

Instrument Control Number

002864

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]



Doc ID: 033303080011 Type: DEE
Recorded: 03/28/2016 at 02:57:10 PM
Fee Amt: \$0.00 Page 1 of 11
Albemarle County, VA
Jon R. Zug Circuit Clerk
File# 2016-00002864

BK 4738 PG 548-558

T
A
X
E
X
E
M
P
T

C
O
R
P

Date of Instrument: [3/21/2016]

Instrument Type: [OTHER]

Number of Parcels [1]

Number of Pages [1]

City ☐ County ☒ [Albemarle County] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[River Heights Associates]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

☒ ☐

Last Name	First Name	Middle Name or Initial	Suffix
[Virginia Department of T]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [Virginia Department of Transportation]
(Address 1) [Culpeper District]
(Address 2) []
(City, State, Zip) [*] [VA] [*]

Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City ☐ County ☐ [] Percent. in this Juris. [100]

Book [] Page [] Instr. No []

Parcel Identification No (PIN) [04500-00-00-068D0]

Tax Map Num. (if different than PIN) [04500-00-00-068D0]

Short Property Description []

[]

Current Property Address (Address 1) []

(Address 2) []

(City, State, Zip) [] [] []

Instrument Prepared by [VDOT]

Recording Paid for by [CSC]

Return Recording to (Name) [Charlottesville Settlement Company]

(Address 1) [941 Glenwood Station Lane]

(Address 2) [Suite 101]

(City, State, Zip) [Charlottesville] [VA] [22901]

Customer Case ID [] [] []



002864

R/W-35 COT
Revised 10/14

TAX MAP #04500-00-00-068D0

UPC 106137
Parcel 204

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

Exempted from recordation taxes
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)

No. C-716019

\$50,085.00

CERTIFICATE OF TAKE

This is to certify that \$50,085.00, which sum has been paid into Court, is estimated by the Commissioner of Highways to be the fair value of the land hereinafter described, or interest therein, and damages to the remainder, if any, owned in whole or in part by RIVER HEIGHTS ASSOCIATES LIMITED PARTNERSHIP, a Connecticut limited partnership, and COUNTY OF ALBEMARLE, VIRGINIA, a political subdivision of the Commonwealth of Virginia, ("Landowner"), which the said Commissioner of Highways has directed to be taken in conjunction with the construction, reconstruction, alteration, maintenance and repair of Route 1403, State Secondary System, and for all other purposes incidental thereto, identified as Project 9999-002-900, R201, as shown on Sheets 5, 5A, 5RW, 6, 6A, and 6RW of plans for said Project on file with the Department of Transportation. The amount above specified, or so much thereof as may be directed by the Court, will be paid by the Clerk thereof, pursuant to the order of the Circuit Court of the County of Albemarle, as provided by Sections 33.2-1019, 33.2-1020, and 33.2-1023 of the Code of Virginia of 1950, as amended. The land, or interest therein, taken lies in Albemarle County, and is described as follows:

Parcel 204

Being as shown on Sheets 5RW and 6RW of the plans for Route 1403, State Highway Project 9999-002-900, R201, and beginning on the Southeast (right) side of the Berkmar Drive Construction Baseline from a point in the lands of the Landowner opposite approximate Station 121+00 to the lands now or formerly belonging to Crockett Corporation, opposite approximate Station 123+85, and containing 4,586 square feet, more or less, land; together with the permanent right and easement to use the additional area shown as being required for the proper construction and maintenance of slopes and drainage facilities from opposite approximate Station 120+58 to Station 123+36.26, containing 20,997 square feet, more or less;

Together with the temporary right and easement to use the additional area shown as being required for the proper construction of cut and/or fill slopes, containing 1,803 square feet, more or less. Said temporary easement will terminate at such time as the construction of the aforesaid project is completed.

The source being property acquired by the Landowner from S-V Associates, a Virginia partnership, by Deed dated February 25, 1981, and recorded March 4, 1981, in Deed Book 711, Page 738, in the Office of the Clerk of the Circuit Court of Albemarle County.

For a more particular description of the land, or interest therein, taken, reference is made to photocopy of said Sheets 5, 5RW, 6, and 6RW, showing outlined in RED the land taken in fee simple, outlined in GREEN the permanent slope and drainage easement, and outlined in ORANGE the temporary construction easement, and recorded simultaneously herewith in the State Highway Plat Book XV, Page 514-519.

