

**PREPARED BY VDOT  
UNDER 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 AGREEMENT**, made this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the  
**COUNTY OF ALBEMARLE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia,  
Grantor, and the **COMMONWEALTH OF VIRGINIA**, Department of Transportation, Grantee.

**WITNESSETH:**

**THAT WHEREAS**, it is proposed by the Commonwealth to widen or improve State  
Highway Route 631, Project 0631-M03-008, RW201 from of Charlottesville/Albemarle border to  
0.232 MI E. of Charlottesville/Albemarle border, in the County of <<parcel\_city\_county\_name>>,  
Virginia; and

**WHEREAS**, in the improvement it is necessary that the Grantee enter upon the lands of  
the Grantor located in the aforesaid county to extend the trail slopes and/or other construction  
onto the lands, from opposite approximate Segment 2 Construction Baseline Station 200+05 to  
opposite Station 213+08.31 as shown on Sheet Nos. 5, 5RW, 6 & 6RW of the plans for the  
above project on file in the office of the Department of Transportation, Richmond, Virginia;

**NOW, THEREFORE**, for and in consideration of the premises and of the benefits  
accruing or to accrue to the Grantor by reason of such improvement, and for the further  
consideration of One Dollar (\$1.00) cash in hand paid to the Grantor, receipt of which is hereby  
acknowledged, the Grantor grants and conveys to the Grantee the temporary construction

easement to use the areas from opposite approximate Station 200+05 to opposite Station 213+08.31, containing 2.708 acres, more or less, and as shown outlined in ORANGE on photocopies of Sheet Nos. 5, 5RW, 6 & 6RW, for the proper execution of the work, which photocopies are hereto attached as a part hereof and recorded simultaneously herewith in the State Highway Plat Book \_\_\_\_\_, Page \_\_\_\_\_. This temporary construction easement will terminate at such time as the project is completed.

**ADDITIONAL CONSIDERATION:**

\$0.00 (Donated) in full for temporary construction easement and all appurtenances thereon, including damages, if any.

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

The Grantor covenants and agrees that the consideration mentioned above and paid to them shall be in lieu of any and all claims to compensation, including all costs to cure and all incurable damages to the value of the Grantor's remaining property caused by this acquisition, if any.

**WITNESS** the following signature and seal:

**SIGNATURES AND SEALS ON NEXT PAGE**

**COUNTY OF ALBEMARLE, VIRGINIA**

\_\_\_\_\_(SEAL)  
Jeffrey B. Richardson  
County Executive

COMMONWEALTH OF VIRGINIA,  
CITY OF CHARLOTTESVILLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Jeffrey B. Richardson, County Executive, on behalf of the County of Albemarle, Virginia, a political subdivision of the Commonwealth of Virginia, Grantor.

My Commission expires \_\_\_\_\_.

Notary Registration No.: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Approved as to form:

\_\_\_\_\_  
County Attorney

PROJECT MANAGER John Rose (540) 829-7429, Culpeper District  
 SURVEYED BY, DATE Rice Associates (804) 674-9723, Richmond, VA, 11/09/2022  
 DESIGN BY ATCS, INC. (804) 476-0378, Richmond, VA  
 SUBSURFACE UTILITY BY, DATE Timothy Edward Payne, L.S. (804) 340-5229, Richmond, VA 12/28/2022

		REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
		R5	VA	631	0631-M03-008 R201,C501	5

REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
R5	VA	631	0631-M03-008 R201,C501	5

