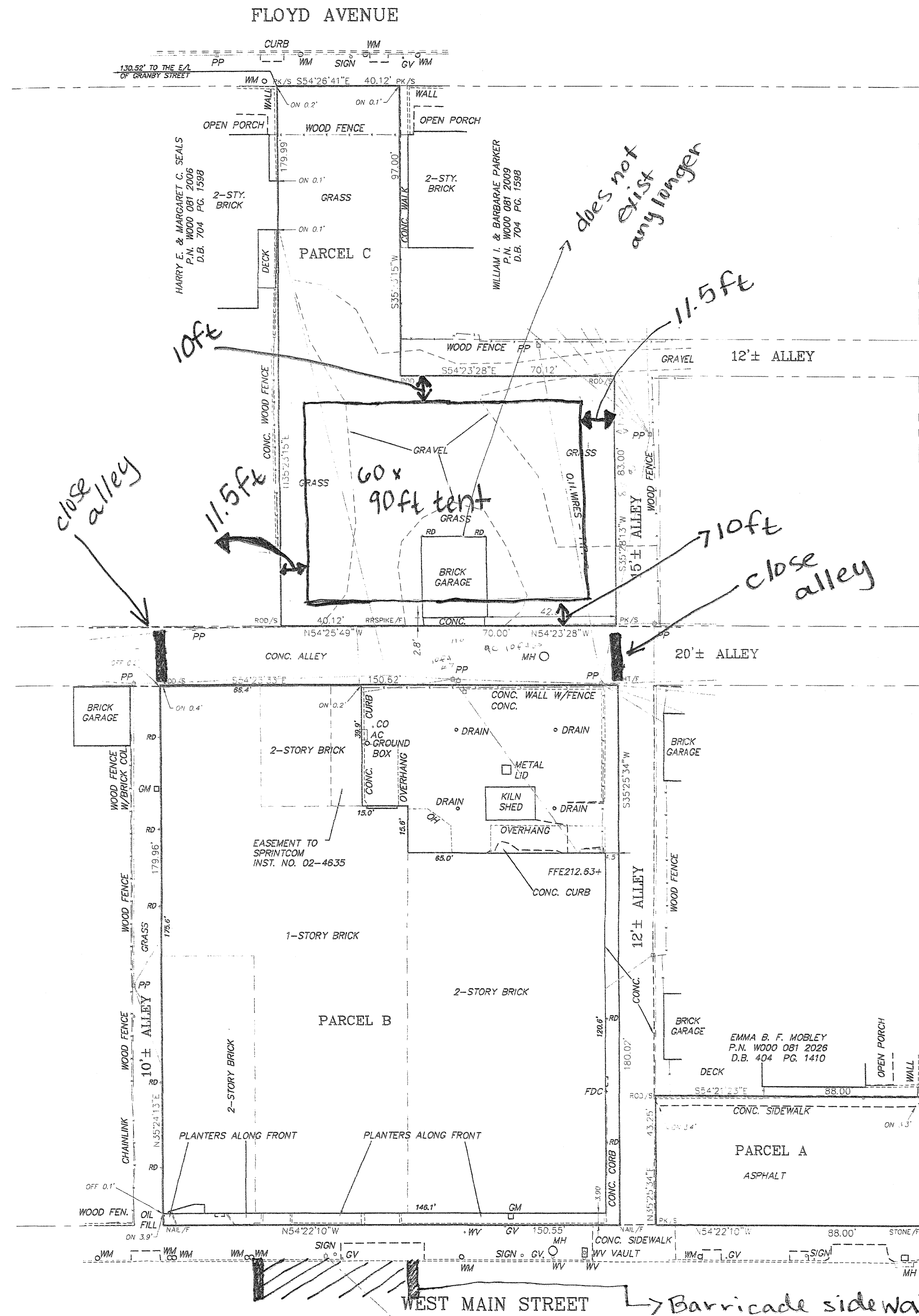
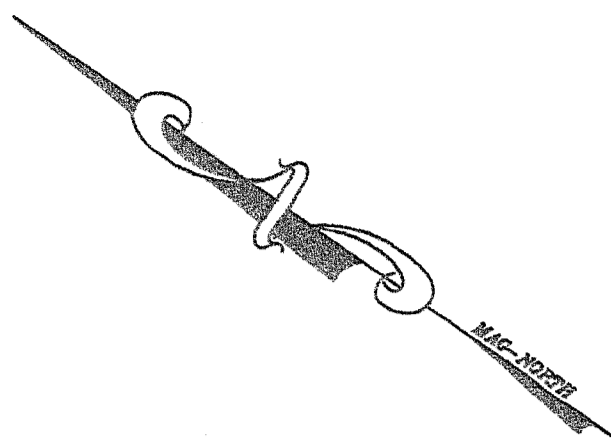
