MOTION:		January 14, 2020 Regular Meeting
SECOND:		Res. No. 20-
RE:	AUTHORIZE A PUBLIC HEARING TO CONSIDER CONVEYAN AND BOUNDARY LINE ADJUSTMENT OF COUNTY - OWNER AT 8200 ASHTON AVENUE AND A PORTION OF COUNTY - CLOCATED AT 11000 CRESTWOOD DRIVE TO THE PRINCE WISCHOOL BOARD - BRENTSVILLE MAGISTERIAL DISTRICT	PROPERTY LOCATED OWNED PROPERTY
ACTION:		
	WHEREAS, in accordance with the Code of Virginia Section 15 o dispose of its real property after its "governing body has heleth disposal;" and	
school in the B Avenue (Count	WHEREAS, the School Board has requested the County to coels of County-owned land to the School Board for construction rentsville Magisterial District, that being a 5.5385-acre parcel by GPIN No. 7696-38-1356) and 12.4921 acres of the 22.0380-a ated at 11000 Crestwood Drive (County GPIN No. 7696-28-490)	n of an elementary ocated at 8200 Ashton cre Rosemount Lewis
•	WHEREAS, on April 24, 2018, the Board issued Directive 18-3 sted staff to work with the School Board to "bring [a] proposal of Rosemount Lewis Park as a potential school site;" and	
	WHEREAS, Planning conducted a Public Facility Review Number the Planning Commission found to be consistent with the Number (Res. No.) 19-059 on June 19, 2019;	
considering the properties or p elementary sch	NOW, THEREFORE, BE IT RESOLVED that the Prince William creby directs its Clerk to schedule and advertise a public hearing conveyance, subdivision, and boundary line adjustment of the portion thereof to the Prince William County School Board to be nool site subject to the approval conditions contained in Plantamber 19-059 and Public Facility Review Number PFR2019-0007	ng for the purpose of ne above-described se used as an ling Commission
Votes: Ayes: Nays: Absent from \ Absent from I		
For Informati	_	
County Attorr		
ATTEST:		

Clerk to the Board



## **Office of the County Attorney** Michelle R. Robl, County Attorney

Robert B. Dickerson Bernadette S. Peele Megan E. Kelly Curt G. Spear Robert P. Skoff Jeffrey R. Notz Cheryl A. Walton Jacqueline W. Lucas Deborah K. Siegel Alan F. Smith Peter Grasis Caroline L. Lochabay Jamie E. Meletis Brendette M. Walker Cedric Moon Nathan C. Welch

January 6, 2020

AGENDA DATE: January 14, 2020

TO: BOARD OF COUNTY SUPERVISORS

FROM: CHERYL A. WALTON

Senior Assistant County Attorney

RE: AUTHORIZE PUBLIC HEARING TO CONSIDER CONVEYANCE, SUBDIVISION, AND

BOUNDARY LINE ADJUSTMENT OF COUNTY-OWNED PROPERTY LOCATED AT 8200 ASHTON AVENUE AND A PORTION OF COUNTY-OWNED PROPERTY LOCATED AT 11000 CRESTWOOD DRIVE TO THE PRINCE WILLIAM COUNTY SCHOOL BOARD (BRENTSVILLE

**MAGISTERIAL DISTRICT)** 

In accordance with the Code of Virginia Section 15.2-1800(B), the County is authorized to dispose of its real property after its "governing body has held a public hearing concerning such disposal." This agenda item comports with Board Directive 18-33 (April 24, 2018) whereby Supervisor Lawson requested staff to work with the School Board to "bring [a] proposal forward for consideration of Rosemount Lewis Park as a potential school site." Subsequently, Planning conducted a Public Facility Review #PFR2019-00010 on this matter, which the Planning Commission approved by Resolution No. 19-059 on June 19, 2019 with conditions.

The two County-owned properties for conveyance to the School Board are located on or near the intersection of Ashton Avenue and Crestwood Drive. The first consists of a 5.5385 acre parcel located at 8200 Ashton Avenue (County GPIN No. 7696-38-1356) which was conveyed to the County by deed recorded at Deed Book 1998, at Page 1507.

