

MOTION:

**June 16, 2020
Regular Meeting
Res. No. 20-**

SECOND:

RE: APPROVE THE 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

ACTION:

WHEREAS, 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;” and

WHEREAS, the Prince William County School Board has requested the County to convey two separate and adjoining parcels of County-owned land to the School Board for construction of an elementary school in the Brentsville Magisterial District, that being a 5.5385 acre parcel located at 8200 Ashton Avenue (County GPIN Number 7696-38-1356) and 12.4921 acres of the 22.0380 acre Rosemount Lewis Park parcel located at 11000 Crestwood Drive (County GPIN Number 7696-28-4908); and

WHEREAS, on April 24, 2018, the Board issued Directive 18-33, 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;” and

WHEREAS, Planning conducted a Public Facility Review Number PFR2019-00010 on this matter, which the Planning Commission found to be consistent with the Comprehensive Plan by Resolution Number (Res. No.) 19-059 on June 19, 2019; and

WHEREAS, the Board duly authorized a public hearing for consideration of the conveyance, subdivision and boundary line adjustment of the aforementioned County-owned property located at 8200 Ashton Avenue and/or 11000 Crestwood Drive to the Prince William County School Board on January 14, 2020, by Res. No. 20-032; and

WHEREAS, the Board held a duly advertised public hearing on June 16, 2020, pursuant to Virginia Code Section 15.2-1800, at which time all interested citizens were heard; and

WHEREAS, the Board has considered this matter and has determined that the conveyance, subdivision, and boundary line adjustment of the subject properties for use as a Prince William County School Board elementary school site is in the best interests of the citizens of the County;

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby approves the conveyance, subdivision, and boundary line adjustment of the above-described properties, or portion thereof, to the Prince William County School Board to be used as an elementary school site, subject to the approval conditions contained in Planning Commission Resolution 19-059 and Public Facility Review Number PFR2019-00010, and hereby authorizes the Chair to execute such deed and plat necessary to convey, subdivide, and adjust the boundary line of the aforesaid property to the Prince William County School Board, subject to approval of the deed and plat by Development Services, and in a form, including but not limited to Quitclaim Deed, approved by the County Attorney.

ATTACHMENTS: Deed of Boundary Line Adjustment and Gift
Record Plat Showing Boundary Line Adjustment, The Property of Prince William
County Board of County Supervisors, dated September 13, 2019, prepared by
Ross-France

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

ATTEST: _____
Clerk to the Board

Prepared By/Return To:
Gifford R. Hampshire
Blankingship & Keith, P.C.
9214 Center Street, Suite 101
Manassas, Virginia 20110
Box 42

G.P.I.N. 7696-28-4908
G.P.I.N. 7696-38-1356

ATTACHMENT
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DEED OF BOUNDARY LINE ADJUSTMENT AND GIFT

THIS DEED OF BOUNDARY LINE ADJUSTMENT AND GIFT made this _____ day of _____, 2020, by THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, a body corporate and politic, (**"BOARD" OR "GRANTOR"**) party of the first part; and PRINCE WILLIAM COUNTY SCHOOL BOARD, a Virginia School Board (**"SCHOOL BOARD" OR "GRANTEE"**), party of the second part.

WITNESSETH:

WHEREAS, Grantor is the owner of a certain parcel of land, located in the Brentsville Magisterial District of Prince William County, Virginia, identified as G.P.I.N. 7696-28-4908, consisting of 959,975 square feet or 22.0380 acres and commonly known as 11000 Crestwood Drive, Manassas, Virginia 20109, which is more particularly shown on the attached and incorporated plat entitled "Record Plat Showing Boundary Line Adjustment, the Property of Prince William County Board of Supervisors, Brentsville Magisterial District, Prince William County, Virginia dated September 13, 2019 and prepared by Ross-France (the "Plat"), said property having been acquired by Deed recorded as Instrument #201206210058314 in the land records of Prince William County, Virginia (the "Larger Parcel"); and

WHEREAS, Grantor is also the owner of a certain adjacent parcel of land, also located in the Brentsville Magisterial District, identified as G.P.I.N. 7696-38-1356, consisting of 241,258 square feet or 5.5385 acres, also more particularly described on the Plat, said property having been acquired by Deed recorded in Deed Book 1762, Page 1492 and Deed Book 1394, Page 1095 and created as a parcel by Deed recorded in Deed Book 1998, Page 1507 in the land records of Prince William County, Virginia (the "Smaller Parcel"); and