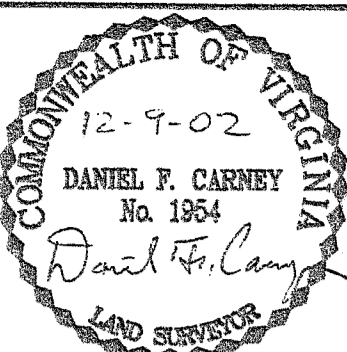
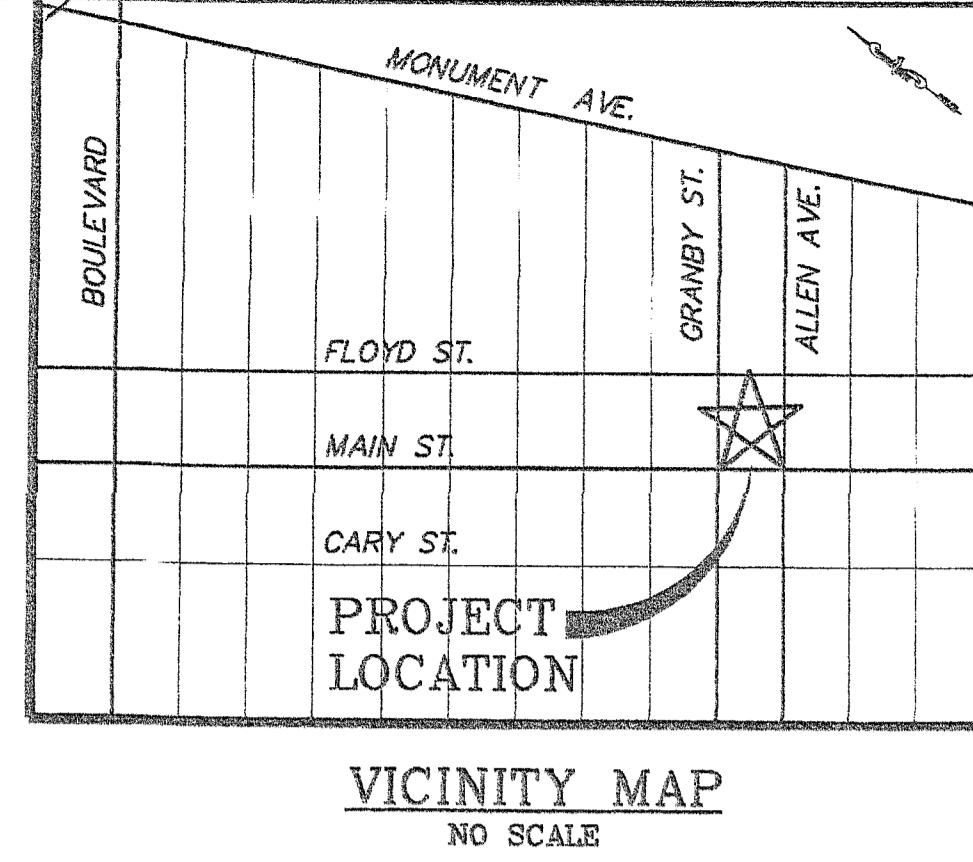


