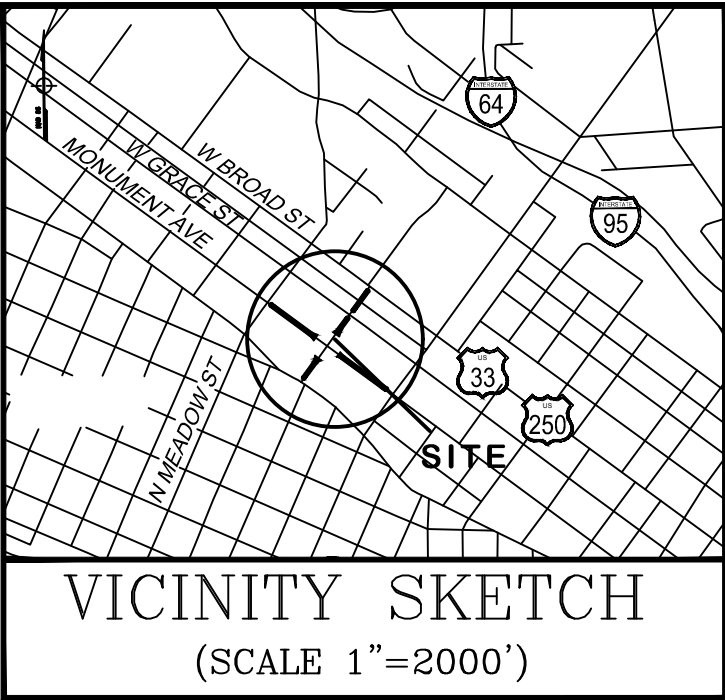
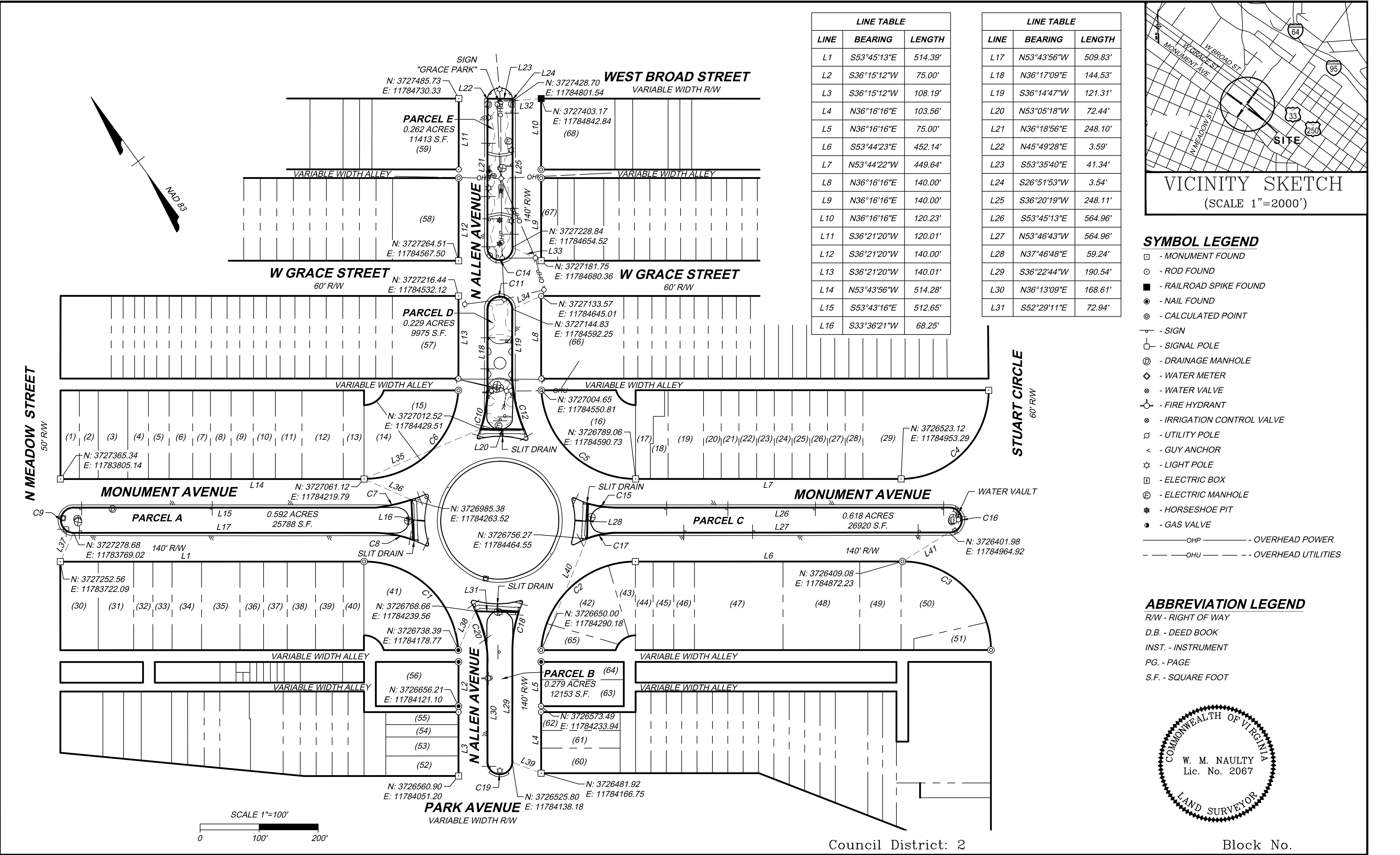




- SYMBOL LEGEND**
- MONUMENT FOUND
 - ROD FOUND
 - RAILROAD SPIKE FOUND
 - NAIL FOUND
 - CALCULATED POINT
 - SIGN
 - SIGNAL POLE
 - DRAINAGE MANHOLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - HORSESHOE PIT
 - GAS VALVE
 - OHP - OVERHEAD POWER
 - OHU - OVERHEAD UTILITIES
- ABBREVIATION LEGEND**
- R/W - RIGHT OF WAY
 - D.B. - DEED BOOK
 - INST. - INSTRUMENT
 - PG. - PAGE
 - S.F. - SQUARE FOOT



NOTES 1. Property owners correct as of October 9, 2020 2. Ordinance _____ 3. Adopted _____ 4. Accepted _____		Drafting Technician Surveys Superintendent Right Of Way Manager	TIMMONS GROUP YOUR VISION ACHIEVED THROUGH OURS. THIS DRAWING PREPARED AT THE TRI-CITIES OFFICE 4701 Owens Way, Suite 900 Prince George, VA 23875 TEL 804.541.6600 FAX 804.458.1511 www.timmons.com SHEET 1 OF 2 Surveys Division, Room 600 City Hall 900 E. Broad Street, Richmond, Va. 23219 DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	 DRAWN BY: JNL CHECKED BY: WMN	PROPOSED CLOSURE TO PUBLIC USE AND TRAVEL OF PORTIONS OF RIGHT OF WAY THAT MAKE-UP TWO MEDIAN AREA WITHIN MONUMENT AVENUE AND THREE MEDIAN AREAS WITHIN N ALLEN AVENUE NEAR THE INTERSECTION OF THESE TWO STREETS CITY OF RICHMOND, VIRGINIA FIELD NOTE SCALE 1"=100' DATE 10-9-2020 11-2-2020 PROJECT 39490.030-903 DRAWING NO.\ N-28929				
REFERENCES: CITY MAP SHEET NO. 5-SW		REVISIONS: 1							

OWNER INFORMATION				
PARCEL #	OWNER	PARCEL IDENTIFICATION	PARCEL ADDRESS	DEED REFERENCE
(1)	DICKSON BROTHERS LLC	PID: W0000862051	1842 MONUMENT AVENUE	INST. #12-17464
(2)	KO CAPITAL VA LLC	PID: W0000862050	1840 MONUMENT AVENUE	INST. #19-13172
(3)	MICHAEL D. & MARY A D WRAY	PID: W0000862049	1834 MONUMENT AVENUE	INST. #02-12886
(4)	KATHERINE GATES TEASLEY	PID: W0000862048	1832 MONUMENT AVENUE	INST. #17-22186
(5)	KENNETH & JILL SYKES	PID: W0000862047	1830 MONUMENT AVENUE	INST. #04-30058
