 090008137) TAX PARCEL #C0070176096.
6. JURISDICTION: DISTRICT OF COURTS (COMMONWEALTH OF VIRGINIA).
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



LINE	BEARING	DISTANCE
L1	N 45°23'12" W	6.85
L2	N 45°23'12" W	6.59
L3	N 45°23'12" W	25.00
L4	N 37°02'48" E	8.07
L5	S 45°23'12" E	25.00
L6	S 45°23'12" W	25.00
L7	S 45°23'12" E	25.01
L8	S 45°23'12" E	6.88
L9	N 37°02'48" E	96.01
L10	N 37°02'48" W	19.21
L11	N 37°40'59" E	65.45
L12	N 37°40'59" E	65.45
L13	S 45°23'12" E	28.17

CURVE	ARC LENGTH	BEARINGS	DELTA ANGLE	CURVE BEARING	CURVE LENGTH
C1	71.65	2904.79	172.48	S 37°46'14.4" W	71.65
C2	61.74	2918.00	172.48	N 37°39'10" E	61.74
C3	8.05	2932.00	078.26	N 38°05'59" E	8.05
C4	8.05	2918.00	078.26	S 35°10'47" W	8.05

- LEGEND
- CONC = CONCRETE
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - = PROPERTY LINE
 - [Hatched] = ACQUIRED RIGHT OF WAY
 - [Hatched] = PERMANENT DRAINAGE EASEMENT
 - [Hatched] = TEMPORARY CONSTRUCTION EASEMENT
 - [Dotted] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

JOHNSON, MIRIRAN & THOMPSON
Engineering & Architecture
 9031 Arcadium Boulevard, Suite 310, Richmond, Virginia 23226
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@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

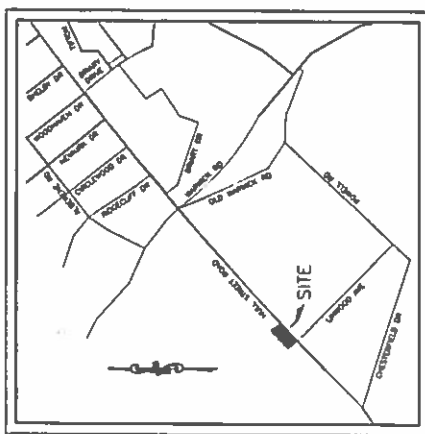
DRAWN BY: WCA JMT # 13-0784-001 CITY PROJECT #: 100075
 CHECKED BY: MWT DPM DRAWING #: 0-18709 PLAT #: C-28651
 DATE: 01/22/19 SCALE: 1" = 20' SHEET 43 OF 64

PRELIMINARY

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING ACQUISITION OF RIGHT OF WAY, 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 JANUARY THROUGH MARCH 2015. THE SURVEYING DATA WAS OBTAINED ON FEBRUARY 2, 2015, THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

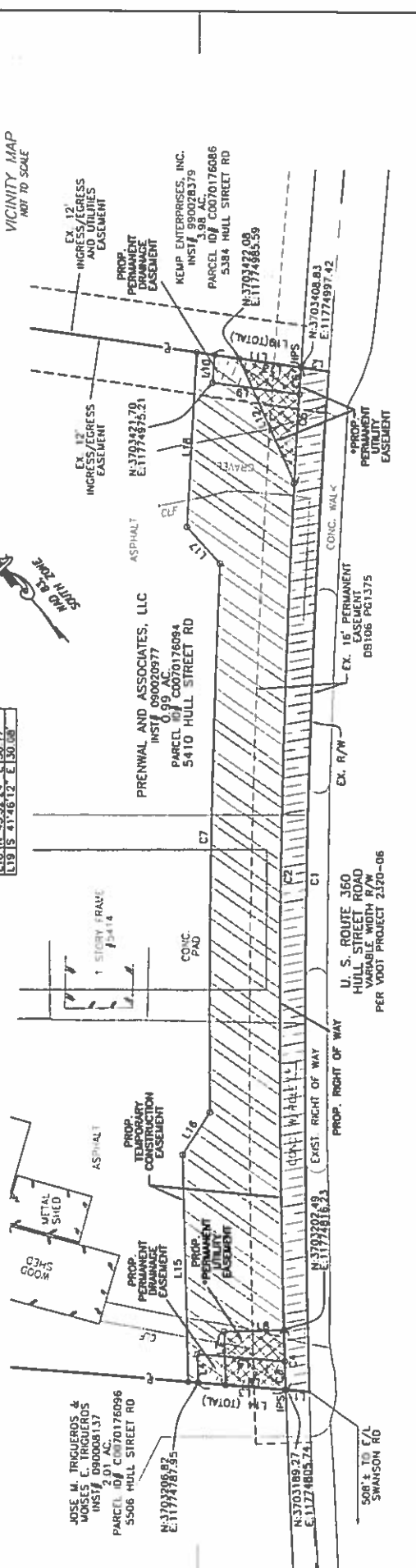
MICHAEL W. ZMUDA L.S. #002078 DATE



VICINITY MAP
NOT TO SCALE

AREA TABULATION		TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT	
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	SQ. FT.	ACRES	SQ. FT.	ACRES
065	C0070176094	PRENNAL AND ASSOCIATES, LLC	#090020977	0.99	2.164	564	397
				6.937			

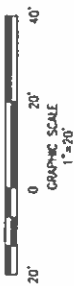
LINE BEARING	DISTANCE
L1 N 45° 33' 12" W 10.75'	
L2 S 41° 46' 12" E 19.08'	
L3 N 42° 43' 12" W 14.59'	
L4 S 45° 33' 12" E 23.00'	
L5 N 45° 33' 12" W 17.10'	
L6 S 51° 24' 35" E 15.09'	
L7 N 42° 43' 25" W 24.98'	
L8 N 43° 59' 02" E 18.02'	
L9 S 41° 46' 12" E 24.98'	
L10 N 15° 31' 32" E 19.86'	
L11 S 41° 46' 12" E 17.71'	
L12 S 41° 46' 12" E 17.71'	
L13 N 38° 22' 46" E 16.43'	
L14 N 38° 22' 46" E 14.43'	
L15 N 01° 59' 47" W 14.15'	
L16 N 43° 32' 24" E 30.17'	
L17 S 41° 46' 12" E 30.08'	



CURVE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	291.00	290.49	S 41° 19' 19" W	290.86
C2	21.00	20.96	S 43° 41' 17" W	21.05
C3	18.05	18.00	S 49° 20' 15" W	18.15
C4	16.88	16.80	S 58° 25' 28" W	16.88
C5	33.17	32.18	S 43° 39' 31" W	33.17
C6	7.75	7.75	S 43° 54' 29" W	7.75
C7	156.54	156.54	N 41° 19' 52" E	156.52

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

- [Symbol] = ACQUIRED RIGHT OF WAY
- [Symbol] = PERMANENT UTILITY EASEMENT
- [Symbol] = PERMANENT DRAINAGE EASEMENT
- [Symbol] = TEMPORARY CONSTRUCTION EASEMENT
- [Symbol] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VIRGINIA



NOTES:

- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON [DATE]. 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039C WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS, PRENNAL AND ASSOCIATES, LLC (INST.# 090020977) TAX PARCEL #C0070176094
- CONDOMINIUM BUSINESS DISTRICT GENERAL BUSINESS DISTRICT
- STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
JOHNSON, MERRILLAN & THOMPSON
 Surveyors & Engineers, Inc.
 6201 Arundel Parkway, Suite 310
 Richmond, Virginia 23228
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 E-MAIL: 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: WCA JMT / 1.3-0764-001 CITY PROJECT #: D00875
 CHECKED BY: MWZ DPW DRAWING #: 0-28709 PLAT #: C-28861
 DATE: 01/22/19 SCALE: 1" = 20' SHEET 44 OF 64

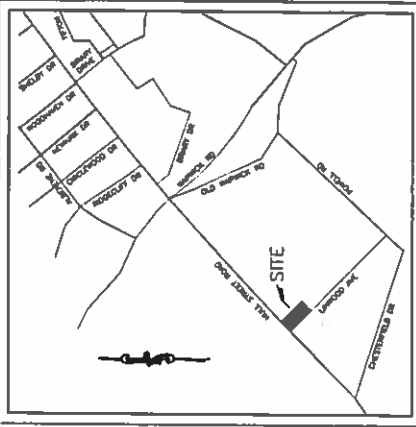
PRELIMINARY

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
				SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
066	C0080135007	STUDIOS II, LLC	#150003692	1.383	2.876	2.717	273	2,300



VICINITY MAP
NOT TO SCALE

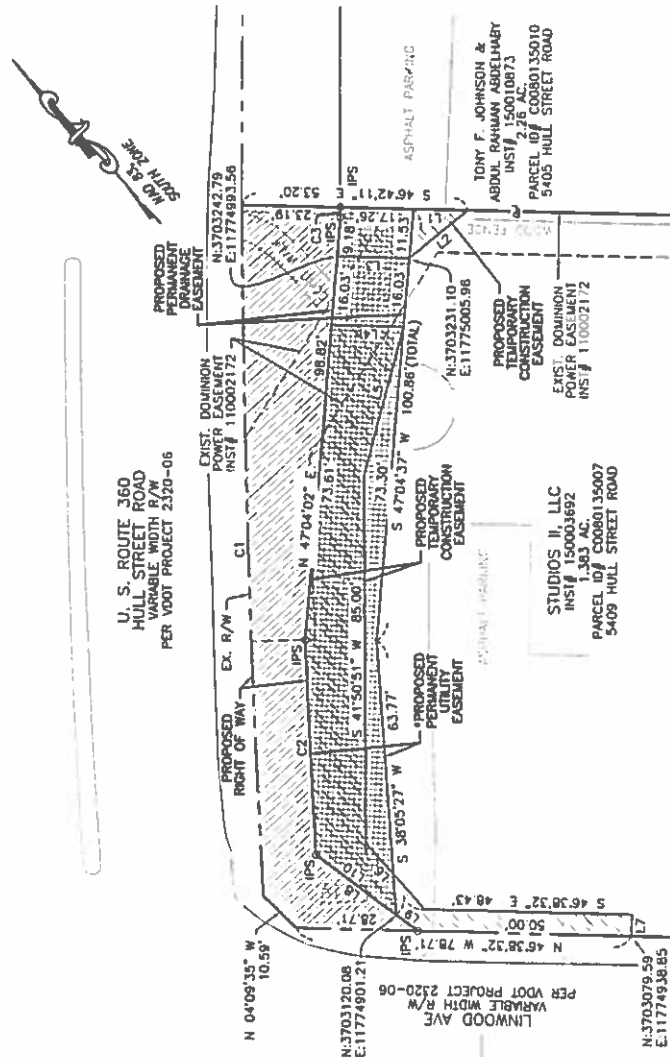


NOTES:

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 EASEMENTS OR OTHER INTERESTS.
3. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
4. WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: STUDIOS II, LLC. (INST.# 150003692) TAX PARCEL #C0080135007
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.

JMT
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 601 Mountain Parkway, Suite 310, Henric, VA 23186
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 E-MAIL: jmt@jmt-engineering.com

- LEGEND**
- CONC = CONCRETE
 - IPS = IRON PIN SET
 - TCB = TRAFFIC CONTROL BOX
 - R/W = RIGHT OF WAY
 - P = PROPERTY LINE
 - [Symbol] = ACQUIRED RIGHT OF WAY
 - [Symbol] = PERMANENT UTILITY EASEMENT
 - [Symbol] = PERMANENT DRAINAGE EASEMENT
 - [Symbol] = TEMPORARY CONSTRUCTION EASEMENT
 - [Symbol] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA



LINE	BEARING	DISTANCE
L1	S 46°42'11" E	12.75
L2	N 87°06'00" E	17.75
L3	S 46°42'11" E	17.04
L4	S 87°03'23" E	38.30
L5	S 01°02'48" E	20.65
L6	S 43°11'28" W	5.00
L7	N 11°47'30" W	29.75
L8	N 11°47'30" W	6.25
L9	N 11°47'30" W	23.46
L10	N 11°47'30" W	23.46

CURVE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH	DELTA ANGLE
C1	19.66	28.13	N 49°14'41" E	150.78	170°52'
C2	49.80	78.13	N 10°11'52" E	210.70	170°52'
C3	2.35	2.60	N 41°12'03" E	2.35	170°52'

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT, 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 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

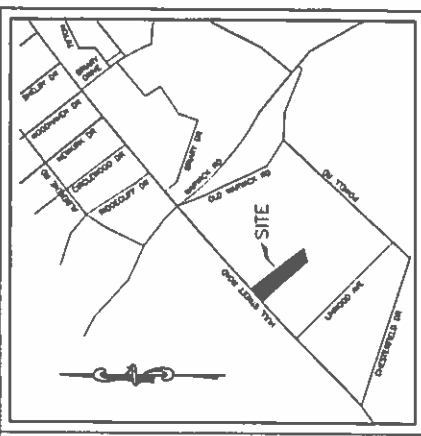
DATE

PRELIMINARY

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	DAT. #:	13-0764-001	CITY PROJECT #:	100875
CHECKED BY:	MWZ	DATE DRAWING #:	0-28709	PLAT #:	C-26861
DATE:	01/22/19	SCALE:	1" = 20'	SHEET:	45 OF 64

CITY OF RICHMOND, 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 ANY RECORD SURVEY AND DOES 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. WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290078D & #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: TONY F. JOHNSON AND ABDUL RAHMAN ABDELHABY, (INST.# 150010873) TAX PARCEL #C00800135010.
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.