site plan: Visual Arts Center of Richmond, Collectors' Night: March 7th, 2020 (title)



Submitted on:
05/17/2019
Sheet #1

Drawn by:
Daniel F. Carney
(Survey)
Elizabeth Oliver
(hand drawn site plan)



HULCHER & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
5511 STAPLES MILL ROAD * SUITE 102
RICHMOND, VIRGINIA 23228
(804) 262-7622 * FAX: 262-8215

TO: HAND WORKSHOP, LAWYERS TITLE INSURANCE CORPORATION AND SUN TRUST BANK
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS
MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 10,
11A & 13 OF TABLE A THEREOF."

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM
AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER
CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE
SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE
TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS
FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM
LAND TITLE SURVEYS."

DATE: 12-9-02
Daniel F. Carney
REGISTRATION NO. 001954

OWNERS:
1. CURRENT OWNERS OF PARCEL A, B, & C:
CLARENCE W. SPRENKLE, TRUSTEE
P.N. WOOD 0812-007, 027, 029
D.B. 76 PG. 826 AND #96-7891

NOTES:
1. ZONING: URBAN BUSINESS-PO-3
AND R-6 (PARCEL C)
2. THE PROPERTY IS NOT LOCATED
IN A HUD DEFINED FLOOD ZONE
PRE FIRM PANEL #510129 0010B
DATED: JUNE 15, 1979
(LOCATED IN ZONE C)

LEGEND
R/F - ROD FOUND
LH&T/F - LEAD HUB & TACK FOUND
R/S - ROD SET
STONE/F - STONE FOUND
PP - POWER POLE
TRANS - TRANSFORMER
GUY - GUY WIRES
LP - LIGHT POLE
MH - MANHOLE
ESMT. - EASEMENT
P.O.B. - POINT OF BEGINNING
D.B. - DEED BOOK
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TPED - TELEPHONE PEDESTAL
DT - DITCH
OHW - OVERHEAD WIRES
PO - PAVED OVER

LEGAL DESCRIPTION
THOSE CERTAIN PARCELS OF LAND, IN THE CITY OF RICHMOND, VIRGINIA, CONTAINING 3805.096
SQUARE FEET, 27103.621 SQUARE FEET, AND 13036.305 SQUARE FEET, AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

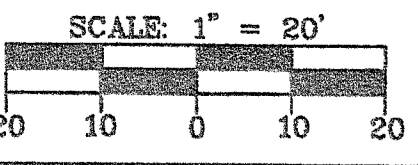
PARCEL A
BEGINNING AT A STONE FOUND AT THE INTERSECTION OF THE WEST LINE OF NORTH ALLEN AVENUE,
WITH THE NORTH LINE OF WEST MAIN STREET; THENCE ALONG THE NORTH LINE OF WEST MAIN
STREET N 54° 22' 10" W FOR 88.00' TO A PK NAIL SET; THENCE ALONG THE EAST LINE OF A 12'±
ALLEY N 35° 25' 34" E FOR 43.25' TO A ROD SET; THENCE S 54° 21' 23" E FOR 88.00' TO A NAIL
FOUND ON THE WEST LINE OF NORTH ALLEN AVENUE; THENCE ALONG THE WEST LINE OF NORTH
ALLEN AVENUE S 35° 25' 34" W FOR 43.23' TO THE POINT OF BEGINNING CONTAINING 3805.096
SQUARE FEET.

PARCEL B
COMMENCING AT A STONE FOUND AT THE INTERSECTION OF THE WEST LINE OF NORTH ALLEN AVENUE
WITH THE NORTH LINE OF WEST MAIN STREET THENCE N 54° 22' 10" W FOR 100.00' TO A NAIL SET
ON THE WEST LINE OF A 12'± ALLEY MARKING THE POINT OF BEGINNING; THENCE ALONG THE NORTH
LINE OF WEST MAIN STREET N 54° 22' 10" W FOR 150.55' TO A NAIL FOUND; THENCE ALONG THE
EAST LINE OF A 10'± ALLEY N 35° 24' 13" E FOR 179.96' TO A ROD SET ALONG THE SOUTH LINE OF A
20'± ALLEY; THENCE ALONG THE SOUTH LINE OF A 20'± ALLEY S 54° 23' 33" E FOR 150.62' TO A
LEAD HUB AND TACK FOUND ON THE WEST LINE OF A 12'± ALLEY; THENCE ALONG THE WEST LINE
OF A 12'± ALLEY S 35° 25' 34" W FOR 180.02' TO THE POINT OF BEGINNING CONTAINING 27103.621
SQUARE FEET.

