

Villages of Beaverdam Park Recreation Lot

January 14, 2015

Hanover: People, Tradition & Spirit



Overview

- History
- Where We Are Today
- Future Plans



HANOVER: PEOPLE, TRADITION & SPIRIT!

History

RECEIVED
SEP 1 1977
ADMITTED TO RECORD
BOOK 5 PAGE 12

THE VILLAGES OF BEVERDAM PARK - SECTION 1

CLIQUE DATA

ORDER	DEGN	LENGTH	TORGANT	ORDER	CAPRD	ORD
1	981.31	8' 39.95"	160.95	80.90	160.09	648' 36" 09" E
2	119.22	38' 31" 25"	116.18	45.15	111.78	918' 33" 30" E
3	42.00	35' 11" 25"	67.81	36.68	68.00	878' 35" 36" W
4	937.31	107' 05" 48"	188.48	95.22	181.92	1642' 22" 00" W
5	154.98	1' 39" 49"	10.00	0.00	10.00	101' 42" 54" E
6	25.00	48' 04" 01"	307.14	19.14	11.80	879' 12" 46" E
7	10.00	87' 30" 00"	305.64	19.15	12.22	611' 36" 10" E
8	10.00	38' 00" 00"	91.43	30.00	28.18	818' 40" 46" E
9	10.00	30' 00" 00"	76.61	33.90	28.08	611' 19" 19" E
10	10.00	30' 00" 00"	31.42	30.00	28.18	878' 40" 46" W
11	25.00	30' 00" 00"	31.42	33.90	28.18	811' 49" 49" W
12	184.31	107' 07" 42"	30.11	29.10	30.00	8135' 30" 31" E
13	354.31	6' 30" 00"	90.10	25.14	50.14	5197' 13" 40" W
14	981.31	1' 39" 96"	29.31	12.15	26.50	879' 08" 06" W
15	582.31	1' 27" 11"	10.04	10.05	20.04	879' 08" 06" W
16	981.31	1' 20" 10"	05.00	11.50	64.91	8156' 49" 50" W
17	981.31	1' 48" 18"	49.29	14.44	49.10	8169' 03" 16" W
18	200.00	6' 46" 15"	111.09	60.41	103.93	8180' 49" 04" W
19	981.31	1' 09" 15"	10.10	10.10	20.10	6191' 31" 35" E
20	531.31	1' 04" 35"	10.11	10.06	20.11	6191' 31" 35" E
21	981.31	1' 41" 09"	79.11	36.64	79.11	6191' 31" 35" E
22	531.31	1' 59" 48"	79.00	37.56	74.94	6191' 31" 35" E
23	1501.25	1' 45" 01"	132.28	301.29	202.12	561' 38" 48" E

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAN DESIGNATED BY THE VILLAGES OF BEVERDAM PARK - SECTION ONE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDEVELOPED CONVEYANCE THEREIN TO BE DEVELOPED ON THIS PROPERTY. THE IDENTIFICATION OF LOTS AND SEPARATIONS WITHIN THE LIMITS OF THIS SUBDIVISION IS OF THE NATURE AND EFFECT SHOWN ON THIS PLAN.

GIVEN UNDER THE HAND AND SEAL OF THE COUNTY OF HANOVER, VIRGINIA, THIS 17th DAY OF June 1977

BEVERDAM PARK, INC. **PLANNING COMMISSION**

Barbara Ann Rogers *Barbara Ann Rogers*

NOTARIAL OFFICER **TRUSTEES**

HENRIETTA WATKINS AND LOREN BAAG

William F. Goodfellow

NOTARY PUBLIC

SOURCE OF TITLE

THE PROPERTY EMPHATICALLY WITHIN THE LIMITS OF THIS SUBDIVISION IS A PORTION OF THE PROPERTY CONVEYED TO BEVERDAM PARK, INC. A VIRGINIA CORPORATION BY DEED DATED BEVERDAM PARK, VIRGINIA, DATED MARCH 15, 1971 AND RECORDED IN O.R. 319 TO 322 ON MARCH 15, 1971. THE SAID BEVERDAM PARK, INC. HAVING CONVEYED THREE-FOURTHS (3/4) INTEREST IN THE PROPERTY TO BEVERDAM PARK, INC. A VIRGINIA CORPORATION BY DEED DATED MARCH 4, 1972 AND RECORDED IN O.R. 342 TO 343 ON MARCH 5, 1972.

