

MOTION:

**June 22, 2021
Regular Meeting
Res. No. 21-**

SECOND:

RE: AUTHORIZE CONDEMNATION AND EXERCISE QUICK-TAKE POWERS, IN ACCORDANCE WITH CHAPTER 3 OF TITLE 25.1 OF THE VIRGINIA CODE, TO ACQUIRE PROPERTY AND VARIOUS EASEMENTS FROM PROPERTY LOCATED AT 7600 DOANE DRIVE, OWNED BY BRE FOXTROT 7600 DOANE DRIVE LLC, IN CONNECTION WITH THE BALLS FORD ROAD (BALLS FORD ROAD AT ROUTE 234 PRINCE WILLIAM PARKWAY) INTERCHANGE PROJECT - GAINESVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project (Project) will construct a new grade-separated interchange at Route 234 (Prince William Parkway) and relocated Route 621 (Balls Ford Road), and a bridge crossing the existing Norfolk Southern Railroad. In addition, the Project will construct approximately 1.8 miles of relocated Balls Ford Road as a new four (4) lane facility with a raised median between Devlin Road and Doane Drive. The Prince William Board of County Supervisors (Board) authorized the execution of a County-State agreement with the Virginia Department of Transportation (VDOT) for local administration of the Project, Project Number 6234-076-266, UPC 112815, on April 10, 2018, via Resolution Number (Res. No.) 18-220. The Project will help mitigate the impact of congestion of vehicles accessing Route 234 and I-66 and improve access to park and ride facilities serving the I-66 corridor. The Project first appeared in the Fiscal Year 2020–2025 Capital Improvements Program. It was approved by the Planning Commission on April 3, 2019, via Res. No. 19-023; and

WHEREAS, the design for construction of the Project is such that the County needs to acquire 331 square feet of land for street dedication, 1,091 square feet of land for a permanent storm drainage easement, 219 square feet of land for a permanent signal easement, 2,034 square feet of land for a permanent Northern Virginia Electric Cooperative (NOVEC) utility easement and 5,229 square feet of land for a temporary construction easement on property located at 7600 Doane Drive owned by BRE Foxtrot 7600 Doane Drive LLC, (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$45,162 to the Owner to acquire the property interests on their property located at 7600 Doane Drive; and

WHEREAS, County staff has made a bona-fide but ineffectual effort to purchase the property interests from the Owner and in order to meet project deadlines and eliminate project delay costs, has recommended to the Board authorizing condemnation and exercising quick-take powers; and

WHEREAS, a public hearing has been duly advertised for this purpose and was conducted on June 22, 2021, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$37,859,085 is currently available in the Project #18C17011 budget. The total fiscal impact is \$45,162. This amount is sufficient to authorize the expenditure and matches the appraised value of the property interests offered to the Owner;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby finds that public necessity exists for the condemnation of the property and easements for construction of the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project and for the immediate exercise of its quick-take powers to enter upon and take possession prior to the condemnation proceedings to immediately acquire 331 square feet of land for street dedication, 1,091 square feet of land for a permanent storm drainage easement, 219 square feet of land for a permanent signal easement, 2,034 square feet of land for a permanent Northern Virginia Electric Cooperative utility easement and 5,229 square feet of land for a temporary construction easement on the Owner's property located at 7600 Doane Drive, all as set forth on the plat attached hereto;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Attorney, after payment into the Prince William County Circuit Court of the appraised value of the various property interests and easements, and upon filing of the Certificate of Taking, to proceed with the condemnation of the required property interests for the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project by quick-take condemnation or otherwise as provided by law;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Executive and the Director of Finance, or their designees, to sign the Certificate of Taking necessary for filing in Court and to disburse the appraised value in the amount of \$45,162 for the property interests on the Owner's property located at 7600 Doane Drive, and upon filing of the Certificate of Taking, deposit said amounts at the Court in connection with the quick-take condemnation process on behalf of the Prince William Board of County Supervisors in accordance with the law;

BE IT FURTHER RESOLVED that the Department of Transportation will maintain all supporting documents related to the acquisition of the property and easements to assure that approval does not exceed authority limits;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorize the Director of Transportation, or his designee, to execute such documents that are necessary to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

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Regular Meeting
Res. No. 21-
Page Three

ATTACHMENT: Plat Showing Street Dedication and Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of BRE Foxtrot 7600 Doane Drive LLC, Gainesville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., dated November 17, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