PARCEL C
COMMENCING AT A STONE FOUND AT THE INTERSECTION OF THE EAST LINE OF NORTH GRANBY
STREET WITH THE SOUTH LINE OF FLOYD AVENUE; THENCE ALONG THE SOUTH LINE OF FLOYD
AVENUE S 54° 26' 41" E FOR 130.52' TO A PK NAIL SET MARKING THE POINT OF BEGINNING; THENCE
ALONG THE SOUTH LINE OF FLOYD AVENUE S 54° 26' 41" E FOR 40.12' TO A PK NAIL SET; THENCE
S 35° 23' 15" W FOR 97.00' TO A ROD SET ON THE SOUTH LINE OF A 12'± ALLEY; THENCE ALONG
THE SOUTH LINE OF A 12'± ALLEY S 54° 23' 28" E FOR 70.12' TO A ROD SET; THENCE S 35° 28' 13" W
FOR 83.00' TO A PK NAIL SET ON THE NORTH LINE OF A 20'± ALLEY; THENCE ALONG THE NORTH
LINE OF A 20'± ALLEY N 54° 23' 28" W FOR 70.00' TO A RAILROAD SPIKE FOUND; THENCE
CONTINUING ALONG THE NORTH LINE OF A 20'± ALLEY N 54° 25' 49" W FOR 40.12' TO A ROD SET;
THENCE N 35° 23' 15" E FOR 179.99' TO THE POINT OF BEGINNING CONTAINING 13036.305 SQUARE
FEET.

NORTH ALLEN STREET

→ Barricade sidewalk + (3) parking spaces for valet service



HAND WORKSHOP
CITY OF RICHMOND, VIRGINIA
ALTA SURVEY

REVISIONS:
REV. DEC. 4, 2002

DATE: AUG. 21, 2002

DESIGNED BY: BSH

DRAWN BY: GAE

CHECKED BY: BSH/DC

SCALE: 1" = 20'