(6)	JAMES A. BUZZARD & SUSAN R. SNYDER	PID: W0000862046	1828 MONUMENT AVENUE	INST. #14-20205
(7)	DONALD P. & NANCY C. BAKER	PID: W0000862045	1826 MONUMENT AVENUE	D.B. 56, PG. 956
(8)	ROBIN S. & WAYNE K. JOHNSON JR	PID: W0000862044	1824 MONUMENT AVENUE	D.B. 258, PG. 749
(9)	AGUSTIN E. & COLEEN A BUTLER RODRIGUEZ	PID: W0000862043	1822 MONUMENT AVENUE	INST. #14-15650
(10)	MARNI N. & RICHARD B. RICE	PID: W0000862042	1820 MONUMENT AVENUE	INST. #17-26201
(11)	ROBERT G. & BETSY E. KASTENBAUM	PID: W0000862041	1816 MONUMENT AVENUE	INST. #14-11431
(12)	TIMOTHY M. & HOLLY T. MCMANUS LIVING TRUST TRUSTEES	PID: W0000862039	1812 MONUMENT AVENUE	INST. #19-20709
(13)	LUCKY GEORGE INVESTMENT LLC	PID: W0000862038	1810 MONUMENT AVENUE	INST. #11-5983
(14)	RANDOLP E. BLANKENSHIP JR	PID: W0000862036	1808 MONUMENT AVENUE	INST. #10-12716
(15)	CAROLE C. CONNER	PID: W0000862030	1800 MONUMENT AVENUE	INST. WILL #03-827
(16)	CONNEMARA LLC	PID: W0000735054	1638 MONUMENT AVENUE	INST. #97-28606
(17)	CONNEMARA LLC	PID: W0000735053	1636 MONUMENT AVENUE	INST. #97-28606
(18)	CONNEMARA LLC	PID: W0000735052	1634 MONUMENT AVENUE	INST. #97-28606
(19)	SCOTT H. & CECILE W. GARRETT	PID: W0000735074	1630 MONUMENT AVENUE	INST. #18-14174
(20)	BEARDSWORTH PROPERTIES LLC	PID: W0000735049	1628 MONUMENT AVENUE	INST. #07-19544
(21)	A TO Z ASSOCIATES L L C C/O MARC ISRAEL	PID: W0000735048	1626 MONUMENT AVENUE	D.B. 393, PG. 1936
(22)	BEARDSWORTH PROPERTIES LLC	PID: W0000735047	1624 MONUMENT AVENUE	INST. #07-19544
(23)	JOHN J. BEARDSWORTH C/O WILLIAMS HUNTON	PID: W0000735046	1622 MONUMENT AVENUE	D.B. 126, PG. 1702
(24)	BEARDSWORTH PROPERTIES LLC	PID: W0000735045	1620 MONUMENT AVENUE	INST. #07-19544
(25)	BEARDSWORTH PROPERTIES LLC	PID: W0000735044	1618 MONUMENT AVENUE	INST. #20-2653
(26)	BEARDSWORTH PROPERTIES LLC	PID: W0000735043	1616 MONUMENT AVENUE	INST. #07-19544
(27)	1614 MONUMENT LLC	PID: W0000735042	1614 MONUMENT AVENUE	INST. #03-12879