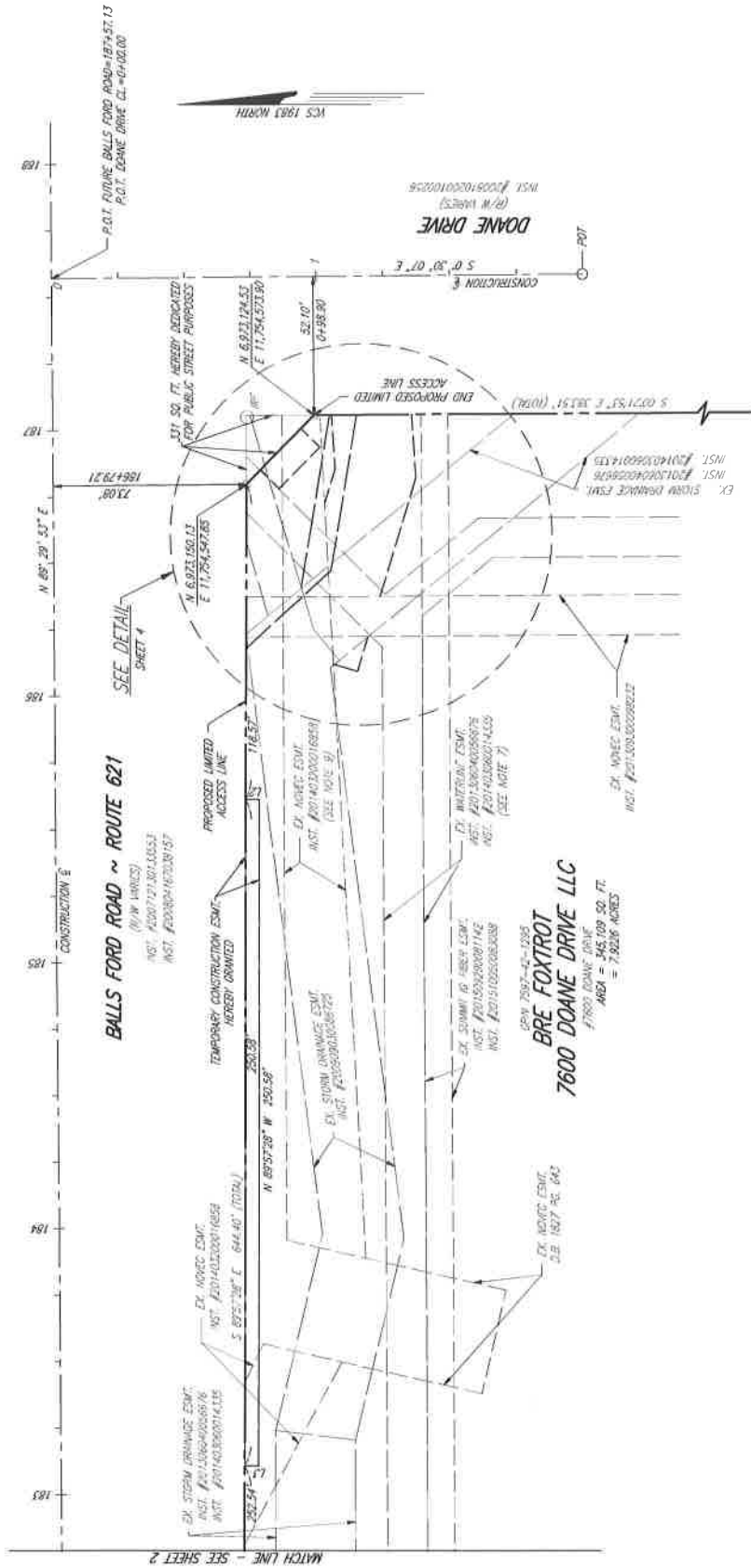
County Attorney

Director of Transportation

ATTEST: _____
Clerk to the Board



PLAT SHOWING
 STREET DEDICATION
 AND
 VARIOUS EASEMENTS
 FOR THE
 CONSTRUCTION AND MAINTENANCE
 OF BALLS FORD ROAD
 ON THE LAND OF
BRE FOXSTROT
7600 DOANE DRIVE LLC
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=30' NOVEMBER 17, 2020
 SHEET 3 OF 4