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

SEE SHEET 1H FOR UTILITY INFORMATION

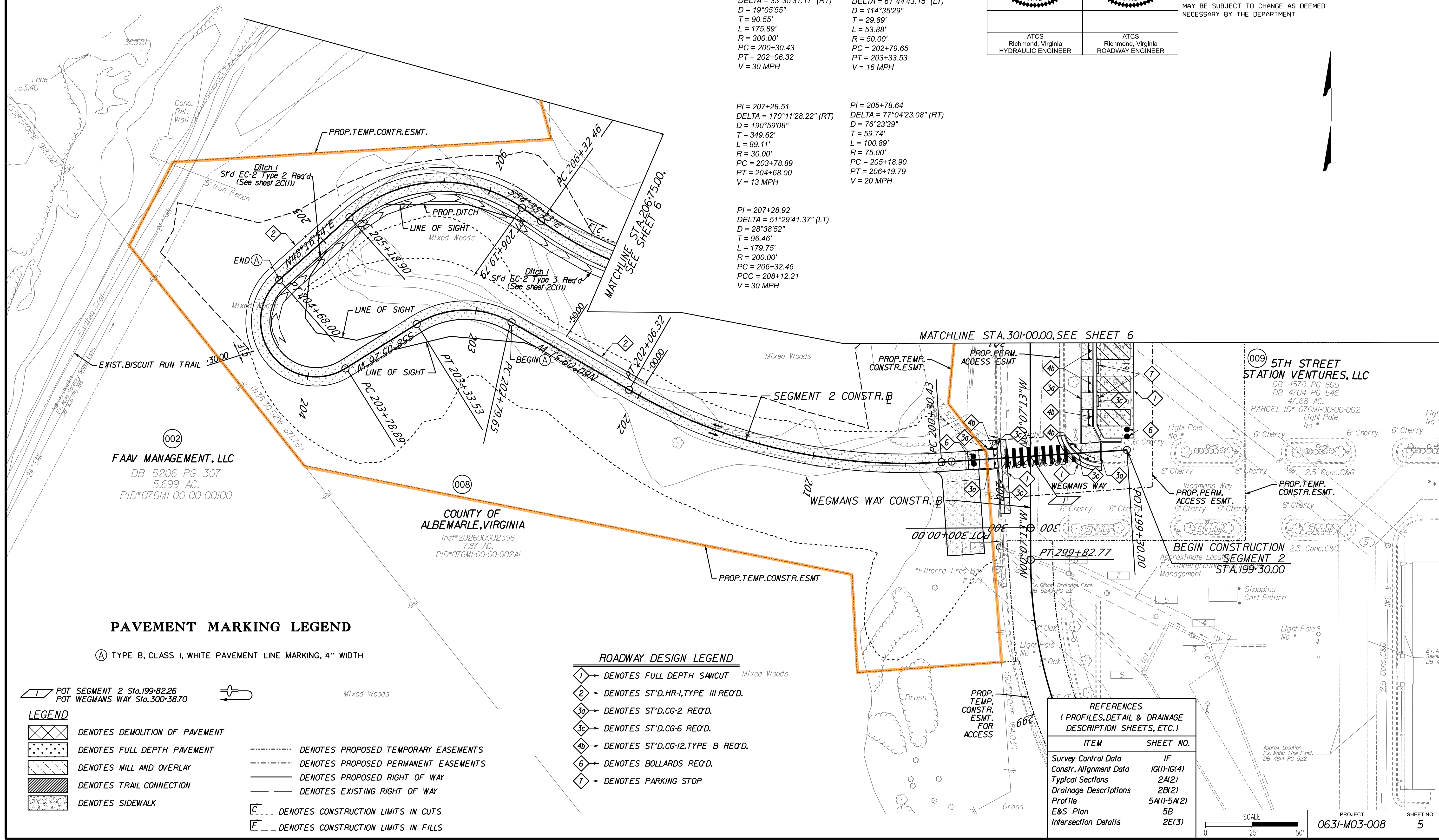
PI = 201+20.99  
 DELTA = 33°35'31.17" (RT)  
 D = 19°05'55"  
 T = 90.55'  
 L = 175.89'  
 R = 300.00'  
 PC = 200+30.43  
 PT = 202+06.32  
 V = 30 MPH

PI = 203+09.54  
 DELTA = 61°44'43.15" (LT)  
 D = 114°35'29"  
 T = 29.89'  
 L = 53.88'  
 R = 50.00'  
 PC = 202+79.65  
 PT = 203+33.53  
 V = 16 MPH

