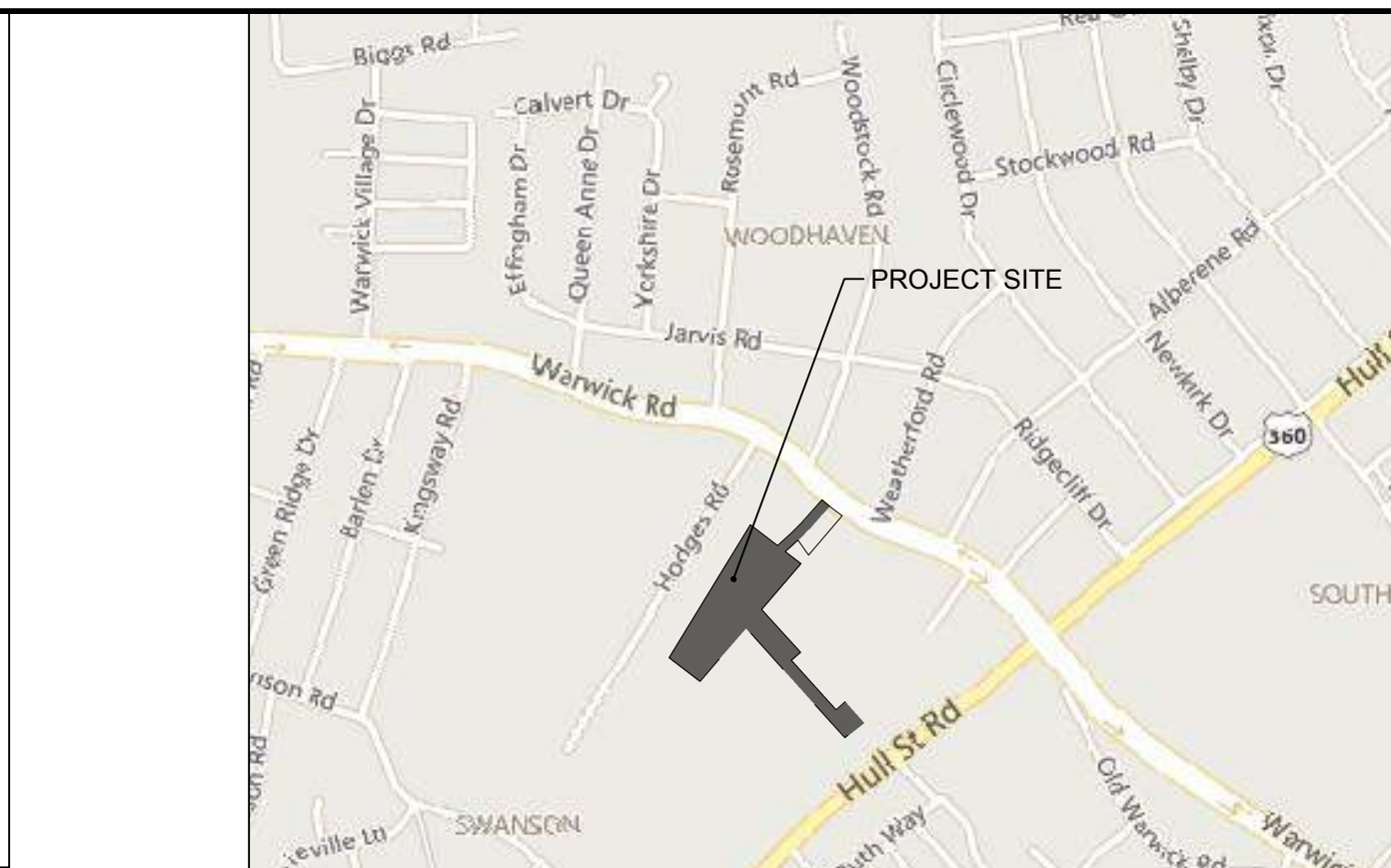
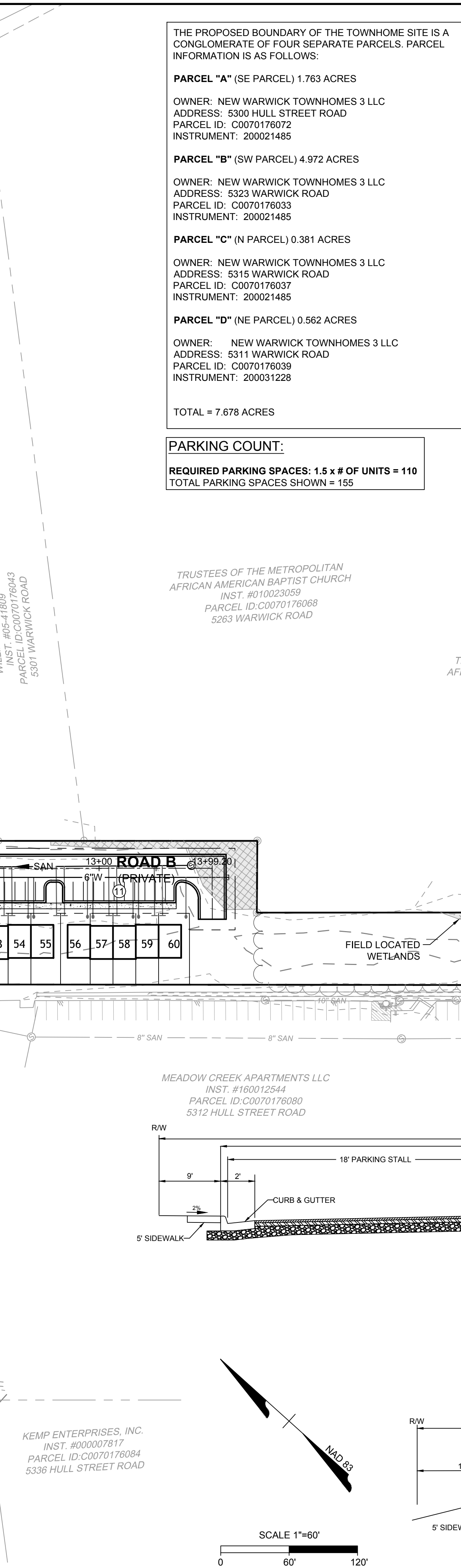
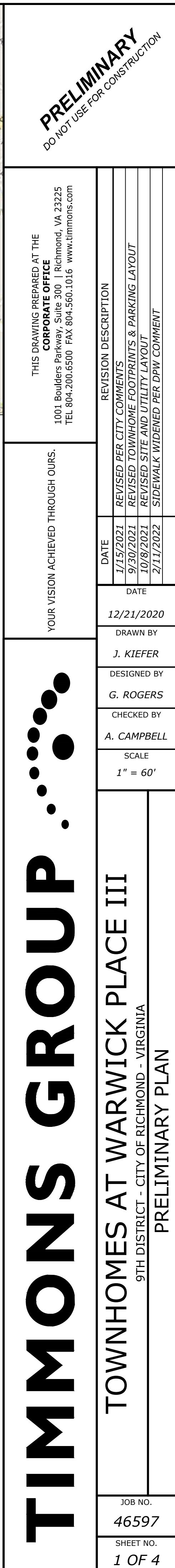
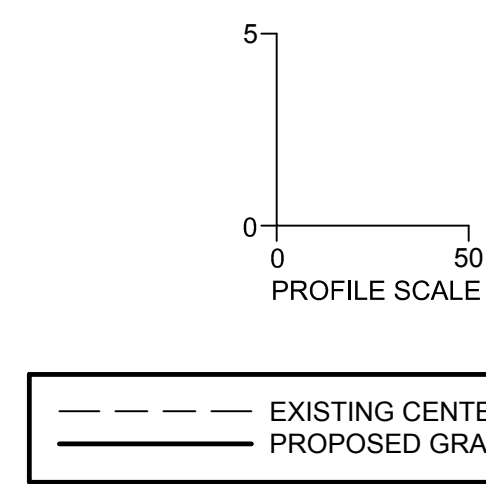
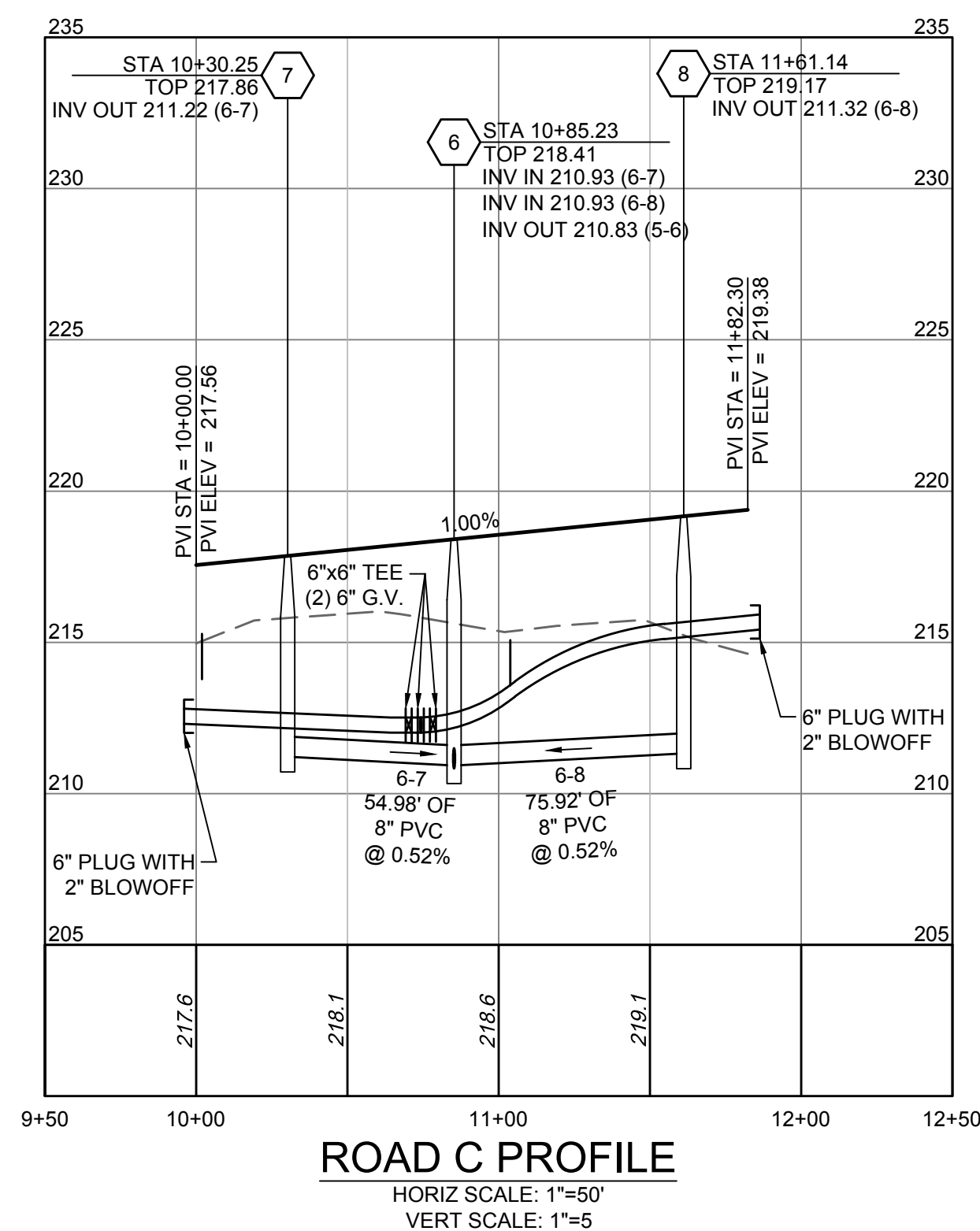
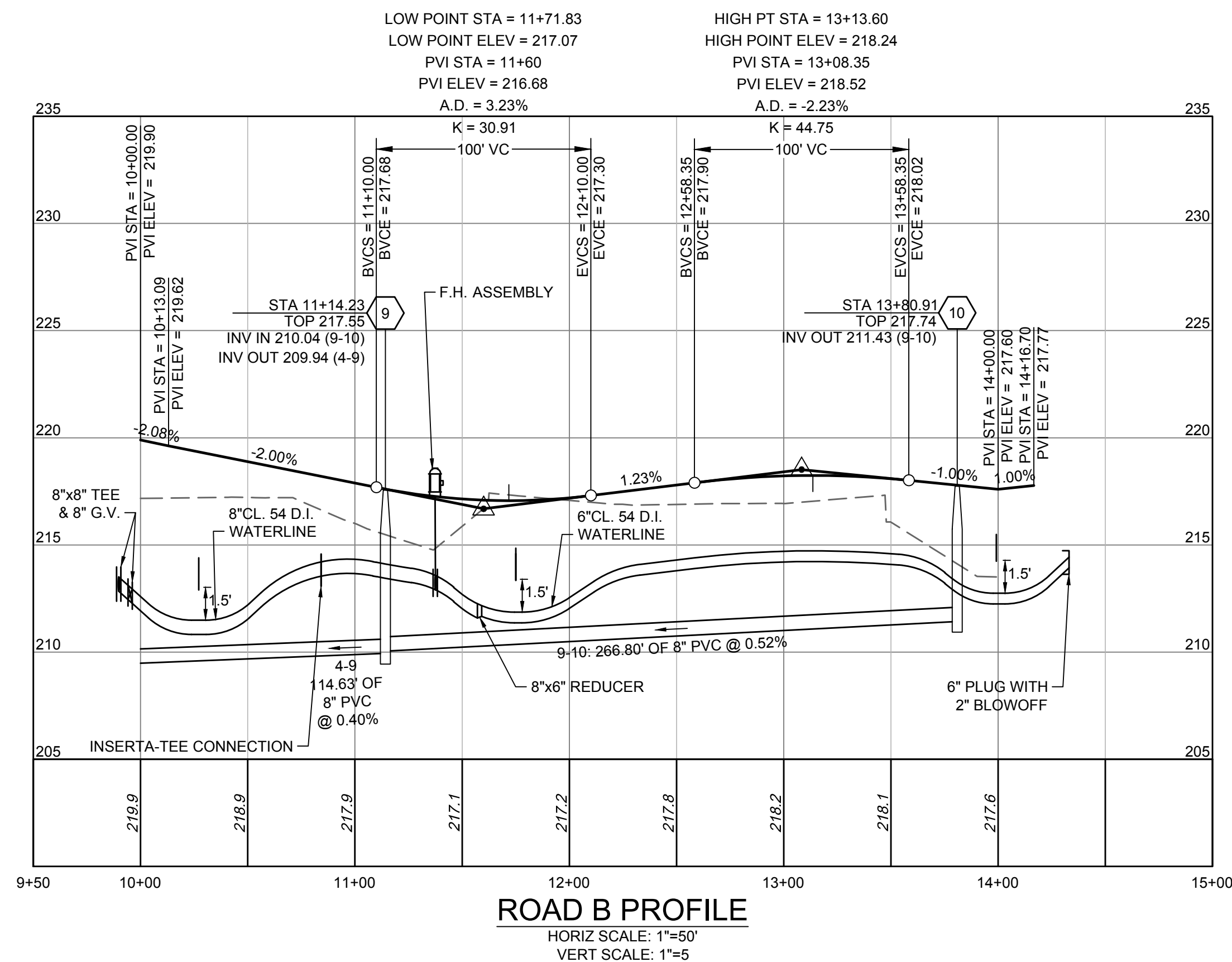
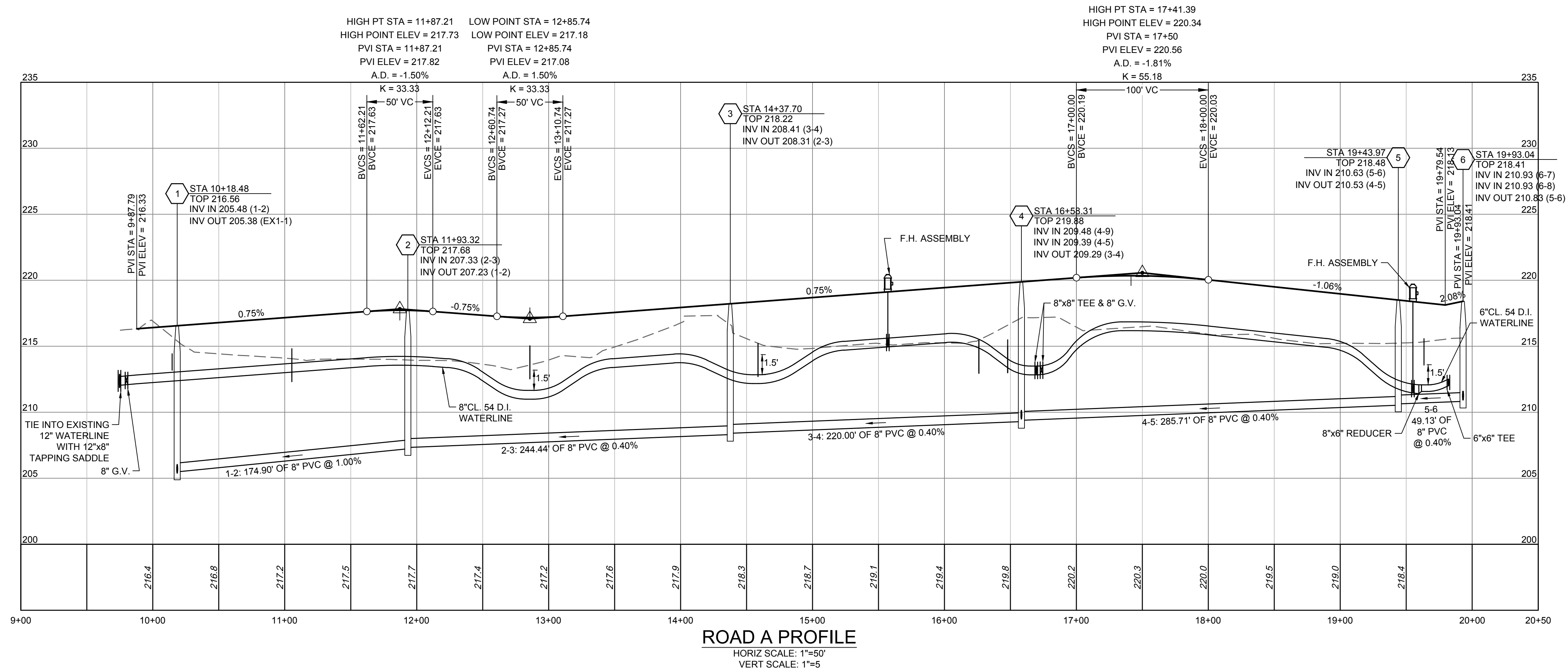