C1

JN. 02043

Generator

COLLECTORS NIGHT 2019

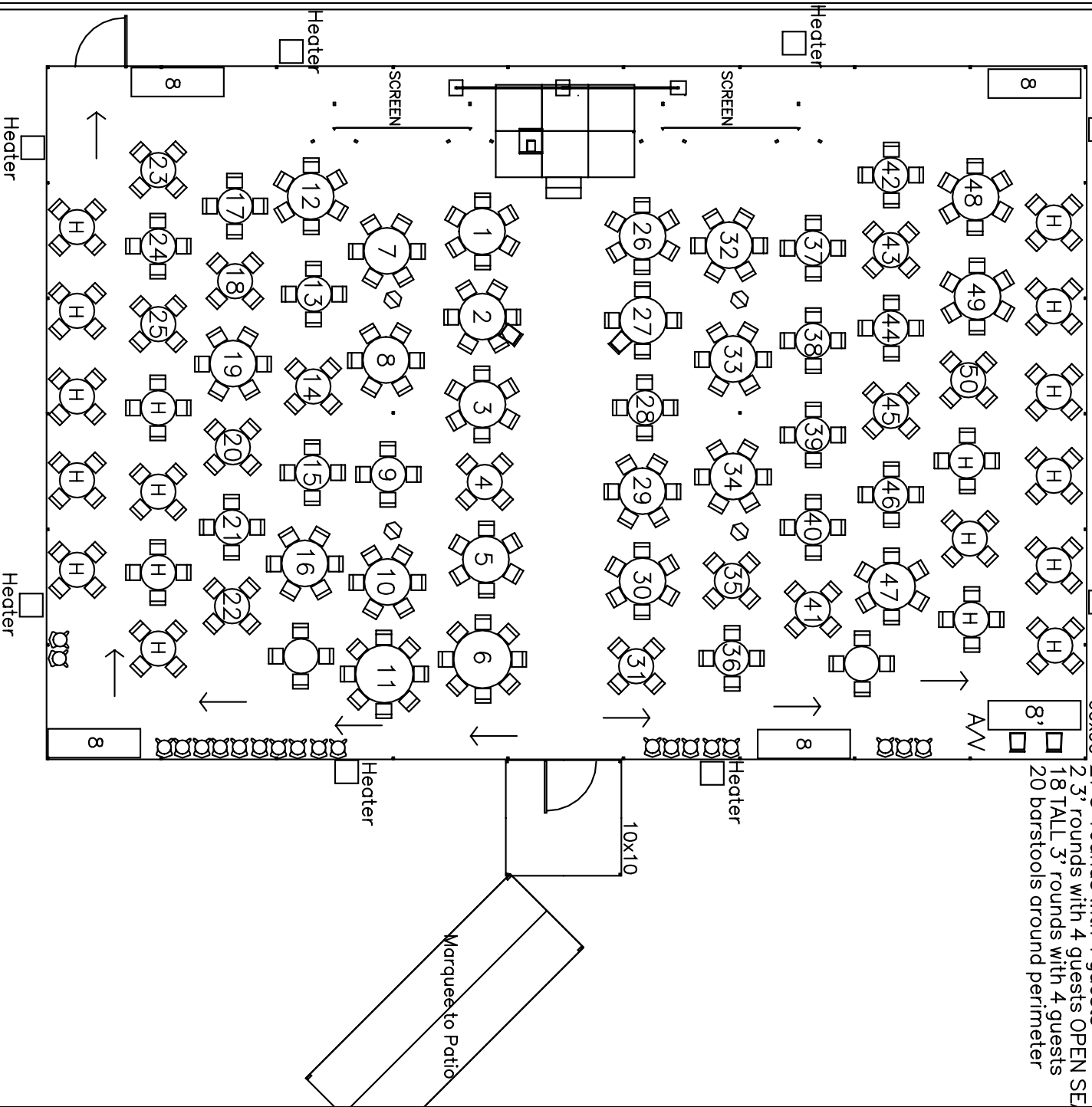


Heater

Heater

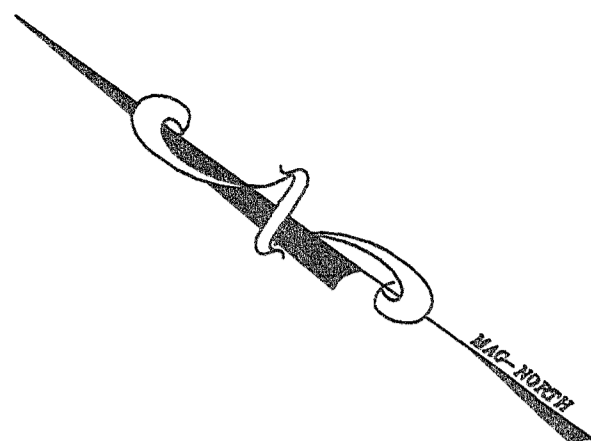
60x90

- 350 Total Seating
- 2 5' rounds with 8 guests
- 1 4' round with 7 guests
- 1 4' round with 5 guests
- 18 4' rounds with 6 guests
- 27 3' rounds with 4 guests
- 2 3' rounds with 4 guests OPEN SE
- 18 TALL 3' rounds with 4 guests
- 20 barstools around perimeter