The second property consists of 22.0380 acres located at 11000 Crestwood Drive (County GPIN No. 7696-28-4908), is designated as Rosemount Lewis Park, and was conveyed to the County by deed recorded as Instrument No. 201206210058314. The School Board is asking the County to carve-out approximately 12.4921 acres of the 22.0380 acres of the Rosemount Lewis Park parcel for conveyance to the School Board for elementary school construction, leaving the residue for continued use as County-owned parkland. Both parcels lie within the Brentsville Magisterial District.

Counsel for the School Board has requested the County to convey both properties to the School Board, subdivide as shown on the plat, and adjust the boundary lines to create an 18.0306 acre parcel in the School Board for construction of an elementary school.

AUTHORIZE PUBLIC HEARING TO CONSIDER CONVEYANCE, SUBDIVISION, AND BOUNDARY LINE ADJUSTMENT OF COUNTY-OWNED PROPERTY LOCATED AT 8200 ASHTON AVENUE AND A PORTION OF COUNTY-OWNED PROPERTY LOCATED AT 11000 CRESTWOOD DRIVE TO THE PRINCE WILLIAM COUNTY SCHOOL BOARD January 14, 2020
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The School Board recently entered into a contractual agreement with Vulcan Lands, Inc. to purchase approximately 1.5 acres of land, identified as County GPIN No. 7696-27-9316, located at 11030 Crestwood Drive, to serve as a second entrance to the school site from Crestwood Drive, a public right of way.

To facilitate this transaction, the County Attorney's Office has prepared the attached resolution authorizing a public hearing to consider conveyance of 100% of the 5.5385-acre County-owned parcel and 12.4921 acres carved from the 22.0380-acre County-owned parcel to the School Board to create a new School Board-owned Parcel B consisting of 18.0306 acres. The resolution also includes the requested subdivision and boundary line adjustment along with the accompanying plat.

cc: Christopher Martino
Ricardo Canizales
Rebecca Horner
Lisa Fink-Butler
Seth Hendler-Voss

Attachments: Record Plat Showing Boundary Line Adjustment The Property of Prince William County

Board of County Supervisors, dated September 13, 2019, prepared by Ross-France Civil

Engineering

JAMES W. LANDOLT Lic. No. 2272

JAMES W. LANDOLT LAND SURVEYOR LIC: #2272

MY REGISTRATION NO. IS: MY COMMISSION EXPIRES:

L JAMES M. LANDOLT, A DULY LICESTO LAND SURVEYOR IN THE COMMONWEALTH OF WRIGHA, DO HERREY CREIT, A DULY LICESTO LAND SURVEYOR IN THE TRACT DELINEATED HERREY CREIT, THAT THE LAND EMBRACED IN THE TRACT DELINEATED HERREY AS E PLM. 7858-29-4938 IS IN THE MANE OF PRINCE MILLIAM COUNTY BOAD OF SUPERVISORS AS ACQUIRED BY DEED BECORDED IN GISTRUMENT INJURIER 201206210058314 AND THAT THE LAND EMBRACED IN THE TRACT DELINEATED HERROW AS 6 PLM. 7869-39-1458 WERE CECATED BY DEED BOOK 1752, PAGE 1462 AND BY DEED BECORDED IN DEED BOOK 1752, PAGE 1462 AND BY DEED BECORDED IN DEED BOOK 1968, PAGE 1507, AND SHOWN ON THE ASSOCIATED PLAT RECORDED IN MAD DEAWER 140, PAGE 150, ALL OF THE LAND EMBRACE MILLIAM COUNTY, ARGBINAL THE LAND LESS WHOLLY WITHIN THE BOUNDS SHOWN HEREON; THAT THIS PLAT RECORDED IN DEED BOOK 1752, WHIT THE LAND LESS HOULY WITHIN THE BOUNDS SHOWN HEREON; THAT THIS PLAT RECORDED IN BEDEFINED AND DOWNS AS SHOWN AND EMERGENEY TO WRIGHTS ATTAL GROW DEPTH. THAT ROW FIRE MILLE SET AT ALL RROPERTY CHARBES IN ACCORDANCE WITH THE SUDVINSION GROUNANCE AND SECTION 1700,000 (E) (F) THE DESIGN AND CONSTRUCTION STANDARDS MANANCE, AND THE BOUNDARY ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA DO CERȚIFY THAT \_\_\_\_\_\_\_\_WHOSE NAME IS SIGNED 1 NOTARY CERTIFICATE:

BY:
PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS

THE PLATING OF THE LAND SHOWN HEREON AND DENTIFED AS RECORD PLAT SHOWNG BOUNDARY UNK ADJUSTMENT THE PROPERTY OF PRINCE WILLIAM COUNT DENARD OF SUPERVISORS IS WITH THE RECONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDESIGNED OWNER, THE UNDESIGNED HEREBY SPERSSLY CONSENTS TO THE COLLOWING: 1)THE BOUNDARY LIKE ALLISTMENT OF THE PROPERTY AS SOWN HEREON, IN ACCORDANCE WITH PRINCE WILLIAM COUNTY ORDINANCES AND REGULATIONS.

OWNER'S CONSENT:

VICINITY MAP

D.B.
ESM'T
EX.
G.P.I.N.
INSTR. #
PG.
PWEC
SO. FT.
TEMP.

GEÖGRÄPHIC PARCEL IDENTIFICATION NUMBER INSTRUMENT NUMBER PAGE PRINCE WILLIAM ELECTRIC COOPERATIVE SQUARE FEET TEMPORARY

ACRES
DEED BOOK
EASEMENT
EXISTING

H 6,967,521,06 E 11,761,363.76

EX 40' PWEC ESM'T D.B. 280, PG 111

2.051.22'(TOTAL) ESM'T 760.9

LEGEND

GPIN 7696-28-4908 GPIN 7696-38-1356

AREA TABULATION BEFORE BOUNDARY LINE ADJUSTMENT:

PARTEL "A" PARACEL "U" RESEAUNT STEEL "U", SECTION !
BULL HUM, PARCEL "U" HOMEOWNERS ASSOCIATION
2016: P-19 USE: OPENSYACE
DB 272, PB 481"

AREA TABULATION:

TOTAL AREA

1,201,233 SQ FT. OR 27,5765 ACRES

959,975 SQ FT. OR 22,0380 ACRES 241,258 SQ FT. OR 5.5385 ACRES

TOTAL AREA

1,201,233

SQ. FT. OR 27.5765 ACRES SQ FT. OR 9.5459 ACRES SQ. FT. OR 18.0306 ACRES

DO CERTIFY THAT THE FOREGOING OWNER'S CONSENT, HAVING A DATE OF THIS DAY PERSONALLY APPEARED

AND ACKNOWLEDGED THE

NOTARY PUBLIC PRINTED NAME:

METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD SURVEY
THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (S.P.I.N.), ZONE AND ADDRESS FOR THE PROPERTIES SHOWN HEREON ARE AS FOLLOWS:

G. P.I.N.: 7586–28–4908 / ZONE: A-1 & R-4/ 11000 CRESTWOOD DRIVE (B.P.I.N.: 7586–28–1355 / ZONE: A-1 & R-4/ 11000 CRESTWOOD DRIVE (B.P.I.N.: 7586–28–1355 / ZONE: A-1 & R-4/ 11000 CRESTWOOD DRIVE (B.P.I.N.: 7586–28–1355 / ZONE: A-1 & R-4/ 11000 CRESTWOOD ASTON ACTION ACRIVE (B.P.I.N.: 7586–28–1365 OS SIR N THE NAME OF PRINCE WILLIAM COUNTY BOAND OF SUPERNSONS AS ACQUIRED BY DEED RECORDED IN LEED BOOK SIR OF SUPERNSONS AS ACQUIRED BY DEED RECORDED IN LEED BOOK SIR OF SUPERNSONS AS ACQUIRED BY DEED RECORDED IN LEED BOOK SIR OF SUPERNSONS AS ACQUIRED BY DEED RECORDED IN LEED BOOK SIR OF SUPERNSONS AS ACQUIRED BY AGE SIGN AND BY DEED RECORDED IN LEED BOOK SIR OF SUPERNSONS AS ACQUIRED BY AGE SIGN AND SIR OF SUPERNSONS OF PRINCE WILLIAM COUNTY, WROMAN THE ASSOCIATION PLAT RECORDED IN MAP DRAWER 140, PAGE SIGN AND SIR OF SUPERNSONS OF PRINCE WILLIAM COUNTY, WROMAN THE ASSOCIATION PLAT RECORDED IN LIPE SUPERNSONS AS ACQUIRED BY THE FEDERAL ELIBERSONY MANAGEMENT ASSOCIATION AND HANNIG AN EFFECTIVE DATE OF ANUMEYS. 5, 1985.