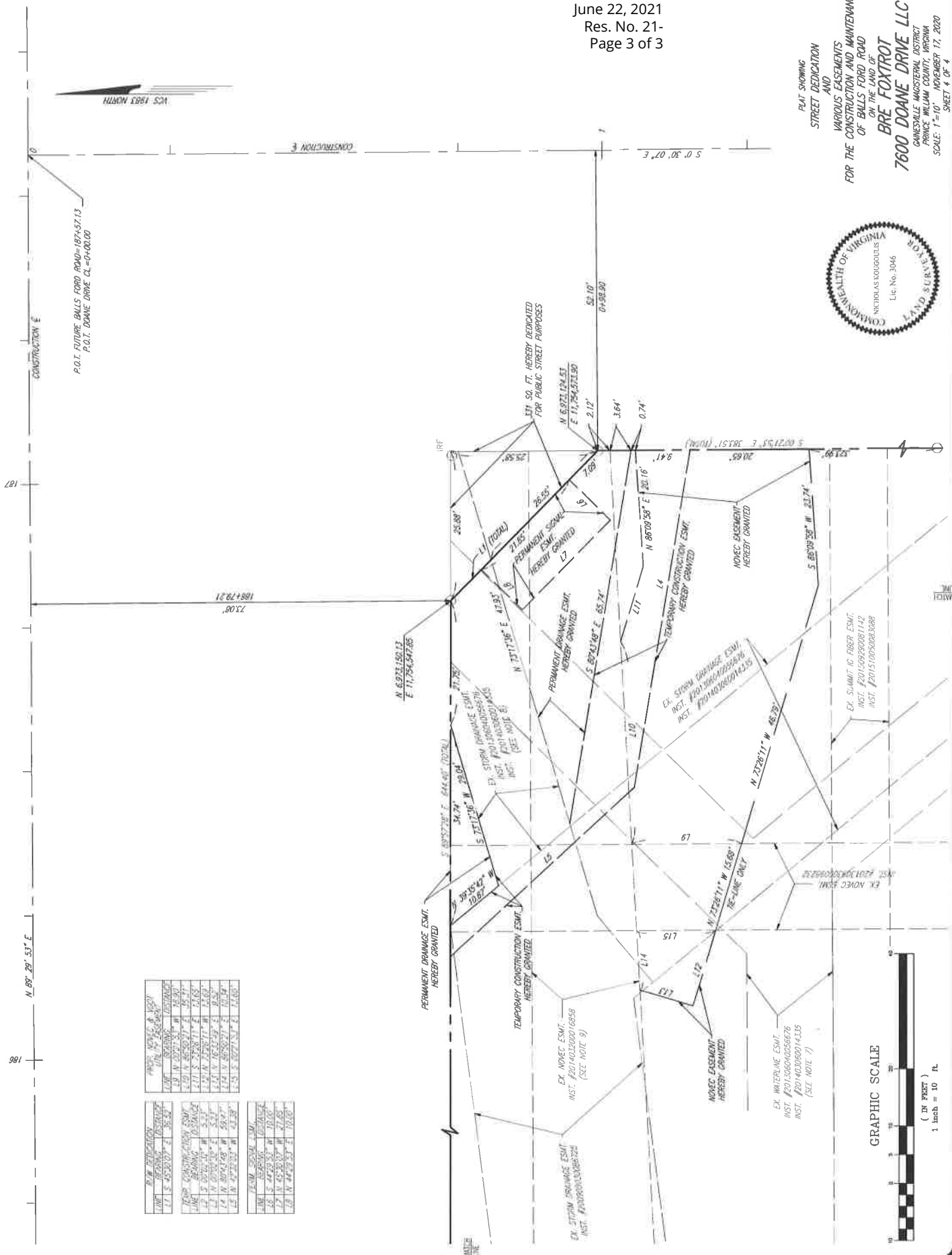


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAY SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BRE FOXITROT
7600 DOANE DRIVE LLC
GAINESVILLE HANGESTERL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=10' NOVEMBER 17, 2020
SHEET 4 OF 4



MOTION:

**June 22, 2021
Regular Meeting
Res. No. 21-**

SECOND:

RE: AUTHORIZE CONDEMNATION AND EXERCISE QUICK-TAKE POWERS, IN ACCORDANCE WITH CHAPTER 3 OF TITLE 25.1 OF THE VIRGINIA CODE, TO ACQUIRE PROPERTY AND VARIOUS EASEMENTS FROM PROPERTY LOCATED AT 7610 DOANE DRIVE, OWNED BY THREE HEADED LION LLC, IN CONNECTION WITH THE BALLS FORD ROAD (BALLS FORD ROAD AT ROUTE 234 PRINCE WILLIAM PARKWAY) INTERCHANGE PROJECT – GAINESVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project (Project) will construct a new grade-separated interchange at Route 234 (Prince William Parkway) and relocated Route 621 (Balls Ford Road), and a bridge crossing the existing Norfolk Southern Railroad. In addition, the Project will construct approximately 1.8 miles of relocated Balls Ford Road as a new four (4) lane facility with a raised median between Devlin Road and Doane Drive. The Prince William Board of County Supervisors (Board) authorized the execution of a County-State agreement with the Virginia Department of Transportation (VDOT) for local administration of the Project, Project Number 6234-076-266, UPC 112815, on April 10, 2018, via Resolution Number (Res. No.) 18-220. The Project will help mitigate the impact of congestion of vehicles accessing Route 234 and I-66 and improve access to park and ride facilities serving the I-66 corridor. The Project first appeared in the Fiscal Year 2020–2025 Capital Improvements Program. It was approved by the Planning Commission on April 3, 2019, via Res. No. 19-023; and