VICINITY MAP

SCALE: 1" = 1000'





 EXISTING CENTERLINE
 PROPOSED GRADE

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<i>J. KIEFER</i>
DESIGNED BY <i>G. ROGERS</i>
CHECKED BY <i>A. CAMPBELL</i>

SCALE
$H: 1" = 50'$
$V: 1" = 5'$

IMONS GROUP

TOWNHOMES AT WARWICK PLACE III

9TH DISTRICT - CITY OF RICHMOND - VIRGINIA

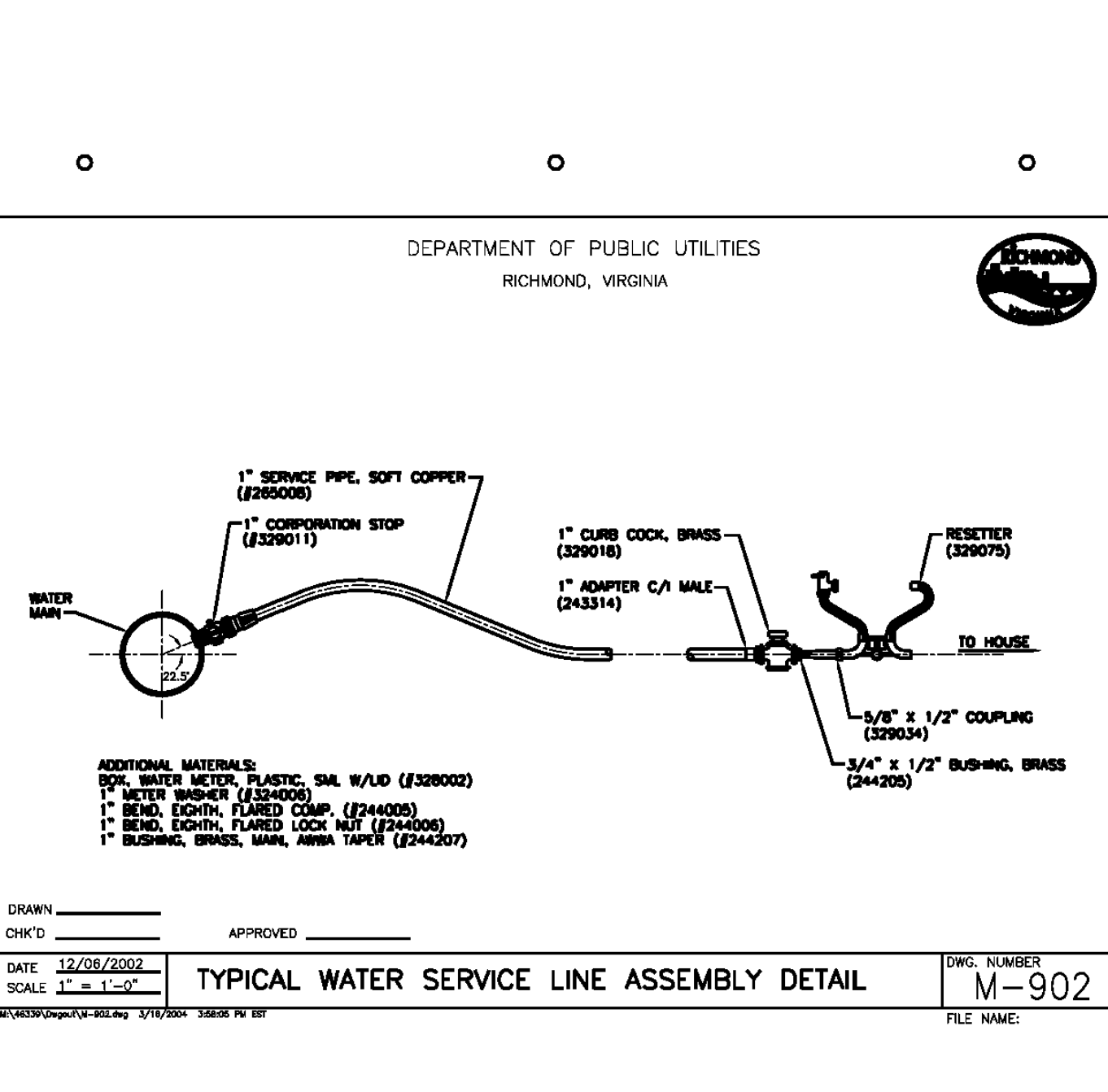
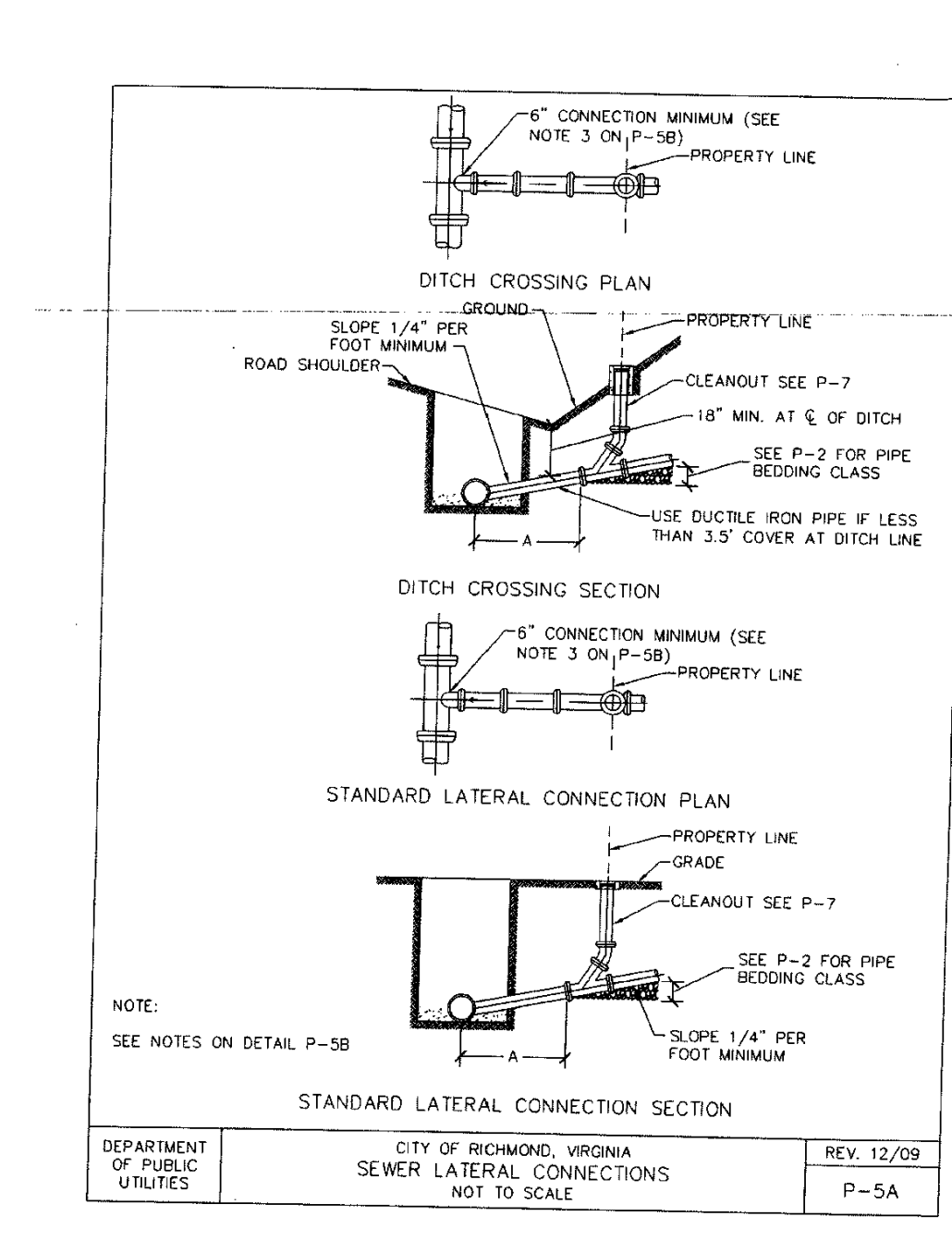
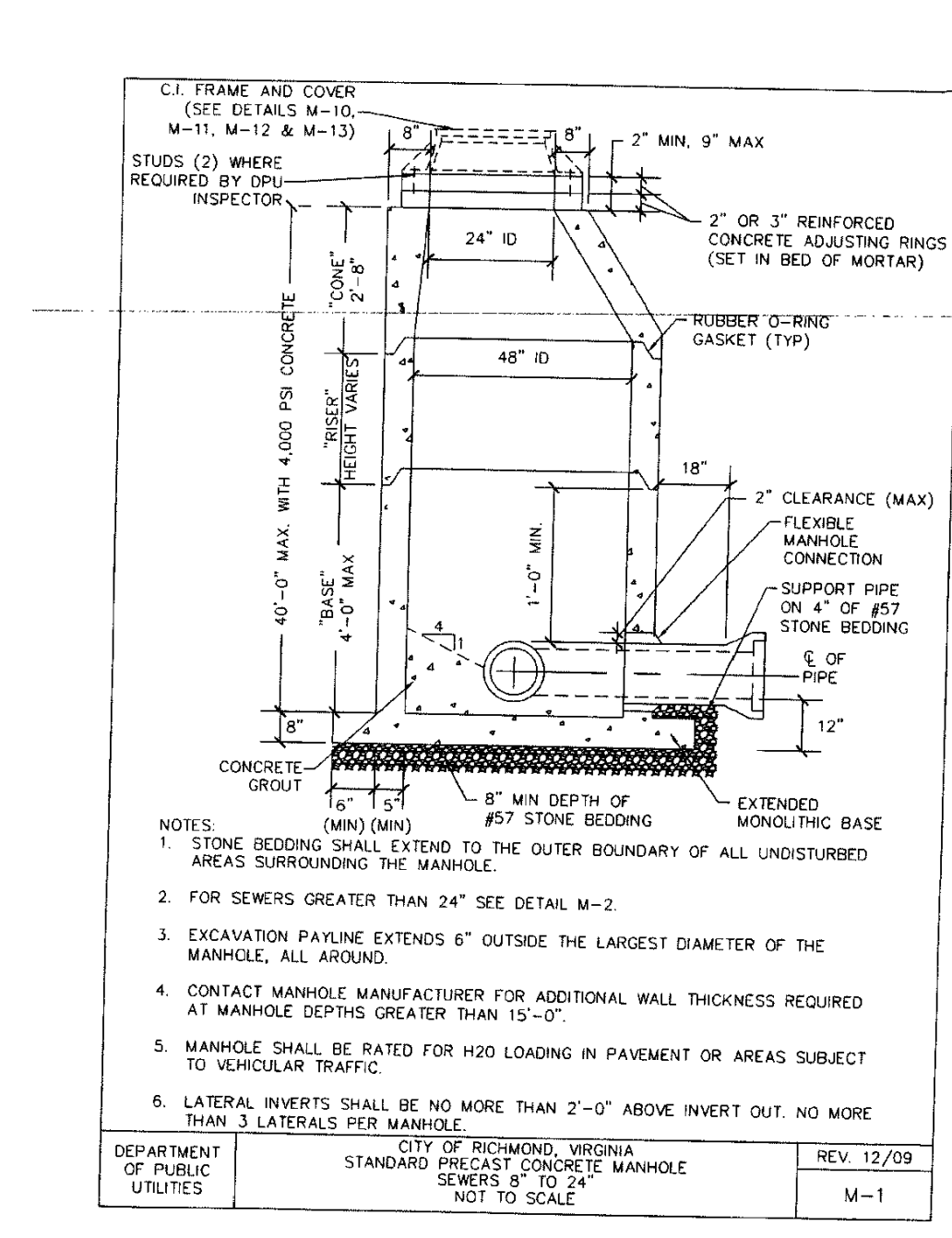