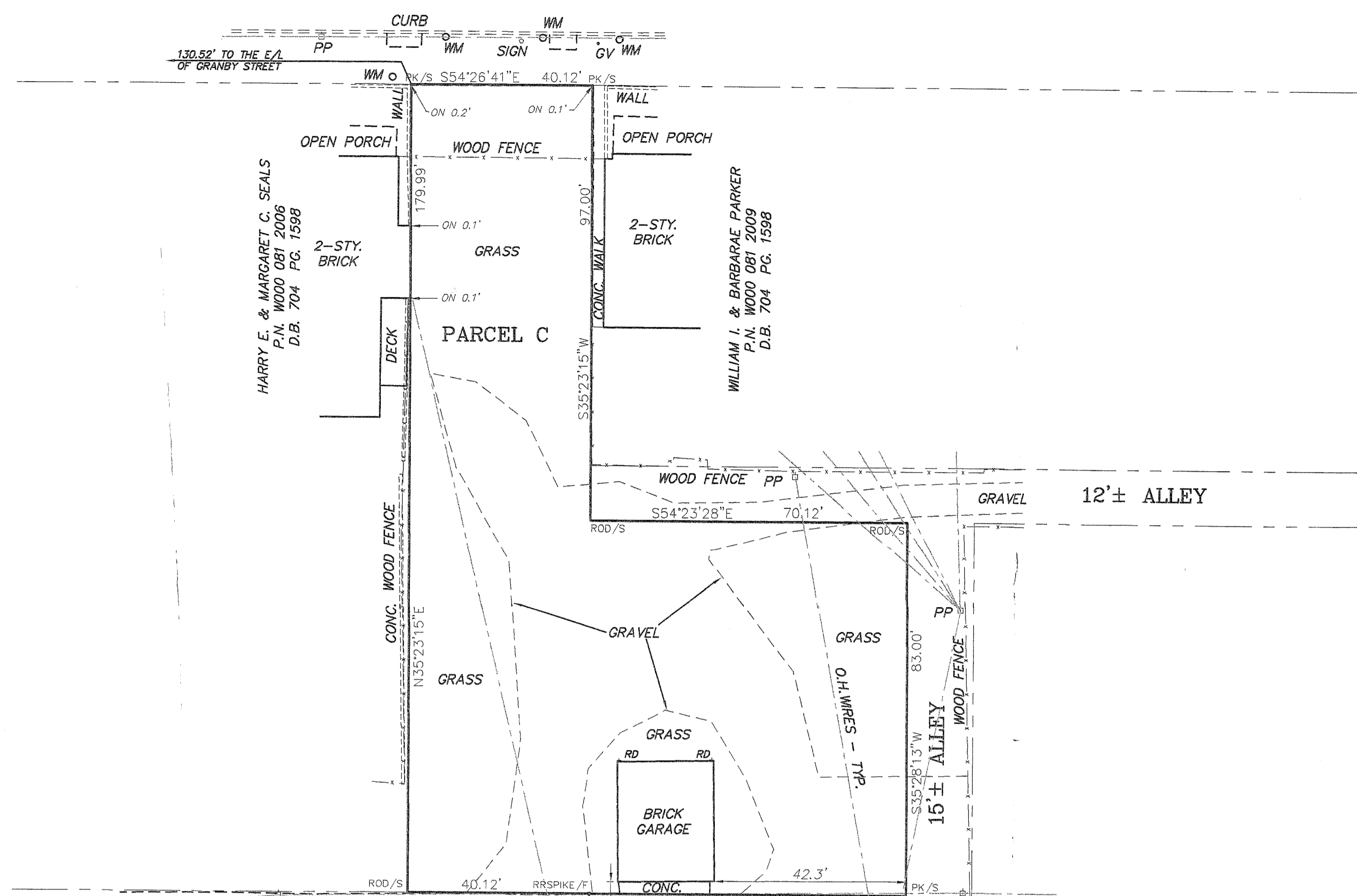


10x10

Marquee to Patio



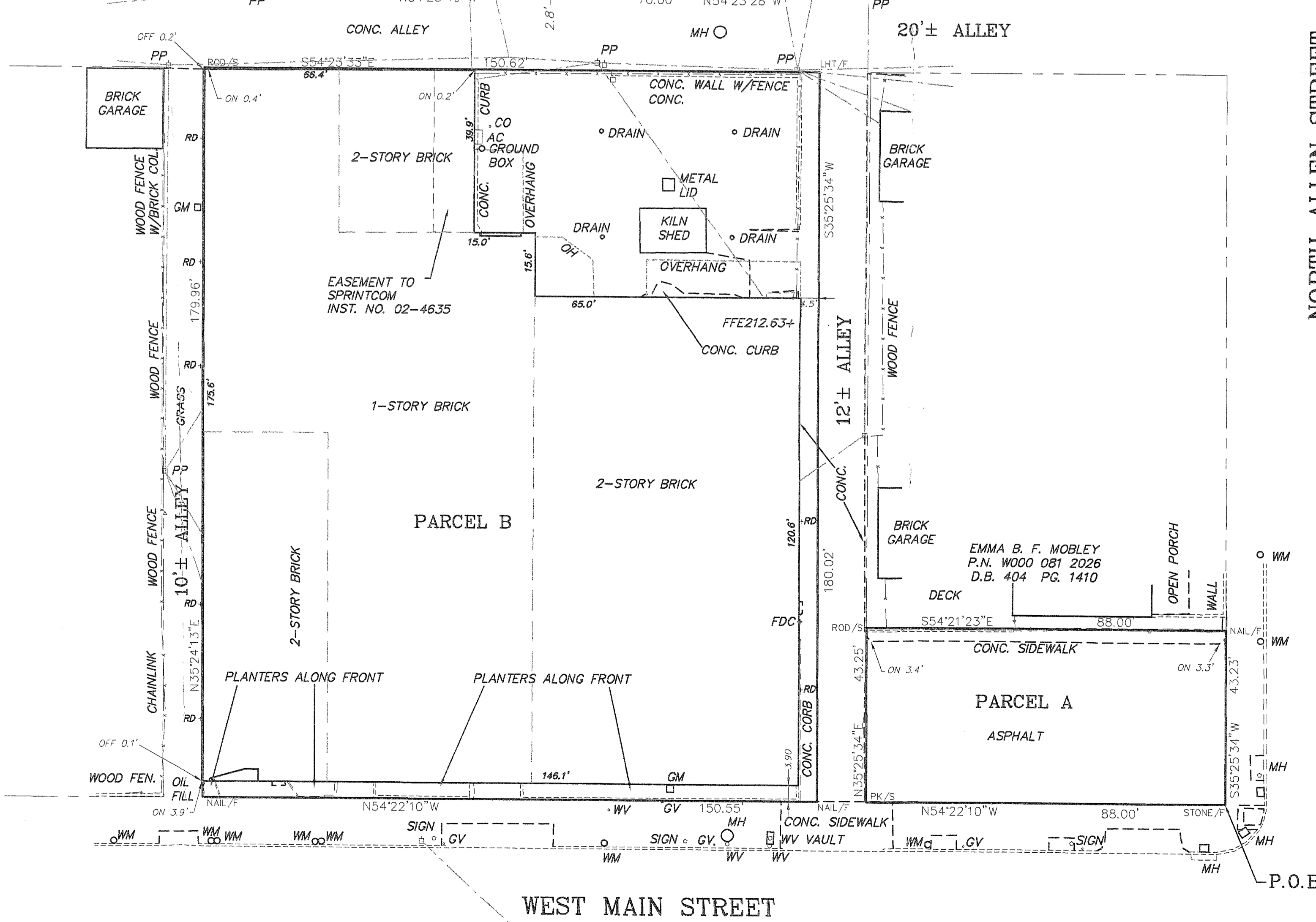
FLOYD AVENUE



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P.N. WOOD 0812-007, 027, 029
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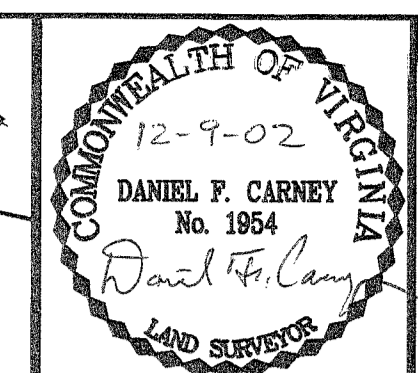
