



XVII

Agenda Item

County of Hanover

Board Meeting: May 14, 2014

Subject: Public Hearing – Department of Public Utilities – Quitclaim of surplus portion of utility easement on GPINs 8706-12-5832 and 8706-12-5761, owned by C4 Rutland, LLC (**Chickahominy 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 a utility easement on the parcels identified as GPINs 8706-12-5832 and 8706-12-5761 owned by C4 Rutland, LLC. During the recent construction of the Rutland Medical Center, water and sewer lines were relocated. As a result, a portion of the existing utility easement is no longer needed and has been determined to be surplus. Public Utilities has received a request from C4 Rutland, LLC that Hanover County quitclaim its interest in the surplus portion of the easement as shown on the attached plat titled “Plat Showing Portion of Permanent 20’ and Variable Width Utility Easement to be Quitclaimed Across Lots 1 & 5 of the Resubdivision of Rutland Commercial Park Section 1B, Block 2 and Being Part of GPIN 8706-12-5832 & 8706-12-5761.”

Public Utilities recommends conveying ownership of the surplus portion of this utility easement to C4 Rutland, LLC by quitclaim deed.

County Administrator’s Recommended Board Motion: Approve the disposal of surplus property consisting of a portion of a utility easement on GPINs 8706-12-5832 and 8706-12-5761 to C4 Rutland, LLC by quitclaim deed

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

BEARINGS BASED ON PLAT BY
YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
TITLED "20.646 ACRES OF LAND
LOCATED EAST OF THE CHESAPEAKE
OHIO RAILROAD AND WEST OF
CHAMBERLAYNE ROAD",
DATED JULY 19, 2005 AND REVISED
AUGUST 1, 2005

REDCO PROPERTIES, LLC
GPIN 8706-13-4031
DB. 2992, PG. 535
LOT 2, RESUBDIVISION OF
RUTLAND COMMERCIAL PARK
SECTION 1B, BLOCK 2

CROSLAND RUTLAND, LLC
PART OF GPIN 8706-12-5832
DB. 2992, PG. 535
LOT 3, RESUBDIVISION OF RUTLAND
COMMERCIAL PARK SECTION 1B,
BLOCK 2

EX. PERMANENT 20' AND VARIABLE
WIDTH UTILITY EASEMENT
DB. 2952, PG. 910; DB. 2954, PG.
1331; DB. 2953, PG. 2992; PB. 39,
PG. 317; PB. 39, PG. 340

EXISTING PERMANENT VARIABLE WIDTH
WATER AND SANITARY SEWER EASEMENT
DB. 3055, PG. 1327

EXISTING PERMANENT VARIABLE
WIDTH WATER AND SANITARY
SEWER EASEMENT
DB. 3055, PG. 1323

EXISTING RESERVED
UTILITY EASEMENT
DB. 2969, PG. 650

PORTION OF PERMANENT
20' AND VARIABLE WIDTH
UTILITY EASEMENT
DB. 2952, PG. 910,
DB. 2954, PG. 1331
PB. 39, PG. 317
3,713 SQ/FT.
(TO BE QUITCLAIMED)

EXISTING PERMANENT 20'
AND VARIABLE WIDTH
UTILITY EASEMENT
DB. 2952, PG. 910,
DB. 2954, PG. 1331
PB. 39, PG. 317

C4 RUTLAND, LLC
PART OF GPIN 8706-12-5761
DB. 3066, PG. 2597
LOT 1, RESUBDIVISION OF
RUTLAND COMMERCIAL PARK
SECTION 1B, BLOCK 2

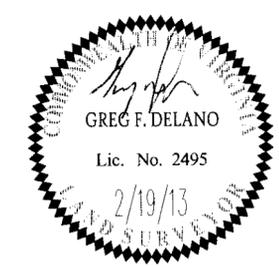
C4 RUTLAND, LLC
PART OF GPIN 8706-12-5832
DB. 3066, PG. 2597
LOT 5, RESUBDIVISION OF
RUTLAND COMMERCIAL PARK
SECTION 1B, BLOCK 2