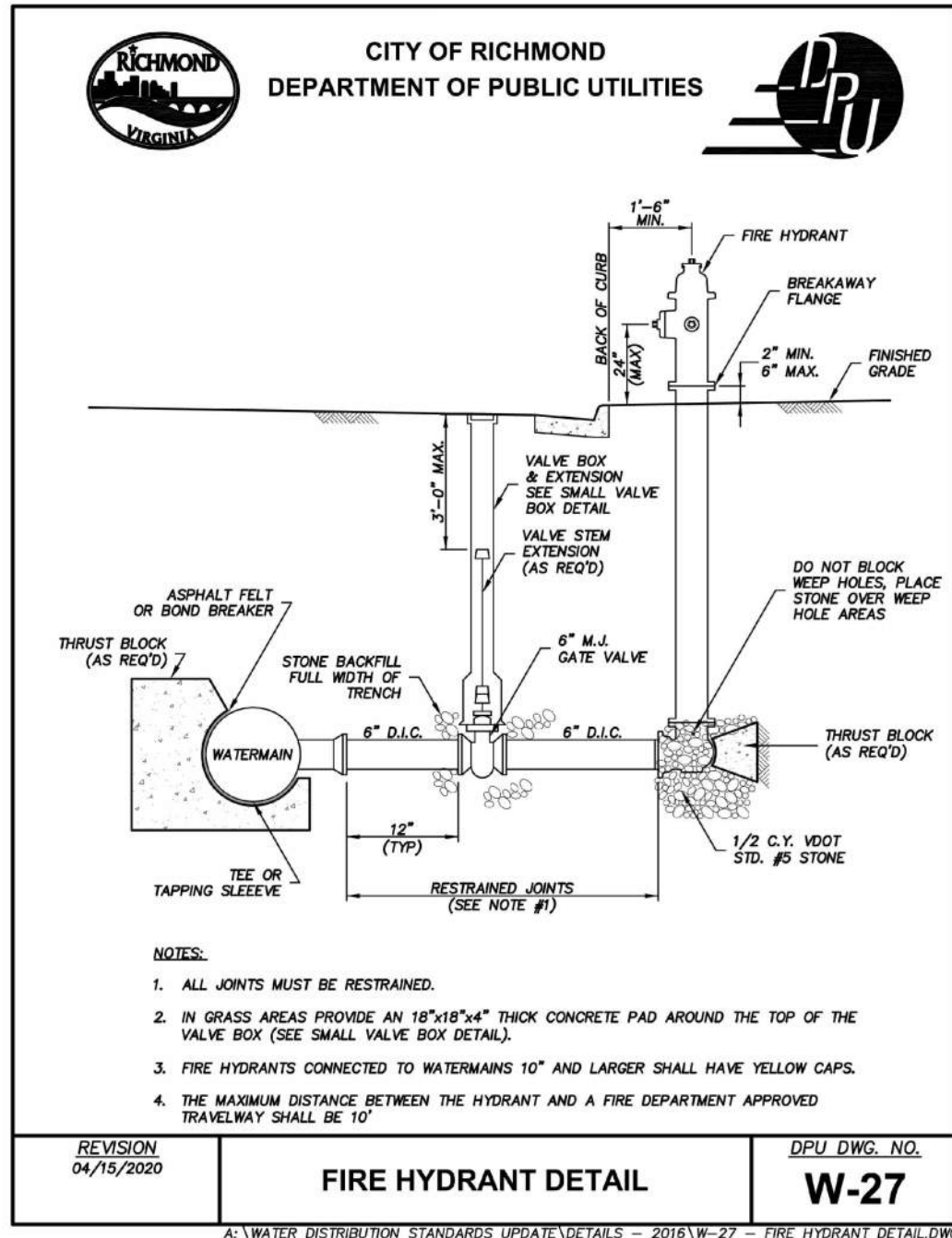
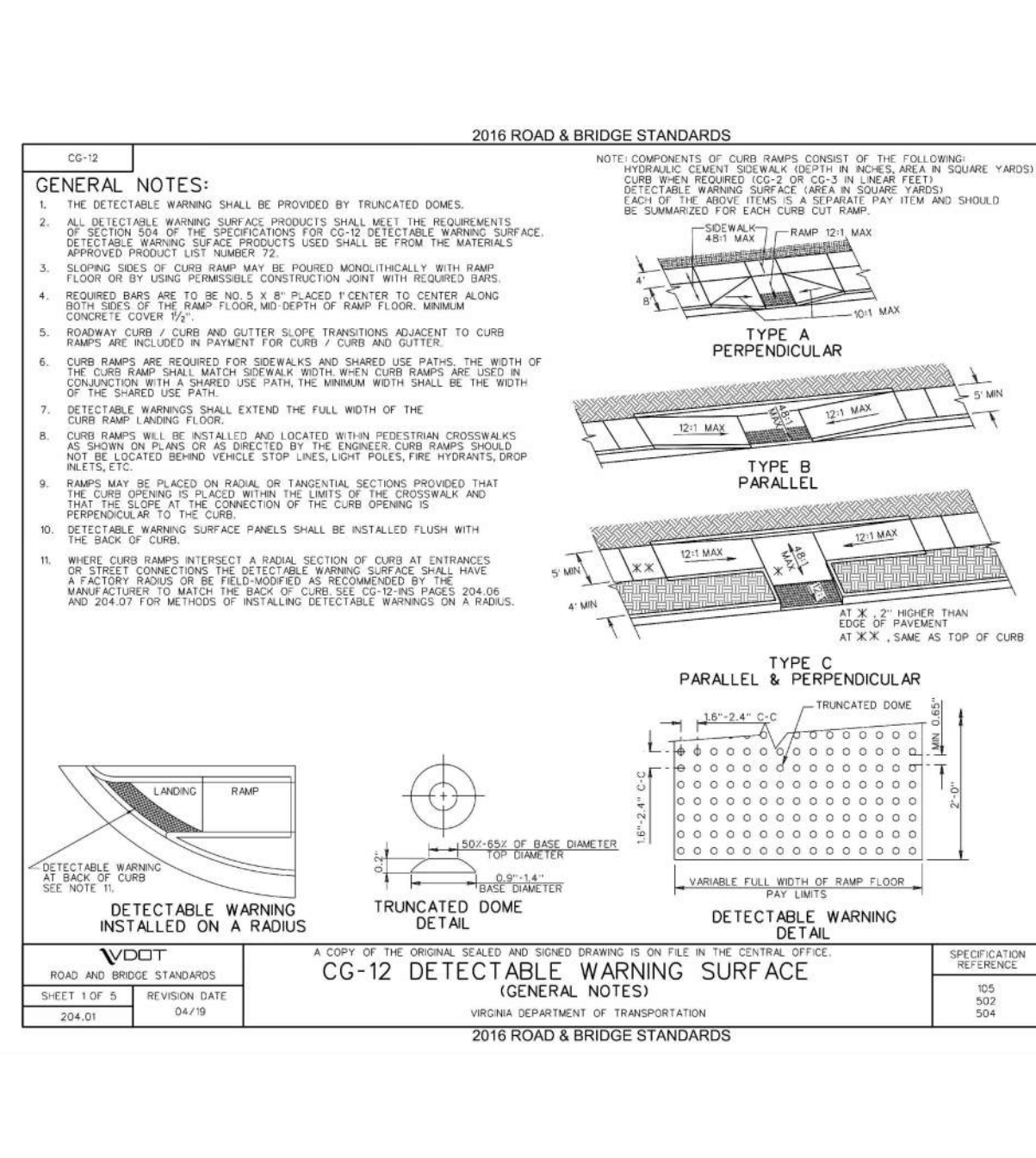
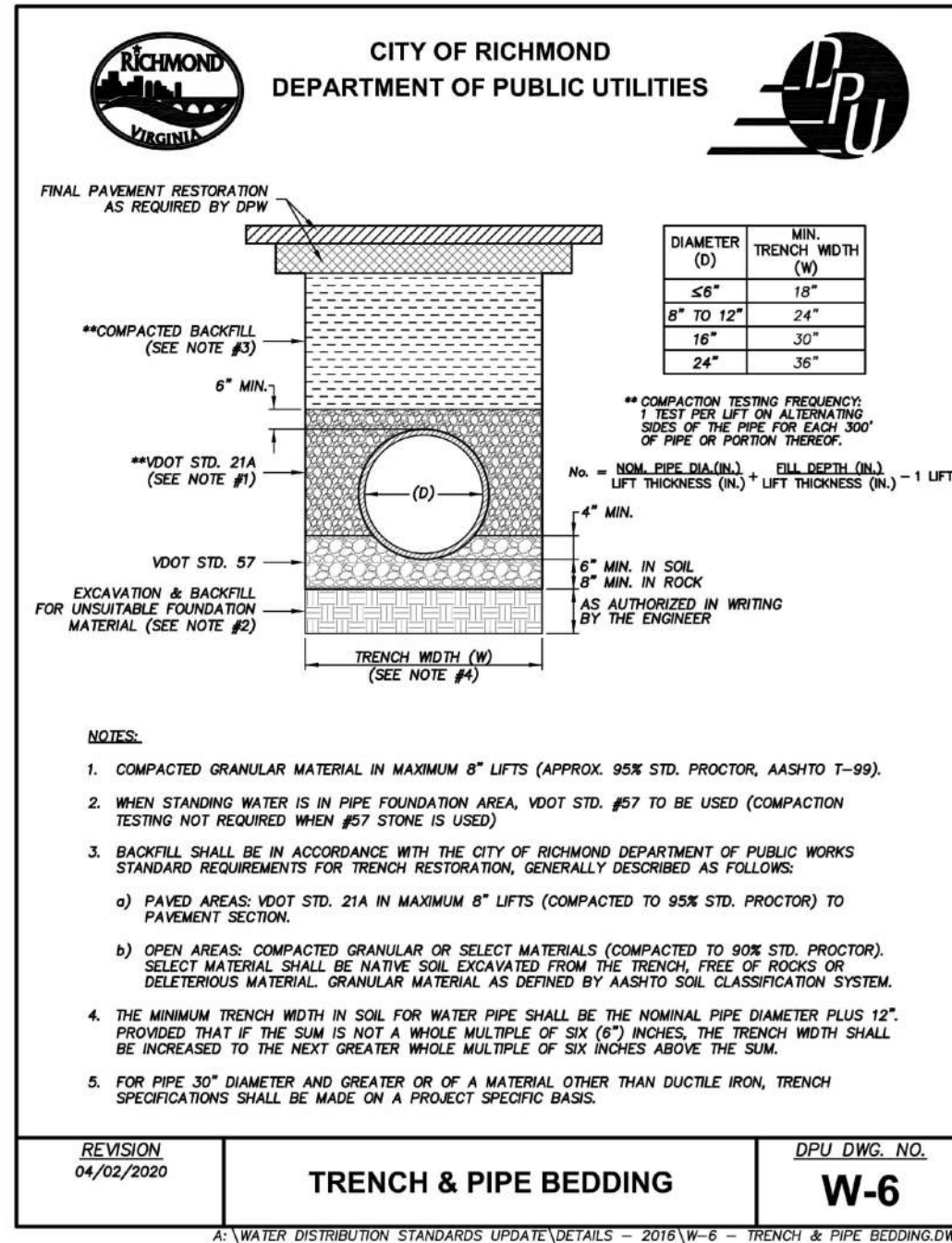
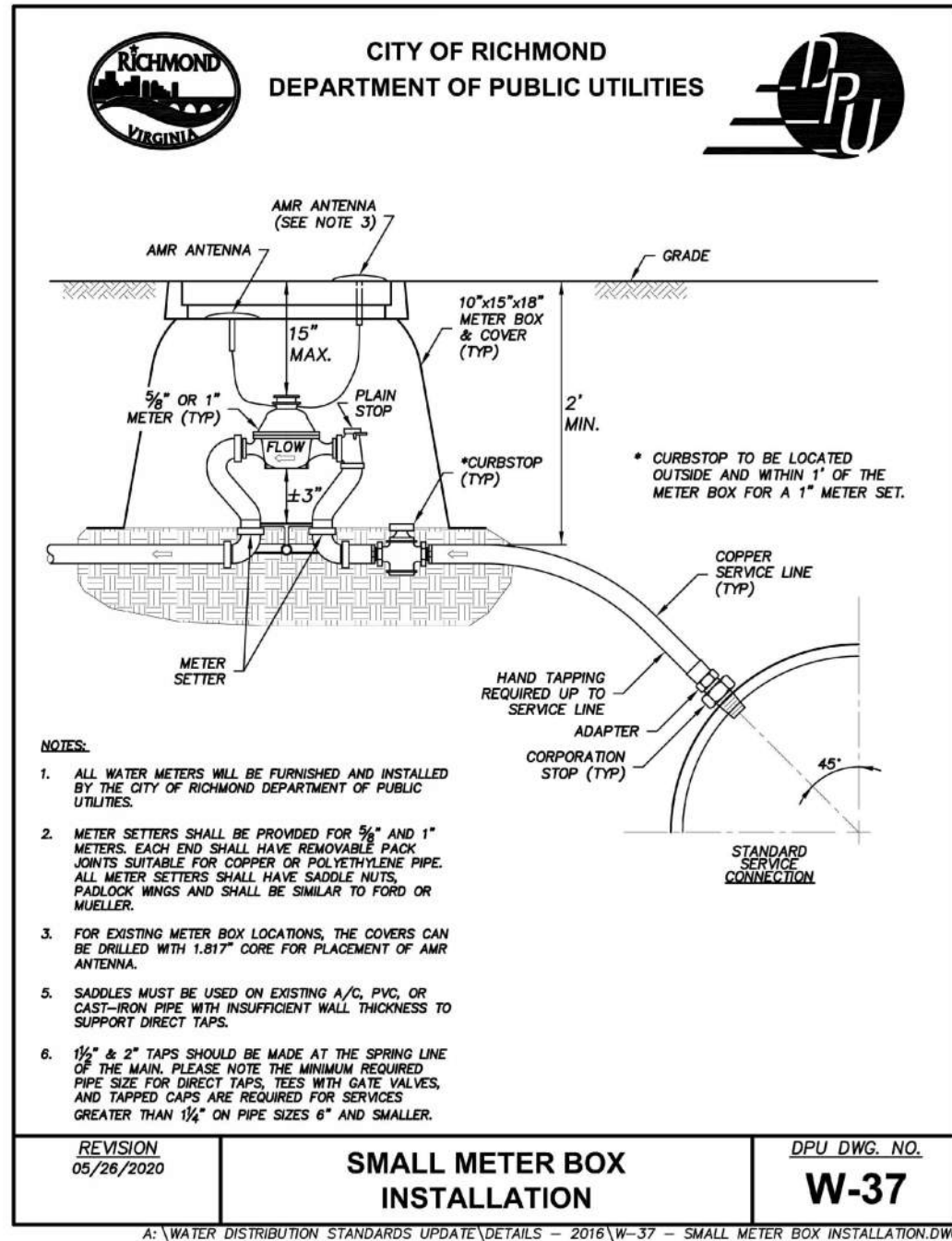
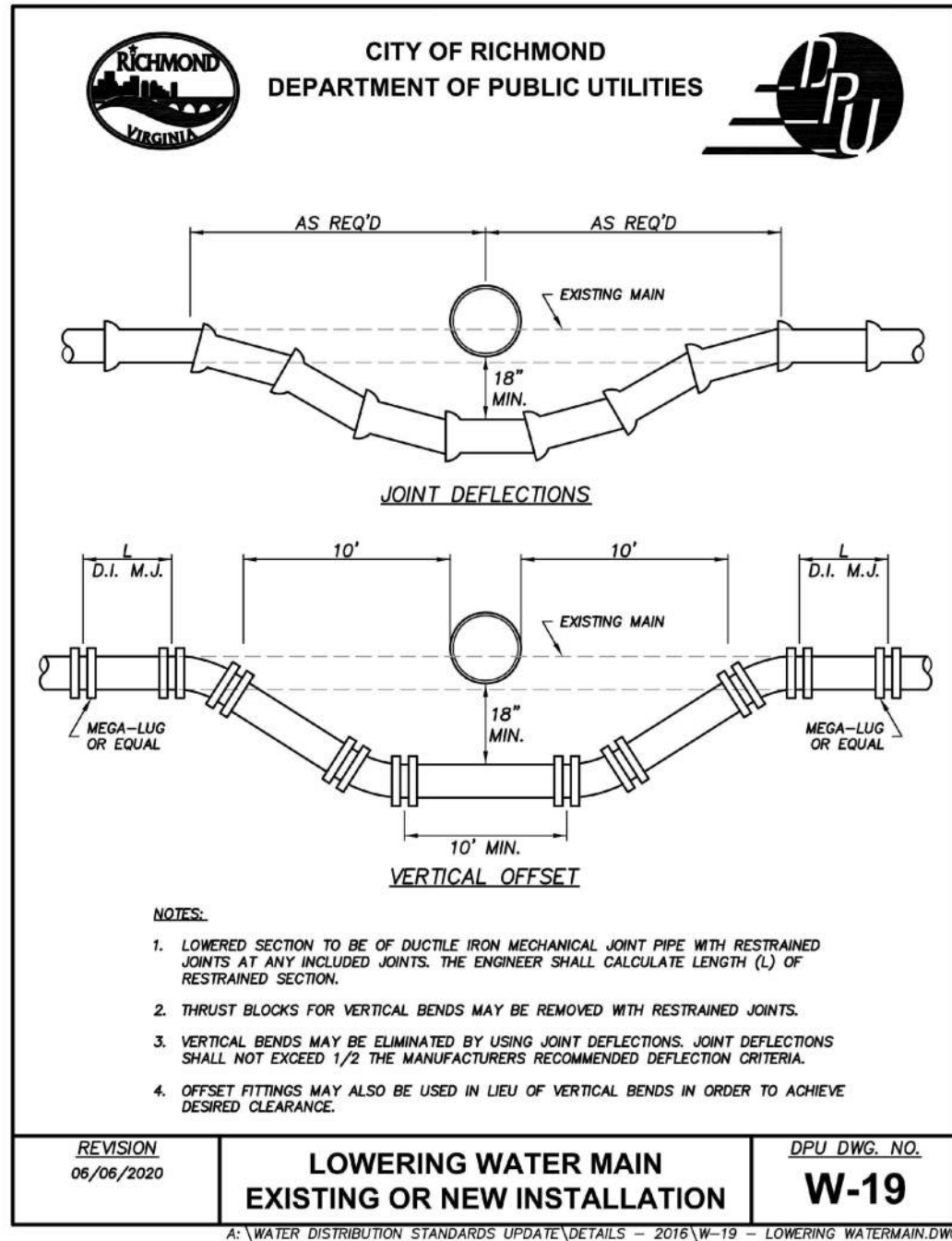
ROAD PROFILES

