

Consider Condemnation to Acquire Property for the Juggins Road Improvements

May 15, 2018



Background

- The Board authorized the funding and design of improvements to Juggins Road to support the new Moncure Elementary School
- The school is currently scheduled to open in the fall of 2019
- Road improvements have been designed, and the right of way process begun
- We now have the necessary right of way and easements, with the exception of common area associated with the Perry Farms subdivision
- Although the HOA and community management firm have indicated a willingness to convey the necessary property, HOA rules require approval from 2/3 of the 101 property owners









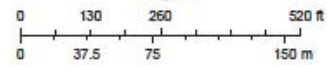
Tax Map 21L-6-M, Perry Farms HOA



October 26, 2017

1:2,787

- | | | |
|-----------------------|---|--|
| Parcels | Secondary Major |  Rivers and Estuaries |
| Interstate | Secondary |  Interstate |
| US Route | Secondary Minor | |
| US Route (Business) | Quantico Roads | |
| VA Primary |  Streams | |
| VA Primary (Business) |  Lakes | |



OWNER'S CONSENT AND DEDICATION
 THE PLATTING OF THE FOLLOWING DESCRIBED LAND:
 "PLAT SHOWING THE DEDICATION OF A VARIABLE WIDTH RIGHT OF WAY AND VARIOUS EASEMENTS ACROSS THE PROPERTY OF PERRY FARMS HOMEOWNERS' ASSOCIATION, INC." IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.
 DATE: _____

AGENT FOR PERRY FARMS HOMEOWNERS' ASSOCIATION, INC.

Notary Public

STATE OF _____
 CITY/COUNTY OF _____, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S ADDRESS:

PERRY FARMS HOMEOWNERS' ASSOCIATION, INC.
 P.O. BOX 7268
 FREDERICKSBURG, VA 22404-7268

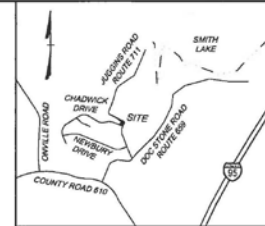
SITE AREA TABULATION:

TOTAL SITE = 0.480 AC. (20,902 SF)
 AREA TABULATION:
 RIGHT OF WAY DEDICATION = 0.107 AC. (4,672 SF)
 TEMPORARY CONSTRUCTION EASEMENT = 0.051 AC. (2,207 SF)
 COLUMBIA GAS EASEMENT = 0.097 AC. (4,225 SF)
 VERIZON EASEMENT = 0.097 AC. (4,225 SF)

NOTES:

- THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY THE TIMMONS GROUP ON MARCH 23, 2016.
- NO IMPROVEMENTS ARE SHOWN HEREON.
- THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND OTHER ENCUMBRANCES THAT ARE NOT SHOWN.
- BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
- NO CEMETERIES ARE BEING SUBDIVIDED WITH THIS PLAT.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 5101540131E DATED FEBRUARY 4, 2005.
- THIS PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THE SUBDIVISION BOUNDARY TO NATIONAL GEODETIC SURVEY MEASUREMENTS (LOT 8).
- THE GRID FACTOR (ELEVATION FACTOR (X) SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.9999513 UNLESS OTHERWISE STATED. THE 41' DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE SUBDIVISION.
- THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. TO CONVERT TO TRUE NORTH APPLY THE CONVERGENCE ANGLE 4°40'38". THE FOOT DEFINITION USED FOR CONVERSION OF VCS 1983 COORDINATES IS THE "U.S. SURVEY FOOT" (ONE FOOT=1209.57 METERS).
- THERE ARE NO CRIP UP BOUNDARIES WITHIN THE AREA TO BE DEDICATED.
- ZONING: R-1 CLUSTER
- NO ADDRESS SHOWN ON COUNTY PROPERTY DETAIL SHEET
- ALL EASEMENTS PROVIDED FOR ROADWAY PURPOSES ARE TO BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION ONLY TO THE EXTENT NECESSARY TO SERVE ROADWAY PURPOSES.