(28)	AARON E. & STEPHANIE R. GOLDBERG	PID: W0000735041	1612 MONUMENT AVENUE	INST. #11-2650
(29)	STUART COURT APARTMENTS LLC	PID: W0000735032	1600 MONUMENT AVENUE	INST. #14-8745
(30)	ROGER H. & JANET B. TUTTON	PID: W0000861001	1839 MONUMENT AVENUE	INST. #01-13581
(31)	PASCAL A. & JENNIFER G. STEERE FERNANDEZ TRUSTEES	PID: W0000861003	1837 MONUMENT AVENUE	INST. #18-8091
(32)	MAURA M. & RICHARD W. GAENZLE	PID: W0000861005	1835 MONUMENT AVENUE	INST. #08-5252
(33)	MASSEY EVAN MORGAN REVOCABLE TRUST	PID: W00008611110	1833 MONUMENT AVENUE	INST. #20-15000
(34)	KEYSTONE REAL ESTATE LLC	PID: W0000861007	1831 MONUMENT AVENUE	INST. #12-18492
(35)	FRITZ A. & CHERIE L. MEHLER	PID: W0000861009	1825 MONUMENT AVENUE	INST. #20-12615
(36)	MARSHALL CARTER & JOSEPH KELLY REID III	PID: W0000861011	1821 MONUMENT AVENUE	INST. #17-24309
(37)	ANAHITA KHONSARI & JOSEPH JOHNSON	PID: W0000861013	1819 MONUMENT AVENUE	INST. #17-18090
(38)	GEORGE B. & MARY T. WICKHAM	PID: W0000861015	1817 MONUMENT AVENUE	D.B. 290, PG. 828
(39)	STEPHEN C. & JANICE H. NUCKOLLS	PID: W0000861017	1815 MONUMENT AVENUE	D.B. 361, PG. 1387
(40)	JOSEPH M. & ALEKSANDRA WHITCHURCH	PID: W0000861019	1811 MONUMENT AVENUE	INST. #19-8838
(41)	ARAMIN PROPERTIES LLC	PID: W0000861020	1805 MONUMENT AVENUE	INST. #05-21567
(42)	ALICE MCGUIRE & WILLIAM MCKINNIN MASSIE JR.	PID: W0000666010	1643 MONUMENT AVENUE	INST. #98-19906
(43)	DAVID ARTHUR & CYNTHIA ANNE W. WOFFORD TRUST	PID: W0000666011	1637 MONUMENT AVENUE	INST. #10-23163
(44)	MICHAEL J. & ALEXANDRA P. HOGAN	PID: W0000666012	1635 MONUMENT AVENUE	INST. #20-14872
(45)	JAMES C. WHEAT III	PID: W0000666013	1633 MONUMENT AVENUE	INST. #11-10701
(46)	MELODY C. BARNES & MARLAND E. BUCKNER	PID: W0000666014	1631 MONUMENT AVENUE	INST. #14-19283
(47)	GRACE COVENANT PRESBYTERIAN CHURCH	PID: W0000666015	1627 MONUMENT AVENUE	

OWNER INFORMATION				