*** DENOTES 10' WIDE EASEMENT FOR GAS, WATER AND/OR HANOVER COUNTY AND/OR PEDESTRIAN WALKS.

Associated Engineers and Surveyors, Ltd.
Post Office Box 518 Mechanicsville, Va. 23060

THE VILLAGES OF BEVERDAM PARK - SECTION 1

MECHANICSVILLE DIST., HANOVER CO., VIRGINIA

scale: 1" = 100' date: MAY 15, 1977 sheet: 1 of 1
designed: D.C.B. project: 77-051
drawn: J.W.J.
checked: M.F.G.



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History

- For at least 13 years the County has cut grass on the recreation lot in response to neighbor complaints in conjunction with its maintenance activities on the adjoining well lot
- The County's Property maintenance ordinance applies to the recreation lot.
- Until two years ago, Parks and Recreation cut the grass
- The past two years a contractor was paid to cut the grass
- Cost was \$720 in 2014



History

- The well lot was never utilized
- In September 1998 the BOS vacated the Well Lot designation
- In 2002 and 2007 the County sent letters to each property owner in the subdivision concerning the recreation lot and reorganizing the HOA
- No interest in reorganizing the HOA was expressed



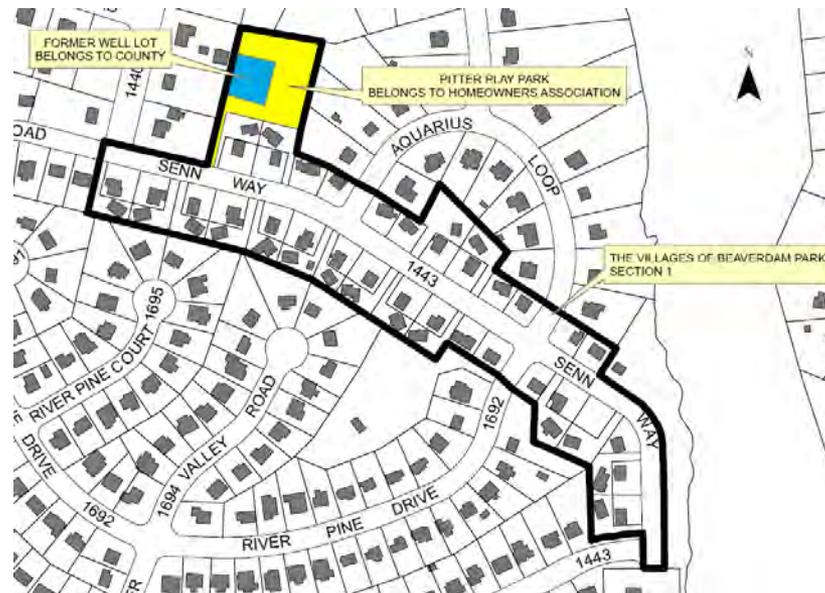
Where We Are Today

- September 2014 the County wrote each property owner again:
 - Requested that they reorganize the HOA for the purpose of maintaining the recreation lot
 - Offered to recommend the donation of the adjoining well lot to the HOA
 - Stated that the County has been maintaining their recreation lot for many years and this could not continue
 - Stated that if they did not organize to maintain the recreation lot, the County planned to take action to obtain title to the recreation lot
 - Stated that the recreation lot is a buildable lot and as such, normally would be disposed of as surplus property



Where We Are Today

- We heard from 2 of the 48 property owners
 - One requested additional information
 - One stated did not want responsibility and requested the County take the recreation lot



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Future Plans

- Place a lien on the property for grass cutting activities and take action with the Court to obtain title to the recreation lot (Notice to residents required)
- Zoning Action (Public Hearing required)
 - Have the recreation lot designation removed
 - Consolidate recreation lot and well lot into single lot
- Dispose of the combined lot as surplus property at auction (Public Hearing required)
- Stop process at anytime property owners take maintenance responsibility for the recreation lot



Recommended Action

- Authorize the County Administrator to take all actions necessary obtain title to the Villages of Beaverdam Park Recreational Area Lot, GPIN 8714-21-6941, in order to abate a public nuisance