Dated at Richmond, Virginia

3/21/16

Commissioner of Highways

By: Lori A. Snider
State Right of Way & Utilities Director

Copy for: Commissioner of Highways
Attorney At Law

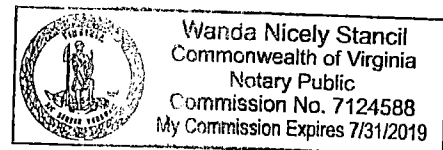
COMMONWEALTH OF VIRGINIA

City of Richmond

The foregoing instrument was acknowledged before me this 21st day of March, 2016, by Lori A. Snider, State Right of Way & Utilities Director.

My Commission expires July 31, 2019

Wanda Nicely Stancil
Notary Public



PROJECT MANAGER D. C. HARRIS 12/11/15
 SURVEYED BY VCC
 DESIGN SUPERVISED BY W. H. HARRIS, P.E.
 DESIGNED BY W. H. HARRIS, P.E.

REVISED	STATE	ROUTE	PROJECT	SHEET NO
12/11/15	VA	1403	9999-002-900 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

LEGEND

- C Denotes Construction Limits In Cuts
- F Denotes Construction Limits In Fills
- Denotes Proposed Pavement
- Denotes Pavement Placing and Resurfacing
- Denotes Pavement Placing and Build-up
- Denotes Denatification of Pavement

Note: Figures in brackets and dot-dashed lines denote Permanent Easements.

Note: Figures in parentheses and dot-dot-dashed lines denote Temporary Easements.

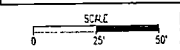
- 1 STD. C5-6 REOD.
- 2 STD. C5-2 REOD.
- 3 STD. C5-7 REOD.
- 4 STD. C5-3 REOD.
- 5 STD. C5-12 REOD.
- 6 STD. GR-2A REOD. TO BE POWDER COATED AND GALVANIZED IN ACCORDANCE WITH THE SPECIAL PROVISION.
- 7 STD. GR-6 REOD. TO BE POWDER COATED AND GALVANIZED IN ACCORDANCE WITH THE SPECIAL PROVISION.
- 8 STD. UO-3 REOD.
- 9 STD. UO-4 REOD. OR WOOD. UO-4 IS SPECIFIED ON SHEET 2411
- 10 NOT USED
- 11 STD. FOA-1 TYPE 1 REOD.
- 12 STD. GR-2 REOD.
- 13 STD. CD-1 REOD.
- 14 STD. CD-2 REOD.
- 15 STD. EW-2 REOD.
- 16 STD. OUTLET PIPE REOD.
- 17 STD. FE-CL REOD.
- 18 STD. GATE FE-6 L-1/2 REOD.
- 19 STD. PROP. S CONCRETE SIDEWALK
- 20 STD. PROP. 10' SHARED USE PATH
- 25 STD. GR-9 REOD. TO BE POWDER COATED AND GALVANIZED IN ACCORDANCE WITH THE SPECIAL PROVISION.

REFERENCES

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

Roadway Profile	SA
Drainage Descriptions	2F(1)-2F(5)
E&S Phase I & II	5B, 5C
Stakeout Details	2J(1) - 12

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.



POT BERKMAR BASELINE STA 16+08.39
 POT ENTRANCE STA 10+00.00
 Δ 50°00'00" RI

Curve BERKMAR-03
 PI = 16+91.95
 DELTA = 8°37'12.40" (RT)
 D = 5'43" 46"
 T = 75.37'
 L = 150.45'
 R = 1000.00'
 PC = 16+16.58
 PT = 17+07.03
 V = 45 mph
 e = 2% ULS

COMMONWEALTH OF VIRGINIA
 Parcel ID 04500-00-00-06807
 D.B. 1754 PG. 514
 17.091 Ac.

RYANNA WATER AND SEWER AUTHORITY
 Parcel ID 04500-00-00-06880
 D.B. 768 PG. 277
 22 Ac. 1767 Assessment