PI = 207+28.51  
 DELTA = 170°11'28.22" (RT)  
 D = 190°59'08"  
 T = 349.62'  
 L = 89.11'  
 R = 30.00'  
 PC = 203+78.89  
 PT = 204+68.00  
 V = 13 MPH

PI = 205+78.64  
 DELTA = 77°04'23.08" (RT)  
 D = 76°23'39"  
 T = 59.74'  
 L = 100.89'  
 R = 75.00'  
 PC = 205+18.90  
 PT = 206+19.79  
 V = 20 MPH

PI = 207+28.92  
 DELTA = 51°29'41.37" (LT)  
 D = 28°38'52"  
 T = 96.46'  
 L = 179.75'  
 R = 200.00'  
 PC = 206+32.46  
 PCC = 208+12.21  
 V = 30 MPH



**PAVEMENT MARKING LEGEND**

(A) TYPE B, CLASS I, WHITE PAVEMENT LINE MARKING, 4" WIDTH

**LEGEND**

	DENOTES DEMOLITION OF PAVEMENT
	DENOTES FULL DEPTH PAVEMENT
	DENOTES MILL AND OVERLAY
	DENOTES TRAIL CONNECTION
	DENOTES SIDEWALK

**ROADWAY DESIGN LEGEND**

- DENOTES FULL DEPTH SAWCUT
- DENOTES ST'D. HR-I, TYPE III REQ'D.
- DENOTES ST'D. CG-2 REQ'D.
- DENOTES ST'D. CG-6 REQ'D.
- DENOTES ST'D. CG-12, TYPE B REQ'D.
- DENOTES BOLLARDS REQ'D.
- DENOTES PARKING STOP

- DENOTES PROPOSED TEMPORARY EASEMENTS
- DENOTES PROPOSED PERMANENT EASEMENTS
- DENOTES PROPOSED RIGHT OF WAY
- DENOTES EXISTING RIGHT OF WAY
- DENOTES CONSTRUCTION LIMITS IN CUTS
- DENOTES CONSTRUCTION LIMITS IN FILLS

**REFERENCES**  
(PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

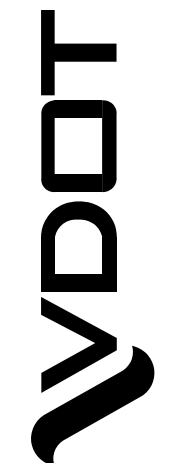
ITEM	SHEET NO.
Survey Control Data	IF
Constr. Alignment Data	1G(1)-1G(4)
Typical Sections	2A(2)
Drainage Descriptions	2B(2)
Profile	5A(1)-5A(2)
E&S Plan	5B
Intersection Details	2E(3)

SCALE: 0 25' 50'