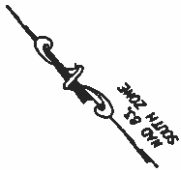
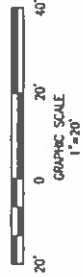
JMT
JOHNSON, MISHIRAM & THOMPSON
 ENGINEERS, ARCHITECTS & PLANNERS
 5011 Northpark Drive, Suite 310 Richmond, Virginia 23228
 PHONE: (804)-123-9900 FAX: (804)-123-0596
 EMAIL: jmt@jmt-engineering.com

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

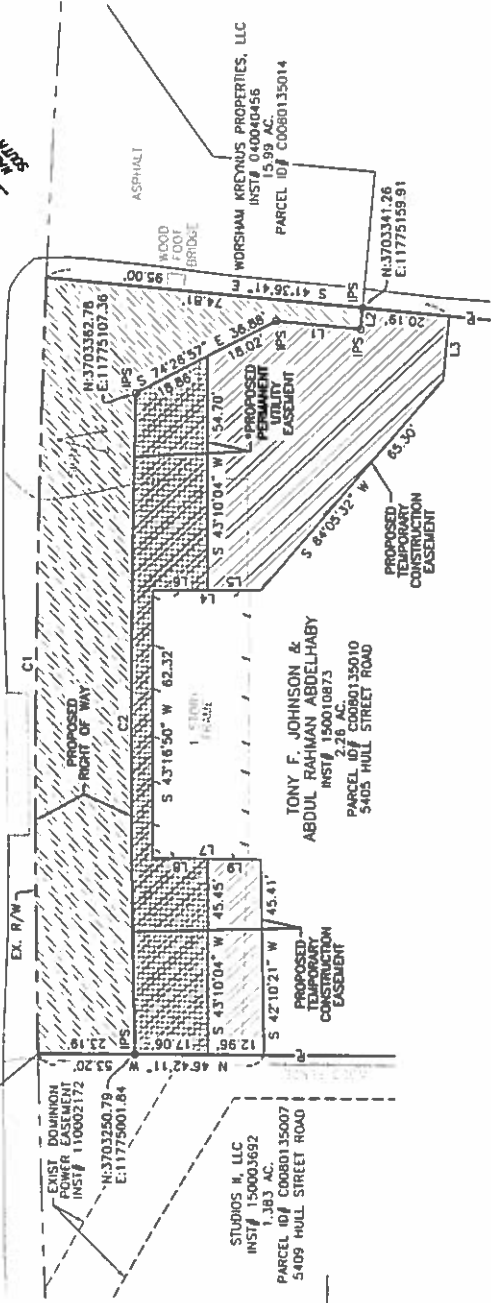
DRAWN BY: JST	JULY 13, 2015	CITY PROJECT #: 108215
CHECKED BY: JWE	CPM DRAWING: D-28709	PLAT #: C-28861
DATE: 07/27/15	SCALE: 1" = 20'	SHEET 46 OF 64



PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
				SQ. FT.	ACRES	SQ. FT.	ACRES
067	C0080135010	TONY F. JOHNSON & ABDUL RAHMAN ABDELHABY	#150010873	2,226	4,882	1,983	4,935

U. S. ROUTE 360
 HULL STREET ROAD
 VARIABLE WIDTH R/W
 PER Y001 PROJECT 2320-06

165.3 ± TO N/L
 LINWOOD AVE



LINE	BEARING	DISTANCE
L1	S 41°34'41" E	20.00'
L2	N 48°23'19" E	5.00'
L3	S 48°23'19" W	15.00'
L4	N 47°19'00" W	25.09'
L5	N 47°19'00" W	12.31'
L6	N 47°19'00" W	12.71'
L7	S 46°30'05" E	45.00'
L8	S 46°30'05" E	12.17'
L9	S 46°30'05" E	12.17'

CURVE	ARC LENGTH	CHORD	BEARING	CHORD BEARING	CHORD LENGTH
C1	80.93'	78.24'	N 43°09'43" E	N 43°09'43" E	160.18'
C2	53.89'	48.07'	S 70°27'31" W	N 43°19'44" E	153.87'

- LEGEND
- IPS = IRON PIN SET
 - 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

SURVEYORS CERTIFICATION:

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 PERSONAL SUPERVISION AND CONTROL OF THE SURVEYOR. THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

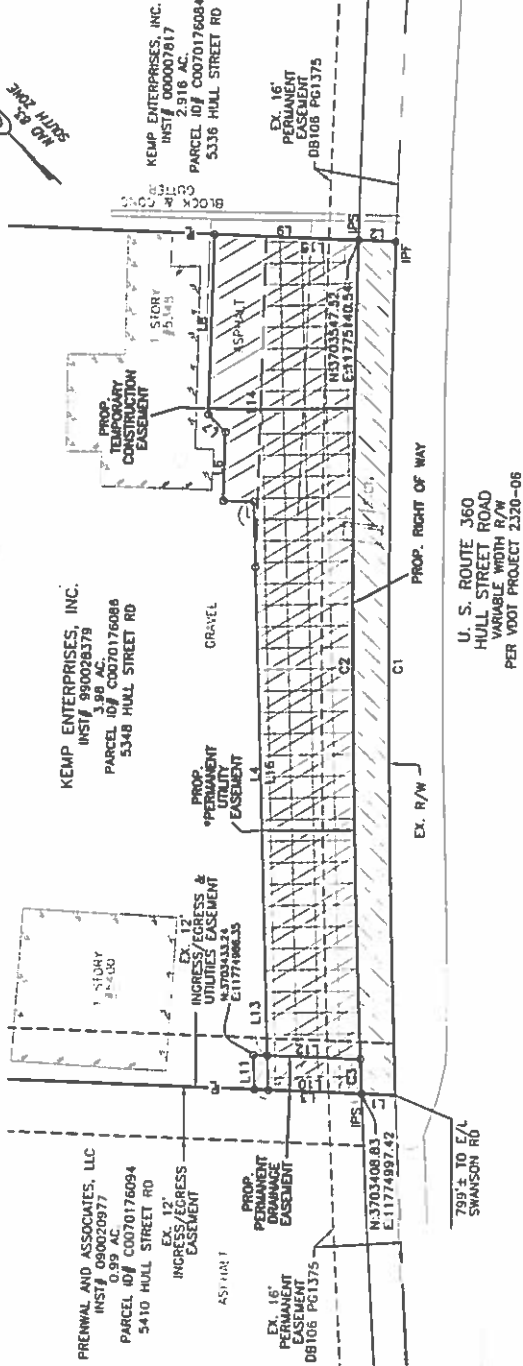
MICHAEL W. ZIMDA L.S. #002078

DATE

PRELIMINARY

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT
				SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
086	C0070176086	KEMP ENTERPRISES, INC.	#890028379	3.99	1.894	4.387	5.074	200



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 EXAMINATION 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.
- 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: KEMP ENTERPRISES, INC (INST.# 990028379) TAX PARCEL #C0070176086.
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
JOHNSON, WILKINSON & THOMPSON
 ENGINEERS, ARCHITECTS & PLANNERS
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 EMAIL: jmtw@jmt-engineers.com

- LEGEND**
- CONC = CONCRETE
 - IPF = IRON PIPE FOUND
 - IP = IRON PIPE SET
 - R/W = RIGHT OF WAY
 - C = PROPERTY LINE
 - ACQUIRED RIGHT OF WAY
 - PERMANENT UTILITY EASEMENT
 - PERMANENT DRAINAGE EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERICON VIRGINIA

CURVE TABLE

CURVE/ARC	LENGTH	RADIUS	CHORD	BEARING	CHORD ANGLE	DELTA ANGLE
C1	198.16	2904.79	355.42	S 46°11'21" W	199.12	100.88
C2	198.19	2918.00	354.46	N 45°58'23" W	199.15	100.85
C3	8.02	2918.00	0.09	S 44°03'47" W	8.02	8.02

LINE BEARING	DISTANCE
L1 N 41°46'12" E	W 8.27'
L2 S 41°46'12" E	W 18.08'
L3 N 41°46'12" E	W 24.99'
L4 N 44°43'12" E	E 17.99.00'
L5 N 42°24'00" E	W 17.00'
L6 N 02°22'15" E	E 5.978'
L7 N 48°05'50" E	E 42.24'
L8 S 41°46'12" E	E 33.56'
L9 N 41°46'12" E	W 21.84'
L10 N 43°59'02" E	E 8.02'
L11 S 41°46'12" E	E 25.00'
L12 S 41°46'12" E	E 33.75'
L13 N 48°03'16" E	E 17.74'
L14 S 44°43'12" E	E 12.48'

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING ACQUISITION OF RIGHT OF WAY, 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 RESPONSIBLE CHARGE OF MICHAEL W. ZMUDA, FROM AN ACCURATE AND REASONABLE SURVEY OF THE PROPERTY. THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

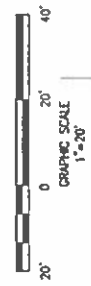
MICHAEL W. ZMUDA L.S. #002078 _____ DATE _____

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

REVISION / DATE REASON FOR REVISION

REVISION /	DATE	REASON FOR REVISION

DRAWN BY: WCA	JMT # 13-0761-001	CITY PROJECT # 108975
CHECKED BY: MIZ	DPW DRAWING # 0-28209	PLAT # C-28881
DATE: 07/22/19	SCALE: 1" = 20'	SHEET 47 OF 64



AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENTS
089	C0070176084	KEMP ENTERPRISES, INC.	f/000007817	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
				2,916	1,321	3,025	5,014	625

KEMP ENTERPRISES, INC.
INST# 000007817
2.916 AC.
PARCEL ID# C0070176084
5336 HULL STREET ROAD

KEMP ENTERPRISES, INC.
INST# 99002879
3.96 AC.
PARCEL ID# C0070176096
5346 HULL STREET ROAD

VICINITY MAP
NOT TO SCALE

MEADOW CREEK APARTMENTS, LLC
INST# 60012544
6.48 AC.
PARCEL ID# C0070176080
5312 HULL STREET ROAD

EX. 25' PERMANENT EASEMENT
DB108 PG1375

N:3703640.24
E:11775248.53

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

LINE	BEARING	DISTANCE
L1	N 50°34'19" E	6.16
L2	S 41°47'12" E	9.54
L3	N 41°16'12" W	3.98
L4	N 49°29'54" E	21.33
L5	S 41°47'12" E	21.60
L6	N 41°46'12" W	33.56
L7	N 48°03'16" E	22.26
L8	N 48°03'16" E	36.00
L9	N 49°29'54" E	7.21
L10	N 06°48'42" W	7.21
L11	N 49°29'54" E	26.00
L12	S 85°17'40" E	5.41
L13	N 50°34'19" E	30.17
L14	N 41°46'12" W	32.00
L15	N 48°03'16" E	18.00
L16	N 48°03'16" E	18.00
L17	S 41°46'12" W	25.00
L18	N 14°46'11" W	31.02
L19	S 41°47'12" E	30.03
L20	N 48°03'16" E	22.14

CURVE	LENGTH	BEARINGS	CHORD BEARINGS	CHORD LENGTH
C1	16.00	2918.00	2918.00	16.00
C2	16.00	2918.00	2918.00	16.00
C3	16.00	2918.00	2918.00	16.00
C4	8.65	2918.00	2918.00	8.65

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 SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY. SIGNIFICANT AREAS 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.
- 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: KEMP ENTERPRISES, INC (INST.# 000007817) TAX PARCEL #C0070176084.
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF KEMP ENTERPRISES, INC., CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND CONTROL OF MICHAEL W. ZHUDA, FROM ANY ACQUISITION AND SURVEYING DATA OBTAINED FROM THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 19, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZHUDA L.S. #002078 DATE

- LEGEND
- CONCRETE
 - IRON PIN FOUND
 - STONE FOUND
 - 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



JOHNSON, MATHURAM & THOMPSON
Engineering & Planning Firm
8201 Ardenwood Parkway, Suite 310 Richmond, Virginia 23238
PHONE (804) 323-9900 FAX (804) 323-0596
EMAIL: jmt@jmt-engineering.com

