

**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Trees
- - - Private Road
- Structures
- Parcels

Ord. of Vacation

The Villages of Beaverdam Park
Section 1

lot designation

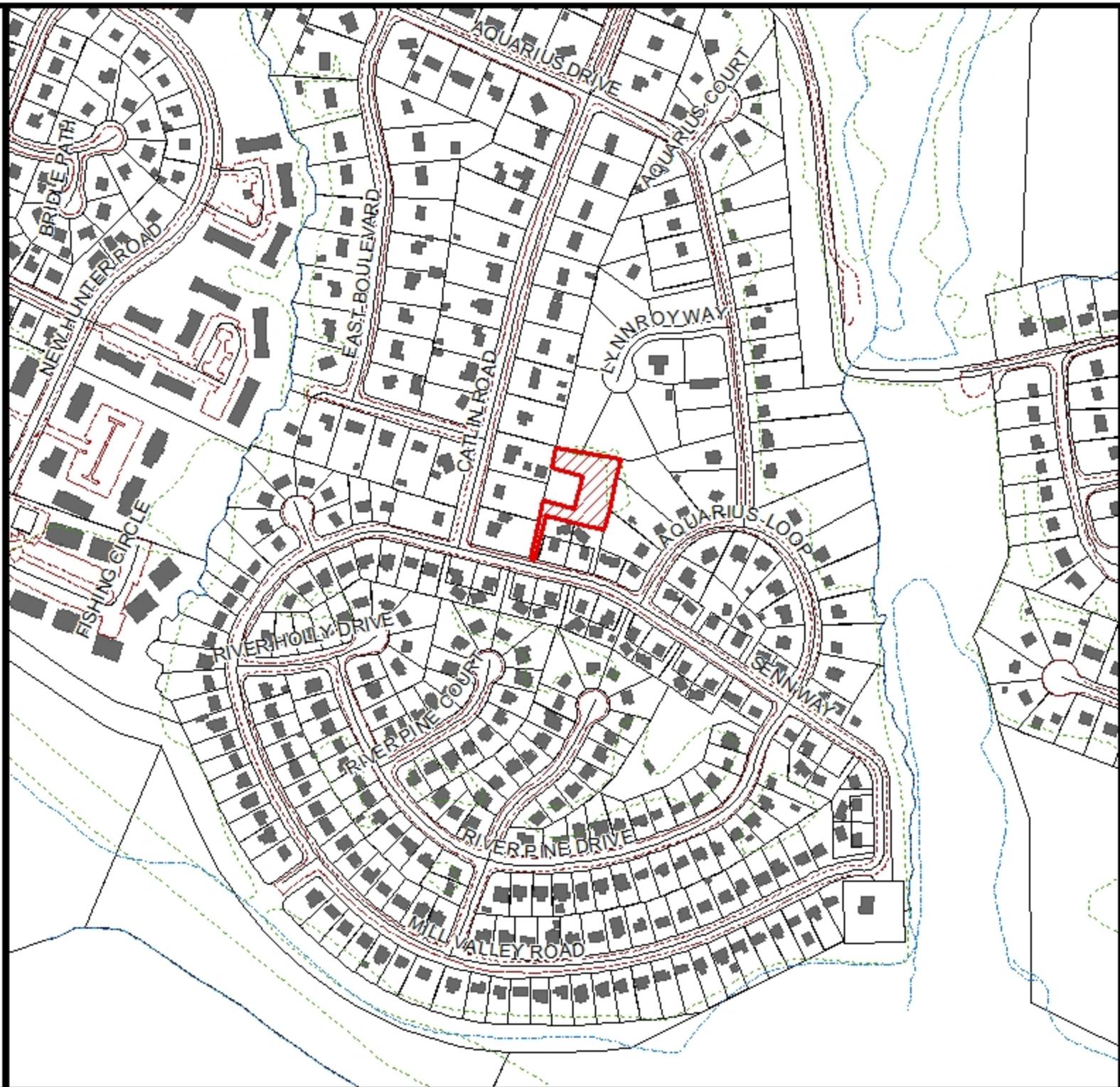
GPIN: 8714-21-6941

Mechanicsville Magisterial District



1 inch = 400 feet

August 03, 2015



Hanover County, Virginia

Zoning Map

Legend

— Roads	R-4
--- Water	R-5
----- Private Road	R-6
▭ Parcels	RM
▭ CUP	MX
▭ A-1	B-1
▭ AR-1	B-2
▭ AR-2	B-3
▭ AR-6	O-S
▭ RC	B-0
▭ RS	M-1
▭ R-1	M-2
▭ R-2	M-3
▭ R-3	