JOB NO.
46597

SHEET NO.
2 OF 4

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S:\40146597-WARWICK TOWNHOMES\DWG\Sheet\CD46597-401C-1-DVRL.dwg Plotted on 2/17/2022 2:19 PM by Andrew Campbell



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DATE
12/21/2020

DRAWN BY
J. KIEFFER

DESIGNED BY
G. ROGERS

CHECKED BY
A. CAMPBELL

SCALE
N/A

TOWNHOMES AT WARWICK PLACE III
9TH DISTRICT - CITY OF RICHMOND - VIRGINIA

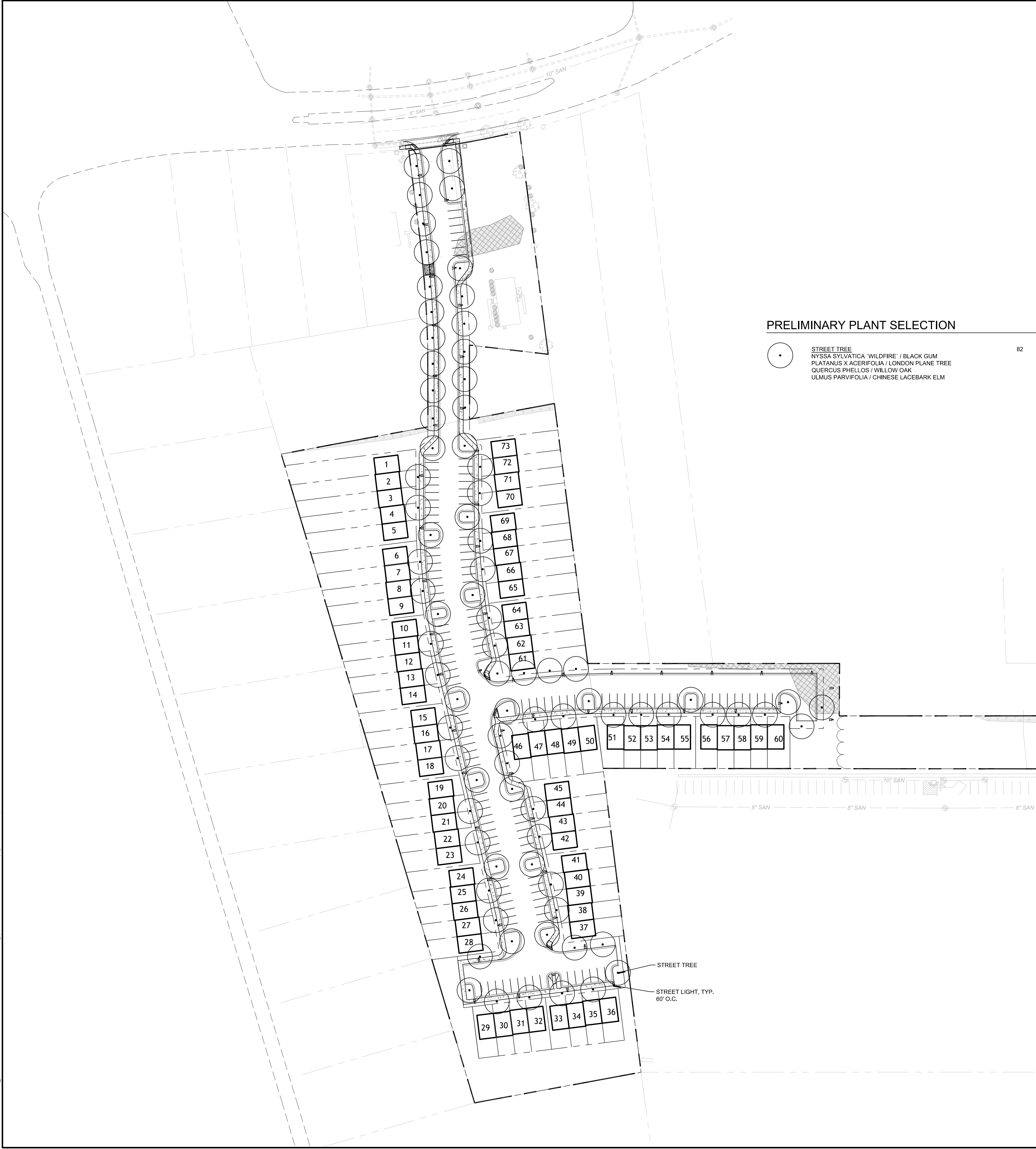
DETAILS

JOB NO.
46597

SHEET NO.
3 OF 4

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PRELIMINARY PLANT SELECTION

- STREET TREE
NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM
PLATANUS X ACERIFOLIA / LONDON PLANE TREE
QUERCUS PHELLOS / WILLOW OAK
ULMUS PARVIFOLIA / CHINESE LACEBARK ELM

82

AIRO
LED SERIES
AREA/SITE/ROAD LIGHTER

Cat.#	
Job	
Type	

 HUBBELL Outdoor Lighting	
Approvals	

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast and extruded aluminum for maximum heat dissipation
- Separate optical and electrical compartment for improved thermal management and optimum component operation

EPA:

- 8L – 50W²
- 16L – 62 W²
- 24L – 74 W²

Optics:

- Premium engineered individual acrylic lenses deliver IES Type II, III, IV and V distributions

- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- Zero uplight

Electrical:

- Configured with 8, 16, or 24 high current and high output LEDs to replace 150, 250 and 400WHD respectively

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C

- Drivers have greater than 90% power factor and less than 20% THD

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery

- Field replaceable surge protection device provides 10KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes future off-line for protection when device is consumed

Controls:

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control

- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- In addition, AIRO can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/sitesync for more details.

Installation:

- Tool-less entry to wiring/driver compartment
- Universal mounting block works with #2 drill pattern (See page 4 illustration)
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities (See page 4 illustration for dimensions)
- Mast arm filter accessory or option available for 2-3/8" OD brackets

Finish:

- TIOC thermostat polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

- Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

Listings:

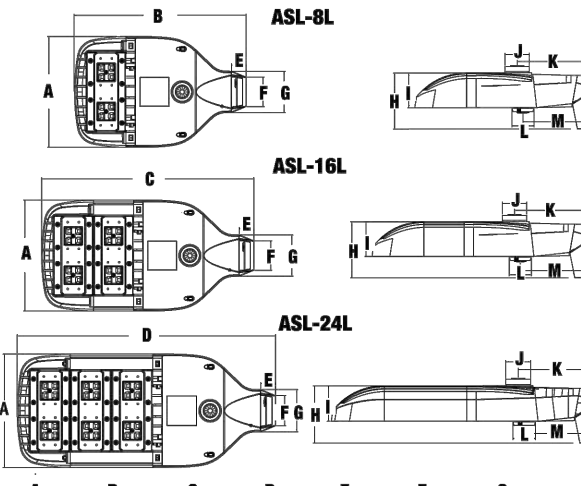
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DPL>
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures

- 5G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- IDA approved

CERTIFICATIONS/LISTINGS



PRODUCT IMAGE(S)



ASL-8L			ASL-16L			ASL-24L		
A	B	C	D	E	F	G	H	I
11.7"	17.25"	22.4"	26.6"	1.5"	3.1"	4.3"	297 mm	438 mm
297 mm	438 mm	569 mm	675 mm	38 mm	78 mm	109 mm	150 mm	51 mm
J	K	L	M	N	O	P	Q	R
2.5"	7.4"	2.5"	6.7"	150 mm	51 mm	53 mm	158 mm	58 mm
63 mm	173 mm	58 mm	173 mm	58 mm	173 mm	58 mm	173 mm	58 mm

SHIPPING INFORMATION

Catalog Number	G.Wt/kg/ Ctn	Length Inch (mm)	Width Inch (mm)	Height Inch (mm)
ASL-8L	15 (8.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
ASL-16L	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)
ASL-24L	24 (10.8)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