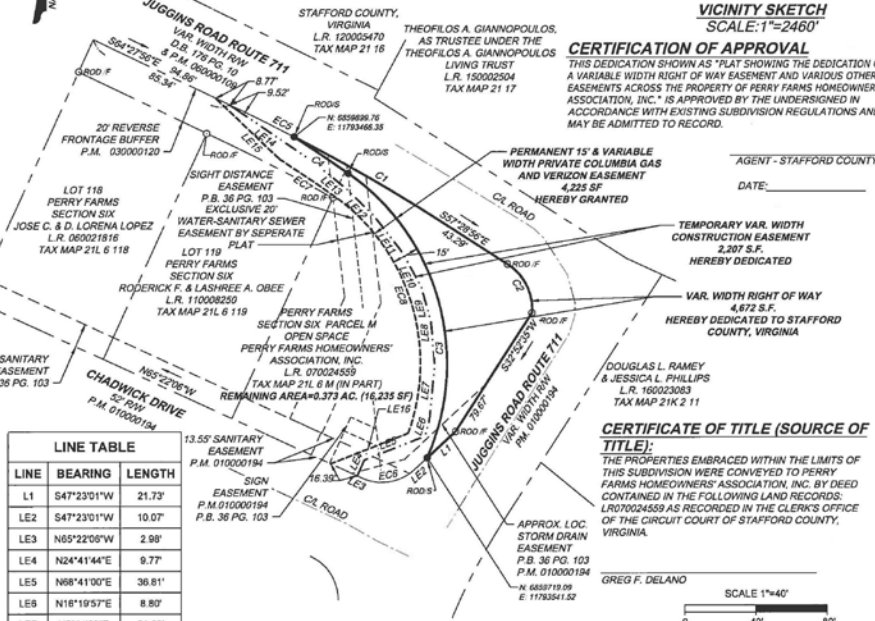
| CURVE TABLE | | | | | | |
|-------------|----------|---------|---------|-----------|---------------|---------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA | CHORD BEARING | CHORD |
| C1 | 1050.00' | 97.09' | 48.58' | 5°17'52" | S80°03'34"E | 97.05' |
| C2 | 30.00' | 32.13' | 17.80' | 61°21'46" | S26°48'03"E | 30.62' |
| C3 | 130.50' | 180.20' | 107.80' | 79°06'59" | N16°36'17"W | 188.22' |
| C4 | 1325.50' | 38.76' | 18.38' | 1°35'20" | N55°57'28"W | 38.76' |
| EC5 | 1050.00' | 30.85' | 15.43' | 1°41'01" | S93°33'01"E | 30.85' |
| EC6 | 27.00' | 31.89' | 17.98' | 67°14'54" | S81°00'28"W | 29.97' |
| EC7 | 1310.50' | 38.34' | 18.17' | 1°35'20" | S55°57'26"E | 38.34' |
| EC8 | 115.50' | 151.28' | 88.68' | 75°02'01" | S17°38'46"E | 140.68' |



VICINITY SKETCH
 SCALE: 1"=2460'

CERTIFICATION OF APPROVAL
 THIS DEDICATION SHOWN AS "PLAT SHOWING THE DEDICATION OF A VARIABLE WIDTH RIGHT OF WAY EASEMENT AND VARIOUS OTHER EASEMENTS ACROSS THE PROPERTY OF PERRY FARMS HOMEOWNERS' ASSOCIATION, INC." IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

AGENT - STAFFORD COUNTY
 DATE: _____



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| LE1 | S47°23'01"W | 21.73' |
| LE2 | S47°23'01"W | 10.07' |
| LE3 | N65°22'06"W | 2.99' |
| LE4 | N24°41'44"E | 9.77' |
| LE5 | N88°41'00"E | 38.61' |
| LE6 | N18°19'57"E | 8.80' |
| LE7 | N5°41'23"E | 31.23' |
| LE8 | N4°48'32"W | 25.33' |
| LE9 | N15°44'42"W | 19.65' |
| LE10 | N28°42'00"W | 22.28' |
| LE11 | N37°47'45"W | 25.05' |
| LE12 | N45°19'43"W | 24.04' |
| LE13 | N51°01'05"W | 23.75' |
| LE14 | N55°49'37"W | 58.34' |
| LE15 | S48°24'57"E | 49.58' |
| LE16 | S88°41'00"W | 47.14' |

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF STAFFORD, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET, GIVEN UNDER MY HAND THIS 25TH DAY OF JULY, 2017.

GREG F. DELANO, L.S.
 1001 BOULDERIS PARKWAY SUITE 300
 RICHMOND, VIRGINIA 23225



PLAT SHOWING THE DEDICATION OF A VARIABLE WIDTH RIGHT OF WAY AND VARIOUS EASEMENTS ACROSS THE PROPERTY OF PERRY FARMS HOMEOWNERS' ASSOCIATION, INC.

| | |
|---------------------|---------------------------|
| Rockhill District | Stafford County, Virginia |
| Date: July 25, 2017 | Scale: 1"=40' |
| Sheet: 1 of 1 | File: 32296-002 |
| Drawn by: GFD | Checked by: GFD |
| Revised: | |

TIMMONS GROUP

Y:\901137296-002-JUGGINS_ROAD_DED\DWG\37296-002V.PLDED-JUGGINS_ROD.dwg | Plotted on 3/23/2018 1:34 PM | by Marilyn Farmer

Acquisition Plat

Acquisition Requirements

- The County must acquire approximately 1/10th of an acre of right of way, along with much smaller amounts of utility and construction easements to complete the project
- The value for the right of way and easements was calculated at \$2,565 by our acquisition consultant
- Our bona fide offer was provided on March 30 without response
- Staff recommends approval of R18-84 authorizing quick take condemnation proceedings to allow utility relocations to begin this summer
- Construction could then start this fall in time for completion prior to the school opening



Consider Condemnation to Acquire Property for the Juggins Road Improvements

Questions?