Ord. of Vacation

The Villages of Beaverdam Park
Section 1

lot designation

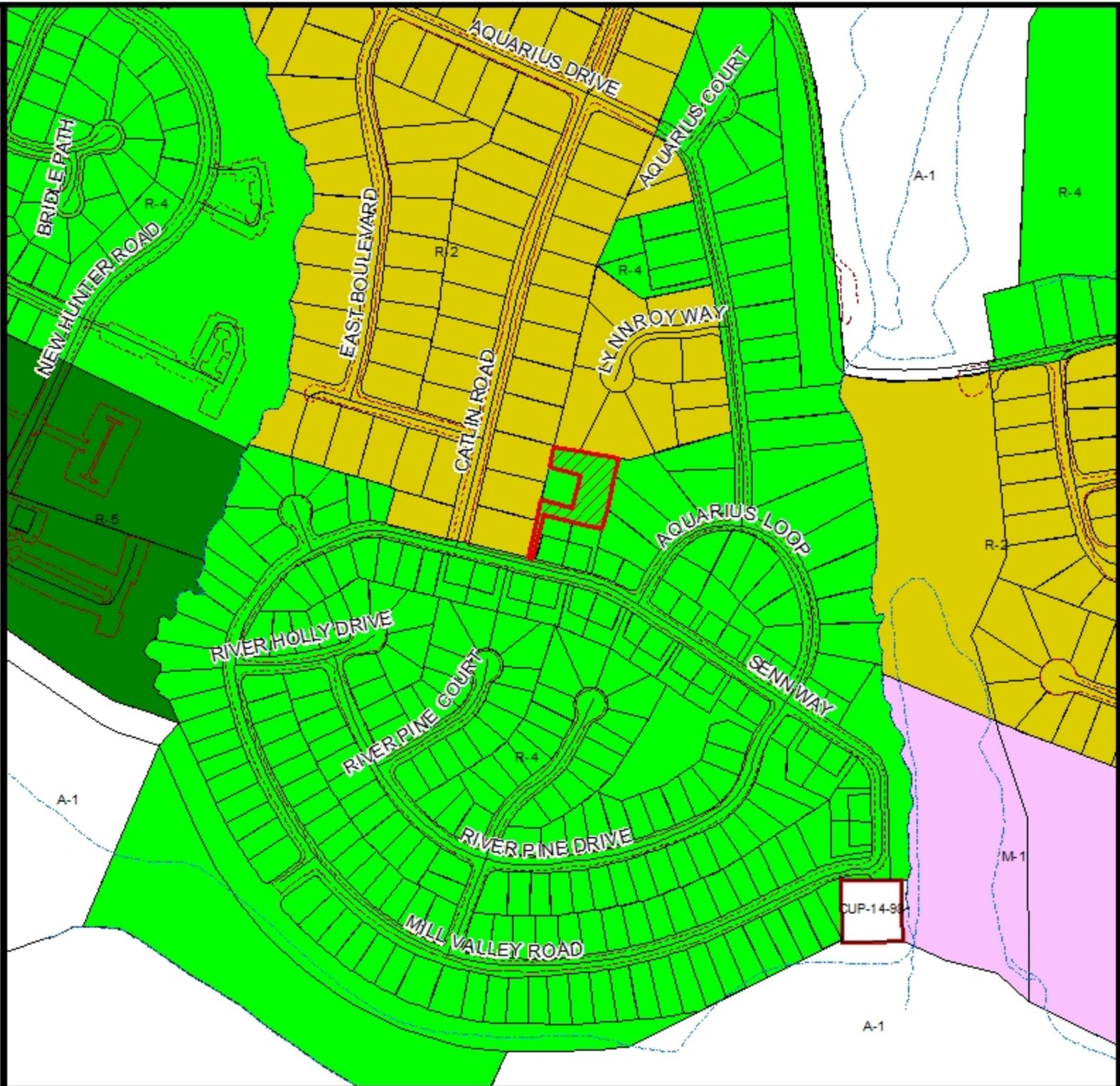
GPIN: 8714-21-6941

Mechanicsville Magisterial District



1 inch = 400 feet

August 03, 2015



THE VILLAGES OF BEAVERDAM PARK – SECTION 1

Ordinance of Vacation Report
Mechanicsville Magisterial District
Board Meeting Date: October 28, 2015



Overview

Request	Vacate designations "Recreation Area" and "Pitter Play Park"
Zoning	R-4, Residential Cluster Development District
Acreage	0.78 acre
Location	Northline of Senn Way, approximately 200 feet east of Catlin Road
GPIN	8714-21-6941
General Land Use Plan	Suburban
Major Thoroughfare Plan	Senn Way: 50 foot right-of-way
Suburban Service Area	Inside
Case Planner	Keith Thompson

Executive Summary

The request is to vacate the designations "Recreation Area" and "Pitter Play Park" on 0.78 acre parcel. The purpose of the vacation is to allow Hanover County to create a building residential lot to sell as surplus property. There is a concurrent resubdivision application being reviewed with this request.

