

Department of Public Utilities

Public Hearing - Quitclaim Tribble Easement

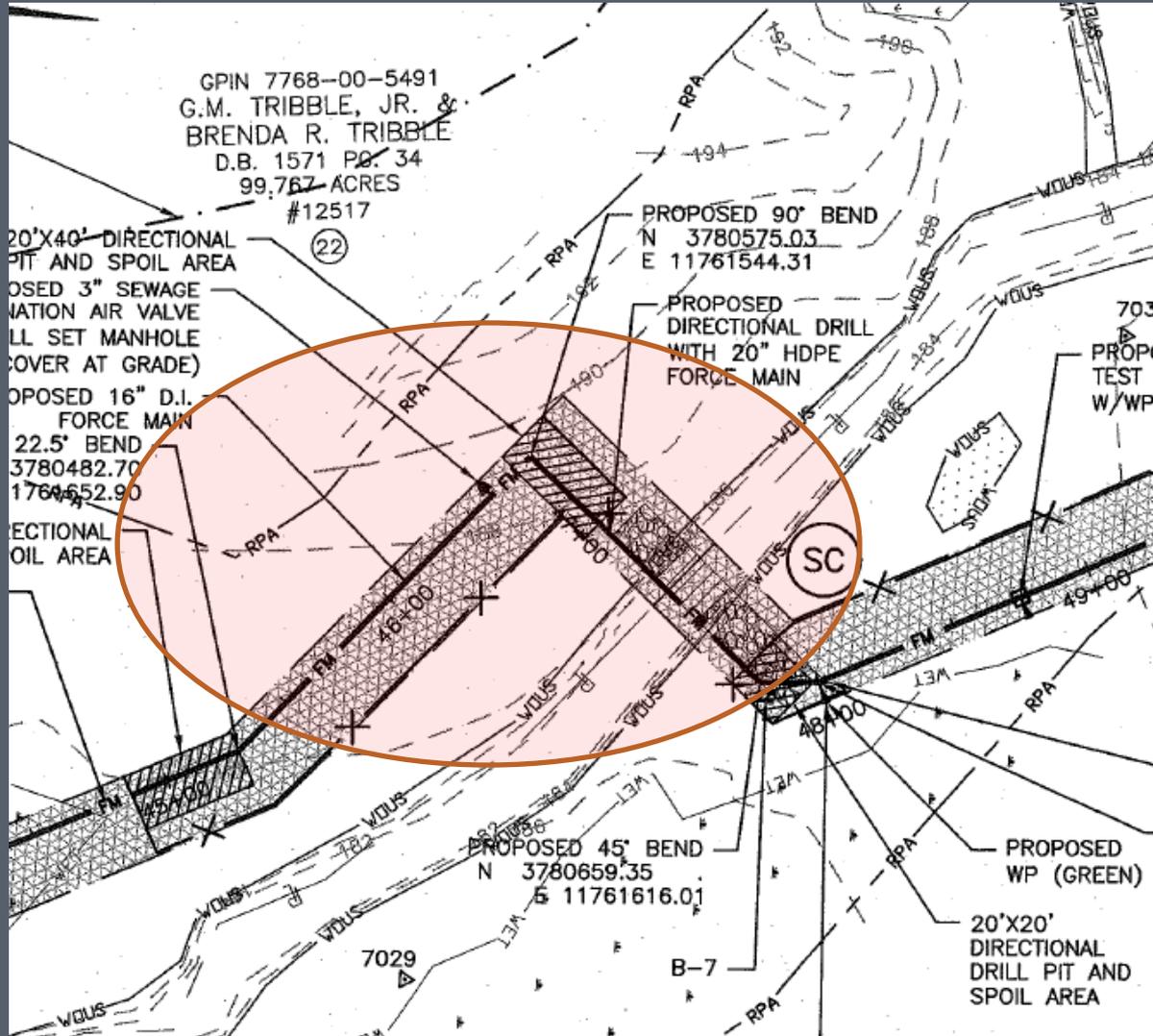
May 14, 2014



OVERVIEW

- ✦ The Route 33 Utility Project has been completed
- ✦ County's contractor mistakenly cleared an area outside of the easement on the Tribble property
- ✦ Rather than clearing additional area, the Tribbles conveyed additional easement so that the existing cleared area could be utilized
- ✦ Public Utilities agreed to process the abandonment of the portions of the original easement no longer needed and to relook at easement needs along the Tribbles' street frontage by their driveway if the proposed waterline was moved closer to the roadway

LOCATION OF EASEMENT ABANDONMENT



PLAT SHOWING EASEMENT TO BE VACATED

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

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

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

N=3780584.59
E=11761522.25

(22)

N/F
GPIN 7767-17-2423
MARHOETTI PROPERTIES, III, LLC
DB. 2905 PG. 1667

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

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

RECOMMENDED ACTION

Motion to 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