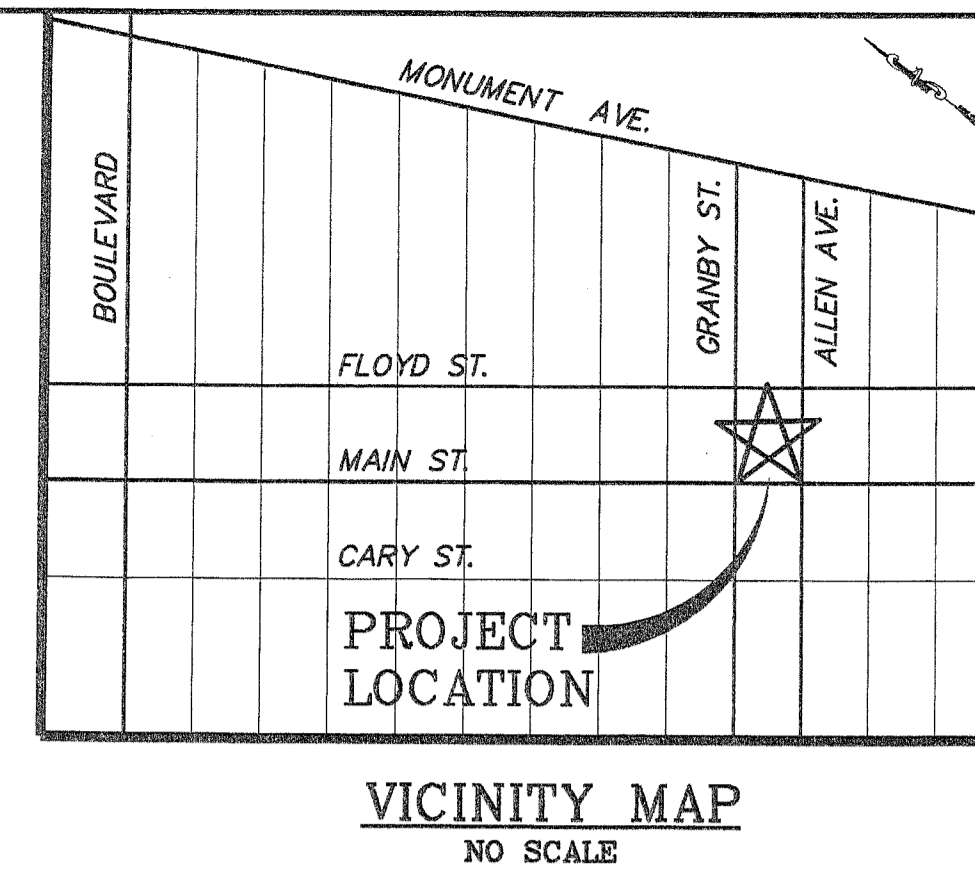
NOTES:
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2. THE PROPERTY IS NOT LOCATED IN A HUD DEFINED FLOOD ZONE PRE FIRM PANEL #510129 0010B DATED: JUNE 15, 1979 (LOCATED IN ZONE C)