Staff Recommendation

ADOPTION of The Villages of Beaverdam Park, Section 1 Ordinance of Vacation to vacate the designations "Recreation Area" and "Pitty Play Park," as shown on the plat, titled "The Villages of Beaverdam Park, Section 1," recorded on September 1, 1977, in Subdivision Plat Book 5, Page 10.

Planning Analysis

Background

The Villages of Beaverdam Park, Section 1 was recorded on September 1, 1977. The R-4 section of the Zoning Ordinance in effect at the time of the subdivision recordation required the provision of a recreation area. The recreation area recorded on the plat was acquired by Hanover County on June 8, 2015, via a Special Commissioner's Deed. The conveyance to the County was made on behalf of The Villages of Beaverdam Park Homeowners Association, Inc.

The Vacation of the 0.78 acres (34,028 square feet) would allow it to be combined with the adjoining former well lot (10,000 square feet) to create one (1) 1.01 acre (44,028 square feet) building lot to sell as surplus property.

A companion resubdivision application will be presented to the Board of Supervisors with the Ordinance of Vacation since a new building lot is being created.

Agency Analysis

There were no substantive comments from any of the reviewing agencies concerning the Vacation. The majority of the comments relate to the resubdivision plat.

JKT/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Application Materials
- Citizen Correspondence
- Draft Ordinance

Available Upon Request

- Agency Review Comments
- Application – Full Copy

RECEIVED

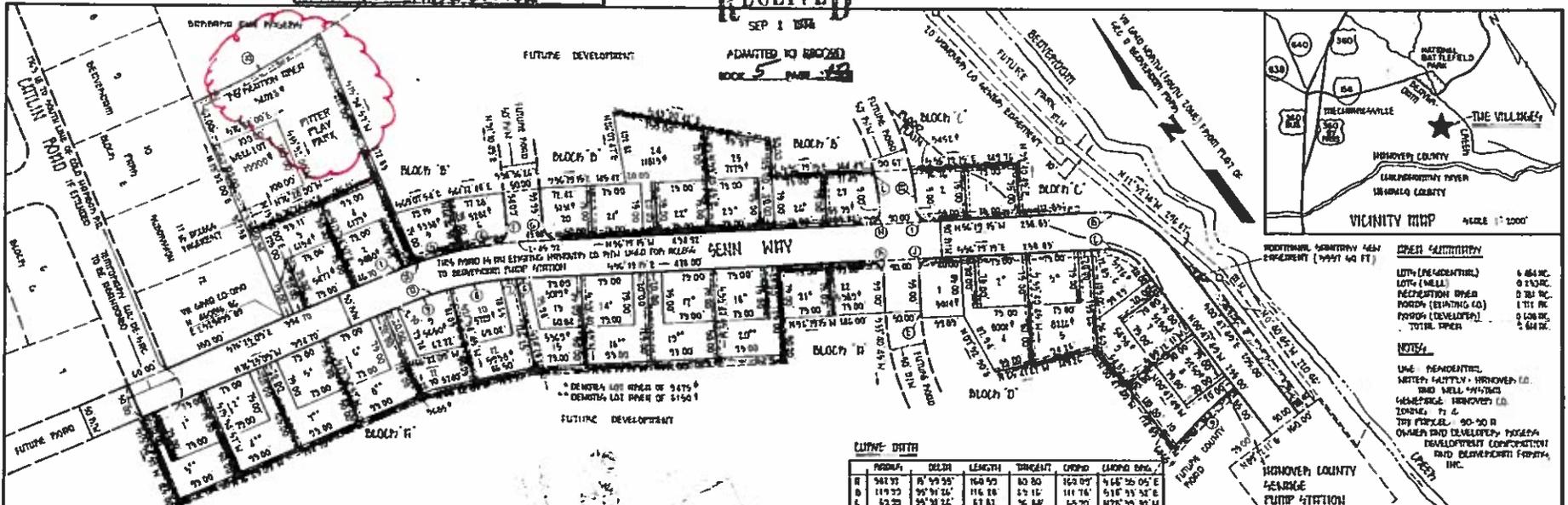
JUL 29 2015

HANOVER COUNTY PLANNING OFFICE

RECEIVED

SEP 1 1977

ADMITTED TO RECORD BOOK 5 PAGE 12



HANOVERIAN CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT DESIGNATED BY THE VILLAGES OF BEAVERDAM PARK SECTION ONE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDEVELOPED ORDERS THEREIN IS RECORDED ON THIS PROPERTY THE LOCATION OF STREETS AND EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION TO THE WIDTH AND EXTENT SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL: THIS 17th DAY OF June 1977
 BEAVERDAM PARK, INC.
 ROY McCREARY, JR. President
 Barbara Ann Rogers Secretary

NOTES: THE PROPERTY IS SUBJECT TO THE EASEMENTS SHOWN ON THIS PLAT.
 THE PROPERTY IS SUBJECT TO THE EASEMENTS SHOWN ON THIS PLAT.