WHEREAS, the design for construction of the Project is such that the County needs to acquire 439 square feet of land for a permanent Northern Virginia Electric Cooperative (NOVEC) utility easement on property located at 7610 Doane Drive owned by Three Headed Lion LLC, (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on fair market value, County staff offered \$1,700 to the Owner to acquire the property interests on their property located at 7610 Doane Drive; and

WHEREAS, County staff has made a bona-fide but ineffectual effort to purchase the property interests from the Owner and in order to meet project deadlines and eliminate project delay costs, has recommended to the Board authorizing condemnation and exercising quick-take powers; and

WHEREAS, a public hearing has been duly advertised for this purpose and was conducted on June 22, 2021, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$37,859,085 is currently available in the Project #18C17011 budget. The total fiscal impact is \$1,700. This amount is sufficient to authorize the expenditure and matches the appraised value of the property interests offered to the Owner;

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby finds that public necessity exists for the condemnation of the property and easements for construction of the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project and for the immediate exercise of its quick-take powers to enter upon and take possession prior to the condemnation proceedings to immediately acquire 439 square feet of land for a permanent Northern Virginia Electric Cooperative utility easement on the Owner's property located at 7610 Doane Drive, all as set forth on the plat attached hereto;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Attorney, after payment into the Prince William County Circuit Court of the appraised value of the various property interests and easement, and upon filing of the Certificate of Taking, to proceed with the condemnation of the required property interests for the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project by quick-take condemnation or otherwise as provided by law;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Executive and the Director of Finance, or their designees, to sign the Certificate of Taking necessary for filing in Court and to disburse the fair market value in the amount of \$1,700 for the property interests on the Owner's property located at 7610 Doane Drive, and upon filing of the Certificate of Taking, deposit said amounts at the Court in connection with the quick-take condemnation process on behalf of the Prince William Board of County Supervisors in accordance with the law;

BE IT FURTHER RESOLVED that the Department of Transportation will maintain all supporting documents related to the acquisition of the property and easements to assure that approval does not exceed authority limits;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or his designee, to execute such documents that are necessary to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

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ATTACHMENT: Plat Showing NOVEC Easement for the Construction and Maintenance of Balls Ford Road on the Land of Three Headed Lion LLC, Gainesville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., dated February 8, 2021

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

Director of Transportation

ATTEST: _____
Clerk to the Board

OWNER'S CONSENT AND DEDICATION

THE PLATING OR DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE THREE CONSENTS AND ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), JOINTED (S) AND TRUSTEE(S), IF ANY, THE UNDERSIGNED, HEREBY EXPRESSLY, VOLUNTARILY AND TO THE DEDICATION TO THE APPROPRIATE UTILITY COMPANY THE UTILITY EASEMENTS AS SHOWN HEREON.

OWNER'S SIGNATURE _____ TITLE _____
PRINT NAME _____ DATE _____

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF _____ CITY/COUNTY OF _____ DAY OF _____
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____
NOTARY REGISTRATION NUMBER _____



SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUCOULIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THREE HEADED LION LLC, AS RECORDED IN INSTRUMENT #201701050001419, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSING MATHEMATICALLY WITH ADJUSTMENTS TO THE VIRGINIA COORDINATE SYSTEM OF 1983 FOR A FIELD SURVEY WHICH TIES THIS BOUNDARY TO P.M.C. MONUMENT NO. PW13 (WHITMORE). IRON RODS WILL BE SET AT ALL NEAR PROPERTY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 12.010 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.
GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF FEBRUARY, 2021.

NICHOLAS KOUCOULIS
LAND SURVEYOR
11100 ENGINEER COURT
SUITE 200
MANASSAS, VA 20109

NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS FOR THE PROPERTY SHOWN HEREON IS 7507-42-9181. THE PROPERTY SHOWN HEREON IS ZONED M-1, HEAVY INDUSTRIAL.
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD IF ANY. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS PROPERTY BOUNDARY TO P.M.C. MONUMENT NO. PW13 (WHITMORE). UNLESS OTHERWISE SAID, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE PROPERTY. THE BENCHMARKS SHOWN ARE REFERENCED TO THE MEAN SEA LEVEL. THE FOOT DEFINITION USED FOR THE COMMISSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1" = 0.3048006096 METERS.