PARCEL #	OWNER	PARCEL IDENTIFICATION	PARCEL ADDRESS	DEED REFERENCE
(48)	GRACE COVENANT PRESBYTERIAN CHURCH	PID: W0000666024	1617 MONUMENT AVENUE	
(49)	FIRST ENGLISH EVANGELICAL LUTHERAN CHURCH	PID: W0000666026	1609 MONUMENT AVENUE	
(50)	FIRST ENGLISH EVANGELICAL LUTHERAN CHURCH	PID: W0000666027	1603 MONUMENT AVENUE	
(51)	FIRST ENGLISH EVANGELICAL LUTHERAN CHURCH	PID: W0000666034	1601 MONUMENT AVENUE	
(52)	PAUL J. & KIMBERLY HAWLEY HAYES	PID: W0000861034	400 N ALLEN AVENUE	INST. #03-6278
(53)	BRETT S. CARRERAS	PID: W0000861033	402 N ALLEN AVENUE	INST. #17-5154
(54)	IAIN'S LLC	PID: W0000861032	406 N ALLEN AVENUE	INST. #15-22830
(55)	ARAMIN PROPERTIES LLC	PID: W0000861031	408 N ALLEN AVENUE	INST. #05-21567
(56)	ARAMIN PROPERTIES LLC	PID: W0000861028	412 N ALLEN AVENUE	INST. #05-21567
(57)	ORCHARD HOUSE INC	PID: W0000862025	1801 W GRACE STREET	INST. 04-17688
(58)	AUTOMOTIVE TRADE ASSOCIATES OF VIRGINIA	PID: W0000821028	1800 W GRACE STREET	
(59)	MULLCO LLC	PID: W0000821022	1801 W BROAD STREET	INST. #18-23164
(60)	ANDREW E. & JILL F. STEFANOVICH	PID: W0000666001	401 N ALLEN AVENUE	INST. #16-14619
(61)	JANET V. HELTZEL & GEORGE D. HOSTETLER	PID: W0000666002	403 N ALLEN AVENUE	INST. #13-5579
(62)	RONALD D. & MELISSA SCHMITZ	PID: W0000666003	405 N ALLEN AVENUE	INST. #12-12783
(63)	ARCADIA CONDOMINIUM UNIT OWNERS ASSOCIATION	PID: W0000666004	407 N ALLEN AVENUE	INST. #04-15594
(64)	LAWRENCE W. & HAIDEE F. WATERS	PID: W0000666005	411 N ALLEN AVENUE	INST. #17-13708
(65)	PAGE WHARTON BAUDER REVOCABLE TRUST	PID: W0000666006	413 N ALLEN AVENUE	INST. #17-24419
(66)	CHARLES F. MOESER III & RUTH M. BOLDUAN	PID: W0000735002	1657 W GRACE STREET	INST. #14-0002
(67)	JORGE V. CARDENAS JR.	PID: W0000666075	603 N ALLEN AVENUE	INST. #06-22939
(68)	NICHOLAS J. B. TIMMONS	PID: W0000736089	1657 W BROAD STREET	INST. #10-12864

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	160.00'	241.33'	150.30'	86°25'12"	N10°32'37"W	219.10'