WHEREAS, Grantor, for good and valuable consideration, wishes to adjust the property boundary lines between the Larger Parcel and the Smaller Parcel as shown on the Plat through (1) vacation of the boundary line between the Smaller Parcel and the Larger Parcel and (2) the creation of a new boundary line on the Larger Parcel, thereby creating two new parcels identified on the Plat as "Parcel A," consisting of 415,822 square feet or 9.5459 acres and "Parcel B" consisting of 785,411 square feet or 18.0306 acres (the "Boundary Line Adjustment"); and

WHEREAS, Grantor wishes to convey Parcel B by gift, once so created, to the School Board for the construction of a new school (the County Conveyance"); and

WHEREAS, the County Conveyance requires a resolution by the Board of County Supervisors following a duly advertised public hearing pursuant to Virginia Code Ann. §15.2-1800; and

WHEREAS, the Board of County Supervisors held a duly advertised public hearing pursuant to Virginia Code Ann. § 15.2-1800 on _____, 2020 and adopted Resolution Number 20-_____ approving the County Conveyance at the conclusion of the public hearing, a copy of which is attached hereto, incorporated into, and made a part of this Deed.

NOW THEREFORE, in consideration of the premises, including the construction of a new public school, the County does hereby vacate the property line between the Smaller Parcel and the Larger Parcel as shown on the Plat as "PROPERTY LINE HEREBY VACATED" and does hereby establish a new boundary line on the Larger Parcel as also shown on the Plat so as to create new parcels identified on the Plat as "PARCEL "A" 415,822 SQ. FT. OR 9.5459 AC." and "PARCEL "B" 785,411 SQ. FT. OR 18.0306 AC."

FURTHER WITNESSETH, in consideration of the premises, including the construction of a new public school, the sufficiency of which is hereby acknowledged, the Board

does hereby convey Parcel B consisting of 785,411 square feet or 18.0306 acres of land by gift with Special Warranty to the School Board as shown on the Plat.

THIS CONVEYANCE is subject to any and all rights of way, easements, covenants, conditions, restrictions, reservations, and all other matters of record, and is made in accordance with the statutes made and provided in such cases, with the approval of the proper authorities of Prince William County, Virginia, as shown by the signatures affixed to this Deed, and is with the free consent and in accordance with the desires of the parties.

By their signatures hereto, Grantor and Grantee join in the execution of this Deed to acknowledge their consent to the terms and conditions herein expressed and their acceptance of the vacation of the portion of the property line herein identified.

(SIGNATURES ON FOLLOWING PAGES)

WITNESS the following signatures and seals:

**BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY**

By: _____
Ann B. Wheeler, Chair at Large

COMMONWEALTH OF VIRGINIA

COUNTY OF PRINCE WILLIAM, to-wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that Ann B. Wheeler, Chair At-Large, Board of County Supervisors of Prince William County, whose name is signed to the foregoing Deed dated _____, 2020, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this ____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____
Registration Number: _____

APPROVED AS FORM

Date

Senior Assistant County Attorney

PRINCE WILLIAM COUNTY SCHOOL BOARD
(Rosemount Lewis Elementary School)

Approved as to Form

_____, (SEAL)
By: Babur B. Lateef, Chairman_____
School Board Attorney

STATE OF _____

COUNTY/CITY OF _____, to-wit:

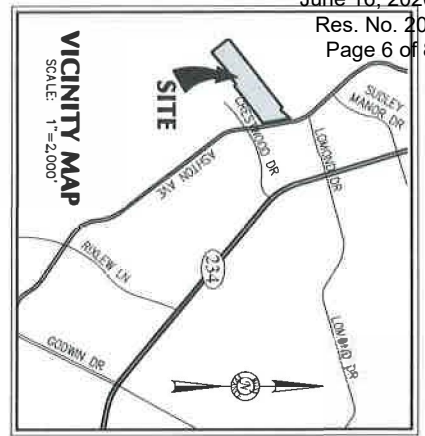
I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that _____ of _____, whose name is signed to the foregoing Deed dated _____, 20____, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this ____ day of _____, 20____.