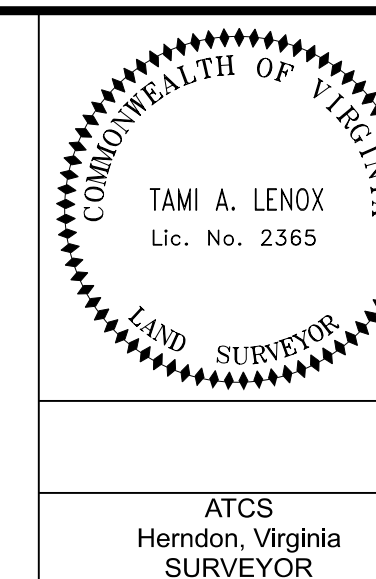
PROJECT: 0631-M03-008

SHEET NO.: 5

CULPEPER DISTRICT

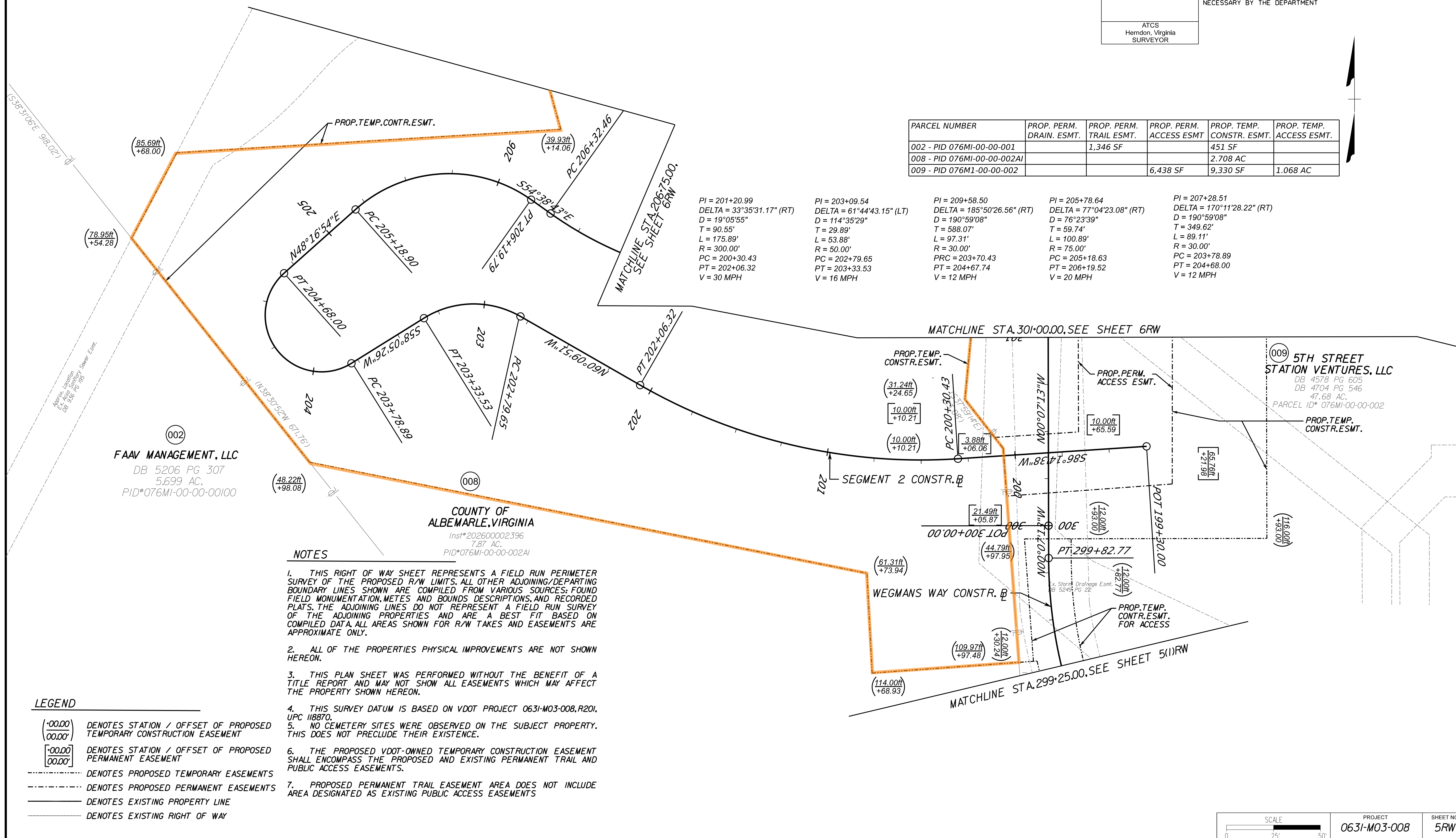


PROJECT MANAGER *John Rose (540) 823-7479 Culpeper District*  
 SURVEYED BY, DATE *Rise Associates (804) 674-9723 Richmond, VA 11/09/2022*  
 DESIGN BY *ATCS, INC. (804) 576-0378 Richmond, VA*  
 SUBSURFACE UTILITY BY, DATE *Timothy Edward Payne, L.S. (804) 342-5229 Richmond, VA 12/28/2022*



REVISED	STATE	ROUTE	PROJECT	SHEET NO.
R1 09/23/25	VA.	631	0631-M03-008 R201,C501	5RW
R2 11/21/25				
R4 02/05/26				
R5 04/16/26				