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TPED - TELEPHONE PEDESTAL
DT - DITCH
DHW - OVERHEAD WIRES
PO - PAVED OVER



WEST MAIN STREET

NORTH ALLEN STREET



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TO: HAND WORKSHOP, LAWYERS TITLE INSURANCE CORPORATION AND SUN TRUST BANK
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DATE: 12-9-02
Daniel F. Carney

REGISTRATION NO. 001954

LEGAL DESCRIPTION

THOSE CERTAIN PARCELS OF LAND, IN THE CITY OF RICHMOND, VIRGINIA, CONTAINING 3805.096 SQUARE FEET, 27103.621 SQUARE FEET, AND 13036.305 SQUARE FEET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

BEGINNING AT A STONE FOUND AT THE INTERSECTION OF THE WEST LINE OF NORTH ALLEN AVENUE, WITH THE NORTH LINE OF WEST MAIN STREET; THENCE ALONG THE NORTH LINE OF WEST MAIN STREET N 54° 22' 10" W FOR 88.00' TO A PK NAIL SET; THENCE ALONG THE EAST LINE OF A 12'± ALLEY N35° 25' 34" E FOR 43.25' TO A ROD SET; THENCE S 54° 21' 23" E FOR 88.00' TO A NAIL FOUND ON THE WEST LINE OF NORTH ALLEN AVENUE; THENCE ALONG THE WEST LINE OF NORTH ALLEN AVENUE S35° 25' 34" W FOR 43.23' TO THE POINT OF BEGINNING CONTAINING 3805.096 SQUARE FEET.

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COMMENCING AT A STONE FOUND AT THE INTERSECTION OF THE WEST LINE OF NORTH ALLEN AVENUE WITH THE NORTH LINE OF WEST MAIN STREET THENCE N54° 22' 10" W FOR 100.00' TO A NAIL SET ON THE WEST LINE OF A 12'± ALLEY MARKING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF WEST MAIN STREET N54° 22' 10" W FOR 150.55' TO A NAIL FOUND; THENCE ALONG THE EAST LINE OF A 10'± ALLEY N35° 24' 13" E FOR 179.96' TO A ROD SET ALONG THE SOUTH LINE OF A 20'± ALLEY; THENCE ALONG THE SOUTH LINE OF A 20'± ALLEY S54° 23' 33" E FOR 150.62' TO A LEAD HUB AND TACK FOUND ON THE WEST LINE OF A 12'± ALLEY; THENCE ALONG THE WEST LINE OF A 12' ALLEY S35° 25' 34" W FOR 180.02' TO THE POINT OF BEGINNING CONTAINING 27103.621 SQUARE FEET.

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HAND WORKSHOP
CITY OF RICHMOND, VIRGINIA
ALTA SURVEY

Table with 2 columns: Field, Value. Includes REVISIONS (REV. DEC. 4, 2002), DATE (AUG. 21, 2002), DESIGNED BY (BSH), DRAWN BY (GAE), CHECKED BY (BSH/DC), SCALE (1" = 20').

C1
JN. 02043