NOTARY PUBLIC

My commission expires: _____

Registration Number: _____



AREA TABULATION:

AREA TABULATION BEFORE BOUNDARY LINE ADJUSTMENT:	
G.P.L.N. 7696-28-4908	= 99,975 SQ. FT. OR 2.280 ACRES
G.P.L.N. 7696-38-1356	= 241,258 SQ. FT. OR 5.535 ACRES
TOTAL AREA	= 1,201,233 SQ. FT. OR 27,576 ACRES
AREA TABULATION AFTER BOUNDARY LINE ADJUSTMENT:	
PARCEL "A"	= 415,822 SQ. FT. OR 9,549 ACRES
PARCEL "B"	= 785,411 SQ. FT. OR 18,006 ACRES
TOTAL AREA	= 1,201,233 SQ. FT. OR 27,576 ACRES

LEGEND

AC	ACRES
D.B.	DEED BOOK
ESMT	ESSENTIAL
EX.	EXISTING
G.P.L.N.	GEOGRAPHIC PARCEL IDENTIFICATION NUMBER
INST. #	INSTRUMENT NUMBER
PG.	PAGE
P.W.C.	PRINCE WILLIAM ELECTRIC COOPERATIVE
SQ. FT.	SQUARE FEET
TEMP.	TEMPORARY

OWNER'S CONSENT:

THE PLATTING OF THE LAND SHOWN HEREON AND IDENTIFIED AS RECORD PLAT SHOWING BOUNDARY LINE ADJUSTMENT OF THE PROPERTY OF PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THE UNDERSIGNED HEREBY EXPRESSLY CONSENTS TO THE FOLLOWING: 1) THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN HEREON, IN ACCORDANCE WITH PRINCE WILLIAM COUNTY ORDINANCES AND REGULATIONS.

DATE: _____

BY: PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS

NOTARY CERTIFICATE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S CONSENT, HAVING A DATE OF _____, THIS DAY PERSONALLY APPEARED BEFORE ME IN THE COMMONWEALTH/STATE OF _____ AND ACKNOWLEDGED THE SAME BEFORE ME, GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

MY REGISTRATION NO. IS: _____

SURVEYOR'S CERTIFICATE:

I, JAMES W. LANDOLT, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED IN THIS TRACT DELINEATED HEREON AS G.P.L.N. 7696-28-4908 IS IN THE NAME OF PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS AS ACQUIRED BY DEED RECORDED AS INSTRUMENT NUMBER 201206210058314 AND THAT THE LAND EMBRACED IN THE TRACT DELINEATED HEREON AS G.P.L.N. 7696-38-1356 IS IN THE NAME OF PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1762, PAGE 1462 AND BY DEED RECORDED IN DEED BOOK 1394, PAGE 1095 (G.P.L.N. 7696-28-4908 AND G.P.L.N. 7696-38-1356 WERE CREATED BY DEED RECORDED IN MAP DRAWER 140, PAGE 1507 AND SHOWN ON THE ASSOCIATED PLAT RECORDED IN MAP DRAWER 140, PAGE 1506). ALL OF THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA, THAT THE LAND LIES WHOLLY WITHIN THE BOUNDS SHOWN HEREON. THAT THIS PLAT REPRESENTS THE RESULTS OF A CORRENT FIELD SURVEY WITH METES AND BOUNDS AS SHOWN AND REFERENCED TO VIRGINIA STATE GRID NORTH, THAT IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH THE SUBMISSION ORDINANCE AND SECTION 120.00 (E) (7) OF THE DESIGN AND CONSTRUCTION STANDARDS MANUAL; AND THAT THE BOUNDARY ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

JAMES W. LANDOLT
LAND SURVEYOR
LIC. #2272

COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
LIC. #2272

NOTE "A"

PARCEL "A" IS BEING CREATED SOLELY FOR USE AS A PUBLIC USE FACILITY, AND CANNOT BE USED FOR ANY OTHER PURPOSE. IF THE PUBLIC USE OF THIS LOT SHALL CEASE, NO FURTHER USE OF THE LOT MAY COMMENCE UNTIL SUCH TIME AS ALL THE REQUIREMENTS OF THE ZONING ORDINANCE ARE MET, INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS OF THE ZONING ORDINANCE. PARCEL "A" IS A ZONED WITH SECTION 32-201.18 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE WITH REGARD TO REQUIRED MINIMUM AREA.