REVISION # DATE REASON FOR REVISION

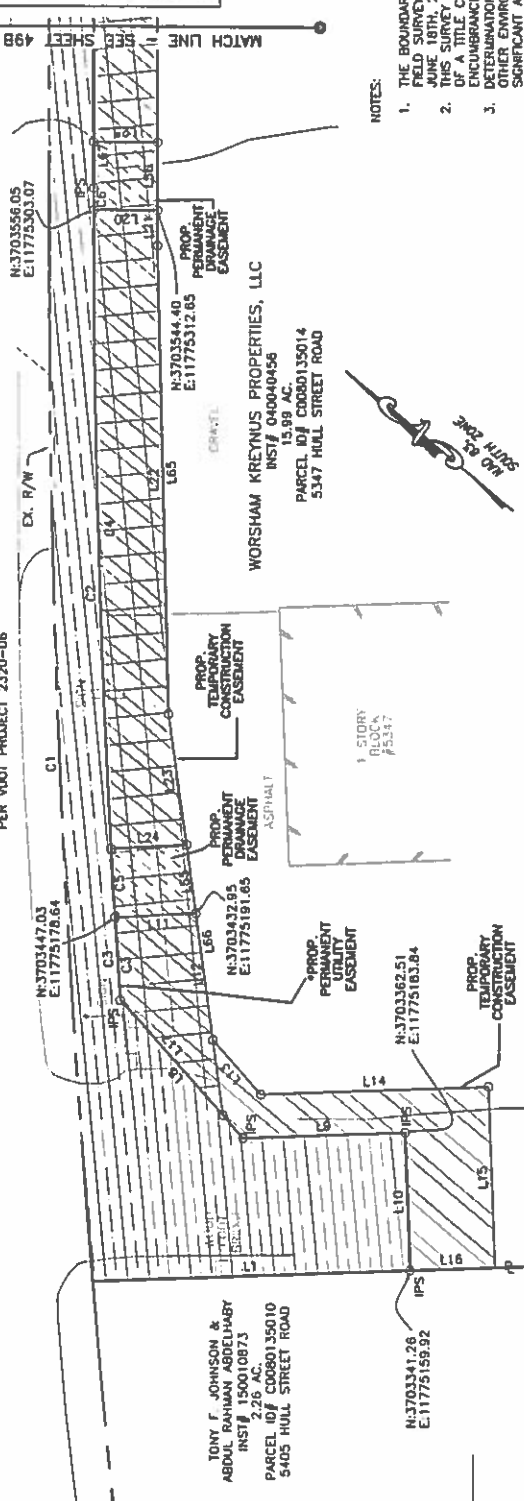
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARRICK ROAD
CITY OF RICHMOND, VIRGINIA

DRAWN BY: WCA JMT # 13-0764-001 CITY PROJECT #: 100875
CHECKED BY: MWZ DPM DRAWING #: 0-28709 PLAT #: C-28861
DATE: 07/22/19 SCALE: 1" = 10' SHEET 48 OF 64

PRELIMINARY

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
070	C0080135014	WORSHAM KREYNUS PROPERTIES, LLC	#0400040456	15.99	10.823	15.989	1.029	17.050				

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



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 RECORD PLATS OR RECORDS THAT MAY SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCELS.
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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: WORSHAM KREYNUS PROPERTIES, LLC. (INST.# 0400040456) TAX PARCEL #C0080135014
6. ZONED R-MH (URBILE HOME) DISTRICT.
7. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

LEGEND
 CLF = CHAIN LINK FENCE
 CONC = CONCRETE
 IFS = IRON PIN SET
 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 VERIZON VIRGINIA

JMT
JOHNSON, MURKIN & THOMPSON
 Registered Professional Engineer
 8001 Accouton Farmway, Suite 316 Richmond, Virginia 23228
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@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: JMT
 CHECKED BY: LWK
 DATE: 01/27/19
 SCALE: 1" = 20'
 CITY PROJECT #: 100075
 PLAT #: C-28861
 SHEET 49A OF 64

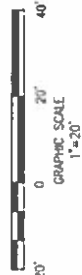
LINE BEARING	DISTANCE
L1 S 137°20'14" W 31.40	
L2 S 50°34'19" E 36.00	
L3 S 87°48'24" E 31.40	
L4 S 50°34'19" W 20.00	
L5 N 39°25'41" W 15.00	
L6 N 39°25'41" W 15.00	
L7 S 50°34'19" E 34.66	
L8 N 39°25'41" W 15.00	
L9 N 05°44'28" E 34.66	
L10 S 50°34'19" E 34.66	
L11 S 85°35'50" E 34.66	
L12 S 50°34'19" W 22.00	
L13 S 39°27'26" E 15.00	
L14 S 50°34'19" W 68.66	
L15 S 51°41'58" W 19.10	
L16 S 39°25'41" W 15.00	
L17 S 39°25'41" W 15.00	
L18 S 39°25'41" W 15.00	
L19 S 39°25'41" W 15.00	
L20 S 39°25'41" W 15.00	
L21 S 39°25'41" W 15.00	
L22 S 39°25'41" W 15.00	
L23 S 39°25'41" W 15.00	
L24 S 39°25'41" W 15.00	
L25 S 39°25'41" W 15.00	
L26 S 39°25'41" W 15.00	
L27 S 39°25'41" W 15.00	
L28 S 39°25'41" W 15.00	
L29 S 39°25'41" W 15.00	
L30 S 39°25'41" W 15.00	
L31 S 39°25'41" W 15.00	
L32 S 39°25'41" W 15.00	
L33 S 39°25'41" W 15.00	
L34 S 39°25'41" W 15.00	
L35 S 39°25'41" W 15.00	
L36 S 39°25'41" W 15.00	
L37 S 39°25'41" W 15.00	

LINE BEARING	DISTANCE
L1 S 50°34'19" W 17.15	
L2 S 57°43'38" W 282.00	
L3 S 39°25'41" E 5.41	
L4 S 53°03'34" E 94.03	
L5 N 51°41'56" E 97.10	
L6 S 50°34'19" W 457.39	
L7 N 05°44'28" E 34.66	
L8 N 05°44'28" E 34.66	
L9 S 41°38'41" E 36.00	
L10 S 41°38'41" E 36.00	
L11 S 42°44'08" E 19.10	
L12 N 42°44'08" E 19.10	
L13 N 07°59'18" E 29.75	
L14 S 41°38'41" E 36.00	
L15 N 42°44'08" E 19.10	
L16 S 41°38'41" E 36.00	
L17 N 07°59'18" E 29.75	
L18 S 39°25'41" E 224.00	
L19 N 39°25'41" W 224.00	
L20 S 50°34'19" W 18.25	
L21 N 47°08'13" E 109.66	
L22 N 47°34'06" E 30.77	
L23 N 47°44'04" W 17.79	
L24 S 39°25'41" E 15.00	
L25 S 50°34'19" W 86.98	
L26 N 39°25'41" W 15.00	
L27 N 39°25'41" W 15.00	
L28 N 39°25'41" W 15.00	
L29 S 39°25'41" W 15.00	
L30 S 39°25'41" W 15.00	
L31 N 39°25'41" W 15.00	
L32 N 39°25'41" W 15.00	
L33 N 39°25'41" W 15.00	
L34 N 39°25'41" W 15.00	
L35 N 39°25'41" W 15.00	
L36 N 39°25'41" W 15.00	
L37 N 39°25'41" W 15.00	

CURVE DATA	BEARING	ANGLE	CHORD BEARING	CHORD LENGTH
C1	S 240°56'	2824.79	S 49°08'11"	W 249.49
C2	S 189°59'	2818.25	N 48°34'30"	E 189.85
C3	S 149°45'	2818.25	N 48°56'51"	E 149.44
C4	S 109°31'	2818.25	N 49°19'31"	E 109.31
C5	S 69°17'	2818.25	N 49°42'11"	E 69.17
C6	S 29°03'	2818.25	N 49°58'19"	E 29.03

SURVEYORS CERTIFICATION:

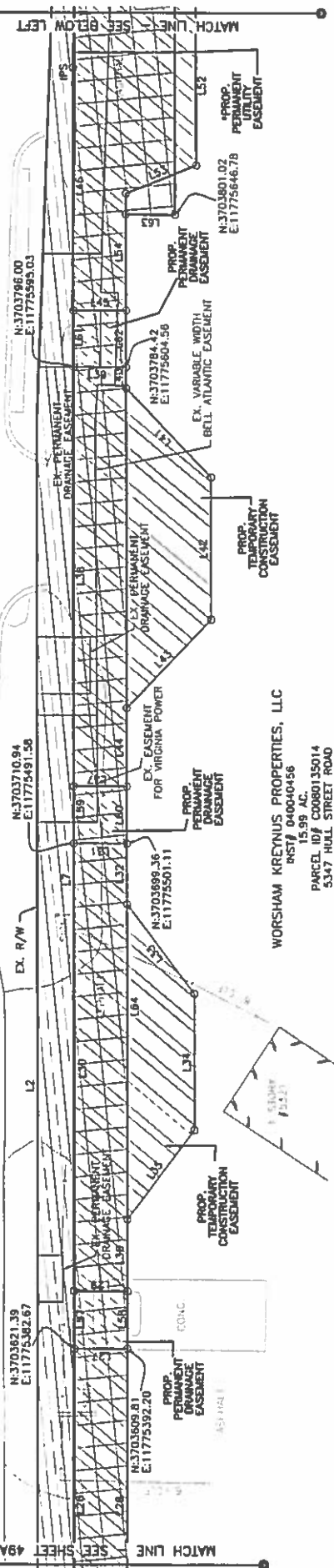
THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT, AND TEMPORARY CONSTRUCTION EASEMENTS, ACROSS THE PROPERTY OF WORSHAM KREYNUS PROPERTIES, LLC, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZHUODA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015, THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



MICHAEL W. ZHUODA L.S. #002078
 DATE

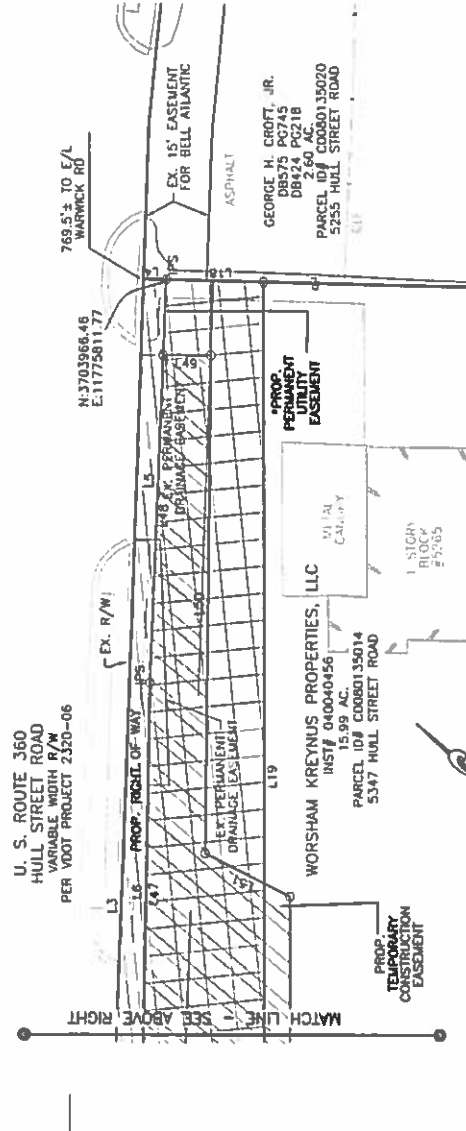
PRELIMINARY

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



WORSHAM KREYNUS PROPERTIES, LLC
INST# 040040456
15.99 AC.
PARCEL ID# C0080135014
5347 HULL STREET ROAD

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



WORSHAM KREYNUS PROPERTIES, LLC
INST# 040040456
15.99 AC.
PARCEL ID# C0080135014
5347 HULL STREET ROAD

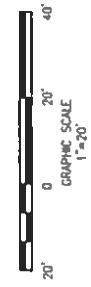
GEORGE H. CROFT, JR.
INST# PG2745
DB424 PG2718
2.50 AC.
PARCEL ID# C0080135020
5255 HULL STREET ROAD

- LEGEND**
- CLF = CHAIN LINK FENCE
 - CONC = CONCRETE
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ℄ = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Hatched Box] = PERMANENT UTILITY EASEMENT
 - [Hatched Box] = PERMANENT DRAINAGE EASEMENT
 - [Hatched Box] = TEMPORARY CONSTRUCTION EASEMENT
 - [Hatched Box] = PERMANENT UTILITY EASEMENT FOR VERIZON VIRGINIA

JMT
JOHNSON, MIRRAN & THOMPSON
Engineering & Planning
9201 Acornway
Suite 310 Richmond, Virginia 23298
PHONE (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmt@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

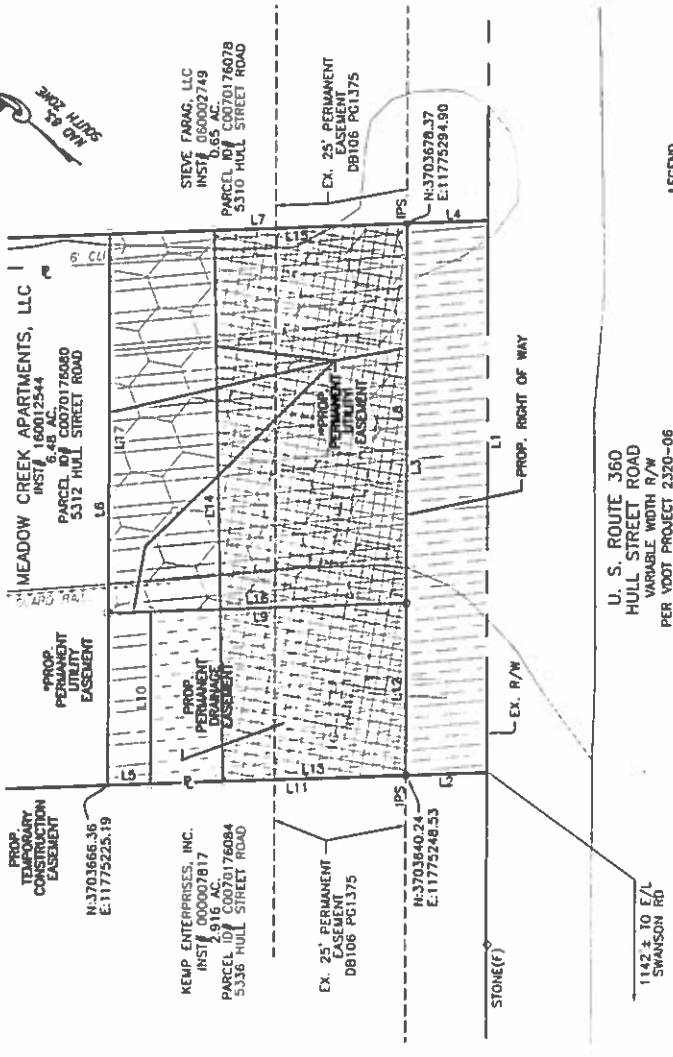
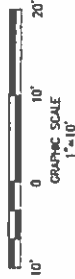