SUNTRUST BANK
GPIN 8706-12-8994
DB. 2969, PG. 716
LOT 4, RESUBDIVISION
OF RUTLAND COMMERCIAL
PARK SECTION 1B, BLOCK 2

NOTES:
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.
2. NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN.
3. COORDINATES ARE FOR GIS PURPOSES ONLY.
4. THIS IS NOT A BOUNDARY SURVEY, PROPERTY
INFORMATION SHOWN HEREON IS BASED ON DEEDS/PLATS OF
PUBLIC RECORD.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°00'00"E	20.19'
L2	S28°57'04"E	6.49'
L3	S61°02'56"W	6.80'
L4	S33°52'12"E	14.12'
L5	S33°52'12"E	27.26'
L6	S56°07'48"W	20.00'
L7	N33°52'12"W	27.26'
L8	N33°52'12"W	20.00'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	30°25'10"	97.11'	51.56'	26.40'	50.95'	S44°07'39"E
C2	7°16'04"	415.00'	52.64'	26.36'	52.61'	S25°17'02"E
C3	32°35'36"	50.00'	28.44'	14.62'	28.06'	S17°43'46"E
C4	0°26'23"	415.00'	3.19'	1.59'	3.19'	N25°12'49"W
C6	0°08'50"	395.00'	1.02'	0.51'	1.02'	N25°06'30"W
C7	90°00'00"	35.00'	54.98'	35.00'	49.50'	S73°57'04"E
C8	0°41'29"	2013.33'	24.29'	12.15'	24.29'	S28°36'20"E



OWNER/DEVELOPER: CROSLAND RUTLAND, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

PLAT SHOWING

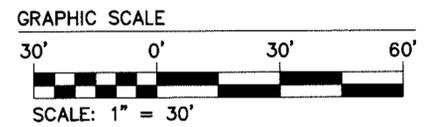
PORTION OF PERMANENT 20' AND VARIABLE WIDTH UTILITY
EASEMENT TO BE QUITCLAIMED ACROSS LOTS 1 & 5 OF THE
RESUBDIVISION OF RUTLAND COMMERCIAL PARK SECTION 1B,
BLOCK 2 AND BEING PART OF GPIN 8706-12-5832 & 8706-12-5761

Scale: 1"=30' FEBRUARY 19, 2013
Chickahominy District Hanover County, Virginia



614 Moorefield Park Drive
Richmond, Virginia
23236-3655
Phone: (804) 330-8040
Fax: (804) 330-9840
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula



U.S. RT. #301 & ROUTE 2 VARIABLE WIDTH R/W
CHAMERLAYNE ROAD (HWY. PLAN # 0301-042-101,RW201)

GPIN: 8706-12-5832 (portion); 8706-12-5761 (portion)

Consideration: \$0

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(C)(4), and 17.1-279(E).

QUITCLAIM DEED

THIS QUITCLAIM DEED, entered into this ____ day of _____, 2014 between HANOVER COUNTY, VIRGINIA, a political subdivision of the Commonwealth of Virginia (the "County"), as Grantor of a certain easement interest and C4 RUTLAND, LLC (the "Grantee"), 201 South College Street, Suite 1300, Charlotte, NC 28244.

RECITALS:

A. Rutland, LLC, granted the County certain easement interests by a deed of easement, dated May 15, 2009, recorded in the Hanover County Circuit Court Clerk's Office in Deed Book 2952 at page 910 (the "Easement").

B. A deed of correction dated July 14, 2009 correcting the deed of easement dated May 15, 2009 and recorded in Deed Book 2952 at page 910 was recorded in the Hanover County Circuit Court Clerk's Office in Deed Book 2954 at page 1331. This deed of correction corrected the name of the Grantor from "Rutland, LLC" to "Crosland Rutland, LLC".

C. Crosland Rutland, LLC, conveyed the property encumbered by the Easement to C4 Rutland, LLC by deed, dated June 27, 2013, recorded in the Hanover County Circuit Court Clerk's Office in Deed Book 3066 at page 2597.

D. The County and Grantee desire that the County release and QUITCLAIM all its interest in a portion of the Easement because that portion, shown as "Portion of Permanent 20' and Variable Width Utility Easement (To Be Quitclaimed)" on a plat titled "Plat Showing Portion of Permanent 20' and Variable Width Utility Easement to be Quitclaimed Across Lots 1 & 5 of the Resubdivision of Rutland Commercial Park Section 1B, Block 2 and Being Part of GPIN 8706-12-5832 & 8706-12-5761", made by

AES Consulting Engineers, dated February 19, 2013, and attached to this deed as "Exhibit A" (the "Plat"), is no longer needed by the County.

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the County QUITCLAIMS and releases all its rights, title and interest in the portion of the Easement identified as "Portion of Permanent 20' and Variable Width Utility Easement (To Be Quitclaimed)" and as more particularly described on the Plat attached as Exhibit A hereto, such portion of the Easement being located on the property of C4 Rutland, LLC, lying in the Chickahominy District, Hanover County, Virginia.

WITNESS the following signatures and seals:

HANOVER COUNTY, VIRGINIA

_____(SEAL)
County Administrator/Deputy County Administrator

Authorized by Board of Supervisors at its meeting held on _____.

Approved as to form:

Approved as to substance:

County Attorney or Designee

Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA)
COUNTY OF HANOVER) to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, on behalf of Hanover County, Virginia.

My commission expires: _____ Notary registration number: _____

Notary Public