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



PARCEL NUMBER	PROP. PERM. DRAIN. ESMT.	PROP. PERM. TRAIL ESMT.	PROP. PERM. ACCESS ESMT.	PROP. TEMP. CONSTR. ESMT.	PROP. TEMP. ACCESS ESMT.
002 - PID 076MI-00-00-001		1,346 SF		451 SF	
008 - PID 076MI-00-00-002A1				2,708 AC	
009 - PID 076MI-00-00-002			6,438 SF	9,330 SF	1,068 AC

PI = 201+20.99 DELTA = 33°35'31.17" (RT) D = 19°05'55" T = 90.55' L = 175.89' R = 300.00' PC = 200+30.43 PT = 202+06.32 V = 30 MPH	PI = 203+09.54 DELTA = 61°44'43.15" (LT) D = 114°35'29" T = 29.89' L = 53.88' R = 50.00' PC = 202+79.65 PT = 203+33.53 V = 16 MPH	PI = 209+58.50 DELTA = 185°50'26.56" (RT) D = 190°59'08" T = 588.07' L = 97.31' R = 30.00' PC = 203+70.43 PT = 204+67.74 V = 12 MPH	PI = 205+78.64 DELTA = 77°04'23.08" (RT) D = 76°23'39" T = 59.74' L = 100.89' R = 75.00' PC = 205+18.63 PT = 206+19.52 V = 20 MPH	PI = 207+28.51 DELTA = 170°11'28.22" (RT) D = 190°59'08" T = 349.62' L = 89.11' R = 30.00' PC = 203+78.89 PT = 204+68.00 V = 12 MPH
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002  
**FAAV MANAGEMENT, LLC**  
 DB 5206 PG 307  
 5.699 AC.  
 PID#076MI-00-00-00100

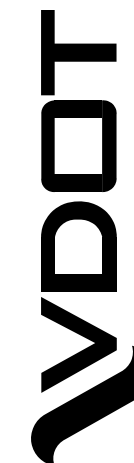
008  
**COUNTY OF ALBEMARLE, VIRGINIA**  
 Inst# 202600002396  
 7.87 AC.  
 PID#076MI-00-00-002A1

009  
**5TH STREET STATION VENTURES, LLC**  
 DB 4578 PG 605  
 DB 4704 PG 546  
 47.68 AC.  
 PARCEL ID# 076MI-00-00-002  
 PROP. TEMP. CONSTR. ESMT.

- NOTES**
- THIS RIGHT OF WAY SHEET REPRESENTS A FIELD RUN PERIMETER SURVEY OF THE PROPOSED R/W LIMITS. ALL OTHER ADJOINING/DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES; FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THE ADJOINING LINES DO NOT REPRESENT A FIELD RUN SURVEY OF THE ADJOINING PROPERTIES AND ARE A BEST FIT BASED ON COMPILED DATA. ALL AREAS SHOWN FOR R/W TAKES AND EASEMENTS ARE APPROXIMATE ONLY.
  - ALL OF THE PROPERTIES PHYSICAL IMPROVEMENTS ARE NOT SHOWN HEREON.
  - THIS PLAN SHEET WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.
  - THIS SURVEY DATUM IS BASED ON VDOT PROJECT 0631-M03-008, R201, UPC 118870.
  - NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY. THIS DOES NOT PRECLUDE THEIR EXISTENCE.
  - THE PROPOSED VDOT-OWNED TEMPORARY CONSTRUCTION EASEMENT SHALL ENCOMPASS THE PROPOSED AND EXISTING PERMANENT TRAIL AND PUBLIC ACCESS EASEMENTS.
  - PROPOSED PERMANENT TRAIL EASEMENT AREA DOES NOT INCLUDE AREA DESIGNATED AS EXISTING PUBLIC ACCESS EASEMENTS

- LEGEND**
- (-00.00 / 00.00) DENOTES STATION / OFFSET OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT
  - (-00.00 / 00.00) DENOTES STATION / OFFSET OF PROPOSED PERMANENT EASEMENT
  - DENOTES PROPOSED TEMPORARY EASEMENTS
  - - - - DENOTES PROPOSED PERMANENT EASEMENTS
  - DENOTES EXISTING PROPERTY LINE
  - DENOTES EXISTING RIGHT OF WAY

