



County of Hanover

Board Meeting: May 14, 2014

Subject: Public Hearing – Department of Public Utilities – Quitclaim of surplus portions of utility easements on GPIN 7768-00-5491, owned by G.M. Tribble, Jr. and Brenda R. Tribble (**South Anna Magisterial District**)

Summary of Agenda Item: Va. Code Section 15.2-1800 requires that a public hearing be held prior to disposal of surplus property.

Hanover County holds utility easements on the parcel identified as GPIN 7768-00-5491 owned by G.M. Tribble, Jr. and Brenda R. Tribble. The County’s waterline and force main crossing this parcel were constructed in a different location than originally planned, so additional easements were obtained, and portions of the existing utility easements are no longer needed and are determined to be surplus. Public Utilities has received a request from Mr. and Mrs. Tribble that Hanover County quitclaim its interest in the surplus portions of the easements as shown on the attached plats titled “Plat Showing Portions of an Existing Permanent Utility Easement to be Quitclaimed GPIN 7768-00-5491 G.M. Tribble, Jr. & Brenda R. Tribble” and “Plat Showing a 5’ Portion of Permanent Utility Easement to be Quitclaimed Across the Property of GPIN 7768-00-5491 G.M. Tribble, Jr. & Brenda R. Tribble.”

Public Utilities recommends conveying ownership of the surplus portions of these utility easements to G.M. Tribble, Jr. and Brenda R. Tribble by quitclaim deed.

County Administrator’s Recommended Board Motion: Approve the quitclaim deed for disposal of surplus property consisting of portions of utility easements on GPIN 7768-00-5491 to G.M. Tribble, Jr. and Brenda R. Tribble

PUBLIC NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set Wednesday, May 14, 2014, at 7:00 p.m. in the Board Room of the **Hanover County Administration Building, 7516 County Complex Road, Hanover Courthouse, Hanover, Virginia**, as the time, date and place for a public hearing concerning quitclaim of easement interests affecting:

1. GPIN 7768-00-5491, located within the South Anna District in Hanover County, Virginia; and
2. GPINs 8706-12-5832 (portion) and 8706-12-5761 (portion), located within the Chickahominy District in Hanover County, Virginia.

All persons desiring to be heard on the above may appear at the above time and place. A plat of the subject real estate is available for inspection in the County Administrator's Office, County Administration Building, during the regular business hours of 8:30 a.m.- 5:00 p.m., Monday through Friday.

Cecil R. Harris, Jr., County Administrator

Publish: May 1, 2014

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°55'18"E	30.01'
L2	N49°01'33"W	76.26'
L3	N25°15'14"W	7.25'
L4	S49°37'39"E	73.70'
L5	S27°07'39"E	9.92'
L6	N49°01'33"W	76.77'
L7	N25°15'14"W	7.09'
L8	N49°37'39"W	89.93'
L9	N40°22'21"E	40.75'
L10	S25°15'14"E	98.72'

VIRGINIA STATE GRID NORTH
SOUTH ZONE 1983 (93)

PORTION OF EXISTING
PERMANENT EASEMENT
TO BE QUITCLAIMED
251 SQ FT

GRASSY CREEK
SWAMP

N/F
GPIN 7767-39-7416
WILLSON FAMILY PARTNERSHIP
PARCEL "A"
DB. 2880 PG. 3375

N/F
GPIN 7768-10-9843
GARY N. PALMER
D.B. 2399 PG. 297
12497

PORTION OF EXISTING
PERMANENT EASEMENT
TO BE QUITCLAIMED
1,832 SQ FT

PLAT SHOWING
PORTIONS OF AN EXISTING
PERMANENT UTILITY EASEMENT
TO BE QUITCLAIMED
GPIN 7768-00-5491
G.M. TRIBBLE, JR. &
BRENDA R. TRIBBLE
SOUTH ANNA DISTRICT
HANOVER COUNTY, VIRGINIA

GPIN 7768-00-5491
G.M. TRIBBLE, JR. &
BRENDA R. TRIBBLE
D.B. 1571 PG. 34
99.767 ACRES
#12517

N 27°07'39" W 544.38'

N 27°07'39" W 538.04'

EX. 30' PERMANENT
UTILITY EASEMENT
DB 2974 PG 124

N=3779990.74
E=11761897.08

N=3780584.59
E=11761522.25

(22)

N/F
GPIN 7767-17-2423
MARHCETTI PROPERTIES, III, LLC
DB. 2906 PG. 1667

SCALE: 1"=100'

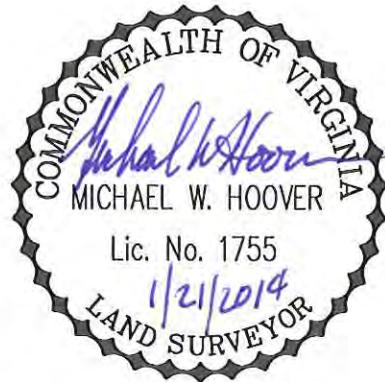
DATE: JANUARY 21, 2014



Dewberry

Dewberry &
Davis LLC

4180 INNSLAKE DRIVE
GLEN ALLEN, VIRGINIA 23060
PHONE: 804.290.7957
FAX: 804.290.7928



NOTES:

1. NO TITLE REPORT WAS FURNISHED. THIS SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CONDITIONS THAT AFFECT THE TITLE TO THE SUBJECT PROPERTY.
2. PROPERTY LINES SHOWN BASED ON COMPILED DEED INFORMATION.