Whitman Requard & Associates
 Richmond, Virginia
 ROADWAY ENGINEER

Whitman, Requard & Associates
 Richmond, Virginia
 HYDRAULIC ENGINEER

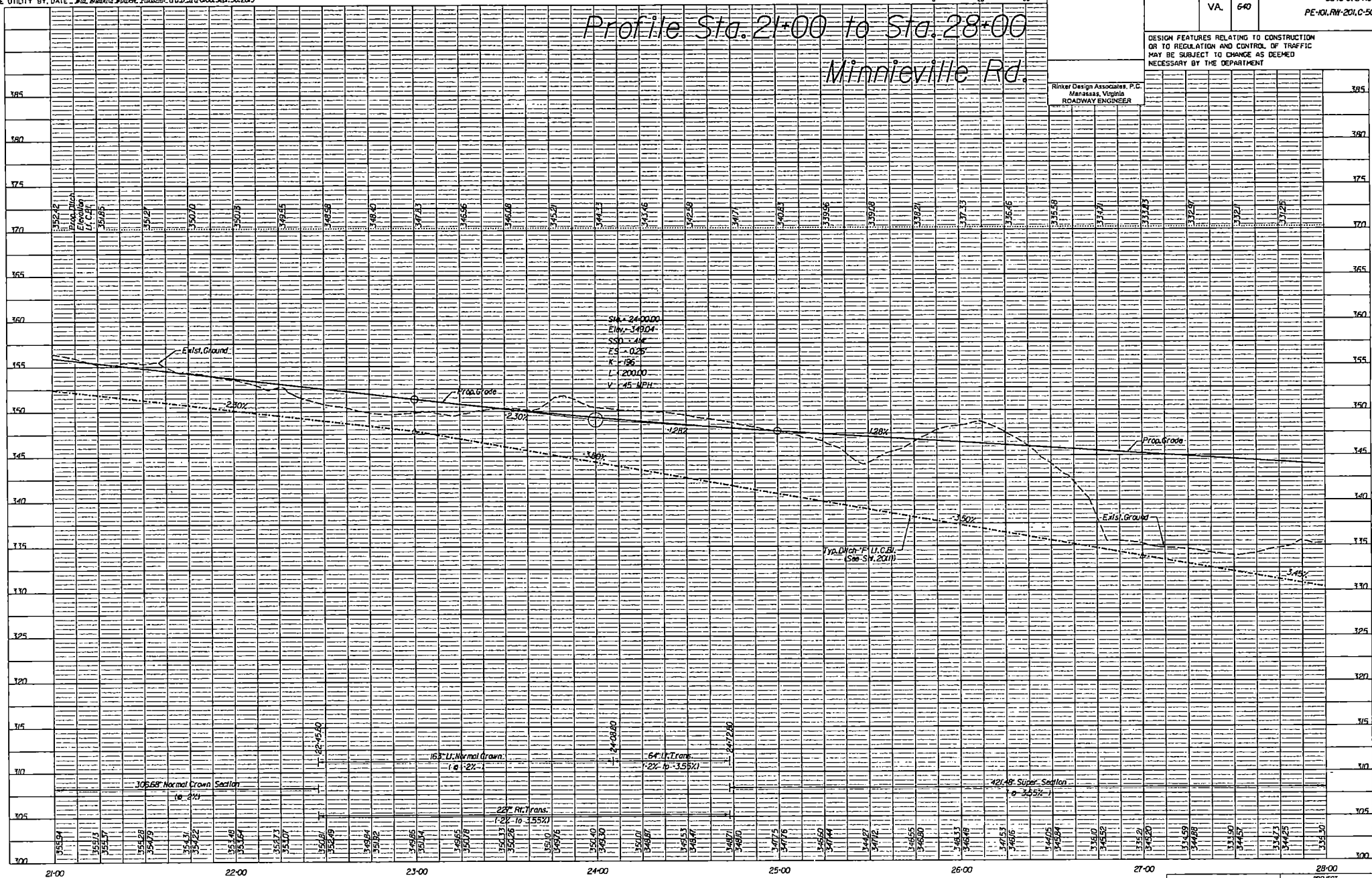
203
 SAM'S REAL ESTATE BUSINESS TRUST
 Parcel ID 04500-00-00-06802
 D.B. 1881 PG. 109
 14.172 Ac.

204
 RIVER HEIGHTS ASSOCIATES LIMITED PARTNERSHIP
 Parcel ID 04500-00-00-06800
 D.B. 1011 PG. 253
 5.942 Ac. (Tax Assessor)

Rinker Design Associates, P.C.
Manassas, Virginia
ROADWAY ENGINEER

REVISED	STATE	STATE		SHEET NO.
		ROUTE	PROJECT	
	VA.	640	0640-076-R98 PE-HQ, RW-201, C-501	5A

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

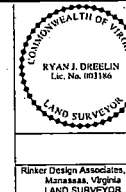


THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

PROJECT MANAGER D. Conigro, (434-222-3731)
 SURVEYED BY Ryan J. Oehlert, P.E. (703-368-7373)
 DESIGN SUPERVISED BY Michael Russell, P.E.
 DESIGNED BY Ryan J. Oehlert, P.E.

PARCEL NUMBER	TOTAL ACRES	FEE TAXING ACRES	PRESCRIPTIVE R/W ACRES	PROP. ACQUISITION ACRES	REMAINDER ACRES	PERM. SLOPE EASE. SQ. FT.	PERM. SWM EASE. SQ. FT.	PERM. DRAINAGE EASE. SQ. FT.	PERM. SLOPE & DRAINAGE EASE. SQ. FT.	PERM. SLOPE & LIGHTING EASE. SQ. FT.	PERM. LIGHTING EASE. SQ. FT.	TEMP. CONSTR. EASE. SQ. FT.	TEMP. ENTRANCE EASE. SQ. FT.	TEMP. ACCESS EASE. SQ. FT.	SANITARY SEWER EASE. SQ. FT.	UTILITY EASE. SQ. FT.
200	0.082	4.789	20893	-	-	12,2729	43888	-	2588	44749	-	869	15902	-	-	-
203	0.005	4440	-	-	-	14701	-	482	-	-	-	4212	2843	-	-	-
204	5.942	0.053	4586	-	-	54367	-	-	20997	-	-	1903	-	-	-	-

**Prescriptive Right of Way is not included in the Right Of Way Taking Areas or Any of the Easement Areas.



REVISION	DATE	STATE	ROUTE	PROJECT	SHEET NO.
10/14/15	12/11/15	VA	1403	9999-002-900 R201, C501	5RW

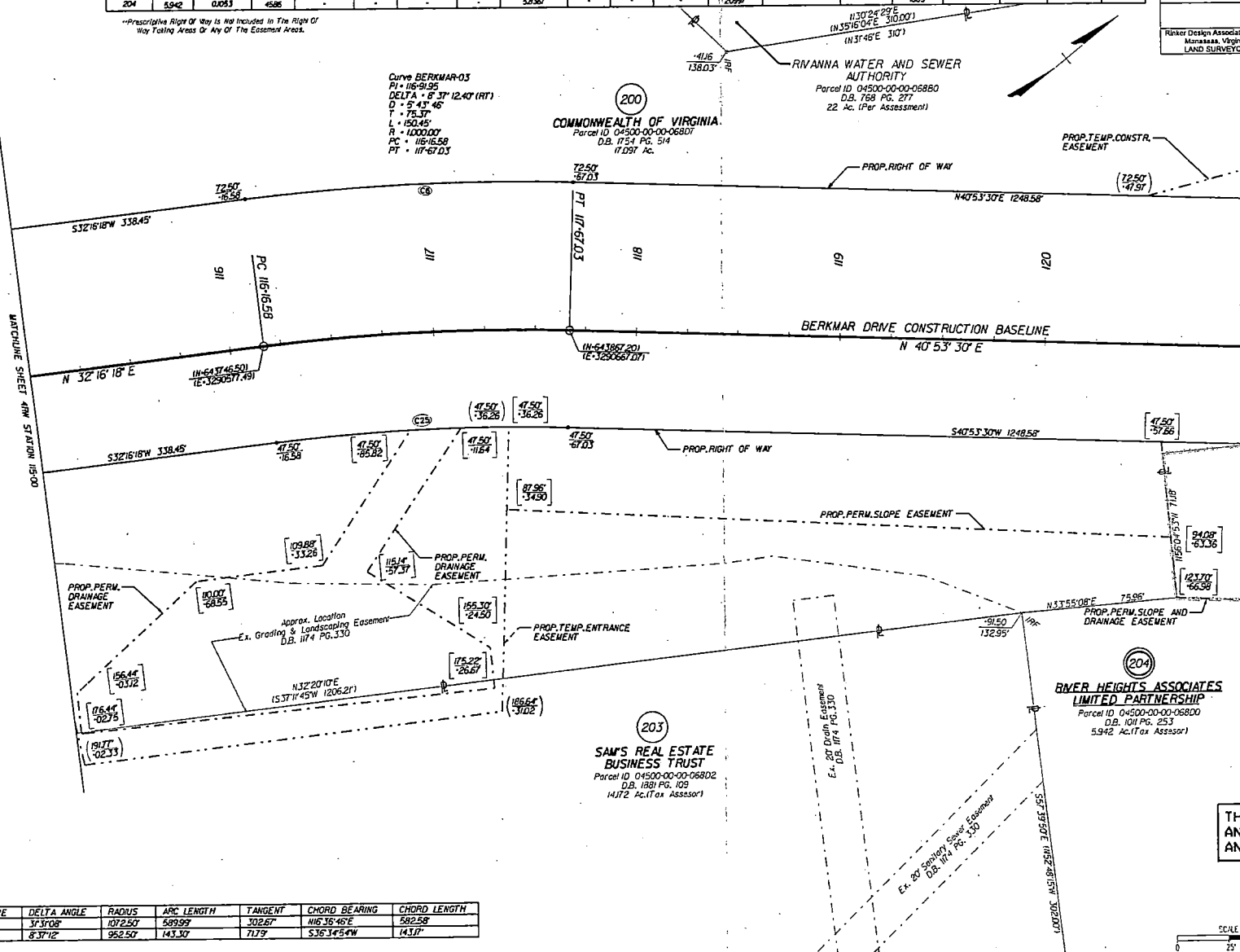
DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