WITNESSES
 WILLIAM F. GOODELL, C.E.
 WILLIAM F. GOODELL, C.E.

THE VILLAGES OF BEAVERDAM PARK - SECTION 1

LINE	BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH
1	S 41° 51' 15" W	12.51	S 15° 16'	26.50	N 75° 08' 04" W	10.04
2	S 47° 57' 17" E	12.04	S 10° 04'	10.04	N 75° 52' 56" W	14.57
3	S 61° 37' 02" E	14.57	S 23° 55'	43.25	N 65° 49' 59" W	43.25
4	S 61° 37' 02" E	43.25	S 23° 55'	43.25	N 65° 49' 59" W	43.25
5	S 61° 37' 02" E	43.25	S 23° 55'	43.25	N 65° 49' 59" W	43.25
6	S 61° 37' 02" E	43.25	S 23° 55'	43.25	N 65° 49' 59" W	43.25
7	S 61° 37' 02" E	43.25	S 23° 55'	43.25	N 65° 49' 59" W	43.25
8	S 61° 37' 02" E	43.25	S 23° 55'	43.25	N 65° 49' 59" W	43.25
9	S 61° 37' 02" E	43.25	S 23° 55'	43.25	N 65° 49' 59" W	43.25
10	S 61° 37' 02" E	43.25	S 23° 55'	43.25	N 65° 49' 59" W	43.25

SOURCE OF TITLE
 THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS A PORTION OF THE PROPERTY CONVEYED TO BEAVERDAM PARK, INC. BY VIRGINIA CORPORATION BY DEED FROM BEAVERDAM PARK, INC. DATED JULY 4, 1977 AND RECORDED IN D.B. 192 TO C ON PAGE 12, 1977. THE SAID BEAVERDAM PARK, INC. SHARES CONVEYED UNDER PLAT NO. 12, INTEREST IN THE PROPERTY TO BEAVERDAM PARK, INC. BY VIRGINIA CORPORATION BY DEED DATED JULY 4, 1977 AND RECORDED IN D.B. 192 TO C ON PAGE 12, 1977.

APPROVED
 HANOVER CO. PLANNING COMM.
 8-31-77 *Arthur P. Flynn*
 CHAIRMAN

Associated Engineers and Surveyors, Ltd.
 Post Office Box 5111
 Williams, VA 22604

THE VILLAGES OF BEAVERDAM PARK - SECTION 1

MECHANICKSVILLE DIST., HANOVER CO., VIRGINIA

scale: 1" = 100'
 designed: D.L.D.
 drawn: J.W.J.
 checked: W.F.G.

date: MAY 13, 1977
 project: 77-051
 sheet: 1/1



ORDINANCE OF VACATION

An Ordinance of Vacation to vacate the designations "Recreation Area" and "Pitter Play Park," as shown on the plat entitled "The Villages of Beaverdam Park, Section 1", prepared by Associated Engineers and Surveyors, Ltd., recorded on September 1, 1977, in Subdivision Plat Book 5, Page 10, in the Office of the Hanover County Circuit Court at the Hanover County Courthouse:

BE IT ORDAINED by the Hanover County Board of Supervisors that the following Ordinance is enacted:

1. The designations "Recreation Area" and Pitter Play Park," as shown on the plat titled, "The Villages of Beaverdam Park, Section 1," prepared by Associated Engineers and Surveyors, Ltd., recorded on September 1, 1977, in Subdivision Plat Book 5, Page 10, in the Office of the Hanover County Circuit Court at Hanover County Courthouse is vacated.
2. The provisions of this Ordinance shall be effective upon adoption, and a copy of the Ordinance shall be recorded simultaneously in the Clerk's Office of the Hanover County Circuit Court with the Resubdivision Plat for The Villages of Beaverdam Park, Section 1, by the Planning staff. All required costs and fees shall be provided by the applicant.

Public Hearing before Board of Supervisors: _____

Adopted: _____

This is to certify that the above is a true copy of Ordinance of Vacation "_____";
adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors