



VIII.

Agenda Item

County of Hanover

Board Meeting: September 24, 2014

Subject: Public Hearing – Conveyance of County Property to Virginia Department of Transportation (VDOT) for a road improvement project (Lewistown Road Bridge and intersection of I-95 and Lewistown Road). **(Ashland Magisterial District)**

Summary of Agenda Item: Hanover County and VDOT have developed a Memorandum of Agreement concerning conveyance of a 2.94 acre parcel, utility easement, and slope easement to VDOT for a project to improve the Lewistown Road Bridge and the intersection of I-95 and Lewistown Road. The property to be conveyed consists of portions of GPINs 7788-77-4075, 7788-77-6113, 7788-77-7353, 7788-77-8389, 7788-87-0468, 7788-87-2505, and 7788-87-3693, and the purchase price is \$77,185 based upon the fair market value of the property. The agreement addresses the necessary release of federal obligations and approval by the Federal Aviation Administration (FAA) and the reservation of aviation easements on the property to protect the current and future airspace of the Hanover County Airport.

The purpose of this public hearing is to receive public comment on the proposed conveyance of County property. Copies of the proposed agreement with the Virginia Department of Transportation, deed, and related information are attached.

The County Attorney's Office has approved the form of the agreement and deed.

County Administrator's Recommended Board Motion: Motion to authorize the County Administrator to execute the Memorandum of Agreement between Hanover County and VDOT in a form approved by the County Attorney and to take all actions necessary to implement the conveyance of the subject property to VDOT.

**PUBLIC HEARING NOTICE
HANOVER COUNTY BOARD OF SUPERVISORS**

The Hanover County Board of Supervisors will conduct a public hearing on **Wednesday, September 24, 2014, at 7:00 p.m.** in the Board meeting room at the Hanover County Administration Building, 7516 County Complex Road, at Hanover Courthouse, Hanover, Virginia, concerning conveyance of a 2.94 acre parcel, utility easement, and slope easement, to the Virginia Department of Transportation for a road improvement project (Lewistown Road Bridge and intersection of I-95 and Lewistown Road). The property to be conveyed is a portion of GPINs 7788-77-4075, 7788-77-6113, 7788-77-7353, 7788-77-8389, 7788-87-0468, 7788-87-2505, and 7788-87-3693, and is located in the Ashland District.

The purpose of this public hearing is to receive public comment on the proposed conveyance of County property. Copies of the proposed Memorandum of Agreement with the Virginia Department of Transportation, deed, and related information may be reviewed at the office of the County Administrator, Hanover County Administration Building, 7516 County Complex Road, at Hanover Courthouse, Hanover, Virginia any regular working day between 8:30 a.m. and 5:00 p.m.

All persons wishing to comment on the proposal may appear at the stated time and place. Persons requiring special assistance to participate in this hearing should contact Hanover County at (804) 365-6176.


Cecil R. Harris, Jr., County Administrator

Publish: September 11, 2014

G-PIN ##7788-77-4075, 7788-77-6113, 7788-77-7353, 7788-77-8389, 7788-87-0468, 7788-87-2505, and 7788-87-3693

PREPARED BY:

Joseph V. Jagdmann (VSB #25942)
Sr. Assistant Attorney General
Office of the Attorney General

UPC: 90347

Route: 802 Project: 0095-042-716, RW-201

County: Hanover

Magisterial District: Ashland

From: 0.252 Miles West Int. I-95

To: 0.431 Miles East Int. I-95

MEMORANDUM OF AGREEMENT

This Agreement, dated September 18, 2014, ("Agreement"), between **THE BOARD OF SUPERVISORS OF HANOVER COUNTY, VIRGINIA** (the "County") and the **COMMONWEALTH OF VIRGINIA**, acting by and through the Virginia Department of Transportation, (the "Commonwealth"), provides as follows:

WHEREAS, in order to improve the intersection of I-95 and State Route 802 (Lewistown Road) within and in the vicinity of portions of the County's land, the Commonwealth proposes to construct Project Number 0095-042-716, RW-201; and

WHEREAS, the Commonwealth requires certain real property of the County in order to construct said Project; and

WHEREAS, the County operates an airport named "Hanover County Municipal Airport" immediately southeast of the Project; and

WHEREAS, the County desires to reserve an avigation easement required by the FAA over land to be conveyed to the Commonwealth while granting to the Commonwealth certain real property interests that the Commonwealth requires.

NOW THEREFORE THIS AGREEMENT WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Conveyances by County.

- A. County hereby agrees to convey to the Commonwealth those certain fee simple interests in real estate related to the construction of State Highway Project Number 0095-042-716, RW-201 (the "Project") located in the County of Hanover, Virginia, and included within the definition of the "County Land" in Exhibit A attached hereto, by one or more special warranty deeds, properly executed and acknowledged, and free of all encumbrances with the exception of certain avigation easements to be retained by County in order to maintain obstruction free approach and departure surfaces to the runway at Hanover County Municipal Airport. The form of deed for the County's conveyance of fee simple interests and retention of avigation easements hereunder is attached hereto as Exhibit B.
- B. For the same consideration described herein, the County, by the signature of its duly authorized official on this Agreement and on one or more separate utility easement agreements, agrees to convey to the utility companies, or VDOT, as appropriate, one or more easements for the construction, operation and maintenance of the utility facilities also constituting a part of the County Land as defined in Exhibit A. The utility easement agreement(s) signed herewith, if any, will be held in escrow by the Commonwealth until settlement has occurred. County agrees to use document forms provided by the Commonwealth or the utility company for conveyance of such utility easements, subject to the County's right to require modifications to such forms as are commonly agreed upon by the County and the Commonwealth or the utility company.

2. Purchase Price.

In consideration for the County's conveyance of interests in land as described above, the Commonwealth shall pay to the County the sum of Seventy Seven Thousand One Hundred Eighty-Five and no/100 Dollars (\$77,185.00) (the "Purchase Price"). The Purchase Price shall be due and payable to the County in accordance with the terms of Paragraph 4 below.

3. Conditions Precedent. The obligations of the County and the Commonwealth to proceed to "Closing" (defined below) shall be conditioned upon satisfaction of the following conditions:

- A. The County shall obtain the release by the Federal Aviation Administration ("FAA") of the federally obligated land identified in this Agreement prior to October 15, 2014. The County has submitted a written request for release to the FAA, and shall diligently pursue this request. The release requires FAA approval and written acceptance of a final Federal Environmental Determination, advertisement in the Federal Registry for 30 days, and approval by the FAA Manager of the Washington Area District Office.
- B. The County shall have conducted all public meetings required by the County Board of Supervisors to properly authorize its performance under this Agreement, on or before October 15, 2014.
- C. There shall be no encroachments upon title to the County Land (except as set forth on Exhibit C attached hereto or otherwise described in this Agreement) as of Closing.

4. Closing. Settlement on the purchase and sale of the Land (the “Closing”) will occur within thirty days after satisfaction of all conditions precedent set forth in paragraph 3 above, but in any event no later than October 15, 2014, time being of the essence as to such date. Subject to the foregoing requirement, Closing will be conducted at a location, date and time mutually convenient and agreed to by the parties. Following Closing, the Commonwealth will promptly cause the deed described in paragraph 1.A above and the utility easements described in paragraph 1.B above to be recorded, provided there are no new encumbrances found upon title to the County Land. The cost of recording plan sheets in the State Highway Plat Book shall be borne by the Commonwealth. Upon recording of the aforesaid deed and utility easements, the Commonwealth shall promptly pay the Purchase Price to the County.

5. Termination; Liquidated Damages. In the event that the Commonwealth decides not to proceed with construction of the Project at any time prior to Closing or in the event of any misrepresentation or failure to perform by County under this Agreement, the Commonwealth may terminate this Agreement by giving written notice to the County; provided, however, that if the Commonwealth elects to terminate this Agreement prior to Closing for reasons not attributable to County or to failure of a condition precedent as set forth in paragraph 3 above, then thirty (30) days after the Commonwealth’s decision not to proceed, the parties agree that Commonwealth will pay the County the sum of five hundred dollars (\$500.00) as liquidated damages (and not as a penalty), whereupon this Agreement will be void and of no further force or effect.

6. Value of Land in Condemnation Proceeding. If the County is unable to convey marketable title to the Commonwealth as required by this Agreement, and the Commonwealth elects to institute condemnation proceedings for the purpose of acquiring title to the Land, the County agrees that this instrument may be introduced in such proceedings as conclusive evidence of the value of the Land.

7. Right of Entry. Promptly upon execution of this Agreement and receipt by the County of written approval by the FAA to do so, the County shall execute and deliver to the Commonwealth a Right of Entry Agreement in the form set forth as Exhibit D attached hereto, permitting the Commonwealth and its employees, agents and contractors, and the specific utility companies and their employees, agents and contractors, to perform work on the Project at the Commonwealth’s sole risk, as stated therein.

8. Miscellaneous. The County by the execution of this Agreement acknowledges that the plans for the Project as they affect its property have been fully explained to its authorized representative. The risk of loss or damage by fire, wind storm or any other cause to the structure or structures, if any, situated in whole or in part upon the Land will remain with the County until Closing. This Agreement will be construed in accordance with the laws of the Commonwealth of Virginia. This Agreement will be interpreted as if one gender referred to all genders, and as if singular referred also to plural, as the context requires. Paragraph headings are for convenience only, and are not to be used in interpreting this Agreement. This constitutes the entire agreement between the parties and there have been no other promises, consideration or representations made which are not set forth in this Agreement.

[Signatures appear on following pages.]

WITNESS the following signatures and seals:

COUNTY:

BOARD OF SUPERVISORS OF HANOVER
COUNTY, VIRGINIA

By _____ (SEAL)

Name _____

Title _____

APPROVED AS TO FORM:

County Attorney

COMMONWEALTH OF VIRGINIA

COUNTY OF HANOVER

The foregoing instrument was acknowledged before me this _____ day of _____

_____, 2014, by _____, whose title is

_____, on behalf of the Board of

Supervisors of Hanover County, Virginia, on behalf of the County of Hanover, Virginia.

My Commission expires _____.

Notary Registration No.: _____.

Notary Public

[SEAL]

COMMONWEALTH:

COMMISSIONER OF HIGHWAYS

By: _____ [SEAL]
Lori A. Snyder
State Right of Way and Utilities Director

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2014 by Lori A. Snyder, as State Right of Way and Utilities Director, Virginia Department of Transportation.

My commission expires: _____

Registration No: _____

Notary Public

[Notary Seal]

Exhibit A

County Land

The County Land shall consist of the following:

All of those two certain lots, pieces or parcels of land together containing 2.948 acres, more or less, and being described as follows: (1) that certain parcel being as shown on Sheet 11 of the plans for Route 802, State Highway Project 0095-042-716, RW-201, (the "Project") beginning on the southeast (right) side of the proposed Relocated Air Park Road Construction Baseline from the lands now or formerly belonging to North Gayton Company opposite approximate station 26+7 to the lands now or formerly belonging to Hopkins Properties II, LLC opposite approximate station 28+73.68; also beginning on the northwest (left) side of the proposed Relocated Air Park Road Construction Baseline from the lands now or formerly belonging to North Gayton Company opposite approximate station 26+66 to the lands now or formerly belonging to Hopkins Properties II, LLC opposite approximate station 27+75; and (2) that certain parcel being as shown on Sheets 11, 12 and 13 of the plans for the Project, beginning on the southeast (right) side of the proposed Relocated Air Park Road Construction Baseline from the lands now or formerly belonging to Hopkins Properties II, LLC opposite approximate station 28+64 to the lands now or formerly belonging to MG Lewistown Road 3, LLC, opposite approximate station 37+72; also beginning on the northwest (left) side of the proposed Relocated Air Park Road Construction Baseline from the lands now or formerly belonging to Hopkins Properties II, LLC opposite approximate station 29+21 to the lands now or formerly belonging to Hanover-Lewistown-6, LLC, opposite approximate station 34+79.

Together with any and all easements of access, light or air, incident to the lands of the County abutting upon Interstate Route I-95, and/or upon any of its ramps, loops, or connections at and with intersecting highways, the line or lines along which easements herein conveyed lie being described as follows: beginning on the northwest (left) side of the proposed Relocated Air Park Road Construction Baseline opposite approximate station 26+91 to opposite approximate station 27+53; also beginning on the northwest (left) side of the proposed Relocated Air Park Road Construction Baseline opposite approximate station 29+39 to opposite approximate station 32+55, as shown on sheets 11 and 12 for the Project.

Together with a permanent easement for the construction and maintenance of slopes containing ___ acres, more or less, as shown on sheet 13 for the Project, beginning on the southeast (right) side of the proposed Relocated Air Park Road Construction Baseline opposite approximate station 33+78 to opposite approximate station 34+74; also together with permanent overlapping utility easements in favor of VDOT and Dominion Virginia Power containing ___ acres, more or less, as shown on sheets 11, 12 and 13 for the Project, beginning on the southeast (right) side of the proposed Relocated Air Park Road Construction Baseline opposite approximate station 25+33 to opposite approximate station 40+10; also together with a permanent VDOT utility easement containing ___ acres, more or less, as shown on sheets 10 and 11 for the Project, beginning on the southeast (right) side of the proposed Relocated Air Park Road Construction Baseline opposite approximate station 26+38 to opposite approximate station 28+22; also together with temporary construction easements for construction of slopes and drainage and for utility construction, as shown on sheets 12 and 13 for the Project.

Exhibit B

Form of County Deed

Portions of Tax Map Parcel Numbers 7788-77-4075, 7788-77-6113, 7788-77-7353, 7788-77-8389, 7788-87-0468, 7788-87-2505, and 7788-87-3693

**PREPARED BY VDOT
UNDER THE SUPERVISION OF THE
OFFICE OF THE ATTORNEY GENERAL**

Exempted from recordation taxes
and fees under Sections 58.1-811(A)(3),
58.1-811(C)(5), 58.1-3315, 25.1-418,
42.1-70, 17.1-266, and 17.1-279(E)

This Deed, made this ___ day of _____, 2014, by and between the **BOARD OF SUPERVISORS OF HANOVER COUNTY, VIRGINIA**, Grantor, and the **COMMONWEALTH OF VIRGINIA**, Grantee,

WITNESSETH: In consideration of the sum of \$1.00 and other good and valuable consideration paid by the Grantee to the Grantor, including improvements to the roads of the Commonwealth of Virginia and the goodwill resulting from this contribution, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants and conveys unto the Grantee in fee simple, by Special Warranty, the land located in Ashland Magisterial District, in the County of Hanover, and described as follows (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

The Grantor expressly reserves from said fee conveyance a perpetual airspace easement, also referred to as an Avigation Easement, and right of way for the free and unobstructed passage of all aircraft in and through the airspace over and across the Property, benefiting the Hanover County Municipal Airport (the "Airport"). The minimum elevations of this permanent Avigation Easement applicable to the Property are the Federal Aviation Administration Part 77 Approach (34:1) surface and TERPS departure (40:1) surface depicted on the Plat entitled "Plat Showing an Avigation Easement Over Seven Parcels Owned by Hanover County, Virginia", dated March 27, 2014, and

attached hereto as Exhibit "B" and made a part hereof. All measurements pertaining to these surfaces shall be interpreted in accordance with regulations of the Federal Aviation Administration. The surface elevations are the measurements from mean sea level designated on the Plat, at the points designated on the Plat, and all additional measurements pertaining to this Easement shall be based on those on the Plat. Provided that no improvements are installed above the minimum elevations of this Avigation Easement, the Grantor expressly accepts the Avigation Easement granted hereunder subject to (i) the express right of the Commonwealth to construct, repair, replace and maintain permanent right of way improvements within, upon, over, and across the Property, including drainage and other improvements appurtenant thereto, and (ii) the express right of the Commonwealth and the Virginia Electric and Power Company to install, repair, replace and maintain certain electric power distribution equipment and lines pursuant to the terms of those certain utility easements granted by the County of Hanover to the Commonwealth of Virginia and to the Virginia Electric and Power Company, by one or more deeds to be recorded simultaneously herewith.

The Grantee shall not erect or permit the erection or growth of any structures, trees or other objects within or upon the Property within the vertical area included in the Avigation Easement, or above the approach and departure surfaces. The Grantor shall have the right to take any action necessary to prevent the erection or growth of any structure, tree or other object into the airspace included in the vertical space of the Avigation Easement and to remove from such airspace or mark or light as obstructions to air navigation, in its sole discretion, any and all structures, trees and other objects. The Grantor shall have a permanent right of ingress to, egress from and passage over the Property for any purposes in connection with this Avigation Easement.

Further, for the consideration set out above, the Grantee grants the Grantor a right in perpetuity to fell all trees which are located within the limits of the Easement area, whether or not they encroach on the approach or departure surfaces. The Grantor shall have the additional right, at

its option, to cut any trees to any height below the minimum elevation of the Avigation Easement, so as to keep the trees below the described surfaces. These rights, and all others described in this Deed, may be exercised by the Grantor without further compensation to the Grantee or successors.

The Grantee shall retain the right to plant landscaping within the Easement area, provided that the landscaping shall not be allowed to encroach into the Avigation Easement surfaces.

Further, the Grantee grants to the Grantor for the use and benefit of the public a right of flight for passage of aircraft in the airspace at or above the minimum elevation of the Avigation Easement together with the right to cause in said airspace such noise, vibrations and fumes as may be inherent in or useful for the operation of aircraft used in the airspace for landing at, taking off from, or operation at or near the Airport.

Further, for the consideration set out above, Grantee agrees to preclude and prevent the construction or development of facilities, or other activities which could attract wildlife hazardous to aircraft or create electronic or other interference with airport or aircraft navigational aids. Grantee shall not conduct or allow any construction or development or any other activity which could result in directed lighting or glare from the property onto the Airport or toward aircraft using the Airport.

The Grantor, at its option, may exercise all rights granted by this Deed and, upon written notice to the Grantee followed by a thirty day period in which the Grantee may cure any violation of this Avigation Easement, shall have the right to remove structures, trees and any other obstructions or objects violating the terms of this Avigation Easement, all without any further consideration or payment to the Grantee, and the Grantor shall have all necessary rights of entry onto the Property for all of the purposes described in this Deed. Delay by the Grantor or failure to exercise any such rights shall have no effect on the rights.

For a more particular description of the land herein conveyed by the Grantor, reference is made to a photocopy of Sheet Nos. 10-13 of the plans for Interstate Route 95, State Highway

Project 0095-042-716, RW-201, showing outlined in RED the land conveyed in fee simple, outlined in GREEN the land conveyed in permanent slope easement and outlined in ORANGE the land conveyed in temporary construction easement which photocopy is hereto attached as a part of this conveyance and recorded simultaneously herewith in the State Highway Plat Book _____, Pages _____ - _____.

The Grantor by the execution of this instrument acknowledges that the plans for the aforesaid project as they affect its property have been fully explained to its authorized representative.

The Grantor covenants and agrees for itself, its successors and assigns, that the consideration hereinabove mentioned and paid to it shall be in lieu of any and all claims to compensation for land, and for damages, if any, to the remaining lands of the Grantor which may result by reason of the use to which the Grantee will put the land to be conveyed, including such drainage facilities as may be necessary.

[Signatures appear on following pages.]

WITNESS the following signatures and seals:

BOARD OF SUPERVISORS OF HANOVER
COUNTY, VIRGINIA

By _____ (SEAL)

Name _____

Title _____

APPROVED AS TO FORM:

County Attorney

COMMONWEALTH OF VIRGINIA

COUNTY OF HANOVER

The foregoing instrument was acknowledged before me this _____ day of _____

_____, 2014, by _____, whose title is

_____, on behalf of the Board of

Supervisors of Hanover County, Virginia, on behalf of the County of Hanover, Virginia.

My Commission expires _____.

Notary Registration No.: _____.

Notary Public

[SEAL]

COMMONWEALTH OF VIRGINIA
Commissioner of Highways

BY _____ (SEAL)

Department of Transportation

COMMONWEALTH OF VIRGINIA

City of Richmond, to-wit:

The foregoing instrument was acknowledged before me this ___ day of _____,
2014, by _____ as _____,
Virginia Department of Transportation, who has been authorized to execute same by the
Commissioner of Highways.

My Commission expires _____.

Notary Registration No.: _____.

Notary Public

[SEAL]

Exhibit C

County Land
List of Title Encroachments

Exhibit D

Right of Entry Form

[insert date]

Routes: I-95, 802 and 809
State Project: 0095-042-716, RW-201
Federal Project: N/A
County: Hanover
UPC: 90347

RIGHT OF WAY -Property of Hanover County, Virginia
Parcel 011

To: Mr. Richard R. Bennett, Director
Right of Way Division

Dear Mr. Bennett:

Plans for the construction and improvements to Routes I-95, 802 and 809 have been fully explained to Hanover County officials, and we are fully aware of the effects on County property. Hanover County hereby grants to the Commonwealth of Virginia, Department of Transportation (hereinafter called VDOT), it's agents or assigns, including [Enter any & all utility companies requiring access in this blank] permission to enter upon County property for the purpose of constructing and improving Routes I-95 and 809, within the areas shown outlined in red on the attached plan sheets 10, 11, 12, 12C and 13 of the subject project.

The County hereby reserves all rights, title and interest in and to the real property to be occupied by VDOT, and nothing contained herein shall prejudice the County's rights in any way in the event an agreement on compensation for the property cannot be reached between the County and VDOT. I am executing this right of entry on behalf of Hanover County based on representation that VDOT will compensate the County for the property needed for the construction of this proposed project. In the event that agreement cannot be reached, the monetary amount will be decided by the appropriate court action.

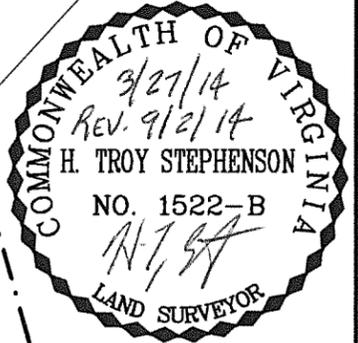
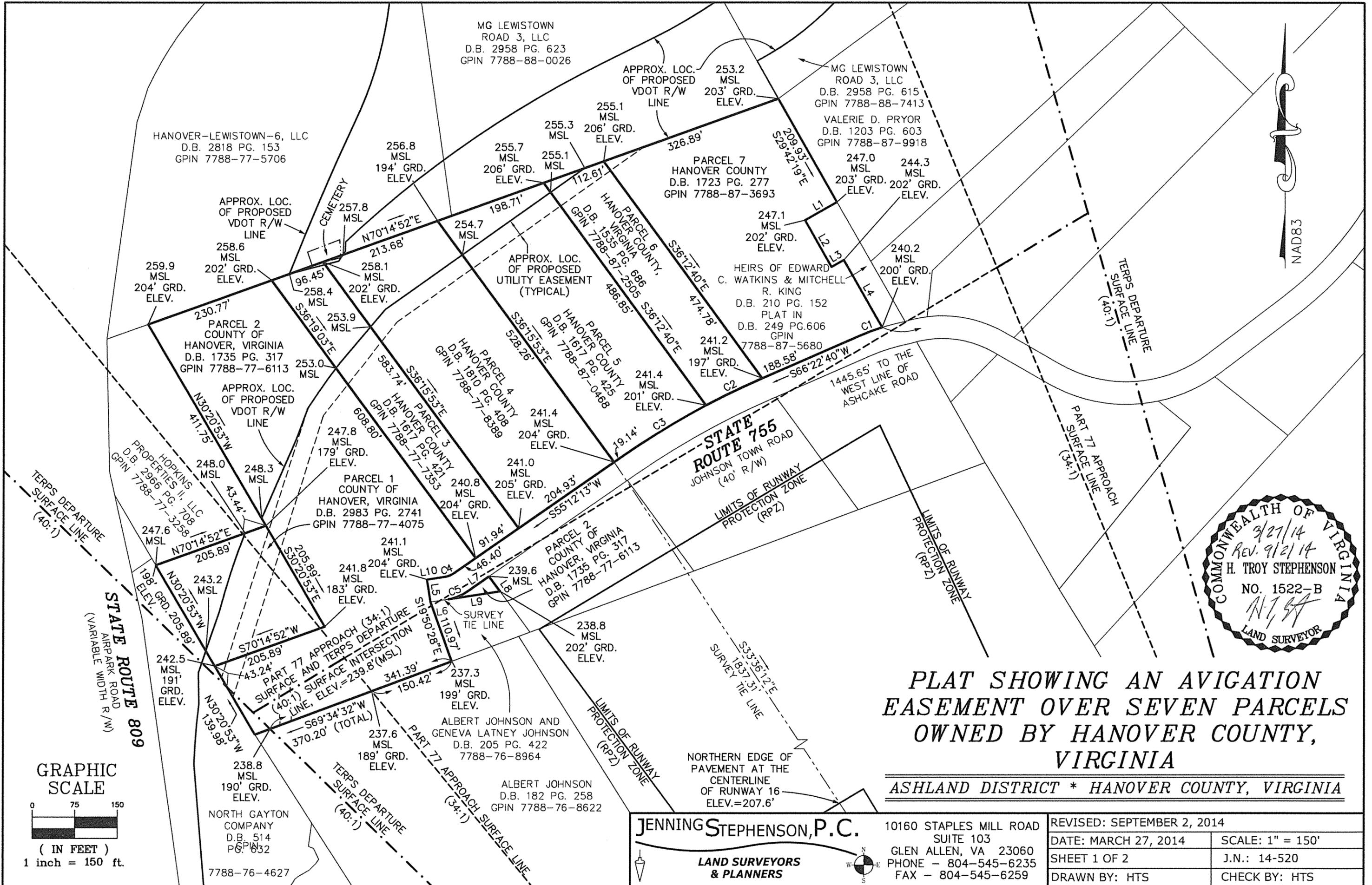
County of Hanover, Virginia

By:

(SEAL)

Approved as to form:

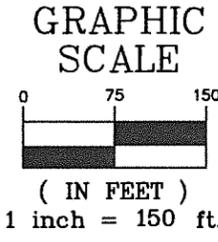
_____ County Attorney

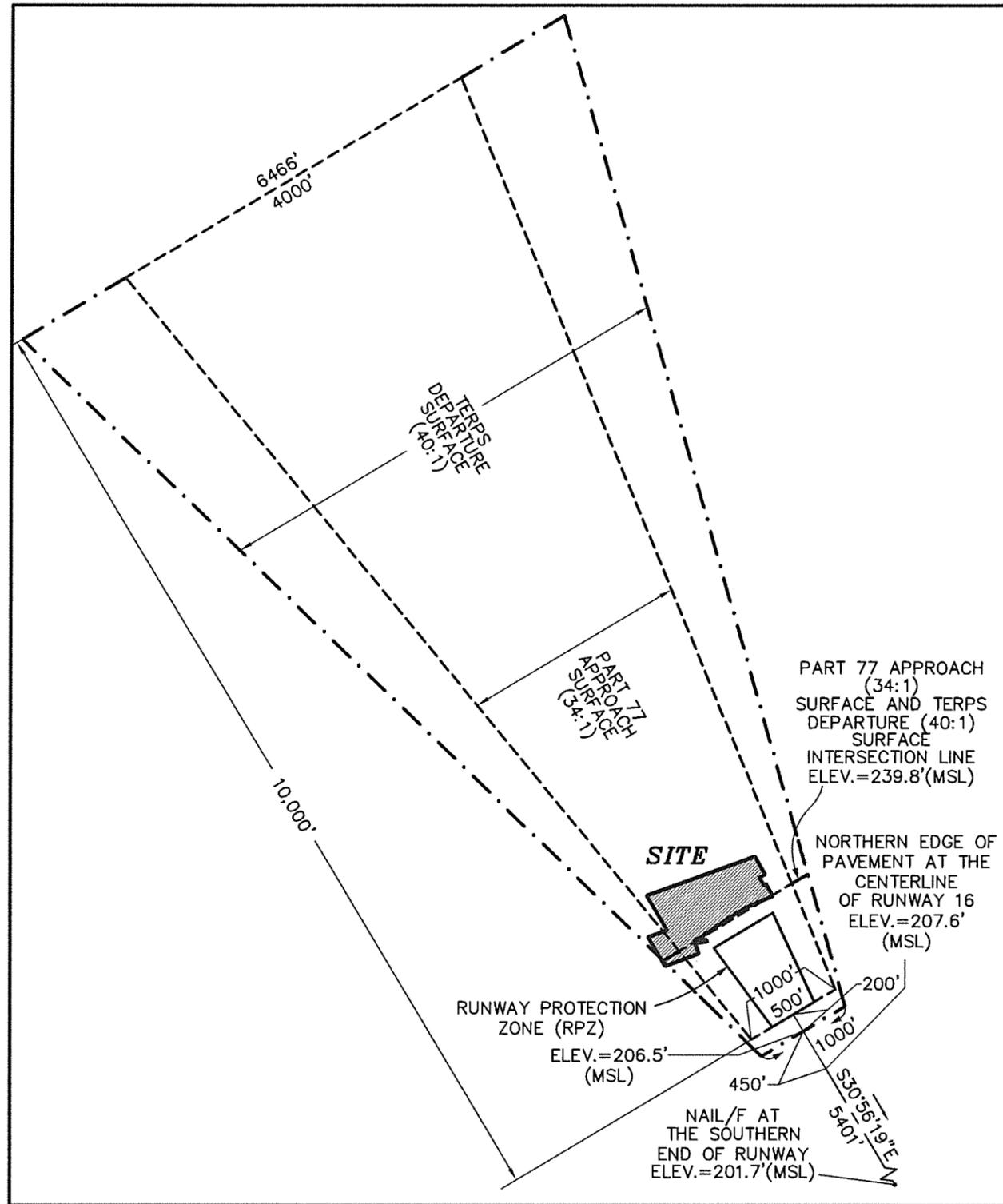


**PLAT SHOWING AN AVIGATION
EASEMENT OVER SEVEN PARCELS
OWNED BY HANOVER COUNTY,
VIRGINIA**

ASHLAND DISTRICT * HANOVER COUNTY, VIRGINIA

JENNING STEPHENSON, P.C.		REVISED: SEPTEMBER 2, 2014	
10160 STAPLES MILL ROAD SUITE 103 GLEN ALLEN, VA 23060 PHONE - 804-545-6235 FAX - 804-545-6259		DATE: MARCH 27, 2014	SCALE: 1" = 150'
LAND SURVEYORS & PLANNERS		SHEET 1 OF 2	J.N.: 14-520
		DRAWN BY: HTS	CHECK BY: HTS