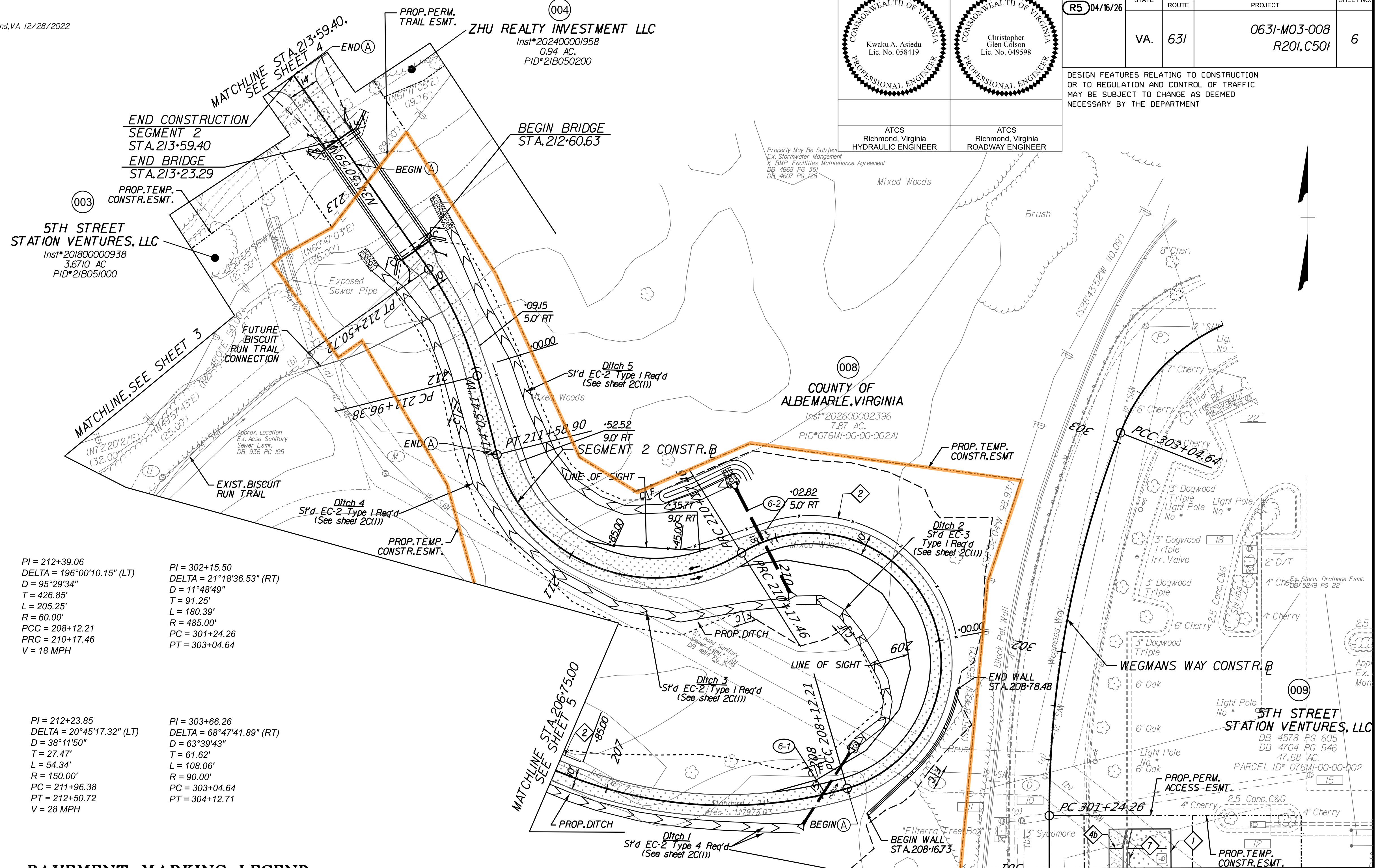
CULPEPER DISTRICT



PROJECT MANAGER John Rose (540) 829-7429 Culpeper District  
 SURVEYED BY DATE Rice Associates (804) 674-9723 Richmond, VA 11/09/2022  
 DESIGN BY ATCS, INC. (804) 476-0378 Richmond, VA  
 SUBSURFACE UTILITY BY DATE Timothy Edward Payne, L.S. (804) 342-5229 Richmond, VA 12/28/2022


REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
R5 04/16/26	VA.	631	0631-M03-008 R201,C501	6

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



PI = 207+28.92 DELTA = 51°29'41.37" (LT) D = 28°38'52" T = 96.46' L = 179.75' R = 200.00' PC = 206+32.46 PCC = 208+12.21 V = 30 MPH	PI = 212+39.06 DELTA = 196°00'10.15" (LT) D = 95°29'34" T = 426.85' L = 205.25' R = 60.00' PC = 208+12.21 PRC = 210+17.46 V = 18 MPH	PI = 302+15.50 DELTA = 21°18'36.53" (RT) D = 11°48'49" T = 91.25' L = 180.39' R = 485.00' PC = 301+24.26 PT = 303+04.64
PI = 211+20.78 DELTA = 108°02'53.22" (RT) D = 76°23'39" T = 103.32' L = 141.43' R = 75.00' PRC = 210+17.46 PT = 211+58.90 V = 20 MPH	PI = 212+23.85 DELTA = 20°45'17.32" (LT) D = 38°11'50" T = 27.47' L = 54.34' R = 150.00' PC = 211+96.38 PT = 212+50.72 V = 28 MPH	PI = 303+66.26 DELTA = 68°47'41.89" (RT) D = 63°39'43" T = 61.62' L = 108.06' R = 90.00' PC = 303+04.64 PT = 304+12.71

**PAVEMENT MARKING LEGEND**

- (A) TYPE B, CLASS I, WHITE PAVEMENT LINE MARKING, 4" WIDTH
- DENOTES PROPOSED TEMPORARY EASEMENTS
- - - - - DENOTES PROPOSED PERMANENT EASEMENTS
- DENOTES PROPOSED RIGHT OF WAY
- DENOTES EXISTING RIGHT OF WAY
- C --- DENOTES CONSTRUCTION LIMITS IN CUTS
- F --- DENOTES CONSTRUCTION LIMITS IN FILLS

**ROADWAY DESIGN LEGEND**

- 1 → DENOTES FULL DEPTH SAWCUT
- 2 → DENOTES ST'D. HR-I, TYPE III REQ'D.
- 40 → DENOTES ST'D. CG-12, TYPE B REQ'D.
- 7 → DENOTES PARKING STOP

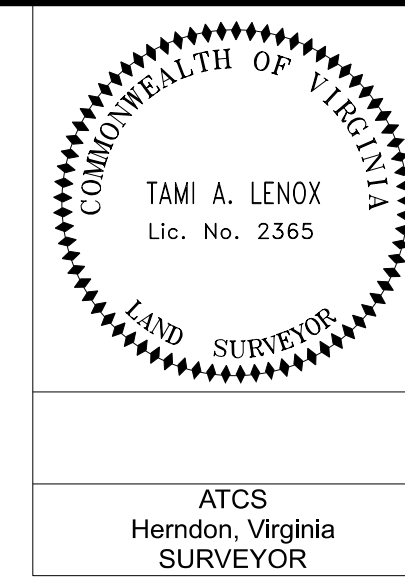
SEE SHEET 1H FOR UTILITY INFORMATION

REFERENCES (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)	
ITEM	SHEET NO.
Survey Control Data	IF
Constr. Alignment Data	1G(1)-1G(4)
Typical Sections	2A(2)
Drainage Descriptions	2B(2)
Profile	6A
E&S Plan	6B
Intersection Details	2E(3)
Wall Plan	8(4)

