



XVI.

Agenda Item

County of Hanover

Board Meeting: November 12, 2014

Subject: Public Hearing – Department of Public Utilities – Quitclaim of Surplus Portion of Utility Easements on GPIN 7788-69-2400, owned by EMAC, LLC. (**Ashland 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 owns utility easements on the parcel identified as GPIN 7788-69-2400 owned by EMAC, LLC. The improvements on this property have been redesigned in conjunction with the construction of a new building. As a result, a portion of an existing utility easement is no longer needed. Public Utilities has received a request from EMAC, LLC that Hanover County quitclaim its interest in the surplus portion of the easement shown on the attached plat titled “Plat Showing a Portion of an Existing 20’ Utility Easement to be Quitclaimed Across the Property of EMAC, L.L.C.”.

Public Utilities recommends conveying ownership of the surplus portion of the utility easements to EMAC, LLC via quitclaim deed.

County Administrator’s Recommended Board Motion: Approve the disposal of surplus property consisting of a portion of utility easements on GPIN 7788-69-2400 to EMAC, LLC as shown on the attached plat by quitclaim deed

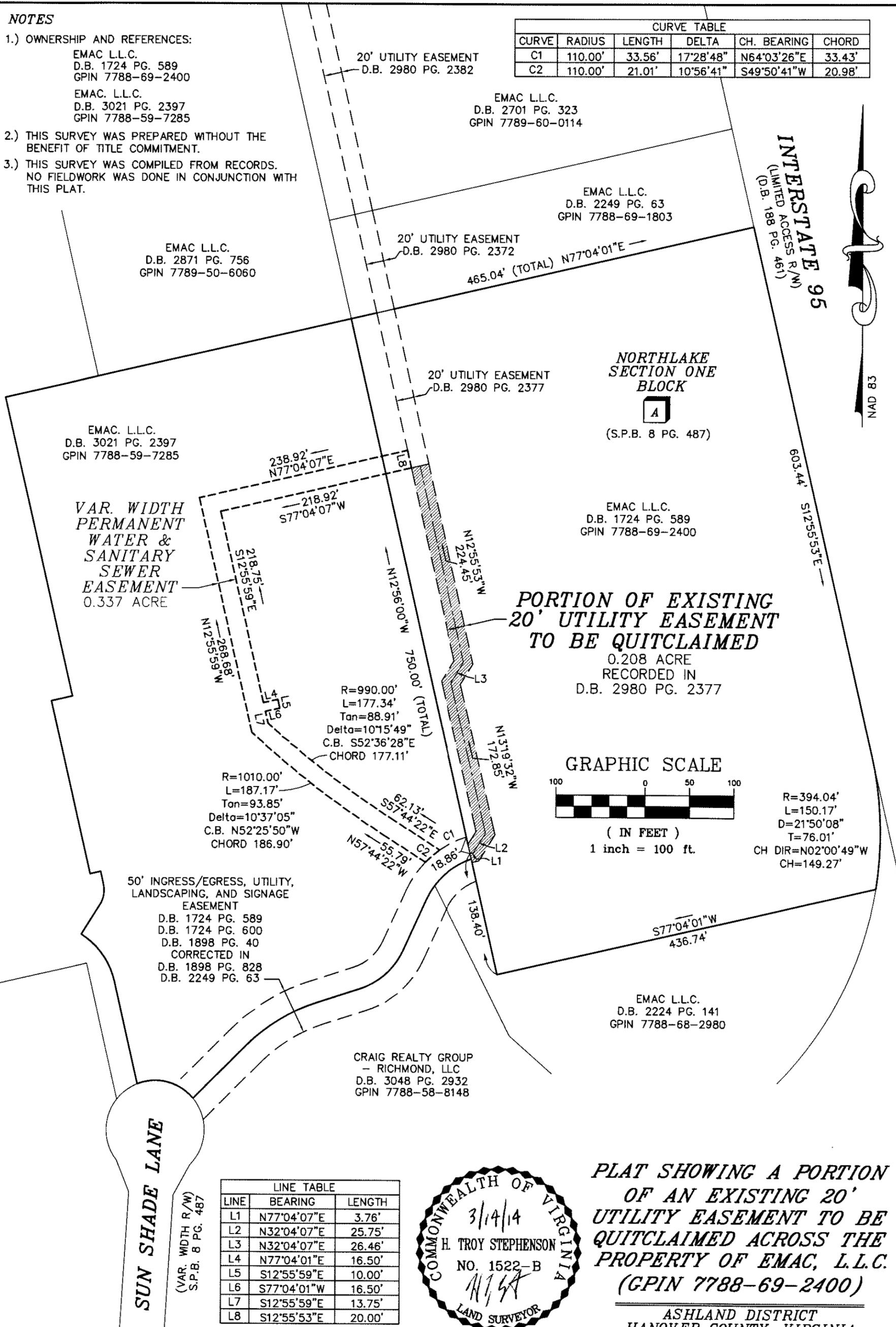
NOTES

1.) OWNERSHIP AND REFERENCES:

EMAC L.L.C.
D.B. 1724 PG. 589
GPIN 7788-69-2400
EMAC, L.L.C.
D.B. 3021 PG. 2397
GPIN 7788-59-7285

- 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
3.) THIS SURVEY WAS COMPILED FROM RECORDS. NO FIELDWORK WAS DONE IN CONJUNCTION WITH THIS PLAT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
C1	110.00'	33.56'	17°28'48"	N64°03'26"E	33.43'
C2	110.00'	21.01'	10°56'41"	S49°50'41"W	20.98'



EMAC L.L.C.
D.B. 2871 PG. 756
GPIN 7789-50-6060

EMAC L.L.C.
D.B. 2701 PG. 323
GPIN 7789-60-0114

EMAC L.L.C.
D.B. 2249 PG. 63
GPIN 7788-69-1803

EMAC, L.L.C.
D.B. 3021 PG. 2397
GPIN 7788-59-7285

20' UTILITY EASEMENT
D.B. 2980 PG. 2377

NORTHLAKE SECTION ONE BLOCK

A
(S.P.B. 8 PG. 487)

EMAC L.L.C.
D.B. 1724 PG. 589
GPIN 7788-69-2400

PORTION OF EXISTING 20' UTILITY EASEMENT TO BE QUITCLAIMED

0.208 ACRE
RECORDED IN
D.B. 2980 PG. 2377

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

R=394.04'
L=150.17'
D=21°50'08"
T=76.01'
CH DIR=N02°00'49"W
CH=149.27'

VAR. WIDTH PERMANENT WATER & SANITARY SEWER EASEMENT
0.337 ACRE

R=1010.00'
L=187.17'
Tan=93.85'
Delta=10°37'05"
C.B. N52°25'50"W
CHORD 186.90'

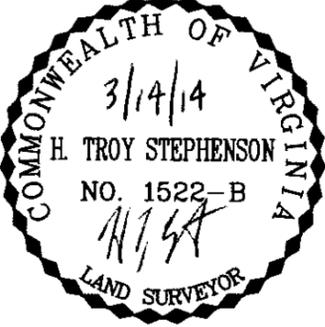
R=990.00'
L=177.34'
Tan=88.91'
Delta=10°15'49"
C.B. S52°36'28"E
CHORD 177.11'

50' INGRESS/EGRESS, UTILITY, LANDSCAPING, AND SIGNAGE EASEMENT
D.B. 1724 PG. 589
D.B. 1724 PG. 600
D.B. 1898 PG. 40
CORRECTED IN
D.B. 1898 PG. 828
D.B. 2249 PG. 63

CRAIG REALTY GROUP - RICHMOND, LLC
D.B. 3048 PG. 2932
GPIN 7788-58-8148

EMAC L.L.C.
D.B. 2224 PG. 141
GPIN 7788-68-2980

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°04'07"E	3.76'
L2	N32°04'07"E	25.75'
L3	N32°04'07"E	26.46'
L4	N77°04'01"E	16.50'
L5	S12°55'59"E	10.00'
L6	S77°04'01"W	16.50'
L7	S12°55'59"E	13.75'
L8	S12°55'53"E	20.00'



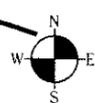
PLAT SHOWING A PORTION OF AN EXISTING 20' UTILITY EASEMENT TO BE QUITCLAIMED ACROSS THE PROPERTY OF EMAC, L.L.C. (GPIN 7788-69-2400)

ASHLAND DISTRICT
HANOVER COUNTY, VIRGINIA

JENNING STEPHENSON, P.C.

10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235
FAX - 804-545-6259

LAND SURVEYORS & PLANNERS



DATE: MARCH 14, 2014	SCALE: 1" = 100'
DRAWN BY: HTS	J.N.: 14-524
CHECK BY: HTS	

GPIN: 7788-69-2400

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 _____, 2014 between HANOVER COUNTY, VIRGINIA, a political subdivision of the Commonwealth of Virginia (the "County"), as Grantor of a certain easement interest and EMAC, L.L.C. (the "Grantee"), 203 Randolph Square Lane, Richmond, Virginia 23233.

RECITALS:

A. EMAC, L.L.C. granted the County certain easement interests by a deed of easement, dated May 28, 2010, recorded in the Hanover County Circuit Court Clerk's Office on August 2, 2010 in Deed Book 2980 at page 2377 (the "Easement").

B. The parties hereto desire that the County release and QUITCLAIM all its interest in a portion of the Easement because that portion, shown as "Portion of Existing 20' Utility Easement to Be Quitclaimed, 0.208 Acre" on a plat titled "Plat Showing a Portion of an Existing 20' Utility Easement to be Quitclaimed Across the Property of EMAC, L.L.C., GPIN 7788-69-2400", made by Jenning Stephenson, P.C., dated March 14, 2014, 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 Existing 20' Utility Easement to Be Quitclaimed, 0.208 Acre" and as more particularly described on the Plat attached as Exhibit A hereto, such portion of the Easement being located on the property of EMAC, L.L.C, lying in the

Prepared By & Return To:
Hanover County Dept. of Public Utilities
P.O. Box 470
Hanover, Virginia 23069-0470

FORM1430
CA 8/13