ZV 603

D.B. 1224, PG. 578

N 6,967,131.48 E 11,761,691.94

RESOURCE PROTECTION AREA IDENTIFIED ON THIS PLAT HAVE BEEN FIELD VERIFIED BY A SURVEY CONDUCTED BY WETLAND STUDIES AND SOLUTIONS, INC. IN JUNE 2010.

GPIM 7695-26-3573
VULCAN LANDS, INC
ZONE: A-1 USE: GUARRY
D.B. 2662, PG. 1503

49"58"54" W

THIS FULT IS RETERENCED TO THE VIRGINIA COORCINATE SYSTEM GRID NORTH (V.C.S. 1893) AS COMPUTED FROM A RELD SURVEY WHICH TIES THIS PROPERT TO RETERENCE MULIEURIST RIPONATE (1895) AND WESTGATE (1895). THE GRID FACTOR WHICH HAS BEEN APPLED TO THE FIELD DISTANCES TO DERWE THE RETERBUEDS COMMANTES IS 0.5994/251. UNLESS OTHERWES STATED ON THE PLAT, DISTANCES SHOWN ARE METABLED TO BE HORZOWIAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE PROPERTY.

THE BEARINGS SHOWN ARE RETERBUEDT OT HE VIRGINIA COORDINATE SYSTEM (V.C.S. 1983). THE "OOT DETAINTION USED FOR CONVERSION OF THE THIS PROPERTY

INITION USED FOR CONVERSION OF THE . SURVEY FOOT OR 1 FOOT = 12/39.37

THIS PLAT IS FOR REVIEW PURPOSES ONLY AND NOT FOR RECORDATION

415,822 SQ. FT.

9.5459 AC.

PARCEL "A"

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY. NOTES EX. PRINCE WILLIAM ELECTRIC COOPERATIVE ESM'T
D.B. 1447, PG, 1046 G.P.I.N. 7696-24-3837 LEHIGH PORTLAND CEMENT COMPANY ZONE: A-1 & M-1 USE: QUARRY D.B. 1125, PG, 600

EX. STORM WATER MANAGEMENT ESM\*T D.B. 1574, PG. 1088

PRINCE WILLIAM COUNTY
BOARD OF COUNTY SUPERVISORS
ZONE: A-1 & R-4, USE: PARK
INSTR. # 201206210058314 G.P.I.N. 7696-28-4908 959,975 SQ. FT. OR 22,0380 AC.

MATCHLINE SHEET 2 OF

P.W.C. TRACKING NO:

RECORD PLAT
SHOWING BOUNDARY LINE ADJUSTMENT
THE PROPERTY OF

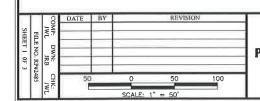
## PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS

BRENTSVILLE MAGISTERIAL DISTRIC' PRINCE WILLIAM COUNTY, VIRGINIA

PARCEL "A" PARADEE SUPPLIES PARCEL U SECTION Z BULL RIM, PARCELS "I" AND "P" INJECTIMEES ASSOCIATION ZONE: A-16 USE: OPENSPACE DB. 2271 FB. ##2

D.B. 1402, PG 1252

CIVIL ENGINEERING • LAND SURVEYING
1417 INNOVATION DRIVE, MANASSAS, VA 20110
(703) 361-4188 rossfranceva.com



SCALE: 1'=50'

**SEPTEMBER 13, 2019** 