C2	160.00'	241.33'	150.30'	86°25'12"	S83°03'01"W	219.10'
C3	150.00'	235.62'	150.00'	90°00'01"	N8°44'23"W	212.13'
C4	150.00'	234.21'	148.59'	89°27'39"	N80°54'09"E	211.13'
C5	160.00'	241.54'	150.50'	86°29'47"	S10°29'29"E	219.25'
C6	160.00'	241.33'	150.30'	86°25'12"	N83°03'29"E	219.10'
C7	294.60'	60.73'	30.47"	11°48'40"	S66°30'39"E	60.62'
C8	187.76'	67.01'	33.87"	20°26'59"	N43°14'33"W	66.66'
C9	21.37"	67.26'	6714.78'	180°21'53"	S36°50'14"W	207.17'
C10	208.19'	59.72'	30.07"	16°26'08"	N47°18'41"E	59.51'
C11	20.75'	65.14'	19451.19'	179°52'40"	N53°45'13"W	41.50'
C12	260.02'	85.10'	42.93'	18°45'05"	S22°59'49"W	84.72'
C13	21.22'	67.93'	710.06'	183°25'23"	S53°39'13"E	42.42'
C14	174.14'	47.13'	23.71'	15°30'30"	S45°20'37"E	46.99'
C15	21.12'	67.46'	800.63'	183°01'19"	N36°15'21"E	42.22'
C16	139.18'	49.33'	24.92'	20°18'22"	N65°21'35"W	49.07'
C17	184.81'	64.87"	32.77"	20°06'38"	S45°44'39"W	64.54'
C18	20.89'	64.36'	694.03'	176°33'09"	S53°46'51"E	41.76'
C19	181.98'	90.40'	46.15'	28°27'47"	N23°19'56"E	89.48'



Council District: 2

Block No.

NOTES 1. Property owners correct as of October 9, 2020 2. Ordinance _____ 3. Adopted _____ 4. Accepted _____	Drafting Technician	TIMMONS GROUP YOUR VISION ACHIEVED THROUGH OURS. THIS DRAWING PREPARED AT THE TRI-CITIES OFFICE 4701 Owens Way, Suite 900 Prince George, VA 23875 TEL 804.541.6600 FAX 804.456.1511 www.timmons.com		PROPOSED CLOSURE TO PUBLIC USE AND TRAVEL OF PORTIONS OF RIGHT OF WAY THAT MAKE-UP TWO MEDIAN AREA WITHIN MONUMENT AVENUE AND THREE MEDIAN AREAS WITHIN N ALLEN AVENUE NEAR THE INTERSECTION OF THESE TWO STREETS				
	Surveys Superintendent			CITY OF RICHMOND, VIRGINIA				
	Right Of Way Manager							
REFERENCES: CITY MAP SHEET NO. 5-SW	REVISIONS: 1	DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	DRAWN BY: JNL CHECKED BY: WMN	FIELD NOTE	SCALE 1"=100'	DATE 10-9-2020 11-2-2020	PROJECT 39490.030-903	DRAWING NO.\ N-28929