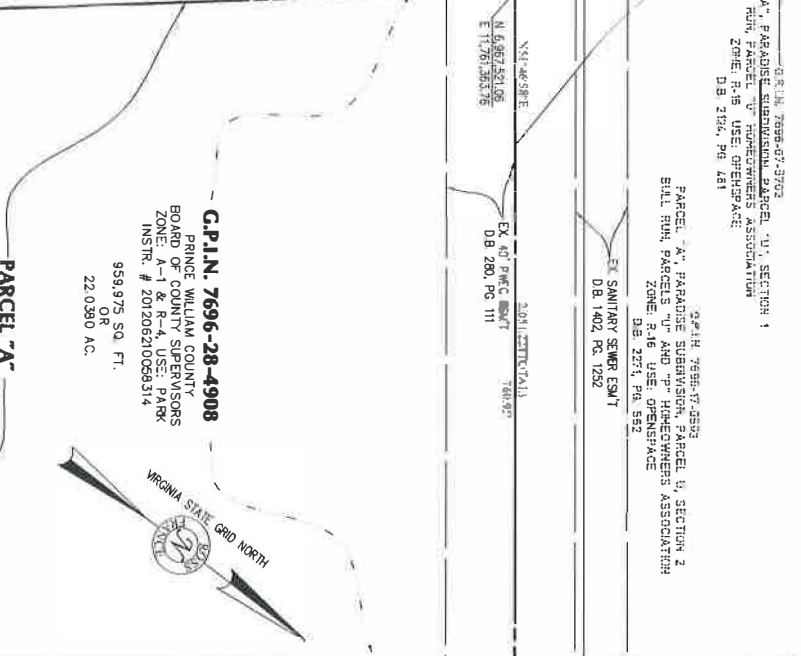
NOTE "B"

PARCEL "B" SHOWN HEREON WILL BE CONSIDERED WITH THE ADJACENT PARCEL DESCRIBED HEREON AS G.P.L.N. 7696-27-6859 IN CONJUNCTION WITH DEVELOPMENT OF PARCEL "B" AS A SCHOOL SITE.

EX. PRINCE WILLIAM ELECTRIC COOPERATIVE ESMT
D.B. 1447, PG. 1046

G.P.L.N. 7696-24-3627
LEHIGH PORTLAND CEMENT COMPANY
ZONE: A-1 & R-4 USE: GUARRY
D.B. 1125, PG. 690

EX. STORM WATER MANAGEMENT ESMT
D.B. 1574, PG. 1088



MATCH LINE SHEET 2 OF 3

RECORD PLAT
SHOWING BOUNDARY LINE ADJUSTMENT
THE PROPERTY OF
PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

P.W.C. TRACKING NO: PL2020-00012 S01

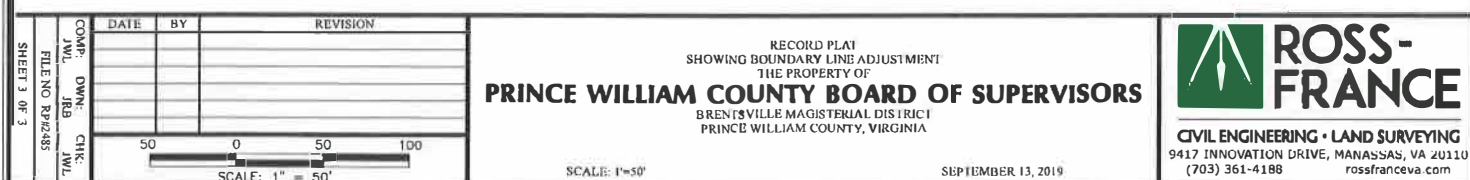
ROSS-FRANCE
CIVIL ENGINEERING • LAND SURVEYING
9417 INNOVATION DRIVE, MANASSAS, VA 20110
(703) 361-4188
rossfranceva.com

SCALE: 1" = 50'
SEPTEMBER 13, 2019

FILE NO. 872045

SHEET 1 OF 3

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PRINCE WILLIAM COUNTY

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
Michael D. Arena
Brendette M. Walker
Cedric Moon
Nathan C. Welch

March 13, 2020

Meeting Date: June 16, 2020

TO: BOARD OF COUNTY SUPERVISORS

FROM: CHERYL A. WALTON 
Senior Assistant County Attorney

**RE: CONSIDER CONVEYANCE, SUBDIVISION, AND BOUNDARY LINE ADJUSTMENT OF
COUNTY-OWNED PROPERTY LOCATED AT 11000 CRESTWOOD DRIVE AND 8250 ASHTON
AVENUE TO THE PRINCE WILLIAM COUNTY SCHOOL BOARD (BRENTSVILLE MAGISTERIAL
DISTRICT)**

In accordance with Section 15.2-1800(B) of the Code of Virginia, 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. On January 14, 2020, this Board authorized a public hearing to consider the conveyance, subdivision and boundary line adjustment of this County-owned property to the School Board.

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 smaller of the two parcels 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. Counsel for the School Board has approved the form and substance of the attached deed and plat which will be endorsed by the School Board designee prior to recordation of the instruments.

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 for consideration of the 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
Rebecca Horner
Ricardo Canizales
Lisa Fink-Butler
Seth Hendler-Voss