CONFIGURABLE ORDERING INFORMATION NEXT PAGE

 **HUBBELL**
Outdoor Lighting

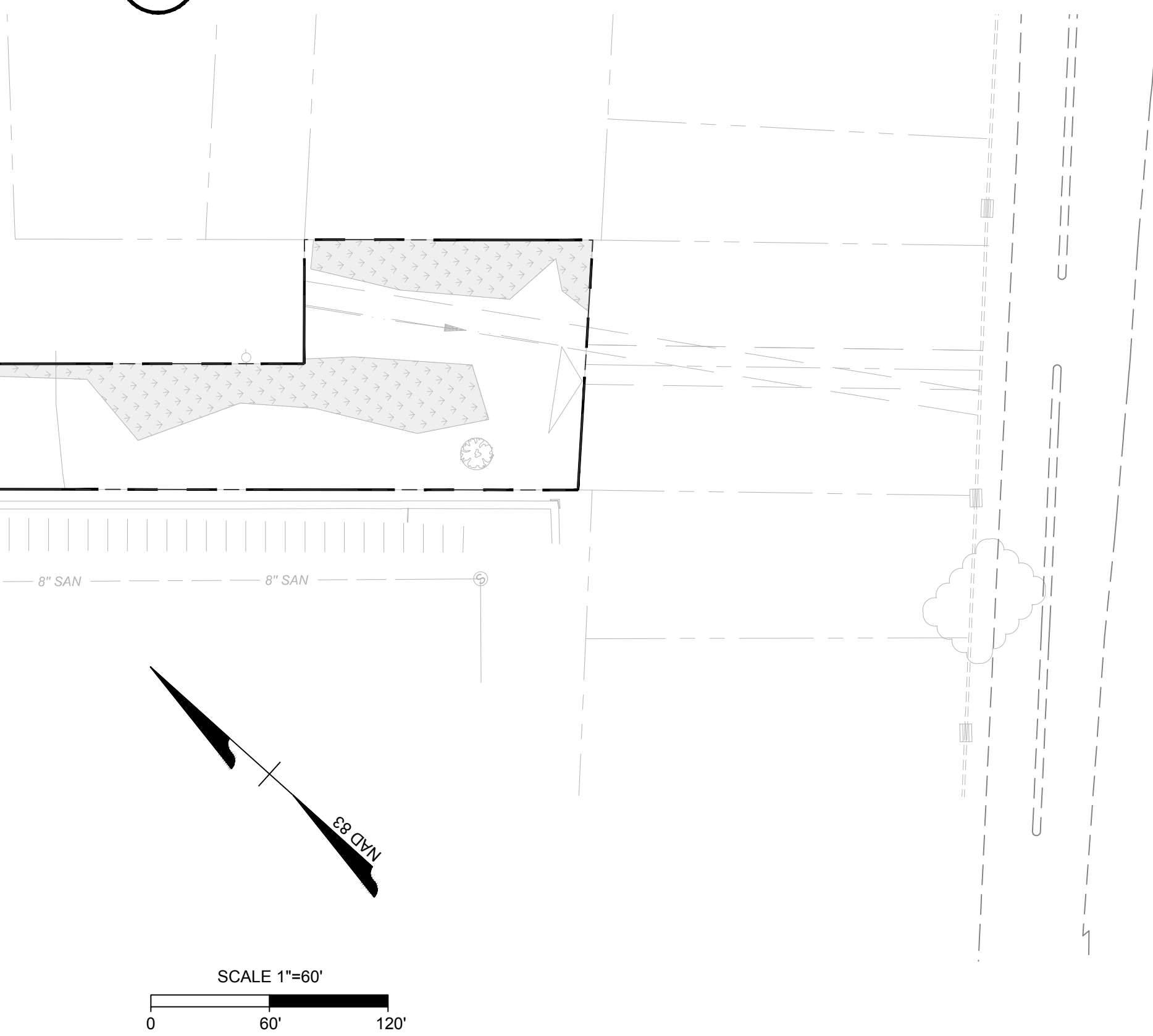
Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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1

AREA STREET LIGHTING STYLE EXAMPLE



TOWNHOMES AT WARWICK PLACE III

9TH DISTRICT - CITY OF RICHMOND - VIRGINIA

PRELIMINARY LANDSCAPE AND LIGHTING PLAN

JOB NO. 46597

SHEET NO. 4 OF 4

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DATE 12/21/2020

DRAWN BY J. KIEFFER

DESIGNED BY G. ROGERS

CHECKED BY A. CAMPBELL

SCALE 1" = 60'

REVISION DESCRIPTION

DATE	REVISION PER CITY COMMENTS
3/15/2021	REVISED PER CITY COMMENTS
9/30/2021	REVISED TOWNHOME FOOTPRINTS & PARKING LAYOUT
10/8/2021	REVISED SITE AND UTILITY LAYOUT
2/11/2022	SIDEWALK WIDENED PER DPW COMMENT

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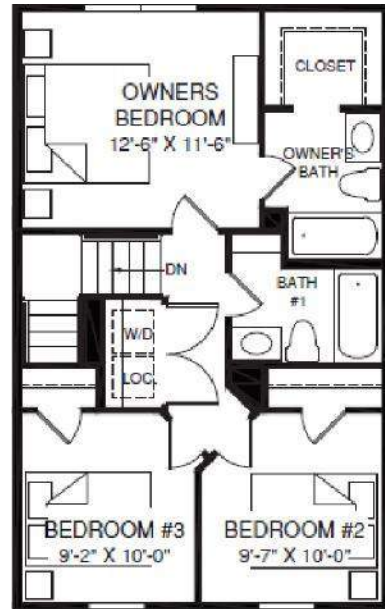
Warwick Ridge

➡ Juniper

Juniper



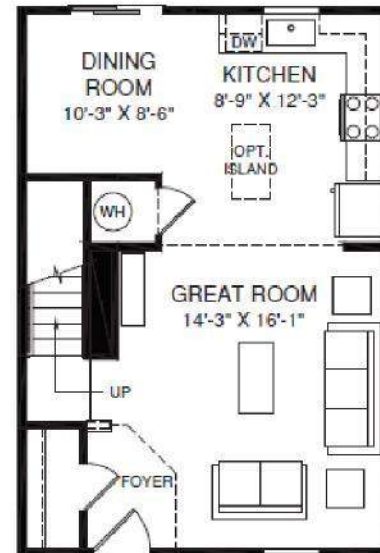
Juniper



UPPER LEVEL



OPT. POWDER RM.



GENERAL NOTES:

OWNER INFORMATION:

PARCEL "A"

NEW WARWICK TOWNHOMES 3, LLC
INSTRUMENT #200021485
PARCEL ID: C0070176072
5300 REAR HULL STREET ROAD
1.763 AC. OR 76,814 SQ. FT.

PARCEL "B"

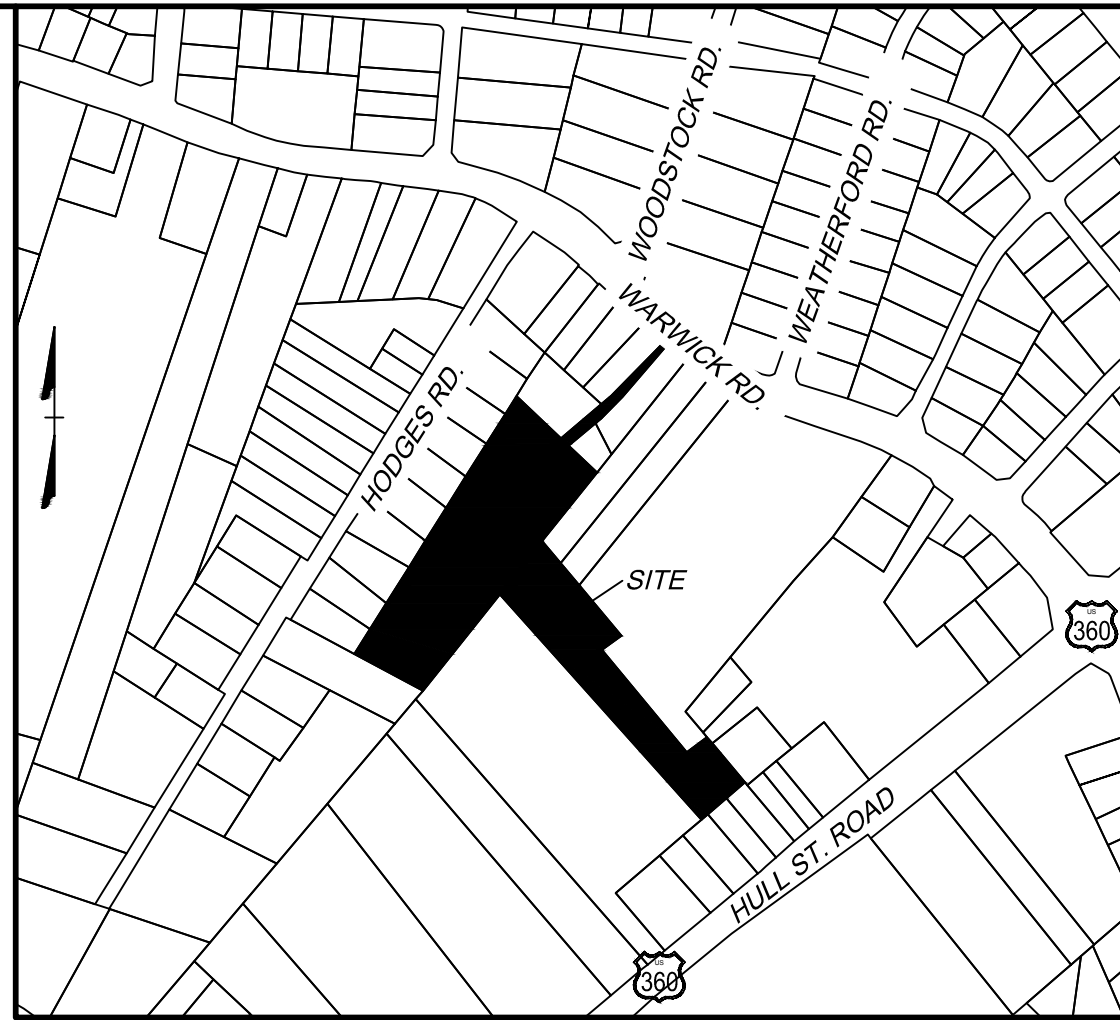
NEW WARWICK TOWNHOMES 3, LLC
INSTRUMENT #200021485
PARCEL ID: C0070176033
5323 WARWICK ROAD
4.972 AC. OR 216,602 SQ. FT.

PARCEL "C"

NEW WARWICK TOWNHOMES 3, LLC
INSTRUMENT #200021485
PARCEL ID: C0070176037
5315 WARWICK ROAD
0.381 AC. OR 16,601 SQ. FT.

TOTAL AREA = 7.116 AC. OR 310,017 SQ. FT.

- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELD WORK COMPLETED JULY 12, 2019 AND SEPTEMBER 23, 2020.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHTC20-1494, COMMITMENT DATE: AUGUST 20, 2020 AT 8:00 AM.
- ZONING: PARCEL "A" IS R-48, RESIDENTIAL (MULTI-FAMILY) AND PARCELS "B" & "C" ARE R-4, RESIDENTIAL (SINGLE-FAMILY) FROM THE CITY OF RICHMOND, VA PARCEL INFORMATION FOR BOTH PARCELS. NO ZONING LETTER OR REPORT PROVIDED BY CLIENT.
- THESE PROPERTIES LIE WITHIN ZONE "X" PER FLOOD INSURANCE MAP 5101290076D, EFFECTIVE DATE OF APRIL 2, 2009.
- THERE ARE NO GAPS, GORES, OR OVERLAPS AND THE SURVEYED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.
- WETLAND DELINEATION BY TIMMONS GROUP 8-31-2020 AND FIELD LOCATED BY SURVEY. WATERS OF THE U.S. HAVE NOT BEEN CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS.
- NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY. EVIDENCE OF OLD BUILDING FOUNDATIONS AND OTHER OLD IMPROVEMENTS AS SHOWN HEREON.