DRAWN BY: JSZ	JUL 13-0784-001	CITY PROJECT #: 106875
CHECKED BY: HWZ	DDW DRAWING: 0-28709	PLAT #: C-28661
DATE: 01/22/19	SCALE: 1" = 20'	SHEET 09B OF 64

PRELIMINARY

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT WATER EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
					SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
0071	C0070176080	MEADOW CREEK APARTMENTS, LLC	#140021836	6.48	611	1.424	1,546	1,546	1,646	1,646	1,646	

AREA TABULATION



LEGEND
 CLF = CHAIN LINK FENCE
 IPS = IRON PIN SET
 STONE(F) = STONE FOUND
 R/W = RIGHT OF WAY
 & = PROPERTY LINE
 [Hatched Box] = ACQUIRED RIGHT OF WAY
 [Dotted Box] = **PERMANENT UTILITY EASEMENT
 [Stippled Box] = **PERMANENT WATER EASEMENT
 [Diagonal Line Box] = TEMPORARY CONSTRUCTION EASEMENT
 * PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA
 ** PERMANENT WATER EASEMENT FOR CITY OF RICHMOND DPU

SURVEYORS 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, AS SHOWN ON THE PRECEDING PLAT, WAS MADE UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZHUDDA, SURVEYOR. AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION, THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

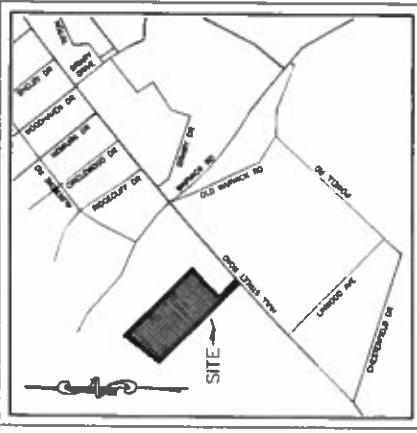
MICHAEL W. ZHUDDA L.S. #002078

DATE

U. S. ROUTE 360
 HULL STREET ROAD
 VARIABLE WIDTH R/W
 PER VDOT PROJECT 2370-06

LINE	BEGINNING	ENDING	BEARING	DISTANCE
L1	N 50°32'33" E	64.70		
L2	S 41°47'12" E	9.54		
L3	N 50°34'19" E	64.23		
L4	S 41°56'11" E	9.51		
L5	N 41°47'12" W	5.00		
L6	S 50°34'19" W	64.14		
L7	N 41°56'11" W	35.03		
L8	S 50°34'19" E	44.27		
L9	N 50°34'19" E	30.03		
L10	S 41°47'12" E	50.03		
L11	S 41°47'12" E	50.03		
L12	N 50°34'19" E	20.02		
L13	S 41°47'12" E	21.60		
L14	N 49°29'54" E	64.14		
L15	N 41°56'11" W	22.81		
L16	S 41°47'12" E	35.03		
L17	N 50°34'19" E	44.12		

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. 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #51012900395 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: MEADOW CREEK APARTMENTS, LLC (INST # 160012544)
 TAX PARCEL # C0070176080.
 ZONED R-48 RESIDENTIAL (MULTI-FAMILY) DISTRICT
 COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

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 WARRICK ROAD

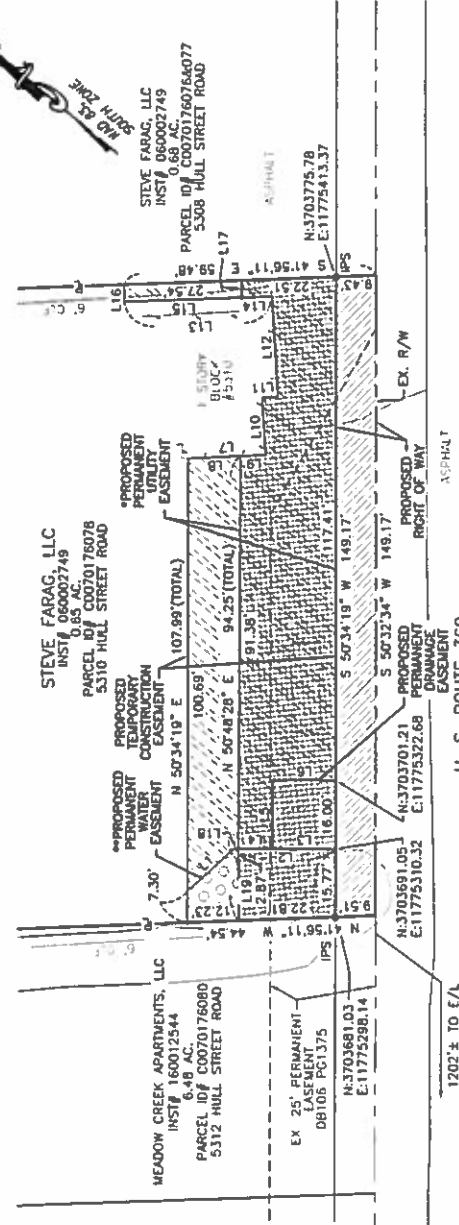
CITY OF RICHMOND, VIRGINIA

DRAWN BY: J52	JMT # 13-0764-001	CITY PROJECT #: 100075
CHECKED BY: MWZ	DPW DRAWING #: 0-28709	PLAT #: C-28861
DATE: 01/22/19	SCALE: 1" = 10'	SHEET 50 OF 64

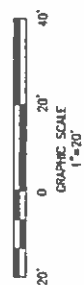
PRELIMINARY

PARCEL NUMBER		LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT UTILITY EASEMENT	PERMANENT DRAINAGE EASEMENT	PERMANENT WATER EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
072	C0070176078	STEVE FARAG, LLC	#060002749	0.85	1.411	3.138	240	524	3,796
SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES

AREA TABULATION

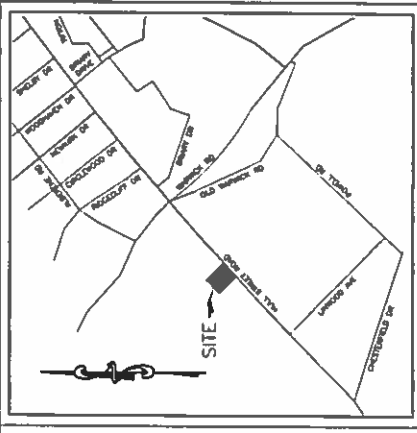


LINE	BEARING	DISTANCE
L1	S 81°42'06\"/>	
L2	S 39°25'41\"/>	
L3	N 39°25'41\"/>	
L4	N 39°25'41\"/>	
L5	N 50°34'19\"/>	
L6	S 47°38'21\"/>	
L7	S 47°38'21\"/>	
L8	S 47°38'21\"/>	
L9	S 47°38'21\"/>	
L10	N 46°42'00\"/>	
L11	S 43°24'41\"/>	
L12	N 47°05'53\"/>	
L13	N 47°05'53\"/>	
L14	N 41°56'11\"/>	
L15	N 41°56'11\"/>	
L16	N 41°56'11\"/>	
L17	N 41°56'11\"/>	
L18	N 39°25'41\"/>	
L19	N 49°29'54\"/>	



SURVEYORS 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 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA, L.S. #002078 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 ENCUMBRANCES TO THE SUBJECT PARCELS.
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 #51012900780 & #51012900390 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 #C0070176078.
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.

JMT
JOHNSON, MISHKIN & THOMPSON
 Engineering & Right-of-Way Planners
 821 Richmond Avenue, 3rd Floor, Richmond, Virginia 23228
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 EMAIL jmt@jmt-engineering.com

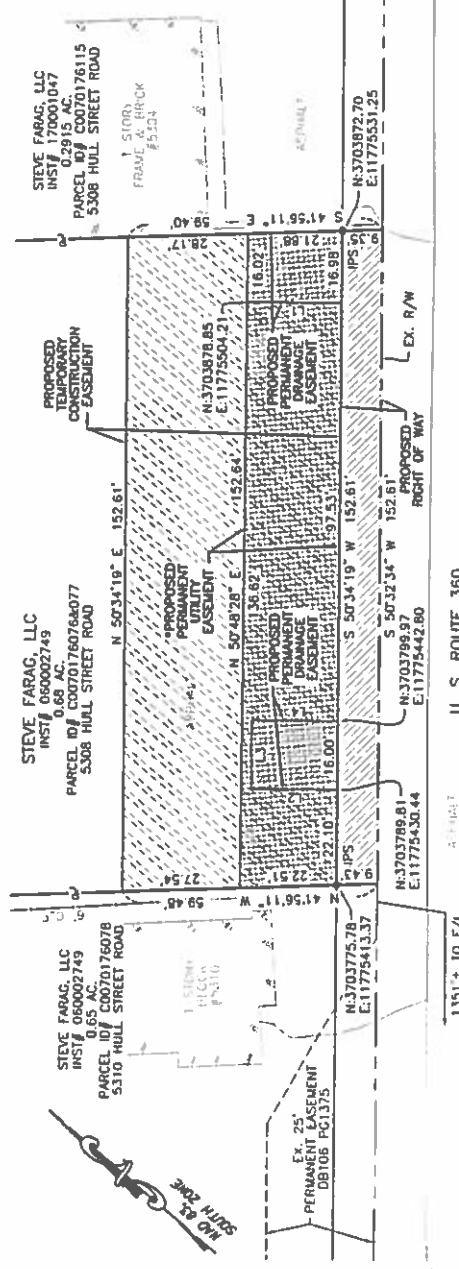
REVISION	DATE	REASON FOR REVISION

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: JST	JUL 13 13-0764-000 CITY PROJECT # 100015
CHECKED BY: MWZ	DPW DRAWING # 0-28109 PLAT # C-28861
DATE: 11/22/19	SCALE: 1" = 20' SHEET 51 OF 64

PRELIMINARY

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
073	C0070176076 & C0070176077	STEVE FARAG, LLC	#060002749	0.68	1.432	0.68	1.432	3.364	681	681	681	6.949	

AREA TABULATION



LINK	BEARING	DISTANCE
1	N 30°28'41\"	21.00'
2	N 30°28'41\"	16.00'
3	N 50°34'19\"	16.00'
4	S 39°28'41\"	20.00'

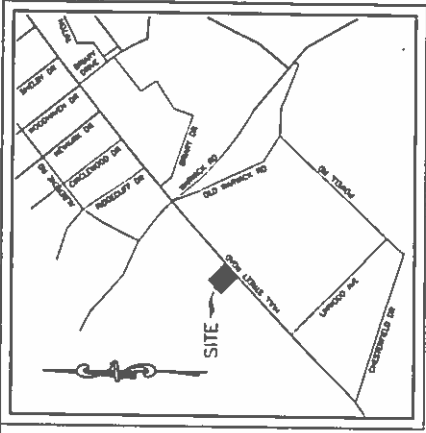


- LEGEND
- CLF = CHAIN LINK FENCE
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ± = PROPERTY LINE
 - [Hatched Box] = ACQUIRED RIGHT OF WAY
 - [Dotted Box] = PERMANENT UTILITY EASEMENT
 - [Cross-hatched Box] = PERMANENT DRAINAGE EASEMENT
 - [Diagonal Lines] = TEMPORARY CONSTRUCTION EASEMENT
 - [Star Symbol] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS 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 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 _____ DATE



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 ANY RECORDS AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
- DETERMINATION OF THE PRESENCE OF UNDEVELOPED 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 #51012900760 & #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 #C0070176076 & #C0070176077.
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
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 EMAIL: jmt@jmt-engineers.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