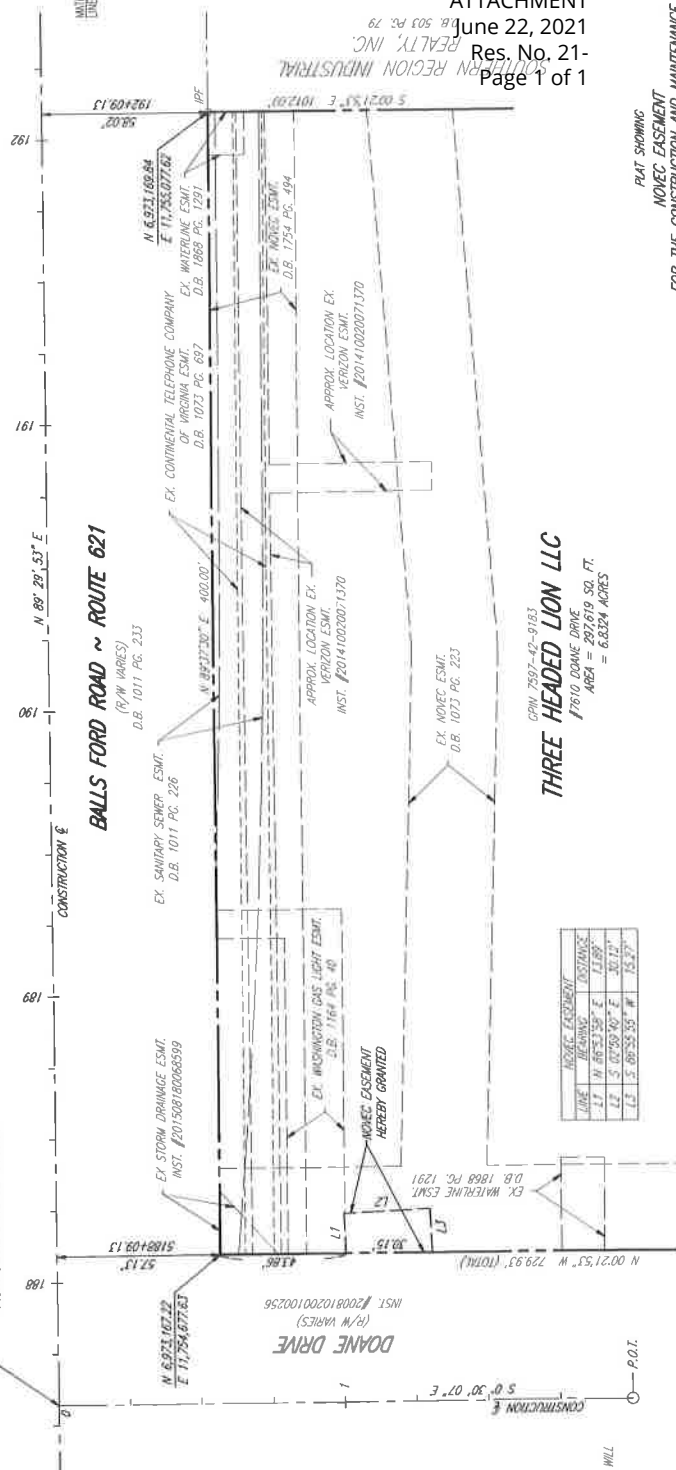
VICINITY MAP
SCALE: 1"=2,000'

AREA TABULATION

NOREC EASEMENT _____ 439 SQ. FT.

P.O.T. FUTURE BALLS FORD ROAD=187+57.13
P.O.T. DOANE DRIVE CL=0+100.00

BALLS FORD ROAD ~ ROUTE 621



THREE HEADED LION LLC

CPM 7507-42-9181
17610 DOANE DRIVE
AREA = 292,619 SQ. FT.
= 6.6324 ACRES

LINE	BEARING	DISTANCE
1-2	N 89° 29' 57" E	12.89'
2-3	S 0° 02' 15" E	30.12'
3-4	S 80° 55' 35" W	153.27'

GRAPHIC SCALE



(IN FEET)

1 inch = 80 ft.

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Res. No. 21-

MOTION:

SECOND:

RE: AUTHORIZE CONDEMNATION AND EXERCISE QUICK-TAKE POWERS, IN ACCORDANCE WITH CHAPTER 3 OF TITLE 25.1 OF THE VIRGINIA CODE, TO ACQUIRE VARIOUS EASEMENTS FROM PROPERTY LOCATED AT 11901 BALLS FORD ROAD, OWNED BY PATRIOT BUSINESS CENTER OWNERS' ASSOCIATION, IN CONNECTION WITH THE BALLS FORD ROAD (BALLS FORD ROAD AT ROUTE 234 PRINCE WILLIAM PARKWAY) INTERCHANGE PROJECT - GAINESVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project (Project) will construct a new grade-separated interchange at Route 234 (Prince William Parkway) and relocated Route 621 (Balls Ford Road), and a bridge crossing the existing Norfolk Southern Railroad. In addition, the Project will construct approximately 1.8 miles of relocated Balls Ford Road as a new four (4) lane facility with a raised median between Devlin Road and Doane Drive. The Prince William Board of County Supervisors (Board) authorized the execution of a County-State agreement with the Virginia Department of Transportation (VDOT) for local administration of the Project, Project Number 6234-076-266, UPC 112815, on April 10, 2018, via Resolution Number (Res. No.) 18-220. The Project will help mitigate the impact of congestion of vehicles accessing Route 234 and I-66 and improve access to park and ride facilities serving the I-66 corridor. The Project first appeared in the Fiscal Year (FY) 2020–2025 Capital Improvements Program. It was approved by the Planning Commission on April 3, 2019, via Res. No. 19-023; and

WHEREAS, the design for construction of the Project is such that the County needs to acquire 8,458 square feet of land for a permanent storm drainage easement, 4,122 square feet of land for a permanent VDOT and Northern Virginia Electric Cooperative (NOVEC) utility easement and 41,932 square feet of land for a temporary construction easement on property located at 11901 Balls Ford Road owned by Patriot Business Center Owners Association, (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$33,700 to the Owner to acquire the property interests on their property located at 11901 Balls Ford Road; and

WHEREAS, County staff has made a bona-fide but ineffectual effort to purchase the property interests from the Owner and in order to meet project deadlines and eliminate project delay costs, has recommended to the Board authorizing condemnation and exercising quick-take powers; and

WHEREAS, a public hearing has been duly advertised for this purpose and was conducted on June 22, 2021, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

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Res. No. 21-
Page Two

WHEREAS, \$37,859,085 is currently available in the Project #18C17011 budget. The total fiscal impact is \$33,700. This amount is sufficient to authorize the expenditure and matches the appraised value of the property interests offered to the Owner;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby finds that public necessity exists for the condemnation of the property and easements for construction of the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project and for the immediate exercise of its quick-take powers to enter upon and take possession prior to the condemnation proceedings to immediately acquire 8,458 square feet of land for a permanent storm drainage easement, 4,122 square feet of land for a permanent Virginia Department of Transportation and Northern Virginia Electric Cooperative utility easement and 41,932 square feet of land for a temporary construction easement on the Owner's property located at 11901 Balls Ford Road, all as set forth on the plat attached hereto;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Attorney, after payment into the Prince William County Circuit Court of the appraised value of the various property interests and easement, and upon filing of the Certificate of Taking, to proceed with the condemnation of the required property interests for the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project by quick-take condemnation or otherwise as provided by law;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Executive and the Director of Finance, or their designees, to sign the Certificate of Taking necessary for filing in Court and to disburse the appraised value in the amount of \$33,700 for the property interests on the Owner's property located at 11901 Balls Ford Road, and upon filing of the Certificate of Taking, deposit said amounts at the Court in connection with the quick-take condemnation process on behalf of the Prince William Board of County Supervisors in accordance with the law;

BE IT FURTHER RESOLVED that the Department of Transportation will maintain all supporting documents related to the acquisition of the property and easements to assure that approval does not exceed authority limits;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or his designee, to execute such documents that are necessary to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

June 22, 2021
Regular Meeting
Res. No. 21-
Page Three

ATTACHMENT: Plat Showing Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of Patriot Business Center Owners Association, Gainesville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., dated November 12, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

Director of Transportation

ATTEST: _____
Clerk to the Board

OWNER'S CONSENT AND DEDICATION

THE PLATING OR DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERGOING OWNERS, PROPRIETORS AND INTERESTS, OF THE LAND SHOWN HEREON, AND IN ACCORDANCE WITH THE ORDINANCE OF THE BOARD OF COUNTY SUPERVISORS, AND AS EASEMENT INDICATED ON SUCH PLAT FOR STORM DRAINAGE AND TEMPORARY CONSTRUCTION AS SHOWN HEREON, AND FURTHER CONSENT(S) TO THE APPROPRIATE UTILITY COMPANY THE UTILITY EASEMENTS AS SHOWN HEREON.