SCALE	PROJECT	SHEET NO.
0 25' 50'	0631-M03-008	6

VDOT CULPEPER DISTRICT

PROJECT MANAGER John Rosa (540) 829-7429 Culpeper District  
 SURVEYED BY DATE Rice Associates (804) 674-9723 Richmond, VA 11/09/2022  
 DESIGN BY ATCS, INC. (804) 476-0378 Richmond, VA  
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REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
R1 09/23/25	VA.	631	0631-M03-008	6RW
R2 11/21/25			R201,C501	
R4 02/05/26				
R5 04/16/26				

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ATCS  
Herndon, Virginia  
SURVEYOR

Property May Be Subject To:  
 Ex. Stormwater Management  
 7 BMP Facilities Maintenance Agreement  
 DB 4668 PG 351  
 DB 4607 PG 128

**NOTES**

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- PROPOSED PERMANENT TRAIL EASEMENT AREA DO NOT INCLUDE AREA DESIGNATED AS EXISTING PUBLIC ACCESS EASEMENTS

003  
**5TH STREET STATION VENTURES, LLC**  
 Inst\* 201800000938  
 3.6710 AC  
 PID\* 21B051000

004  
**ZHU REALTY INVESTMENT LLC**  
 Inst\* 202400001958  
 0.94 AC  
 PID\* 21B050200

008  
**COUNTY OF ALBEMARLE, VIRGINIA**  
 Inst\* 202600002396  
 7.87 AC  
 PID\* 076M1-00-00-002A1

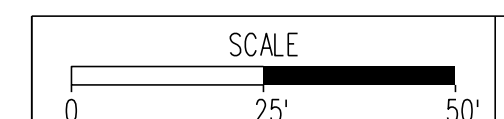
009  
**5TH STREET STATION VENTURES, LLC**  
 DB 4578 PG 605  
 DB 4704 PG 546  
 47.68 AC  
 PARCEL ID\* 076M1-00-00-002

PI = 207+28.51 DELTA = 170°11'28.22" (RT) D = 190°59'08" T = 349.62' L = 89.11' R = 30.00' PC = 203+78.89 PT = 204+68.00 V = 12 MPH	PI = 212+39.06 DELTA = 196°00'10.15" (LT) D = 95°29'34" T = 426.85' L = 205.25' R = 60.00' PC = 208+12.21 PT = 210+17.46 V = 18 MPH	PI = 302+15.50 DELTA = 21°18'36.53" (RT) D = 11°48'49" T = 91.25' L = 180.39' R = 485.00' PC = 301+24.26 PT = 303+04.64
PI = 211+20.78 DELTA = 108°02'53.22" (RT) D = 76°23'39" T = 103.32' L = 141.43' R = 75.00' PC = 210+17.46 PT = 211+58.90 V = 20 MPH	PI = 212+23.85 DELTA = 20°45'17.32" (LT) D = 38°11'50" T = 27.47' L = 54.34' R = 150.00' PC = 211+96.38 PT = 212+50.72 V = 25 MPH	PI = 303+66.26 DELTA = 68°47'41.89" (RT) D = 63°39'43" T = 61.62' L = 108.06' R = 90.00' PC = 303+04.64 PT = 304+12.71

**LEGEND**

- (-00.00 / 00.00) DENOTES STATION / OFFSET OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- (-00.00 / 00.00) DENOTES STATION / OFFSET OF PROPOSED PERMANENT EASEMENT
- DENOTES PROPOSED TEMPORARY EASEMENTS
- DENOTES PROPOSED PERMANENT EASEMENTS
- DENOTES EXISTING PROPERTY LINE
- DENOTES EXISTING RIGHT OF WAY

PARCEL NUMBER	PROP. PERM. DRAIN. ESMT.	PROP. PERM. TRAIL ESMT.	PROP. PERM. ACCESS ESMT.	PROP. TEMP. CONSTR. ESMT.	PROP. TEMP. ACCESS ESMT.
003 - PID 21B051000		15,483 SF		17,282 SF	
008 - PID 076M1-00-00-002A1				2,708 AC	
009 - PID 076M1-00-00-002		6,438 SF		9,330 SF	1.068 AC



PROJECT: 0631-M03-008  
 SHEET NO.: 6RW

CULPEPER DISTRICT