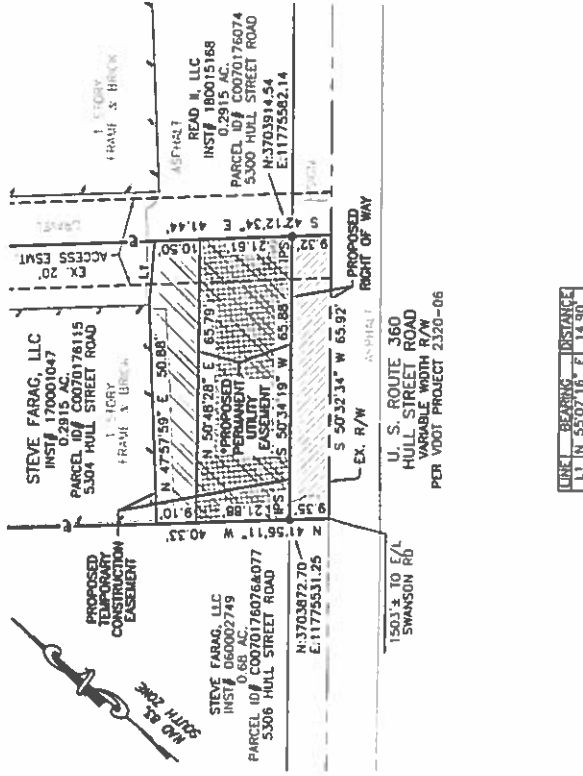
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ JMT # 13-0164-001 CITY PROJECT #: 100875
 CHECKED BY: WJZ JPM Drawing# E-28789 PLAN # C-28861
 DATE: 01/27/19 SCALE: 1" = 20' SHEET 52 OF 64

PRELIMINARY

AREA TABULATION

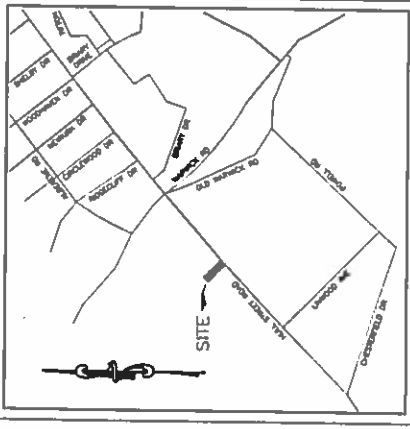
PARCEL NUMBER	LAND OWNER	DEED REF. NO.	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERM. UTILITY EASEMENT	TEMP. CONST. EASEMENT
(074)	STEVE FARAG, LLC	#170001047	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES	SO. FT. ACRES
0070176115	STEVE FARAG, LLC	#170001047	0.2915	615	1.430	2.121



LINE	BEARING	DISTANCE
L1	N 55.0718° E	14.90'



- LEGEND
- IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - = PROPERTY LINE
 - ▨ = ACQUIRED RIGHT OF WAY
 - ▧ = PERMANENT UTILITY EASEMENT
 - ▧ = TEMPORARY CONSTRUCTION EASEMENT
 - ⦿ = PERMANENT UTILITY EASEMENT FOR COMMON 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 ANY TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
3. DETERMINATIONS OF THE PERIODS OF RECORDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE 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 #51012900760 & #51012900380 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 #0070176115
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.

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 2021. Ardenwood Parkway, Suite 310, Richmond, Virginia 23226
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 E-MAIL: jmt@jmt-engineering.com

REVISION /	DATE	REASON FOR REVISION

CITY OF RICHMOND, 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

DRAWN BY: JSZ	JMT # 13-0764-001	CITY PROJECT #: 100075
CHECKED BY: DMZ	DPN DRAWING #: 0-287091	PLAT #: C-28661
DATE: 01/27/19	SCALE: 1" = 20'	SHEET 53 OF 64

PRELIMINARY

SURVEYORS CERTIFICATION:

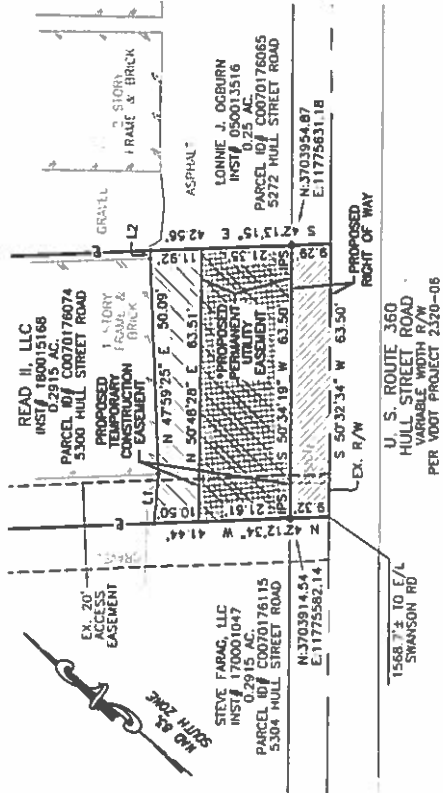
THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF STEVE FARAG, LLC, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZAUODA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015; THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZAUODA L.S. #002078

DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERM. UTILITY EASEMENT		TEMP. CONST. EASEMENT	
				SG. FT.	ACRES	SG. FT.	ACRES	SG. FT.	ACRES	SG. FT.	ACRES
(075)	C0070176074	READ II, LLC	#180015168	0.2915	590	590	1.363	2045			

AREA TABULATION



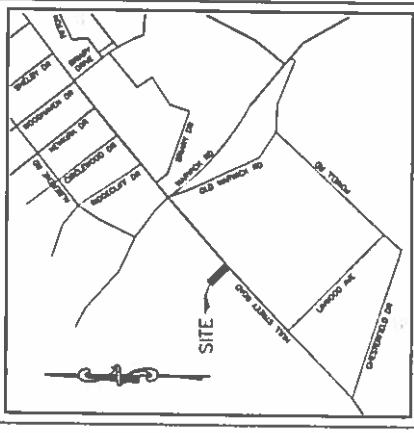
LINE	BEARING	DISTANCE
L1	N 55°07'16\"	E 1.93
L2	N 56°19'31\"	E 1.93

- LEGEND
- IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ⊕ = PROPERTY LINE
 - [Pattern] = ACCQUIRED RIGHT OF WAY
 - [Pattern] = *PERMANENT UTILITY EASEMENT
 - [Pattern] = TEMPORARY CONSTRUCTION EASEMENT
 - [Pattern] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY 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. ZHUODA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

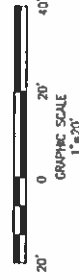
MICHAEL W. ZHUODA L.S. #002078 DATE _____



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 16TH, 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 PARCEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: READ II, LLC, (INST # 180015168) TAX PARCEL #C0070176074.
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.



JMT
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 EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

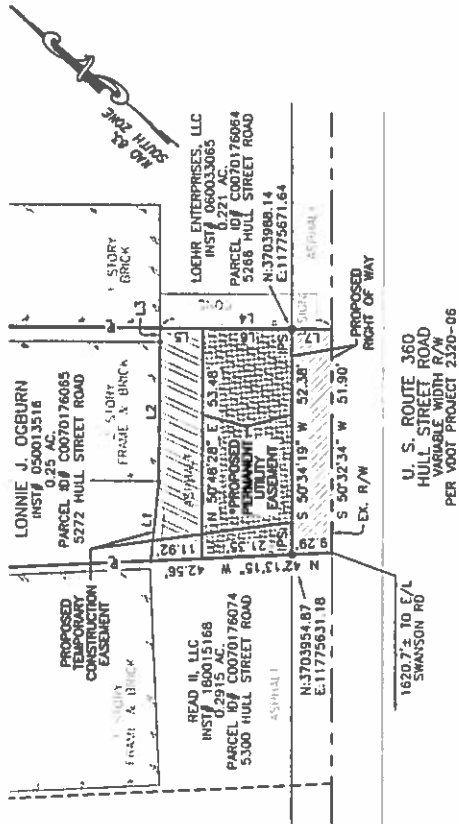
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

DRAWN BY: JSZ	JULY 13, 2015	CITY PROJECT #: 100875
CHECKED BY: MWE	DEW DRAWING #: 0-28709	PLAT # C-28661
DATE: 07/27/19	SCALE: 1" = 20'	SHEET 54 OF 64

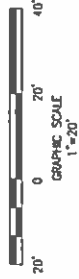
CITY OF RICHMOND, VIRGINIA

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERM. UTILITY EASEMENT	TEMP. CONSTR. EASEMENT
076	C0070176065	LONNIE J. OGBURN	#050013516	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES	SQ. FT. ACRES
				0.25 483	1.123	1.681	

AREA TABULATION



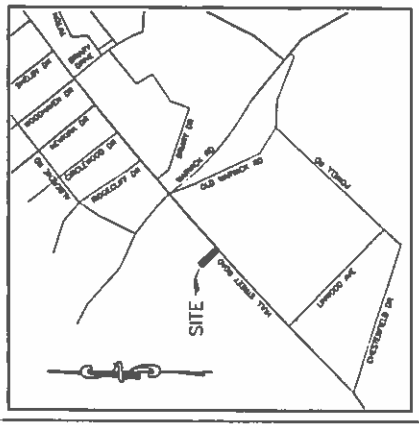
LINE	BEARING	DISTANCE
L1	N 56°19'31" E	18.59
L2	N 50°58'58" E	37.38
L3	N 50°28'13" E	3.71
L4	S 38°15'48" E	40.93
L5	S 38°15'48" E	2.111
L6	S 38°15'48" E	9.23



- LEGEND
- CONC = CONCRETE
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - E = PROPERTY LINE
 - [Symbol] = ACQUIRED RIGHT OF WAY
 - [Symbol] = PERMANENT UTILITY EASEMENT
 - [Symbol] = TEMPORARY CONSTRUCTION EASEMENT

* PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

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 WEIRDS AND/OR ENCUMBRANCES TO THE SUBJECT PARCEL OR WEIRDS OR ENCUMBRANCES TO ANY 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: LONNIE J. OGBURN, (INST.# 050013516) TAX PARCEL #C0070176065
- ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
- COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



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E-MAIL: jmt@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

PRELIMINARY

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	JSE	JMT #	13-0764-001	CITY PROJECT #	1000175
CHECKED BY	MMT	DPW DRAWING #	0-28709	PLAT #	C-28661
DATE	07/22/19	SCALE	1" = 20'	SHEET	55 OF 64

CITY OF RICHMOND, VIRGINIA

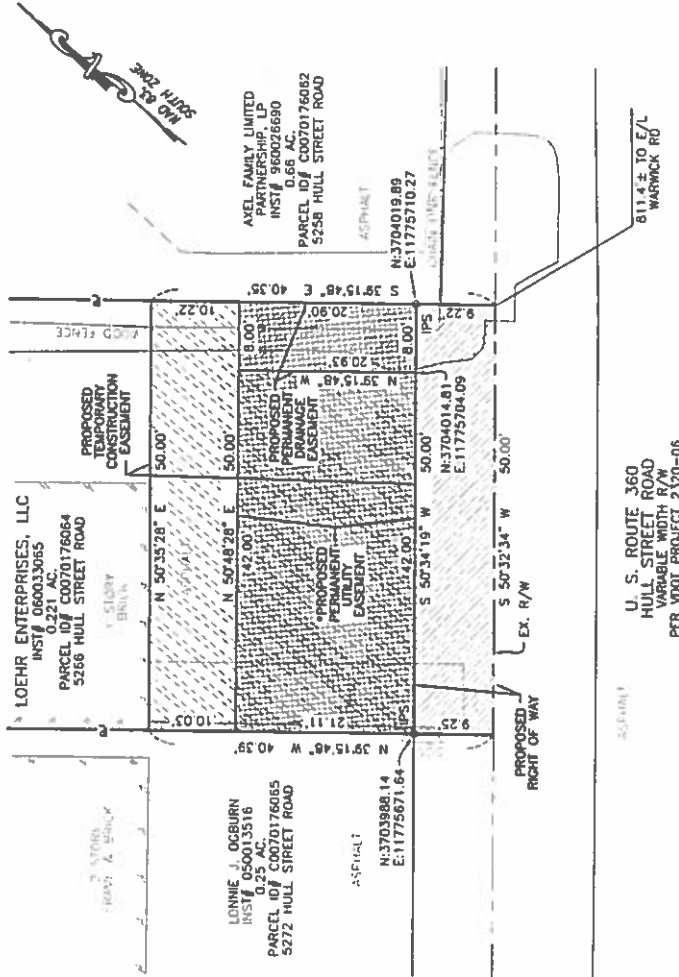
SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ACROSS THIS PARCEL IS TO BE CONSIDERED CORRECT AND TRUE. I, THE SURVEYOR, HAVE COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZAMUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZAMUDA L.S. #002078 DATE

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
077	C0070176064	LOEHR ENTERPRISES, LLC	#060033065	0.221	462	1,050	167	1,389					

AREA TABULATION

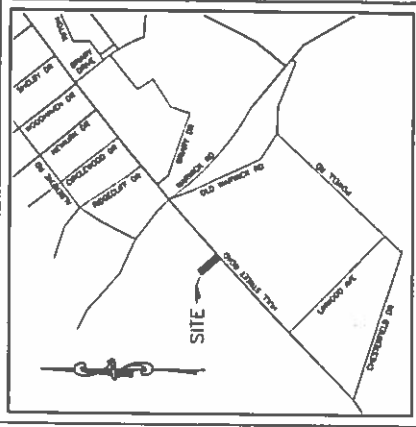


- LEGEND
- CONC = CONCRETE
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - ⊕ = PROPERTY LINE
 - [Hatched] = ACQUIRED RIGHT OF WAY
 - [Cross-hatched] = PERMANENT UTILITY EASEMENT
 - [Diagonal Hatched] = PERMANENT DRAINAGE EASEMENT
 - [Diagonal Hatched] = TEMPORARY CONSTRUCTION EASEMENT
 - [Dotted] = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

