



IV.-G.

Agenda Item

**County of Hanover**

**Board Meeting: November 12, 2014**

**Subject:** Adoption of Resolution – Directs the Clerk of the Board to Post and Publish Notice of Board’s Intent to Abandon a Section of Adams Farm Road – Virginia Department of Transportation (VDOT) Requirement (**Mechanicsville Magisterial District**)

**Summary of Agenda Item:** VDOT has advised the staff and applicants of the need to comply with requirements for abandonment of a portion of Adams Farm Road; the draft resolution requests Board authorization to begin that process.

The Hanover County Board of Supervisors approved rezoning request C-15-13(c), Hanover Land, LLC on March 12, 2014. The rezoning approved the extension of Adams Farm Road to serve the new residential development. With the extension of Adams Farm Road, the cul-de-sac “bulbs”, consisting of 0.070 acres, located at the existing terminus, will no longer be required. Access to existing parcels located outside of the proposed development will not be affected by the Board’s action to abandon this particular section of Adams Farm Road. Ownership of the section of Adams Farm Road to be abandoned will revert to the owner of GPIN: 8724-37-8172 and will ultimately become part of the Adams Farm Subdivision. Adoption of the attached resolution is the first step in the abandonment process.

**County Administrator’s Recommended Board Motion:** Motion to adopt “Resolution to Direct the Clerk of the Board to Post and Publish Notice of Board’s Intent to Abandon a Section of Adams Farm Road”

VIRGINIA: At a regular meeting of the Board of Supervisors for Hanover County, held in the Boardroom of the Hanover County Administration Building on the 12<sup>th</sup> day of November, 2014, at XX p.m.

Present:

## RESOLUTION

### **A RESOLUTION TO DIRECT THE CLERK OF THE BOARD TO POST AND PUBLISH NOTICE OF THE BOARD'S INTENT TO ABANDON A SECTION OF ADAMS FARM ROAD (STATE ROUTE 830), CONSISTING OF 0.070 ACRES.**

WHEREAS, it appears to this Board that a portion of the existing cul-de-sac, consisting of 0.070 acres at the terminus of Adams Farm Road (State Route 830), serves no public necessity and is no longer necessary as part of the Secondary System of State Highways,

NOW, THEREFORE, BE IT RESOLVED BY THE HANOVER COUNTY BOARD OF SUPERVISORS: The clerk of the Board is directed to post and publish notice of the Board's intent to abandon the aforesaid section of State Route 830, pursuant to §33.1-151 of the Code of Virginia, as amended.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Commissioner of the Virginia Department of Transportation.

On a motion of \_\_\_\_\_, seconded by \_\_\_\_\_, the members of the Board of Supervisors voted to approve this Resolution, as follows:

Vote:

Sean M. Davis  
Wayne T. Hazzard  
Angela Kelly-Wiecek  
W. Canova Peterson IV  
Aubrey M. Stanley  
G.E. "Ed" Via III  
Elton J. Wade, Sr.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
Cecil R. Harris, Jr., Clerk  
Hanover County Board of Supervisors

September 19, 2014

David Maloney  
Director of Planning  
Hanover County  
P.O. Box 470  
Hanover, VA 23069

RE: Petition of Abandonment  
Portion of Adams Farm Road, Hanover County, VA (Adams Farm Subdivision)

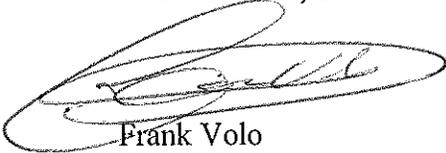
Dear Mr. Maloney:

Hanover Land, LLC hereby requests Hanover County Board of Supervisors to approve an abandonment of 0.070 acres of Adams Farm Road, as shown on the enclosed plat entitled "Plat showing Right-of-Way Vacation GPIN 8724-37-8172". The right-of-way was originally created by plat entitled "Roadway running South from Route 360 Adjacent to Golden Skillet", recorded on May 29, 1985 in Deed Book 592, Pages 275-278, in the Clerk's Office of the Circuit Court at Hanover Courthouse.

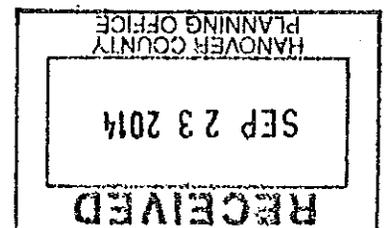
If you need any additional information, please contact my engineer, Josh Krolewski, at The Bay Companies (804)569-7060. Thank you for your help with this request.

Sincerely,

Hanover Land, LLC



Frank Volo  
Managing Member



THIS DEED, Made this 29<sup>th</sup> day of May, 1985.

by and between Frederick I. McGhee, Jacqueline V. McGhee, John L. Smith,  
Nell R. Smith, Gerald W. Blankenship, Jacqueline P. Blankenship, Grady H.  
Johnson, Martha A. Lewis, Buford H. Mangrum, Pearl M. Mangrum, Leroy Crowder,  
Verna Mae Crowder, Lucius M. Harper, Annie M. Harper, Bernard W. Courtney,  
Mary H. Courtney, Bernard R. Humphries, Margaret R. Humphries, Phillip Sydney  
Holt, III, Nancy Ann Holt, Alan D. Fugua, Cheryl R. Fugua, P. S. Holt, ~~XXXX~~  
~~XX~~ L. Aubrey Stratton, Freddie Barnes, Henry Dorey, Edmond S. Adams, Jr.,  
Dolores B. Adams, John W. Wenrich, Olga K. Wenrich, James H. Talley and Muriel  
L. Talley

Deed # 675  
Orig. Returned Grantor  
Others Richard L. Swelton Clerk  
Richard L. Swelton Clerk

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

hereinafter designated as grantors, and the COMMONWEALTH of VIRGINIA, Grantee;

WITNESSETH: In consideration of the benefits accruing or to accrue to the said grantors, by reason of the location and construction, or other improvement of said private road running south from Route 360 for approximately 1,820 feet as shown on the attached plat, along through, or over the lands of the grantors, and for further consideration paid to the grantors, receipt of which is hereby acknowledged, the said grantors hereby grant and convey unto the said grantee with general warranty, each as to the land owned by him hereby conveyed, a strip or parcel of land over the lands of the grantors needed for the location and construction or other improvements of said road, so as to make a total width of right of way of 40 or 50 feet, same being measured 20 or 25 feet either side of center of road to be constructed or reconstructed, said location and attached plat having been shown to and approved by the grantors at or before the execution and delivery of these presents, all the said strip or parcel of land being in Cold Harbor Magisterial District of Hanover County, Virginia.

Together with the right and easement to construct, improve and maintain any drain ditches or other drainage facilities that may be needed for the proper and adequate drainage of said Route.

AND FURTHER WITNESSETH: That the said grantors, for the consideration stated above, also covenant and agree, upon demand of any public utility company or corporation having its facilities in, over or across the lands herein conveyed, that they, the said grantors will give, grant and convey unto such public utility company or corporation an easement in, over and across the lands of the grantors lying adjacent to the lands herein conveyed for the relocation, construction, operation and maintenance of said facilities.

The grantors by the execution of this instrument acknowledge that the aforesaid route as they affect their respective properties have been fully explained to them or their authorized representatives.

The said grantors covenant that they have the right to convey the said land to the grantee; that they have done no act to encumber the said land; that the grantee shall have quiet possession of the land, free from all encumbrances, and that they will execute such further assurance of the land as may be requisite.

The said grantors covenant and agree for themselves, their heirs, and assigns and successors, that they have been made aware of their right to receive just compensation for the land herein conveyed, and that the considerations hereinabove mentioned and paid to them shall be in lieu of any and all claims to compensation and damages by reason of the location, construction and maintenance of said road; including such drainage facilities as may be necessary.

WITNESS the following signatures and seals:

|  |                                |
|--|--------------------------------|
| <u>Phillip A. Holt</u> (SEAL)          | <u>John L. Smith</u> (SEAL)    |
| <u>Stacy Ann Holt</u> (SEAL)           | <u>Dell R. Smith</u> (SEAL)    |
| <u>B. D. Humphreys</u> (SEAL)          | <u>Edmond J. Adams</u> (SEAL)  |
| <u>Margaret D. Humphreys</u> (SEAL)    | <u>P. S. Holt Jr.</u> (SEAL)   |
| <u>Mary H. Cauntrey</u> (SEAL)         | <u>L. Hubert Smith</u> (SEAL)  |
| <u>Bessie W. Cauntrey</u> (SEAL)       | <u>Freda Barnes</u> (SEAL)     |
| <u>Lucia M. Hall</u> (SEAL)            | <u>Denny D. Smith</u> (SEAL)   |
| <u>Carrie H. Harper</u> (SEAL)         | <u>Dorcas B. Adams</u> (SEAL)  |
| <u>L. Roy L. Pruden</u> (SEAL)         | <u>John Hancock</u> (SEAL)     |
| <u>Verna M. Crowder</u> (SEAL)         | <u>Olga K. Hancock</u> (SEAL)  |
| <u>Becky H. Johnson</u> (SEAL)         | <u>Chas. H. Jurgens</u> (SEAL) |
| <u>Martha A. Lewis</u> (SEAL)          | <u>Alan D. Jurgens</u> (SEAL)  |
| <u>David W. Blankenship</u> (SEAL)     | <u>Byrd H. Mangrum</u> (SEAL)  |
| <u>Jaqueline R. Blankenship</u> (SEAL) | <u>Paul M. Mangrum</u> (SEAL)  |
| <u>BOOK 592 PAGE 276</u> (SEAL)        | (SEAL)                         |

STATE OF VIRGINIA

County of Hanover, To-wit:

I, Randy D. Guill, a Notary Public in and

for the State of Virginia at large, do certify that John L. Smith,  
Nell R. Smith, Gerald W. Blankenship, Jacqueline P. Blankenship,  
Grady H. Johnson, Martha A. Lewis, Buford H. Mangrum,  
Pearl M. Mangrum, Leroy Crowder, Verna Mae Crowder, Lucius M. Harper,  
Annie H. Harper, Bernard W. Courtney, Mary H. Courtney,  
Bernard R. Humphries, Margaret R. Humphries, Philip Sydney Holt,  
Nancy Ann Holt, Alan D. Fugua, Cheryl R. Fugua, P.S. Holt,  
L. Aubrey Stratton, Freddie Barnes, Henry Dorey, Edmund S. Adams, Jr.,  
Dolores B. Adams, John W. Wenrich, Olga K. Wenrich

whose names are signed to the foregoing and annexed writing, bearing date on the  
29<sup>th</sup> day of May, 1985, have this  
day acknowledged the same before me in the County aforesaid.

Given under my hand this 29<sup>th</sup> day of May, 1985.

My Commission expires October 23, 1987

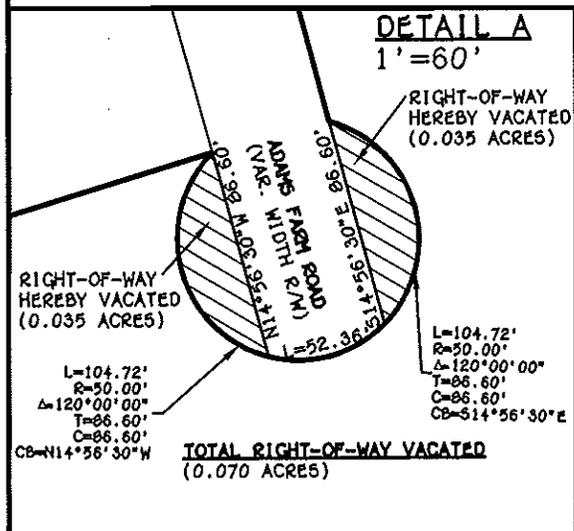
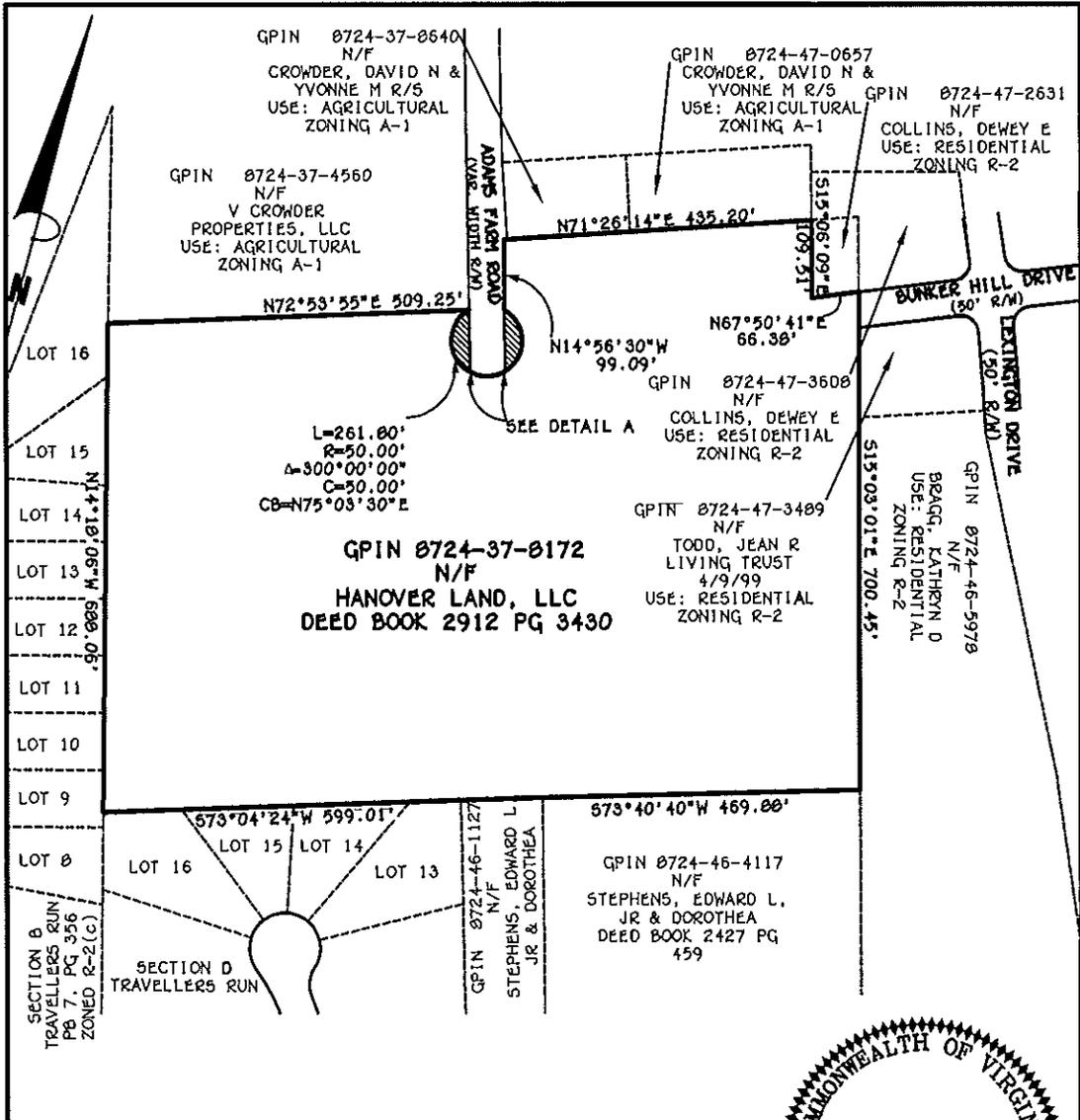
Randy D. Guill  
Notary Public



BOOK 592 PAGE 277

Virginia, Hanover County, To-wit:  
In the Clerk's Office at the County and State Capital, the foregoing  
day of May, 1985, at 11:00 A.M. the foregoing  
writing was acknowledged to me, Notary Public, by the persons  
at acknowledgment and recorded in Book No. 592, Page 277.  
Randy D. Guill, Notary Public





**PLAT**  
SHOWING RIGHT-OF-WAY VACATION  
GPIN 8724-37-8172  
LOCATED IN THE MECHANICSVILLE DISTRICT OF  
HANOVER COUNTY, VIRGINIA  
SCALE: 1"= 200' DATE: AUGUST 7, 2014

8500 BELL CREEK ROAD  
MECHANICSVILLE, VA 23118  
(804) 569-7060  
FAX: (804) 569-7061

**Consulting  
Engineers**

JN: 13046

**BAY** RICHMOND  
THE BAY COMPANIES

FILED:13046\_ROW