VICINITY MAP
1"=500'

LEGEND

- FOUND IRON ROD (IRF)
- FOUND IRON PIPE (IPF)
- PROPERTY CORNER TO BE SET
- SIGN
- GUY WIRE
- POWER POLE
- MAILBOX
- SANITARY SEWER M.H.
- DRAINAGE M.H.
- CLEAN-OUT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GRATE TOP INLET
- TELEPHONE PEDESTAL
- BOLLARD
- DECIDUOUS TREE
- SHRUB
- PG.-PAGE
- D.B.-DEED BOOK
- R/W-RIGHT-OF-WAY
- P/L-PROPERTY LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°30'46"W	84.28'
L2	S47°54'06"W	88.81'
L3	N52°29'01"W	50.87'
L4	N47°55'05"E	97.64'
L5	N40°46'33"E	84.62'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	998.83'	51.09'	25.55'	2°55'49"	S49°24'26"E	51.08'
C2	1397.80'	156.81'	78.49'	6°25'40"	S43°24'08"W	156.73'
C3	1347.80'	150.43'	75.29'	6°23'42"	N43°23'09"E	150.35'

SCALE 1"=50'

A PLAT SHOWING THREE PARCELS TOTALING 7.116 ACRES OF LAND WEST OF WARWICK ROAD AND NORTH OF HULL STREET ROAD
CITY OF RICHMOND, VIRGINIA

CITY OF RICHMOND, VA	
Date: SEPT. 23, 2020	Scale: 1"=20'
Sheet 1 of 2	J.N.: 46441
Drawn by: L.M.T.	Checked by: G.F.D.
Revised:	

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Y:\90146597-New_Warwick_Sheet\Plat46597V.XPSUP_9-24-20.dwg [Plotted on 10/6/2020 3:26 PM] by Kenneth Roberson

SCHEDULE B, PART II-EXCEPTIONS

7. ACCESS TO THE LAND DESCRIBED IN SCHEDULE A HEREOF IS THROUGH OTHER PROPERTY ALSO OWNED BY THE INSURED. IN THE EVENT OF A SEPARATION OF TITLE, ACCESS TO THE LAND IS NOT INSURED. (AS TO 5323 WARWICK ROAD AND 5300 REAR HULL STREET) (NOT A SURVEY MATTER)
8. RESERVATION CONTAINED IN DEED DATED AUGUST 17, 1973, RECORDED SEPTEMBER 17, 1973 IN DEAD BOOK 429, PAGE 590. (AFFECTS PROPERTY AS SHOWN HEREON)
9. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 30, 1974, RECORDED SEPTEMBER 4, 1974 IN DIVISION 2 DEED BOOK 450, PAGE 672. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER BY ONE OR MORE CIRCUITS AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING POWER FACILITIES.)
10. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 11, 1974, RECORDED OCTOBER 22, 1974 IN DEED BOOK 453, PAGE 219. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING POWER FACILITIES.)
11. EASEMENT: GRANTED UNTO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED SEPTEMBER 16, 1974, RECORDED OCTOBER 7, 1974 IN DEED BOOK 452, PAGE 356. GRANTS EASEMENT FOR A COMMUNICATION SYSTEM AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING COMMUNICATION FACILITIES.)
12. CITY OF RICHMOND ORDINANCE NUMBER 70-94 ADOPTED MAY 8, 1978. (DOES NOT AFFECT PROPERTY-ORDINANCE WAS FOR A SPECIAL USE PERMIT SPECIFIC TO THE PREVIOUS DEVELOPMENT OF THE PROPERTY)
13. CERTIFICATE OF TAKE TO THE COMMONWEALTH OF VIRGINIA, DATED JUNE 25, 1996, RECORDED JULY 10, 1986 AS INSTRUMENT NO. 96-14093. GRANTS EASEMENT FOR VIRGINIA ELECTRIC AND POWER COMPANY POWER LINE FACILITIES, BELL ATLANTIC-VIRGINIA, INCORPORATED TELEPHONE LINE FACILITIES, AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY AS SHOWN HEREON)
- NOTE: FINAL ORDER AMENDING CERTIFICATE AND CONFIRMING TITLE ENTERED JULY 25, 2001 AND RECORDED AUGUST 16, 2001 AS INSTRUMENT NO. 010021442. (AFFECTS PROPERTY AS SHOWN HEREON)
14. ALL MATTERS AS SHOWN ON PLAT OF SURVEY, DATED AUGUST 23, 1973, MADE BY F. T. SERGEANT, C.L.S. AND RECORDED SEPTEMBER 17, 1973 IN DIVISION 2 DEED BOOK 429, PAGE 500. (AFFECTS PROPERTY AS SHOWN HEREON)
- AS TO 5300 REAR HULL STREET:
15. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED OCTOBER 28, 1927, RECORDED DECEMBER 22, 1927 IN CHESTERFIELD COUNTY DEED BOOK 191 PAGE 240. GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS APPURTENANT SEWER EASEMENT) (MAY AFFECT PROPERTY-UNABLE TO PLOT GRAPHICALLY FROM RECORD DOCUMENT)
16. DEED DATED FEBRUARY 4, 1937, RECORDED FEBRUARY 8, 1937 IN DEED BOOK 234, PAGE 99. GRANTS EASEMENT FOR INGRESS AND EGRESS AND APPURTENANCES THERETO, AT 12' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. (AFFECTS PROPERTY AS SHOWN HEREON)
17. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED MARCH 18, 1946, RECORDED APRIL 25, 1946 IN CHESTERFIELD COUNTY DEED BOOK 309, PAGE 110. GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (MAY AFFECT PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF UTILITY FACILITIES)
18. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED SEPTEMBER 27, 1951, RECORDED NOVEMBER 2, 1951 IN DEED BOOK 392, PAGE 199. GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (DOES NOT AFFECT-DOES NOT TOUCH SURVEYED PROPERTY)
19. SEWER EASEMENT AGREEMENT WITH THE COUNTY OF CHESTERFIELD, VIRGINIA DATED JUNE 6, 1967, RECORDED AUGUST 1, 1967 IN CHESTERFIELD COUNTY DEED BOOK 887, PAGE 532. (AFFECTS APPURTENANT SEWER EASEMENT) (DOES NOT AFFECT-DOES NOT TOUCH SURVEYED PROPERTY)
20. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 30, 1974, RECORDED SEPTEMBER 4, 1974 IN DIVISION 2 DEAD BOOK 450, PAGE 672. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER BY ONE OR MORE CIRCUITS AND APPURTENANCE THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEAVAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING POWER FACILITIES.)
21. EASEMENT: GRANTED UNTO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED SEPTEMBER 18, 1974, RECORDED OCTOBER 7, 1974 IN DEED BOOK 452, PAGE 356. GRANTS EASEMENT FOR A COMMUNICATION SYSTEM AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING COMMUNICATION FACILITIES.)
22. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 11, 1974, RECORDED OCTOBER 22, 1974 IN DEED BOOK 453, PAGE 219. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING POWER FACILITIES.)
23. CITY OF RICHMOND ORDINANCE NUMBER 78-94 ADOPTED MAY 8, 1978. (DOES NOT AFFECT PROPERTY-ORDINANCE WAS FOR A SPECIAL USE PERMIT SPECIFIC TO THE PREVIOUS DEVELOPMENT OF THE PROPERTY)
24. CERTIFICATE OF TAKE TO THE COMMONWEALTH OF VIRGINIA, DATED JUNE 25, 1996, RECORDED JULY 10, 1986 AS INSTRUMENT NO. 96-14093. GRANTS EASEMENT FOR VIRGINIA ELECTRIC AND POWER COMPANY POWERLINE FACILITIES, BELL ATLANTIC-VIRGINIA, INCORPORATED TELEPHONE LINE FACILITIES, AND APPURTENANCES THERETO, AT " DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY AS SHOWN HEREON)

NOTE: FINAL ORDER AMENDING CERTIFICATE AND CONFIRMING TITLE ENTERED JULY 25, 2001 AND RECORDED AUGUST 16, 2001 AS INSTRUMENT NO. 010021442. (AFFECTS PROPERTY AS SHOWN HEREON)

25. ALL MATTERS AS SHOWN ON PLAT MADE BY F.T. SERGEANT, DATED AUGUST 23, 1973, RECORDED NOVEMBER 7, 1973 IN DIVISION 2 DEED BOOK 432, AT PAGE 634. (AFFECTS PROPERTY AS SHOWN HEREON)

EXHIBIT A - LEGAL DESCRIPTION

5315 WARWICK ROAD:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND BEING KNOWN AND DESIGNATED AS "RIGHT-OF-WAY" ON THAT CERTAIN PLAT ENTITLED "SURVEY & MAP OF 5.00 ACRES OF LAND OFF WARWICK ROAD IN RICHMOND, VIRGINIA", WHICH PLAT WAS DATED AUGUST 23, 1973, AND MADE BY F.T. SEARGENT, C.L.S., SANDSTON, VIRGINIA, SAID PLAT IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 429, PAGE 592, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SUBJECT TO A PERPETUAL EASEMENT FOR THE BENEFIT OF ADJOINING PROPERTIES AS RESERVED UNTO ALLEN WHITE, ET AT, THEIR SUCCESSORS AND ASSIGNS, BY INSTRUMENT DATED AUGUST 17, 1973 AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, DIVISION II, IN DEED BOOK 429, PAGE 591.

LESS AND EXCEPT THAT CERTAIN PARCEL OF STRIP OF LAND ACQUIRED BY THE COMMONWEALTH OF VIRGINIA BY INSTRUMENT RECORDED JUNE 25, 1966, AS CLERK'S INSTRUMENT NO. 96-14093; WITH FINAL ORDER AMENDING CERTIFICATE AND CONFIRMING TITLE RECORDED AUGUST 16, 2001 IN INSTRUMENT NO. 01-021442.

BEING THE SAME REAL ESTATE CONVEYED TO FRANK CAVA, BY SPECIAL COMMISSIONER'S DEED FROM FREEDLANDER, INCORPORATED, AND GREGORY A LUKANUSKI, SPECIAL COMMISSIONER, DATED OCTOBER 20, 2017, RECORDED OCTOBER 20, 2A17 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 170022150.

5323 WARWICK ROAD:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND BEING KNOWN AND DESIGNATED AS "5.00 ACRES", AS SHOWN ON THAT PLAT ENTITLED "SURVEY & MAP OF 5.00 ACRES OF LAND OFF WARWICK ROAD IN RICHMOND, VIRGINIA", DATED AUGUST 23, 1973, MADE BY F. T. SEARGENT, C.L.S., SANDSTON, VIRGINIA, SAID PLAT IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 429, PAGE 592, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO A CERTAIN ORDINANCE NUMBER 78-94 ADOPTED BY THE CITY COUNCIL OF THE CITY OF RICHMOND, VIRGINIA, ON MAY 8, 1878.

BEING THE SAME REAL ESTATE CONVEYED TO FRANK CAVA BY SPECIAL COMMISSIONER'S DEED FROM FREEDLANDER, INCORPORATED AND GREGORY A LUKANUSKI, SPECIAL COMMISSIONER, DATED OCTOBER 20, 2017, RECORDED OCTOBER 20, 2017 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 170022151.

5300 REAR HULL STREET:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND BEING KNOWN AND DESIGNATED AS 1.75 ACRES, MORE OR LESS, AS SHOWN ON THAT PLAT ENTITLED "SURVEY & MAP OF 1.75 ACRES OF LAND OFF OF ROUTE 360 IN RICHMOND, VIRGINIA", DATED AUGUST 23, 1973, MADE BY F. T. SEARGENT, CERTIFIED LAND SURVEYOR, SANDSTON, VIRGINIA, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 432, AT PAGE 634.

TOGETHER WITH AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A SEWER MAIN ACROSS A CERTAIN STRIP OF LAND AS DESCRIBED IN INSTRUMENT DATED NOVEMBER 5, 1973, AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 432, PAGE 632.

LESS AND EXCEPT THAT PROPERTY ACQUIRED BY ORDER RECORDED AUGUST 16, 2001, AS INSTRUMENT NO. 01-21442.

BEING THE SAME REAL ESTATE CONVEYED TO FRANK CAVA BY SPECIAL COMMISSIONER'S DEED FROM GREGORY A. LUKANUSKI, SPECIAL COMMISSIONER AND FREEDLANDER, INCORPORATED, OWNER OF RECORD DATED OCTOBER 20, 2017, RECORDED OCTOBER 20, 2017 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, RECORDED AA INSTRUMENT NO. 170022149.