SURVEYORS 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 AN ACTUAL GROUND SURVEY IN CHARGE OF MICHAEL W. ZILUDA, FROM ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015, THROUGH MARCH 30, 2015, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZILUDA U.S. #002078 DATE



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 [DATE].
- 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #51012900398 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: LOEHR ENTERPRISES, LLC, (INST.# 060033065) TAX PARCEL #C0070176064
- OWNER: AXEL FAMILY LIMITED PARTNERSHIP, LP (INST.# 960026680) TAX PARCEL #C0070176062
- OWNER: U.S. ROUTE 360 (INST.# 1177570409)
- OWNER: LORNIE J. OGBURN (INST.# 050013516) TAX PARCEL #C0070176065
- OWNER: MICHAEL W. ZILUDA (INST.# 11775667164)

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501 Main Street, Suite 310, Richmond, Virginia 23284
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EMAIL: jmt@jmt-engineering.com

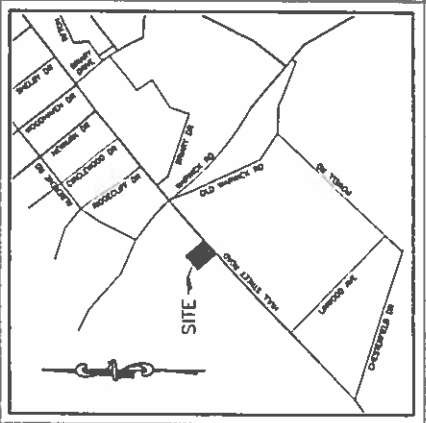


REVISION #	DATE	REASON FOR REVISION

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

DRAWN BY: JSZ	DATE: 13-07-14-001	CITY PROJECT #: 102875
CHECKED BY: WYZ	DATE: 09-28-14-001	PLAT #: C-28861
DATE: 01/22/19	SCALE: 1" = 10'	SHEET 58 OF 64

CITY OF RICHMOND, VIRGINIA



VICINITY MAP
NOT TO SCALE

- LEGEND
- CLF = CHAIN LINK FENCE
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - = PROPERTY LINE
 - ▨ = ACQUIRED RIGHT OF WAY
 - ▩ = PERMANENT DRAINAGE EASEMENT
 - ▧ = PERMANENT UTILITY EASEMENT
 - ▦ = TEMPORARY CONSTRUCTION EASEMENT
 - = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY AND VERIZON VIRGINIA

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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #51012900398 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
- OWNERS: THE AXEL FAMILY LIMITED PARTNERSHIP, LP (INST. # 980026680) TAX PARCEL #0070176062 ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JOHNSON, MURKIN & THOMPSON
 Engineering & Architecture
 801 Association Square, Suite 310, Richmond, Virginia 23284
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmt@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

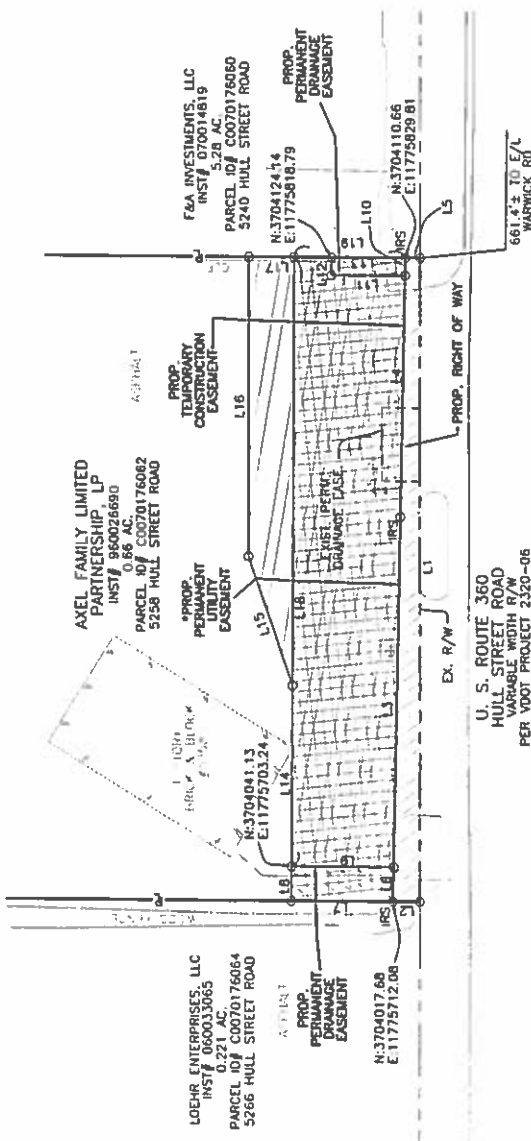
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JST	DATE: 11-07-14-01	CITY PROJECT #: 100275
CHECKED BY: MWZ	DATE: 01-28-15	PLAT #: C-28661
DATE: 01/27/19	SCALE: 1" = 20'	SHEET 57 OF 84

PRELIMINARY

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA		RIGHT OF WAY ACQUISITION		PERMANENT UTILITY EASEMENT		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
				SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES	SO. FT.	ACRES
078	C0070176062	AXEL FAMILY LIMITED PARTNERSHIP, LP	#960026680	0.66	7.30	7.30	3.740	264	4.355	264	4.355	4.355	4.355

LINE BEARING	DISTANCE
L1 N 50°32'34" E 106.13	
L2 S 39°15'48" E 6.36	
L3 S 51°11'26" W 69.45	
L4 S 39°15'48" E 3.15	
L5 S 51°11'26" W 6.00	
L6 S 39°15'48" E 23.76	
L7 S 50°48'28" W 8.00	
L8 N 39°15'48" W 23.09	
L9 N 51°41'56" E 4.17	
L10 N 39°15'48" W 17.39	
L11 S 51°20'46" W 4.17	
L12 S 39°15'48" W 17.42	
L13 S 51°11'26" W 3.60	
L14 S 39°15'48" W 6.60	
L15 S 50°30'13" W 20.00	
L16 N 39°15'48" W 19.13	
L17 N 50°48'28" E 150.02	
L18 N 39°15'48" W 26.10	



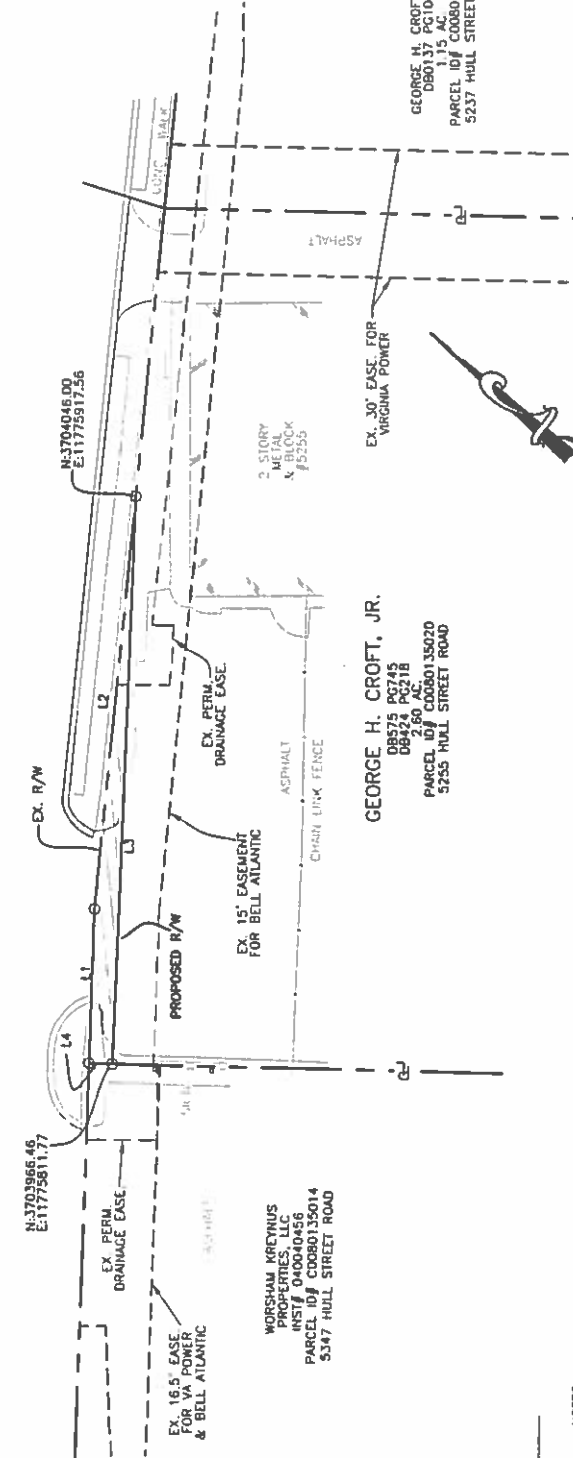
SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, PERMANENT UTILITY EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF AXEL LIMITED PARTNERSHIP, LP, CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZIMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE CONVEYANCE DESCRIBED HEREON IS THE PROPERTY OF AXEL LIMITED PARTNERSHIP, LP, AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

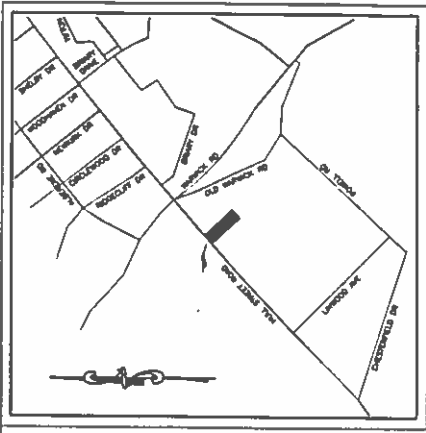
MICHAEL W. ZIMUDA L.S. #002078 DATE

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION
079	C0080135020	GEORGE H. CROFT, JR.	D.B. 575 PG. 745	SO. FT. ACRES 2.60	SO. FT. ACRES 469



VICINITY MAP
NOT TO SCALE



GEORGE H. CROFT, JR.
DB01115 AC
PARCEL ID# C0080135028
5237 HULL STREET ROAD

GEORGE H. CROFT, JR.
DB575 PG745
DB824 PG218
2.60 AC
PARCEL ID# C0080135020
5255 HULL STREET ROAD

- NOTES:**
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 10TH, 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008. ZONE PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2008.
 - OWNERS: GEORGE H. CROFT, JR. (O.B. 575 PG. 745) TAX PARCEL #C0080135020.
 - ZONED B-1 BUSINESS (GENERAL BUSINESS) DISTRICT.
 - COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

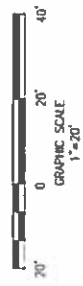
SURVEYORS CERTIFICATION:

THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION ACROSS THE PROPERTY OF GEORGE H. CROFT, JR. OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND PERSONAL SUPERVISION OF MICHAEL W. ZIUDA FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZIUDA L.S. #002078

DATE

JOHNSON, MURREN & THOMPSON
Engineering A Professional Firm, Inc.
501 Keston Parkway, Suite 310 Richmond, Virginia 23226
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmt@jmt-engineering.com



- LEGEND**
- IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - = PROPERTY LINE
 - ▭ = ACQUIRED RIGHT OF WAY

PRELIMINARY

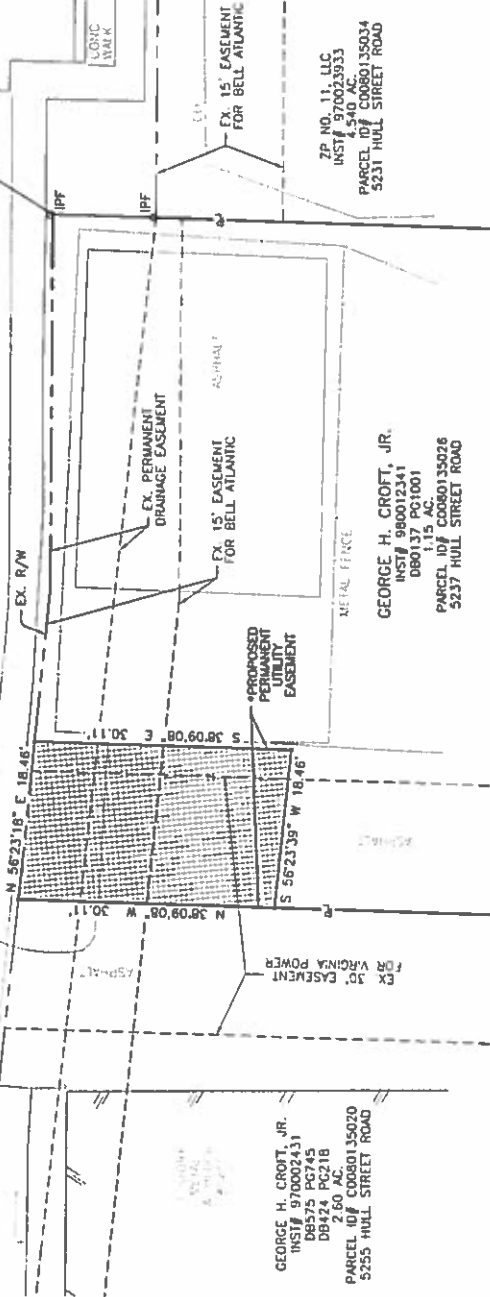
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARRICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY:	JLZ	JMT #:	13-0764-001	CITY PROJECT #:	100075
CHECKED BY:	MMZ	DPW DRAWING #:	0-28709	PLAT #:	C-28861
DATE:	01/22/19	SCALE:	1" = 20'	SHEET	58 OF 64