OWNER'S SIGNATURE _____ TITLE _____
 PRINT NAME _____ DATE _____

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF _____ CITY/COUNTY OF _____ DAY OF _____
 TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ BY _____ 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____
 NOTARY REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE

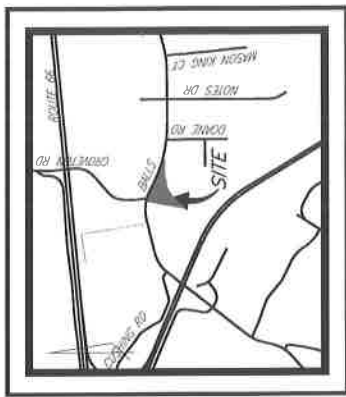
I, NICHOLAS KOUKOULIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF PATRIOT BUSINESS CENTER OWNERS ASSOCIATION AS RECORDED IN INSTRUMENT #201307120071766 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
 I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS CORRECTLY SHOWN ON THE PLAT OF RECORD AND BELIEVED TO BE A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY, BEING MORE THAN OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 PER A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PNC MONUMENT NO. PM13 (WHITMORE). IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 120.0 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.
 GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF NOVEMBER, 2020.

NICHOLAS KOUKOULIS
 LAND SURVEYOR
 11100 ENDORSE COURT
 SUITE 200
 MANASSAS, VA 20109



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS FOR THE PROPERTY SHOWN HEREON IS 7597-13-1217. THE PROPERTY SHOWN HEREON IS ZONED M-1, HEAVY INDUSTRIAL.
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND ENCUMBRANCES OF RECORD, IF ANY. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPILED FROM A FIELD SURVEY WHICH TIES THIS PROPERTY BOUNDARY TO PNC MONUMENT NO. PM13 (WHITMORE). UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1' = 0.3048006096 METERS.
4. ALL TEMPORARY CONSTRUCTION EASEMENTS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS ARE COMPLETE.
5. THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION SHALL ASSUME THE TOTAL MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM CONTAINED IN ANY EASEMENT PROPERTY DEDICATED FOR PUBLIC USE. THE MAINTENANCE RESPONSIBILITY OF THE DEPARTMENT OF TRANSPORTATION FOR THE STORM DRAINAGE SYSTEM SHALL BE TRANSFERRED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) UPON ACCEPTANCE OF THE ROAD IMPROVEMENTS BY THE STATE.
6. THE CONSTRUCTION OF FENCES AND OTHER PERMANENT STRUCTURES/OBSTACLES IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.



VICINITY MAP
 SCALE: 1"=2,000'

AREA TABULATION

STORM DRAINAGE EASEMENT	8,458 SQ. FT.
NOVEC. & VDOT UTILITY EASEMENT	4,122 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	41,933 SQ. FT.

ATTACHMENT
 June 22, 2021
 Res. No. 21-
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PLAT SHOWING
 VARIOUS EASEMENTS
 FOR THE CONSTRUCTION AND MAINTENANCE
 OF BALLS FORD ROAD
 ON THE LAND OF
**PATRIOT BUSINESS CENTER
 OWNERS ASSOCIATION**
 GAMESVILLE INDUSTRIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=30' NOVEMBER 12, 2020
 SHEET 1 OF 3

GRAPHIC SCALE



CPIN 7597-21-8945
 RYDER TRUCK RENTAL, INC.
 D.B. 1094 PC. 651

COMMONWEALTH TRANSPORTATION
 COMM.
 D.B. 3246 PC. 602

CPIN 7597-21-8945
 PATRIOT BUSINESS CENTER
 OWNERS ASSOCIATION
 D.B. 1094 PC. 651

PI = 176+86.91
 DELTA = 45° 36' 46.97" (RT)
 D = 5° 43' 46"
 T = 420.50'
 L = 765.10'
 R = 1,000.00'
 PC = 172+76.41
 PT = 180+72.51
 V = 45 L = 193'
 E = 3.78%

LINE	BEARING	DISTANCE
121	N 85°30'43" E	19.29
122	N 85°30'43" E	10.30
123	S 51°22'41" E	46.94

ATTACHMENT
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PLAT SHOWING
 VARIOUS EASEMENTS
 FOR THE CONSTRUCTION AND MAINTENANCE
 OF BULLS FORD ROAD
 ON THE LAND OF