DRAWN BY: MWH

CHECKED BY: MWH

F:\PROJECTS\07-PROJ\07-027\SURVEY\PLATS\7768-00-5491 vacationTRIBBLE 2013.12.20.dwg

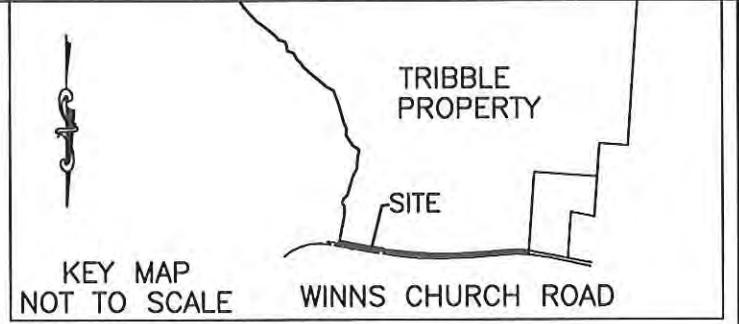
N/F
GPIN 7768-10-9843
GARY N. PALMER
D.B. 2399 PG. 297
12497

P/L
TO GRASSY
CREEK SWAMP

EX. VARIABLE WIDTH
PERMANENT
UTILITY EASEMENT
D.B. 2974, PG. 124

GPIN 7768-00-5491
G.M. TRIBBLE, JR. &
BRENDA R. TRIBBLE
D.B. 1571 PG. 34
99.767 ACRES
#12517

A=101.40'
R=2670.00'
T=50.70'
D=2°10'33"
B=N 80°18'53" W
C=101.39'



VIRGINIA STATE GRID
SOUTH ZONE 1983 (93)

WINNS CHURCH ROAD C/L

N 79°13'37" W
133.00'

N 79°13'37" W
43.83'

S 10°46'23" W
5.00'

S 79°13'37" E
43.83'

EX. 5' PERMANENT
UTILITY EASEMENT
D.B. 2974, PG. 124

N 57°30'22" W
12.28'

SHADED AREA INDICATES
5' WIDE PORTION OF THE
EXISTING EASEMENT TO BE
QUITCLAIMED

A=112.82'
R=2675.00'
T=56.42'
D=2°24'59"
B=S 80°26'06" E
C=112.81'

PLAT SHOWING A 5' PORTION OF
PERMANENT UTILITY EASEMENT
TO BE QUITCLAIMED ACROSS
THE PROPERTY OF
GPIN 7768-00-5491
G.M. TRIBBLE, JR. &
BRENDA R. TRIBBLE
SOUTH ANNA DISTRICT
HANOVER COUNTY, VIRGINIA

EASEMENT AREA TABULATION

5' PORTION OF UTILITY EASEMENT TO BE QUITCLAIMED	755 SQ. FT = 0.017 ACRES
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SCALE: 1"=30' DATE: JANUARY 6, 2014

Dewberry[®]
Dewberry
Consultants
LLC

4180 INNSLAKE DRIVE
GLEN ALLEN, VIRGINIA 23060
PHONE: 804-205-3355
FAX: 804-2907928

COMMONWEALTH OF VIRGINIA
MICHAEL W. HOOVER
Lic. No. 1755
1/6/2014
LAND SURVEYOR

NOTES:

1. NO TITLE REPORT WAS FURNISHED. THIS SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CONDITIONS THAT AFFECT THE TITLE TO THE SUBJECT PROPERTY.
2. PROPERTY LINES SHOWN BASED ON COMPILED DEED INFORMATION.

DRAWN BY: MWH CHECKED BY: MWH

GPIN: 7768-00-5491 (portion)

Exempt from recordation taxes and fees under Sections 58.1-801, 58.1-802, and 17.1-279(A) of the Code of Virginia, 1950, as amended, pursuant to Sections 58.1-811(A)(3) and (C)(5), and 17.1-279(E).

QUITCLAIM DEED

THIS QUITCLAIM DEED, entered into this ____ day of _____, 20____
between HANOVER COUNTY, VIRGINIA, a political subdivision of the Commonwealth of
Virginia (the "County"), as Grantor of a certain easement interest and G.M. TRIBBLE, JR. &
BRENDA R. TRIBBLE (the "Grantees"), _____ (address).

RECITALS:

A. G.M. TRIBBLE, JR. & BRENDA R. TRIBBLE granted the County certain
easement interests by a deed of easement dated April 15, 2010, recorded in the Hanover County
Circuit Court Clerk's Office on April 21, 2010 in Deed Book 2974 at page 124; and a deed of
easement dated June 19, 2012 recorded in the Hanover County Circuit Court Clerk's Office on July
27, 2012 in Deed Book 3033 at page 2136 (the "Easements").

B. The parties hereto desire that the County release and QUITCLAIM all its interest in
certain portions of the Easements because those portions, shown as "5' Wide Portion of The
Existing Easement to be Quitclaimed" on a plat titled "Plat Showing A 5' Portion of Permanent
Utility Easement to be Quitclaimed Across the Property of GPIN 7768-00-5491, G.M. TRIBBLE,
JR. & BRENDA R. TRIBBLE", made by Dewberry, dated January 6, 2014, and attached to this
deed as "Exhibit A"; and shown as "Portion of Existing Permanent Easement to be Quitclaimed"
on a plat titled "Plat Showing Portions of An Existing Permanent Utility Easement to be
Quitclaimed, GPIN 7768-00-5491, G.M. TRIBBLE, JR. & BRENDA R. TRIBBLE", made by
Dewberry, dated January 21, 2014 and attached to this deed as "Exhibit B", are no longer needed
by the County.