AREA TABULATION				
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA
(080)	C0080135026	GEORGE H. CROFT, JR.	D.B. 0137 PG. 1001	SQ. FT. ACRES
				1.15 554
				PERMANENT UTILITY EASEMENT

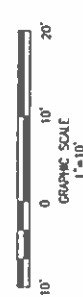
U. S. ROUTE 360
 HULL STREET ROAD
 VARIABLE WIDTH R/W
 PER VDOT PROJECT 2320-06



GEORGE H. CROFT, JR.
 INST# 970002431
 DB424 PG218
 2.60 AC.
 PARCEL ID# C0080135020
 5255 HULL STREET ROAD

GEORGE H. CROFT, JR.
 INST# 990012341
 DB0137 PG1001
 1.15 AC.
 PARCEL ID# C0080135026
 5237 HULL STREET ROAD

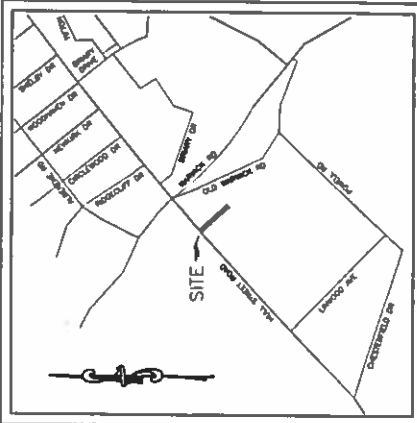
ZP NO. 11, ULC
 INST# 970023933
 4.540 AC.
 PARCEL ID# C0080135034
 5231 HULL STREET ROAD



LEGEND
 CLF = CHAIN LINK FENCE
 CONC = CONCRETE
 IPF = IRON PIN FOUND
 R/W = RIGHT OF WAY
 P = PROPERTY LINE
 * = PERMANENT UTILITY EASEMENT
 * = PERMANENT UTILITY EASEMENT FOR DOMINION ENERGY

SURVEYORS CERTIFICATION:
 THIS PLAN SHOWING A PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, ACROSS THE PROPERTY OF GEORGE H. CROFT, JR., CITY OF RICHMOND, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. ZUMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THRU MARCH 30, 2015; AND THAT THIS PLAN, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZUMUDA L.S. #002078 DATE



- NOTES:
1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY PERFORMED BY JMT AND COMPLETED ON JUNE 18TH, 2015. THE LINES HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WAS NOT TO SHOW ALL ENCUMBRANCES TO THE SUBJECT PARCEL.
 2. DETERMINATION OF THE PRESENCE OF WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE OR HISTORICALLY SIGNIFICANT AREAS WAS NOT PART OF THIS SURVEY.
 3. WITHIN ZONE "X" AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND PANEL #5101290039E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 4. OWNERS: GEORGE H. CROFT, JR., (0.6.0137 PG.1001) TAX PARCEL #C0080135026
 5. ZONED R-4 RESIDENTIAL (SINGLE FAMILY) DISTRICT.
 6. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

JMT
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 EMAIL: jmt@jmt-engineering.com

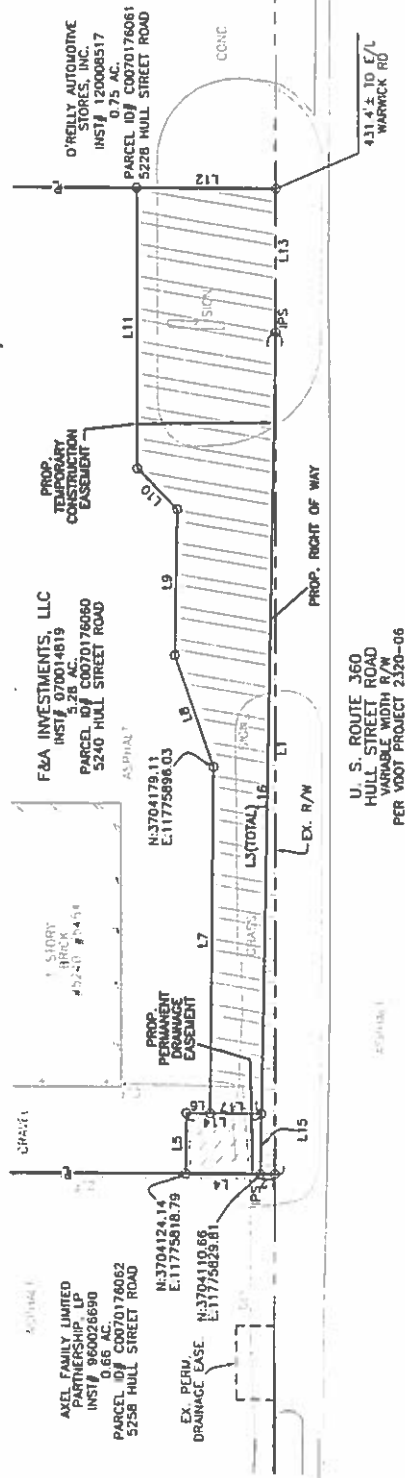
REVISION #	DATE	REASON FOR REVISION

PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARRICK ROAD
 CITY OF RICHMOND, VIRGINIA
 DRAWN BY: JSZ
 CITY PROJECT #: 108075
 CHECKED BY: JMT
 DPM DRAWING #: 0-28709
 PLAT #: C-28861
 DATE: 07/22/19
 SCALE: 1" = 10'
 SHEET 59 OF 64

PRELIMINARY

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	RIGHT OF WAY ACQUISITION	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	ACRES
(081)	C0070176060	F&A INVESTMENTS, LLC	#070014819	5.28	338	244	4,811	4.811



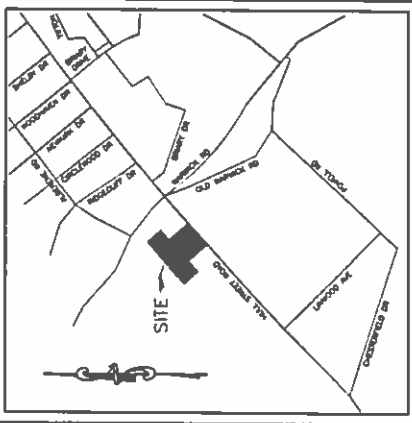
LINE	BEARING	DISTANCE
1	N 37°15'48\"	W 13.45'
2	N 37°15'48\"	W 13.45'
3	S 51°41'56\"	W 196.35'
4	S 39°15'48\"	E 17.42'
5	S 51°20'46\"	E 14.00'
6	N 39°15'48\"	W 5.63'
7	S 51°07'33\"	W 90.60'
8	S 31°16'57\"	W 27.54'
9	N 01°38'29\"	E 14.13'
10	N 01°38'29\"	E 14.13'
11	N 50°28'01\"	E 65.76'
12	S 39°15'48\"	E 132.80'
13	N 50°41'34\"	E 133.68'
14	S 39°15'48\"	E 17.50'
15	N 51°41'56\"	E 14.00'
16	N 51°41'56\"	E 192.35'
17	S 39°15'48\"	E 11.88'

- 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 A AS SHOWN ON FEMA FLOOD HAZARD MAPS FOR THE CITY OF RICHMOND, COMMUNITY PANELS #5101290078D AND #5101290038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008, 2014.
 - OWNERS: F&A INVESTMENTS, LLC, (INST.# 070014819) TAX PARCEL #C0070176060
 - ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT
 - COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

SURVEYORS CERTIFICATION:
 THIS PLAT SHOWING A RIGHT OF WAY ACQUISITION, 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. ZIMUDA, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015 THROUGH TO 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZIMUDA L.S. #002078

DATE



VICINITY MAP
NOT TO SCALE

- LEGEND
- CHAIN LINK FENCE
 - IRON PIN FOUND
 - MONUMENT FOUND
 - R/W = RIGHT OF WAY
 - Ξ = PROPERTY LINE
 - ACQUIRED RIGHT OF WAY
 - PERMANENT DRAINAGE EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT

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REVISION # DATE REASON FOR REVISION

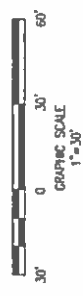
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA
 DRAWN BY: JSZ JMT # 13-0764-001 CITY PROJECT #: 100075
 CHECKED BY: MWT DPM DRAWING #: 0-28709 PLAT #: C-28561
 DATE: 07/22/19 SCALE: 1" = 20' SHEET 80 OF 64

PRELIMINARY



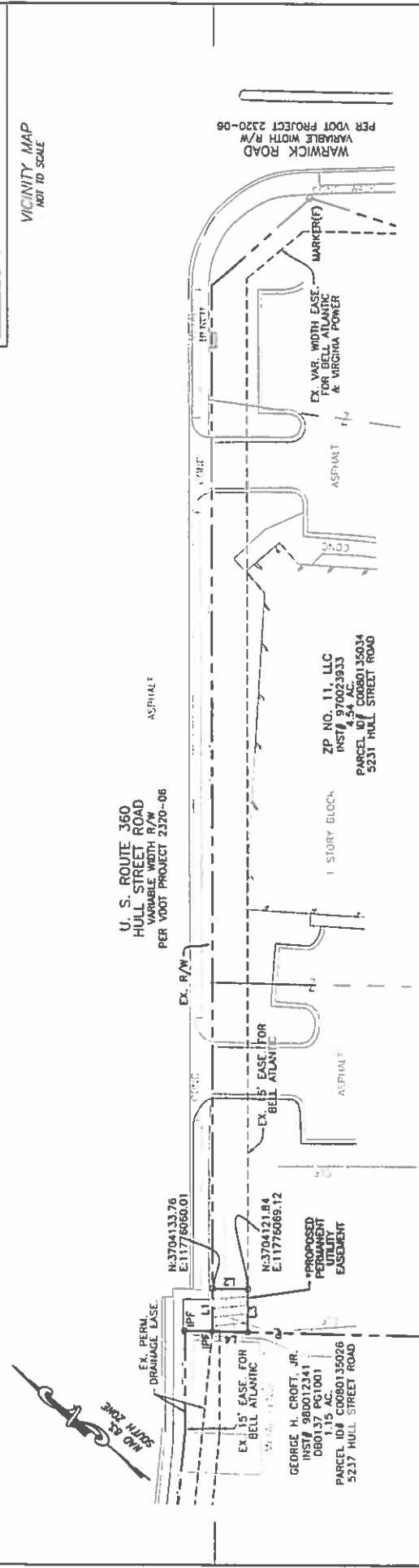
VICINITY MAP
NOT TO SCALE



LEGEND
 CLF = CHAIN LINK FENCE
 CONC = CONCRETE
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 MARKER(F) = MARKER FOUND
 R/W = RIGHT OF WAY
 C = PROPERTY LINE
 [Symbol] = *PERMANENT UTILITY EASEMENT

AREA TABULATION					
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	PERMANENT DRAINAGE EASEMENT
				SO. FT.	ACRES
082	C0080135034	ZP NO. 11, LLC	#970023933	4.54	278

LINE	BEARING	DISTANCE
L1	N 50°41'33" E	118.50
L2	N 38°09'08" W	118.50
L3	N 50°41'33" E	118.50
L4	S 38°09'08" E	118.50



- 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. R/W BY GRAPHICAL MEANS THIS PROPERTY APPEARS TO FALL WITHIN ZONE 7. AS SHOWN ON FEMA FLOOD INSURANCE MAPS FOR THE CITY OF RICHMOND, COMMUNAL DATE OF APRIL 2, 2008. A #F5101280038D WITH AN EFFECTIVE DATE OF APRIL 2, 2008. 2014. PANEL #5101280038E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 4. OWNERS: ZP NO. 11, LLC, (INST.# 970023933) TAX PARCEL #C0080135034
 5. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT
 6. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

SURVEYORS 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. ZHUODA, LICENSED SURVEYOR UNDER THE SUPERVISION OF SUPERVISOR THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2, 2015, THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

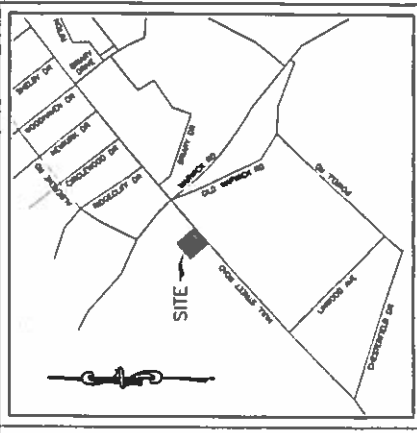
MICHAEL W. ZHUODA L.S. #002078 DATE

JOHNSON, MIRRIHAN & THOMPSON
 ENGINEERS & ARCHITECTS PLLC
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 EMAIL: jmt@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: UNZ	DPW DRAWING# 0-28709	PLAT # C-28651
DATE: 01/22/19	SCALE: 1" = 30'	SHEET 61 OF 64



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. FALL BROWN WOODS ARE 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 #5101290038E WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. OWNERS: O'REILLY AUTOMOTIVE STORES, INC., (INST. # 120008517) TAX PARCEL #C0070176081
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.