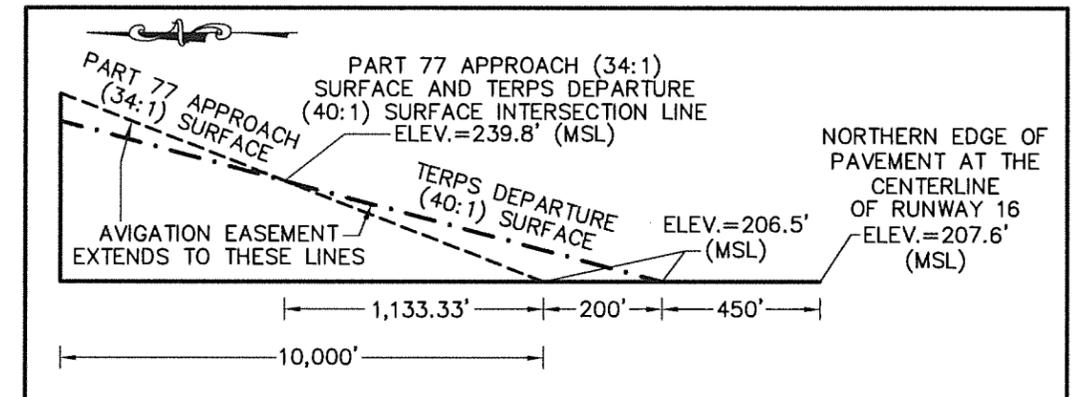


**VERTICAL SURFACE GEOMETRY DETAIL
(PLAN VIEW)**
NOT TO SCALE

NOTES

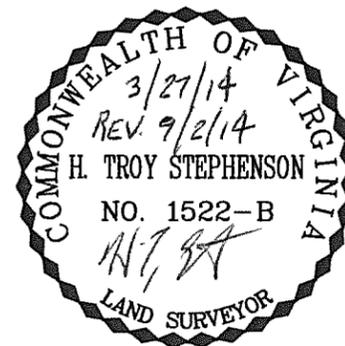
- 1.) OWNERSHIP AND REFERENCES:
AS SHOWN ON SHEET 1 OF 2
- 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN.
- 3.) MSL INDICATES MAXIMUM ALLOWABLE ELEVATION FROM SEA LEVEL FOR HEIGHT RESTRICTION (NAVD 88 VERTICAL DATUM).
- 3.) GRD ELEV. INDICATES THE APPROXIMATE GROUND ELEVATION AT THAT POINT.
- 5.) THESE PROPERTIES ARE LOCATED IN ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 51085C0305 B, EFFECTIVE DATE DECEMBER 2, 2008.

**VERTICAL SURFACE GEOMETRY DETAIL
(PROFILE VIEW)**
NOT TO SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°17'41"W	65.00'
L2	S29°42'19"E	95.00'
L3	N60°17'41"E	25.00'
L4	S29°42'19"E	136.84'
L5	S08°41'48"E	40.00'
L6	N81°18'12"E	31.59'
L7	N55°12'13"E	47.46'
L8	S36°19'03"E	32.62'
L9	S81°18'12"W	92.34'
L10	S81°18'12"W	31.59'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
C1	382.69'	41.20'	6°10'06"	S69°27'43"W	41.18'
C2	1443.23'	109.83'	4°21'37"	S64°11'52"W	109.81'
C3	1443.23'	171.64'	6°48'50"	S58°36'38"W	171.54'
C4	38.64'	17.60'	26°05'59"	S68°15'12"W	17.45'
C5	78.64'	35.82'	26°05'59"	N68°15'12"E	35.51'



**PLAT SHOWING AN AVIGATION
EASEMENT OVER SEVEN PARCELS
OWNED BY HANOVER COUNTY,
VIRGINIA**

ASHLAND DISTRICT * HANOVER COUNTY, VIRGINIA

JENNING STEPHENSON, P.C. LAND SURVEYORS & PLANNERS	10160 STAPLES MILL ROAD SUITE 103 GLEN ALLEN, VA 23060		REVISED: SEPTEMBER 2, 2014
	PHONE - 804-545-6235		DATE: MARCH 27, 2014
	FAX - 804-545-6259		SCALE: 1" = 150'
			SHEET 2 OF 2
			J.N.: 14-520
			DRAWN BY: HTS
			CHECK BY: HTS