DESCRIPTION OF PARCEL "A". (PER SURVEY):

1.763 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD SET APPROXIMATELY +/-1,235 FEET FROM THE INTERSECTION OF WARWICK ROAD AND HULL STREET ROAD AND LABELED P.O.B. HEREON. THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE WARWICK ROAD, S 41°30'46" W, 84.28 FEET TO AN IRON ROD SET; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1397.80 FEET, A CENTRAL ANGLE OF 06°25'40", A TANGENT LENGTH OF 78.49 FEET, THE LONG CHORD OF WHICH BEARS S 43°24'08" W FOR A DISTANCE OF 156.73 FEET WITH A RADIAL LINE IN OF N 49°48'42" W AND A RADIAL LINE OUT OF S 43°23'02" E FOR AN ARC LENGTH OF 156.81 FEET TO AN IRON ROD SET; THENCE, S 47°54'06" W, 88.81 FEET TO AN IRON ROD FOUND; THENCE, S 52°29'01" E, 103.45 FEET TO AN IRON ROD SET;

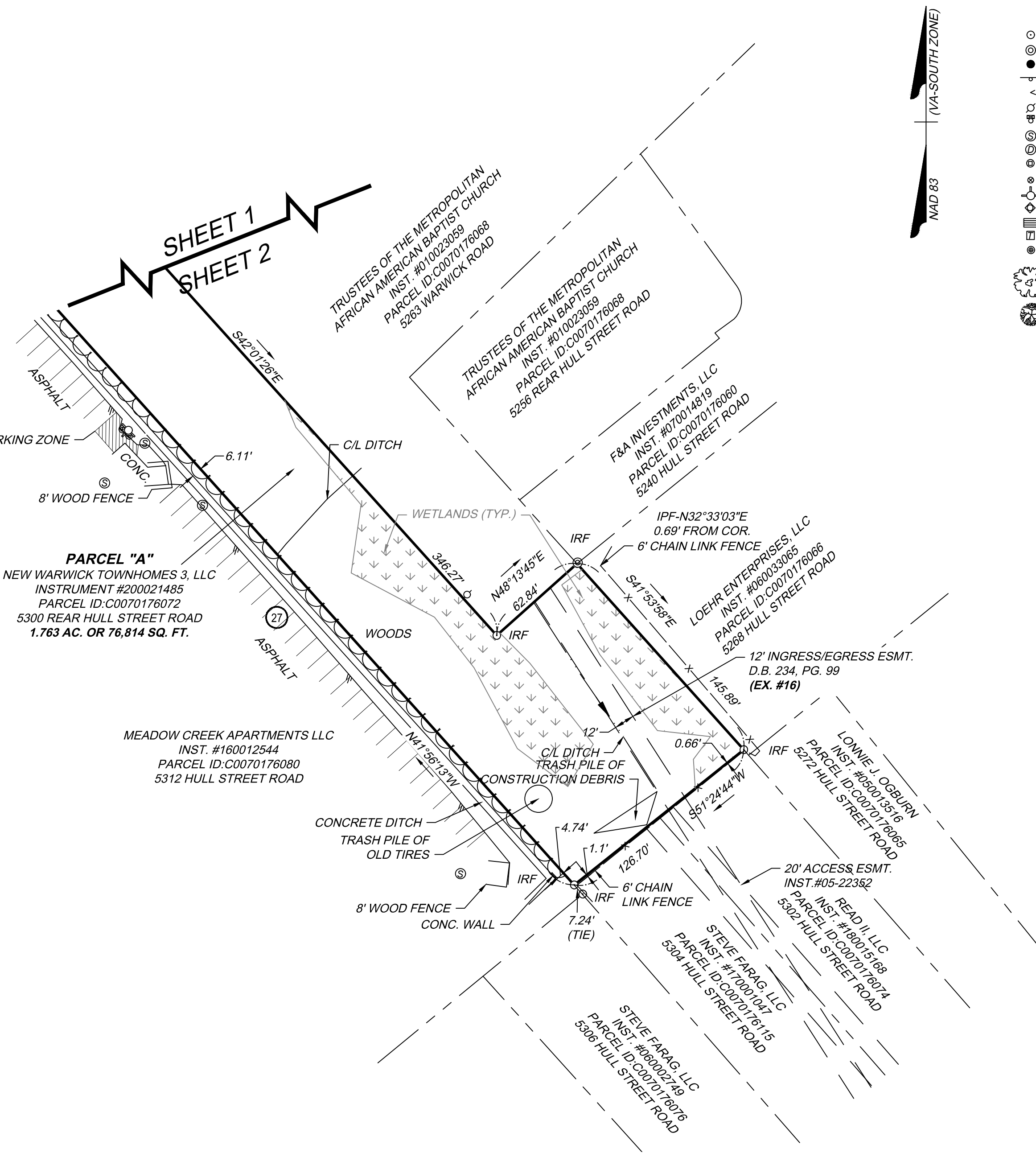
THENCE, S 40°42'11" W, 314.24 FEET TO AN IRON PIPE FOUND (BENT), SAID POINT BEING THE POINT OF BEGINNING. THENCE, S 42°00'18" E, THROUGH AN IRON ROD FOUND ON-LINE AT 74.99 FEET AND 150.00 FEET FOR A TOTAL OF 301.99 FEET TO AN IRON PIPE FOUND (BENT); THENCE, S 48°22'47" W, 62.89 FEET TO AN IRON PIPE FOUND (BENT); THENCE, S 42°01'26" E, 346.27 FEET TO AN IRON ROD FOUND; THENCE, N 48°13'45" E, 62.84 FEET TO AN IRON ROD FOUND; THENCE, S 41°53'58" E, 145.89 FEET TO AN IRON ROD FOUND; THENCE, S 51°24'44" W, 126.70 FEET TO AN IRON ROD FOUND; THENCE, N 41°56'13" W, 767.99 FEET TO AN IRON ROD FOUND; THENCE, N 39°39'11" E, 127.11 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 1.763 ACRES OR 76,814 SQ. FT. OF LAND, MORE OR LESS.

DESCRIPTION OF PARCEL "B". (PER SURVEY):

4.972 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD SET APPROXIMATELY +/-1,235 FEET FROM THE INTERSECTION OF WARWICK ROAD AND HULL STREET ROAD AND LABELED P.O.B. HEREON. THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE WARWICK ROAD, S 41°30'46" W, 84.28 FEET TO AN IRON ROD SET; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1397.80 FEET, A CENTRAL ANGLE OF 06°25'40", A TANGENT LENGTH OF 78.49 FEET, THE LONG CHORD OF WHICH BEARS S 43°24'08" W FOR A DISTANCE OF 156.73 FEET WITH A RADIAL LINE IN OF N 49°48'42" W AND A RADIAL LINE OUT OF S 43°23'02" E FOR AN ARC LENGTH OF 156.81 FEET TO AN IRON ROD SET;

THENCE, S 47°54'06" W, 88.81 FEET TO AN IRON ROD FOUND, SAID POINT BEING THE POINT OF BEGINNING. THENCE, S 52°29'01" E, 103.45 FEET TO AN IRON ROD SET; THENCE, S 40°42'11" W, 314.24 FEET TO AN IRON PIPE FOUND (BENT); THENCE, S 39°39'11" W, 127.11 FEET TO AN IRON ROD FOUND; THENCE, S 40°52'23" W, THROUGH AN IRON ROD FOUND ON-LINE AT 345.99 FEET AND FOR A TOTAL OF 367.04 FEET TO AN IRON ROD SET; THENCE, N 52°26'01" W, 202.95 FEET TO A POINT BEING SOUTHEAST 0.75 FEET FROM AN IRON ROD FOUND; THENCE, N 31°24'19" E, THROUGH AN IRON ROD FOUND ON-LINE AT 91.15 FEET, 181.15 FEET, 271.15 FEET, 345.76 FEET AND IRON PIPES FOUND ON-LINE AT 445.75 FEET, 545.74 FEET, AND 745.74 FEET FOR A TOTAL OF 811.62 FEET TO AN IRON ROD FOUND; THENCE, S 52°29'01" E, 178.74 FEET TO AN IRON ROD FOUND; THENCE, S 52°29'01" E, 50.87 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 4.972 ACRES OR 216,602 SQ. FT. OF LAND, MORE OR LESS.



DESCRIPTION OF PARCEL "C". (PER SURVEY):

0.381 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET APPROXIMATELY +/-1,235 FEET FROM THE INTERSECTION OF WARWICK ROAD AND HULL STREET ROAD AND LABELED P.O.B. HEREON. THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE WARWICK ROAD, S 41°30'46" W, 84.28 FEET TO AN IRON ROD SET; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1397.80 FEET, A CENTRAL ANGLE OF 06°25'40", A TANGENT LENGTH OF 78.49 FEET, THE LONG CHORD OF WHICH BEARS S 43°24'08" W FOR A DISTANCE OF 156.73 FEET WITH A RADIAL LINE IN OF N 49°48'42" W AND A RADIAL LINE OUT OF S 43°23'02" E FOR AN ARC LENGTH OF 156.81 FEET TO AN IRON ROD SET; THENCE, S 47°54'06" W, 88.81 FEET TO AN IRON ROD FOUND; THENCE, S 52°29'01" W, 50.87 FEET TO AN IRON ROD FOUND; THENCE, N 47°55'05" E, 97.64 FEET TO AN IRON ROD FOUND; THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1347.80 FEET, A CENTRAL ANGLE OF 06°23'42", A TANGENT LENGTH OF 75.29 FEET, THE LONG CHORD OF WHICH BEARS N 43°23'09" E FOR A DISTANCE OF 150.35 FEET WITH A RADIAL LINE IN OF N 43°25'01" W AND A RADIAL LINE OUT OF S 49°48'42" E FOR AN ARC LENGTH OF 150.43 FEET TO AN IRON ROD SET; THENCE, N 40°46'33" E, 84.62 FEET TO AN IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF WARWICK ROAD; THENCE, ALONG THE SOUTH RIGHT-OF-WAY OF WARWICK ROAD, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 998.93 FEET, A CENTRAL ANGLE OF 02°55'49", A TANGENT LENGTH OF 25.55 FEET, THE LONG CHORD OF WHICH BEARS S 49°24'28" E FOR A DISTANCE OF 51.08 FEET WITH A RADIAL LINE IN OF N 42°03'29" E AND A RADIAL LINE OUT OF S 39°07'39" W FOR AN ARC LENGTH OF 51.09 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 0.381 ACRES OR 16,601 SQ. FT. OF LAND, MORE OR LESS.

A PLAT SHOWING THREE PARCELS TOTALING 7.116 ACRES OF LAND WEST OF WARWICK ROAD AND NORTH OF HULL STREET ROAD CITY OF RICHMOND, VIRGINIA

CITY OF RICHMOND, VA	
Date: SEPT. 23, 2020	Scale: 1"=20'
Sheet2 of 2	J.N.:46441
Drawn by: L.M.T.	Checked by:G.F.D.
Revised:	



LEGEND

- FOUND IRON ROD (IRF)
- FOUND IRON PIPE (IPF)
- PROPERTY CORNER TO BE SET
- SIGN
- GUY WIRE
- POWER POLE
- MAILBOX
- SANITARY SEWER M.H.
- DRAINAGE M.H.
- CLEAN-OUT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GRATE TOP INLET
- TELEPHONE PEDESTAL
- BOLLARD

DECIDUOUS TREE

SHRUB

PG.-PAGE
D.B.-DEED BOOK
R/W-RIGHT-OF-WAY
P/L-PROPERTY LINE

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