JMT
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Engineering & Architecture
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EMAIL: jmt@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 WARRICK ROAD

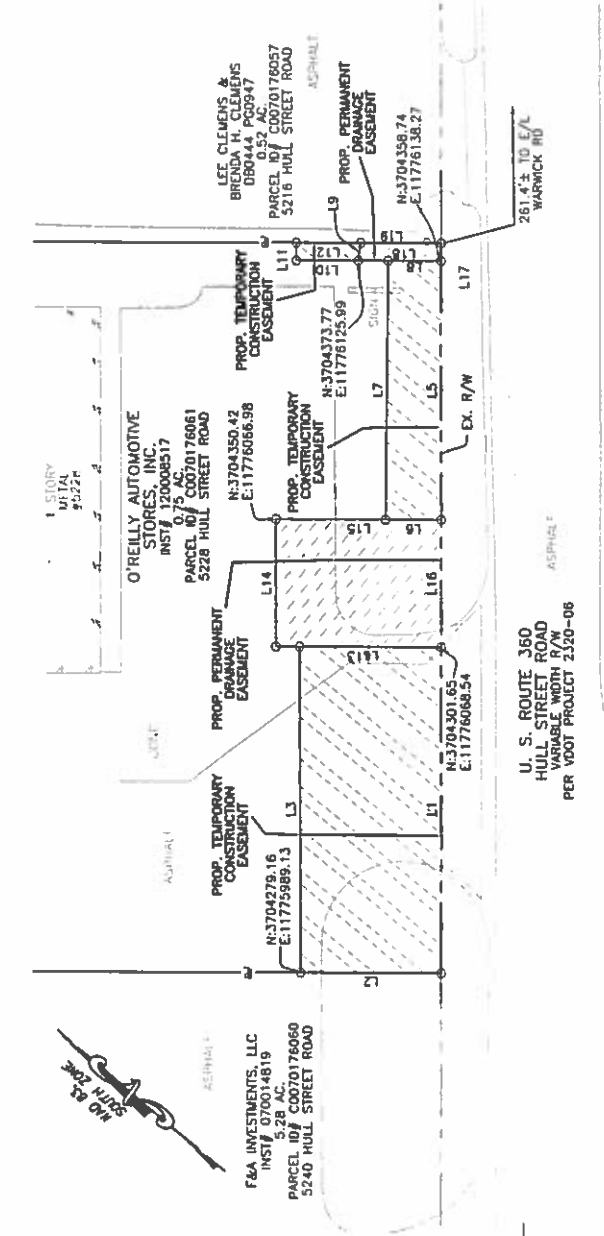
CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT # 13-0764-001	CITY PROJECT # 100875
CHECKED BY: MWZ	DPW DRAWING # 0-28789	PLAT # E-24861
DATE: 01/27/19	SCALE: 1" = 20'	SHEET 02 OF 04

PRELIMINARY

AREA TABULATION

PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	
				SQ. FT.	ACRES	SQ. FT.	ACRES
003	C0070176081	O'REILLY AUTOMOTIVE STORES, INC.	#120008517	0.75	1,229	3,324	



LEGEND

- CONC = CONCRETE
- R/W = RIGHT OF WAY
- EX = EXISTING
- PROPR = PERMANENT DRAINAGE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

261' ± TO E/L WARRICK RD

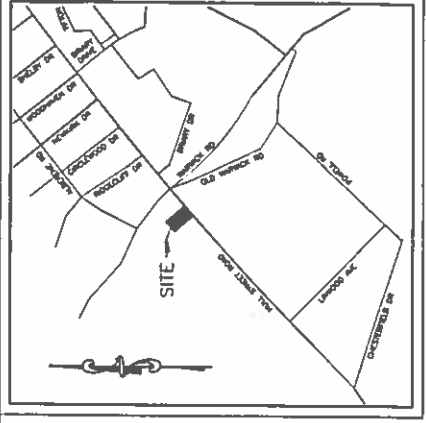
U. S. ROUTE 360
HULL STREET ROAD
PER VDOT PROJECT E120-08

GRAPHIC SCALE
1" = 20'

SURVEYORS CERTIFICATION:

THIS PLAT SHOWING PERMANENT DRAINAGE EASEMENTS 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 SURVEY WAS OBTAINED ON FEBRUARY 2, 2015, THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 _____ DATE _____



VICINITY MAP
NOT TO SCALE

- NOTES:
1. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A CURRENT 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: LEE CLEMENS & BRENDA H. CLEMENS, (INST # DB 444 PG 947) TAX PARCEL #C0070176057
 6. BOUNDARIES (PERMANENT BUSINESS) DISTRICT COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.
 - 7.

JMT
JOHNSON, MINIRAM & THOMPSON
 Registered Professional Surveyors
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 PHONE: (804) 323-9500 FAX: (804) 323-0596
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REVISION #	DATE	REASON FOR REVISION

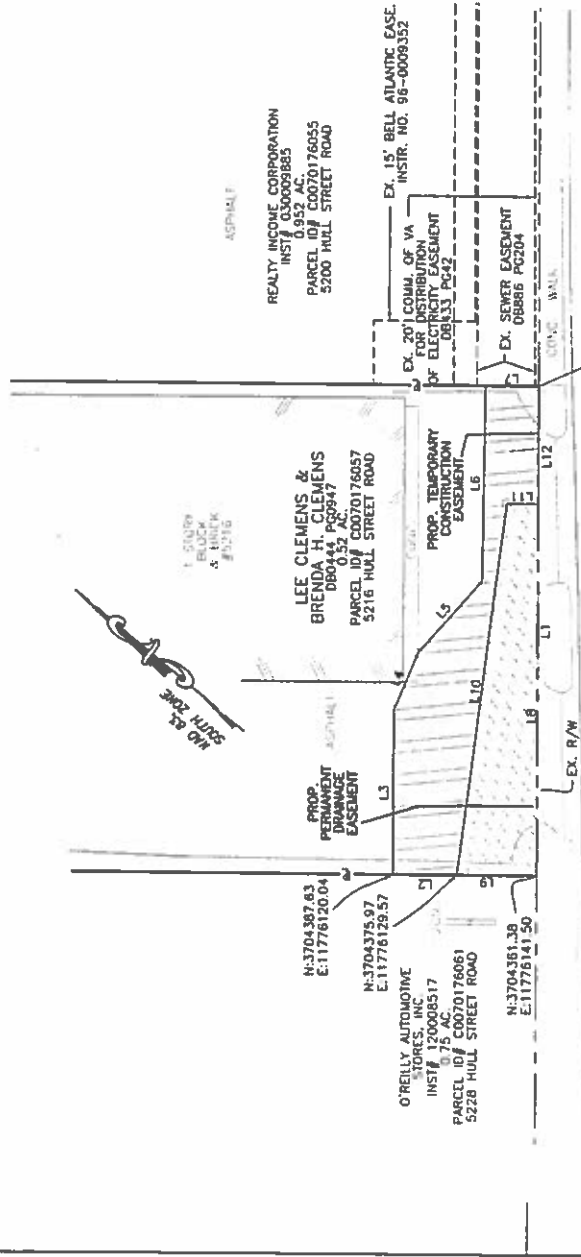
PLAT SHOWING PROPOSED ACQUISITIONS OF RIGHT OF WAY AND/OR EASEMENTS FOR HULL STREET ROAD IMPROVEMENTS FROM JUST WEST OF HEY ROAD TO WARWICK ROAD

CITY OF RICHMOND, VIRGINIA

DRAWN BY: JSZ	JMT # 13-0764-001	CITY PROJECT # 100075
CHECKED BY: MWF	DPW DRAWING # 0-28709	PLAT # C-28861
DATE: 01/27/19	SCALE: 1" = 20'	SHEET 63 OF 64

PRELIMINARY

AREA TABULATION		PERMANENT DRAINAGE EASEMENT		TEMPORARY CONSTRUCTION EASEMENT	
PARCEL NUMBER	PARCEL ID	LAND OWNER	DEED REF. ID	TOTAL AREA	ACRES
(084)	C0070176057	LEE CLEMENS & BRENDA H. CLEMENS	DB 444 PG 947	SO. FT.	ACRES
				1,129	1.508



U. S. ROUTE 360
 HULL STREET ROAD
 VARIABLE WIDTH R/W
 PER VDOT PROJECT 2320-08

LINK BEARING	DISTANCE
L1 N 50°41'34" E 114.00'	
L2 S 39°15'48" E 15.05'	
L3 S 50°41'56" W 38.28'	
L4 N 73°39'12" E 14.52'	
L5 S 61°13'05" E 24.79'	
L6 S 39°15'48" E 112.37'	
L7 S 50°41'34" W 186.50'	
L8 S 39°15'48" E 118.85'	
L10 N 58°19'20" E 187.26'	
L11 N 39°14'13" W 7.26'	
L12 S 50°41'34" W 127.50'	



- LEGEND
- CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - ☐ = PROPERTY LINE
 - ▨ = PERMANENT DRAINAGE EASEMENT
 - ▩ = TEMPORARY CONSTRUCTION EASEMENT

SURVEYORS CERTIFICATION:
 THIS PLAT SHOWING A PERMANENT DRAINAGE 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 THRU MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078

DATE

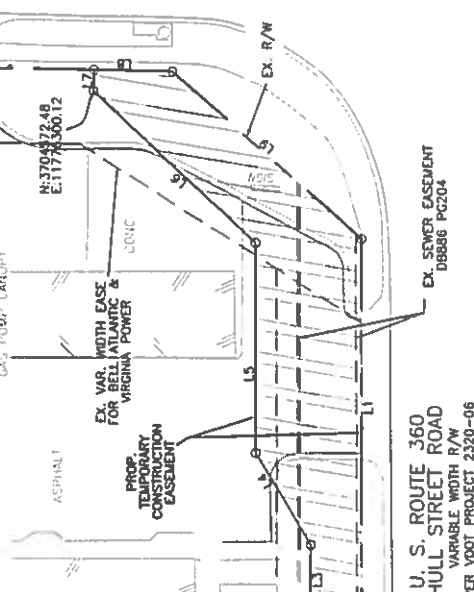
AREA TABULATION			
PARCEL NUMBER	LAND OWNER	DEED REF. ID	TOTAL AREA
005	REALTY INCOME CORPORATION	#030009885	0.952 ACRES
			3.044 ACRES

LEE CLEVENS & BROTHERS
DB00444 PC0847
PARCEL ID# C0070176057
0.52 AC.
5216 HULL STREET ROAD

REALTY INCOME CORPORATION
INST.# 030009885
0.952 AC.
PARCEL ID# C0070176055
5200 HULL STREET ROAD

1 STORY BLOCK #1408A
1 STORY BLDG. S. BRICK #1716
EX. 15' BELL ATLANTIC EASE.
INSTR. NO. 98-0009352

EX. 20' COMAL OF VA FOR INSTANTANEOUS ELECTRICITY EASEMENT
DB8433 PG42
N3704443.17
E11778221.88

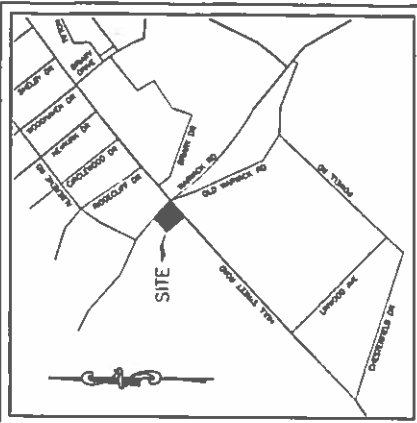


LINE BEARING	DISTANCE
L1 S 50°41'34" W	108.07'
L2 N 39°15'48" W	12.37'
L3 S 51°18'38" W	35.87'
L4 N 82°43'29" E	29.08'
L5 N 08°41'49" E	51.99'
L6 N 51°58'40" E	4.94'
L7 S 36°15'58" E	118.61'
L8 S 07°09'10" W	58.89'

LEGEND
 AIR & VACUUM
 CONC = CONCRETE
 R/W = RIGHT OF WAY
 E = PROPERTY LINE
 - - - TEMPORARY CONSTRUCTION EASEMENT

SURVEYORS CERTIFICATION:
 THIS PLAT SHOWING A 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 MARCH 30, 2015; AND THAT THIS PLAT, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

MICHAEL W. ZMUDA L.S. #002078 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 10TH, 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 #51012900760 & #51012900380 WITH AN EFFECTIVE DATE OF APRIL 2, 2008.
5. PARCEL #51012900380 WITH AN EFFECTIVE DATE OF JULY 16, 2008.
6. OWNERS: REALTY INCOME CORPORATION, (INST.# 030009885) TAX PARCEL #C0070176055.
7. ZONED B-3 BUSINESS (GENERAL BUSINESS) DISTRICT.
8. COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.



JMT
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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

DRAWN BY: JSZ	JUL 13-0764-001	CITY PROJECT #: 108875
CHECKED BY: MWZ	DW Drawing #: 0-28709	PLAT #: C-28861
DATE: 07/27/19	SCALE: 1" = 20'	SHEET 64 OF 64

PRELIMINARY