GENERAL NOTES:

1. ALL ADJOINING/DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES: FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THEY DO NOT REPRESENT A FIELD RUN SURVEY AND ARE A BEST FIT BASED ON COMPILED DATA.
2. ALL AREAS SHOWN FOR EASEMENTS ARE APPROXIMATE ONLY.
3. THE PROPERTY LINE INFORMATION SHOWN ON THIS PLAN SHEET IS COMPILED FROM RECORDED DATA AND LIMITED FIELD MEASUREMENTS PERFORMED BY RNL AND PROVIDED BY VDOT WITH PORTIONS UPDATED BY RNLER DESIGN ASSOCIATES, P.C. AND DO NOT REPRESENT A BOUNDARY SURVEY.
4. THIS PLAN SHEET WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREIN.
5. BEARINGS AND DISTANCES IN PARENTHESES ARE FROM RECORDED PLATS OR DEEDS.
6. RIGHT OF WAY MONUMENTATION TO BE SET UPON COMPLETION OF CONSTRUCTION.
7. NONE OF THE PROPERTY'S PHYSICAL IMPROVEMENTS ARE SHOWN HEREIN.
8. NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY. THIS DOES NOT PRECLUDE THEIR EXISTENCE.
9. THIS SURVEY DATUM IS BASED ON VDOT PROJECT: 9999-002-900 R-201-C-500 UPC 106137.

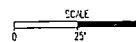
LEGEND

- IPF/IRF = EXISTING PROPERTY MARKER
 — = EXISTING PROPERTY LINE
 — = EXISTING R/W LINE
 — = CONSTRUCTION BASELINE
 — = EXISTING MONUMENTATION
 [] = Figure without Brackets and Solid Lines Denote Proposed Right-of-Way
 [] = Figure in Brackets and Dot-Dashed Lines Denote Permanent Easements
 [] = Figure in Parentheses and Dot-Dashed Lines Denote Temporary Easements
 [] = Figure in Double Brackets and Dot-Dashed Lines Denote Permanent Utility Easements
 () = VDOT PROJECT COORDINATES



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C5	37.3708°	1012.507	589.997	302.677	N16.3646°E	582.588
C25	8.3712°	958.507	143.307	71.797	S36.3454°W	143.177

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.



PROJECT	SHEET NO.
9999-002-900	5RW

PROJECT MANAGER: D. Conner (1111-122-9731)
 SURVEYED BY: VOT
 DESIGN SUPERVISED BY: Stephen R. Russell, P.E.
 DESIGNED BY: Whimman, Requena & Associates

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
	VA.	1403	9999-002-900 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

Whimman Requena & Associates
 Richmond, Virginia
 ROADWAY ENGINEER

Whimman, Requena & Associates
 Richmond, Virginia
 HYDRAULIC ENGINEER

LEGEND

C --- Denotes Construction Units in Cuts
 F --- Denotes Construction Units in Fills

--- Denotes Proposed Pavement
 --- Denotes Pavement Planing and Resurfacing
 --- Denotes Pavement Planing and Build-up
 --- Denotes Demolition of Pavement

Note: Figures in brackets and dot-dashed lines denote Permanent Easements.

Note: Figures in parentheses and dot-dashed lines denote Temporary Easements.

1 STD. CG-6 REOD.
 2 STD. CG-2 REOD.
 3 STD. CG-7 REOD.
 4 STD. CG-3 REOD.
 5 STD. CG-12 REOD.

6 STD. GR-2 REOD. (TO BE POWDER COATED AND GALVANIZED IN ACCORDANCE WITH THE SPECIAL PROVISION)

7 STD. GR-6 REOD.
 8 STD. UD-3 REOD.
 9 STD. UD-4 REOD.
 10 NOT USED

11 STD. FOA-1 TYPE 1 REOD.
 12 NOT USED

13 STD. CD-1 REOD.
 14 STD. CD-2 REOD.

15 STD. EW-12 REOD.

16 STD. OUTLET PIPE REOD.

17 STD. FE-CL REOD.

18 STD. GATE FE-G L-12 REOD.

19 STD. PROP. 5' CONCRETE SIDEWALK

20 STD. PROP. 10' SHARED USE PATH

25 STD. GR-9 REOD.

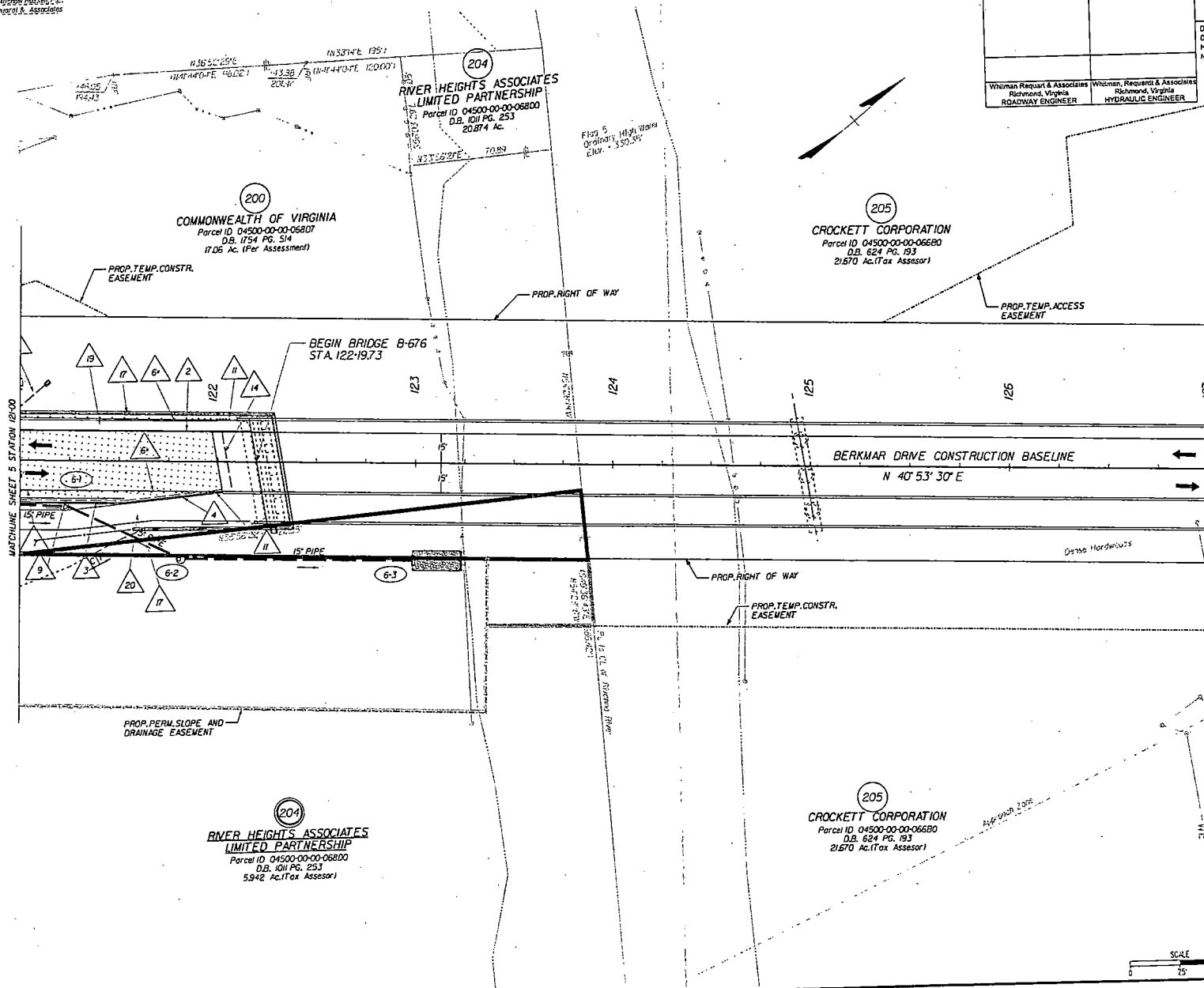
REFERENCES (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

Roadway Profile 6A
 Drainage Descriptions 2F(1)-
 2F(5)
 E&S Phase I & II 6B, 6C

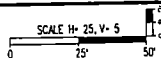
SCALE
 0 25 50'

PROJECT
 9999-002-900

SHEET NO.
 6

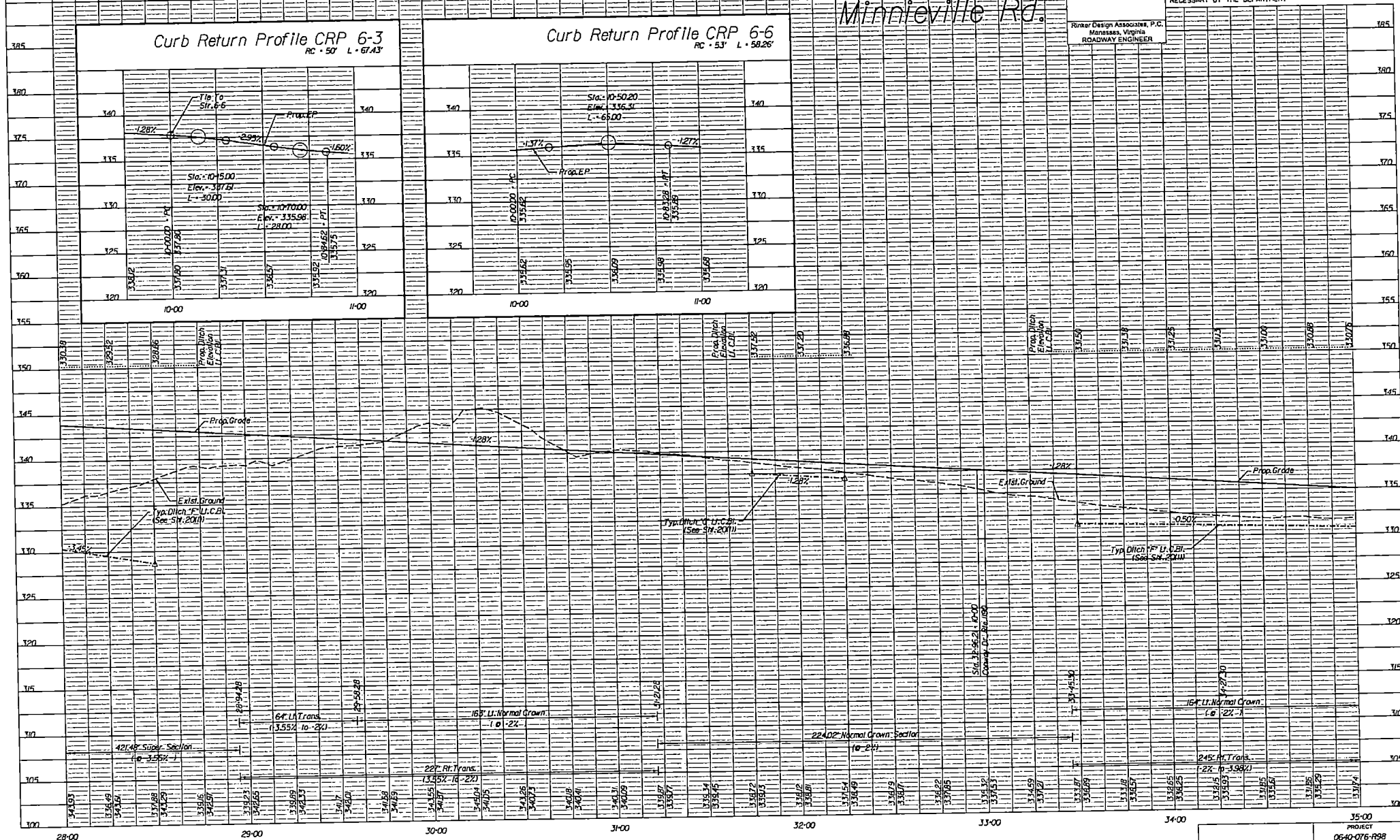


Profile Sta. 28+00 to Sta. 35+00
Minnieville Rd.



REVISED	STATE	STATE		SHEET NO.
		ROUTE	PROJECT	
	VA.	640	0640-076-R98 PE-101, RW-201, C-501	6A

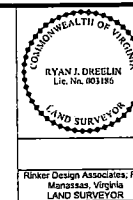
DESIGN FEATURES RELATING TO CONSTRUCTION
OR TO REGULATION AND CONTROL OF TRAFFIC
MAY BE SUBJECT TO CHANGE AS DEEMED
NECESSARY BY THE DEPARTMENT



PROJECT MANAGER J. COOPER, 1413-322-9173
 SURVEYED BY JAMES D. HANCOCK, P.E., 1013-358-7373
 DESIGN SUPERVISED BY JAMES D. HANCOCK, P.E.
 DESIGNED BY JAMES D. HANCOCK, P.E.

PARCEL NUMBER	TOTAL	FEE TAKING (EXCLUDING PRESCRIPTIVE R/W)		FEE TAKING (WITHIN PRESCRIPTIVE R/W)		PROP. ACQUISITION		REMAINDER	PERM. SLOPE EASE.	PERM. SUN EASE.	PERM. DRAINAGE EASE.	PERM. SLOPE & DRAINAGE EASE.	PERM. SLOPE & LIGHTING EASE.	PERM. LIGHTING EASE.	TEMP. CONSTR. EASE.	TEMP. CONSTR. EASE (PRES. R/W)	TEMP. ENTRANCE EASE.	TEMP. ACCESS EASE.	TEMP. ACCESS EASE (PRES. R/W)	SANITARY SEWER EASE.	UTILITY EASE.
ACRES	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
200	17.062	47894	208613	-	-	-	-	12,2729	43888	-	-	-	-	-	869	45982	-	-	-	-	-
204	5.942	16053	4586	-	-	-	-	5,8357	-	-	-	-	-	-	1803	-	-	-	-	-	-
205	21.670	12303	53590	0.0432	(88)	-	-	20,3965	-	-	-	-	-	-	15749	534	-	-	20793	950	-

**Prescriptive Right Of Way is not included in the Right Of Way Taking Area or Any of the Easement Areas and is Shown herein for information purposes only.



REVISED	STATE	ROUTE	PROJECT	SHEET NO.
10/14/15 12/11/15	VA.	1403	9999-002-900 R201, C501	6RW

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

GENERAL NOTES:

1. ALL ADJOINING/DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES: FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THEY DO NOT REPRESENT A FIELD RUN SURVEY AND ARE A BEST FIT BASED ON COMPILED DATA.
2. ALL AREAS SHOWN FOR EASEMENTS ARE APPROXIMATE ONLY.
3. THE PROPERTY LINE INFORMATION SHOWN ON THIS PLAN SHEET IS COMPILED FROM RECORDED DATA AND LIMITED FIELD MEASUREMENTS PERFORMED BY RKL AND PROVIDED BY VDOT WITH PORTIONS UPDATED BY RINKER DESIGN ASSOCIATES, P.C. AND DO NOT REPRESENT A BOUNDARY SURVEY.
4. THIS PLAN SHEET WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY HEREON.
5. BEARINGS AND DISTANCES IN PARENTHESES ARE FROM RECORDED PLATS OR DEEDS.
6. RIGHT OF WAY MONUMENTATION TO BE SET UPON COMPLETION OF CONSTRUCTION.
7. NONE OF THE PROPERTY'S PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.
8. ROAD CENTERLINE SITES WERE OBSERVED ON THE SUBJECT PROPERTY. THIS DOES NOT PRECLUDE THEIR EXISTENCE.
9. THIS SURVEY DATUM IS BASED ON VDOT PROJECT, 9999-002-900 R-201, C-501 UIC *106137.

LEGEND

- IPF/IRF = EXISTING PROPERTY MARKER
- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- CONSTRUCTION BASELINE
- EXISTING MONUMENTATION
- 00.00' / 00.00' Figure without Brackets and Solid Lines Denote Propose Right-Of-Way
- 63.00' / 00.00' Figure in Brackets and Dot-Dashed Lines Denote Permanent Easements
- 14.00' / 04.00' Figure in Parenthesis and Dot-Dot-Dashed Lines Denote Temporary Easements
- 11.72' / 15.74' Figure in Double Brackets and Dot-Dashed Lines Denote Permanent Utility Easements
- (N-637587.93) / (E-3287643.991) VDOT PROJECT COORDINATES

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

SCALE
 0 25' 50'

PROJECT
 9999-002-900

SHEET NO.
 6RW

page

11

RECORDED IN CLERK'S OFFICE OF
ALBEMARLE ON
MARCH 28, 2016 at 2:57:10 PM
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
ALBEMARLE COUNTY, VA
JON R. ZUG CIRCUIT CLERK

DC