PATRIOT BUSINESS CENTER
 OWNERS ASSOCIATION

SCALE 1" = 50'
 NOVEMBER 12, 2020
 SHEET 2 OF 3

GRAPHIC SCALE



LINE	CHORD	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC BEARING
C1	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C2	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C3	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C4	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"

LINE	CHORD	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC BEARING
C1	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C2	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C3	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C4	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"

LINE	CHORD	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC BEARING
C1	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C2	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C3	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C4	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"

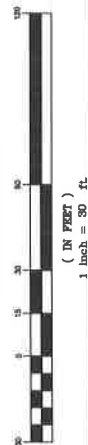
LINE	CHORD	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC BEARING
C1	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C2	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C3	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"
C4	1008.53	210.43	S 65° 51' 10.36" E	427.86	65° 51' 10.36"

ATTACHMENT
 June 22, 2021
 Res. No. 21-
 Page 3 of 3

PLAT SHOWING
 VARIOUS EASEMENTS
 FOR THE CONSTRUCTION AND MAINTENANCE
 OF BALLS FORD ROAD
 ON THE LAND OF
PATRIOT BUSINESS CENTER
OWNERS ASSOCIATION
 GAINESVILLE MASTERAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=30' NOVEMBER 12, 2020
 SHEET 3 OF 3



GRAPHIC SCALE



19057



PI = 2104+37.38
 DELTA = 1° 53' 10.36" (RT)
 D = 1° 56' 28"
 L = 46.59'
 R = 97.17'
 PC = 209+88.79
 PTA = 210+85.56
 V = 30 mph
 E = N.C.

PI = 208+28.16
 DELTA = 35° 31' 26.76" (RT)
 D = 10° 41' 22"
 L = 171.70'
 R = 332.33'
 PC = 206+58.46
 PTA = 208+68.79
 V = 30 mph
 E = N.C.

PI = 176+96.91
 DELTA = 45° 36' 46.97" (RT)
 D = 5° 43' 46"
 L = 420.50'
 R = 796.10'
 PC = 1000.00'
 PTA = 172+76.41
 V = 180+72.51
 E = 45 Lr = 193'
 E = 3.78%

PATRIOT BUSINESS CENTER
OWNERS ASSOCIATION

MATCH LINE SHEET 2

MATCH LINE

MOTION:

June 22, 2021
Regular Meeting
Res. No. 21-

SECOND:

RE: AUTHORIZE CONDEMNATION AND EXERCISE QUICK-TAKE POWERS, IN ACCORDANCE WITH CHAPTER 3 OF TITLE 25.1 OF THE VIRGINIA CODE, TO ACQUIRE PROPERTY AND VARIOUS EASEMENTS FROM PROPERTIES LOCATED AT 11910 AND 11920 BALLS FORD ROAD, OWNED BY BTC III PREMIER BP LLC, IN CONNECTION WITH THE BALLS FORD ROAD (BALLS FORD ROAD AT ROUTE 234 PRINCE WILLIAM PARKWAY) INTERCHANGE PROJECT - GAINESVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project (Project) will construct a new grade-separated interchange at Route 234 (Prince William Parkway) and relocated Route 621 (Balls Ford Road), and a bridge crossing the existing Norfolk Southern Railroad. In addition, the Project will construct approximately 1.8 miles of relocated Balls Ford Road as a new four (4) lane facility with a raised median between Devlin Road and Doane Drive. The Prince William Board of County Supervisors (Board) authorized the execution of a County-State agreement with the Virginia Department of Transportation (VDOT) for local administration of the Project, Project Number 6234-076-266, UPC 112815, on April 10, 2018, via Resolution Number (Res. No.) 18-220. The Project will help mitigate the impact of congestion of vehicles accessing Route 234 and I-66 and improve access to park and ride facilities serving the I-66 corridor. The Project first appeared in the Fiscal Year 2020–2025 Capital Improvements Program. It was approved by the Planning Commission on April 3, 2019, via Res. No. 19-023; and

WHEREAS, the design for construction of the Project is such that the County needs to acquire 3,165 square feet of land for a temporary construction easement on property located at 11910 Balls Ford Road and 99,557 square feet of land for street dedication, 2,516 square feet of land for a permanent storm drainage easement, 77 square feet of land for a permanent Northern Virginia Electric Cooperative (NOVEC) utility easement and 58,828 square feet of land for a temporary construction easement on property located at 11920 Balls Ford Road, owned by BTC III Premier BP LLC, (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$1,075,400 to the Owner to acquire the property interests on their properties located at 11910 and 11920 Balls Ford Road; and

WHEREAS, County staff has made a bona-fide but ineffectual effort to purchase the property interests from the Owner and in order to meet project deadlines and eliminate project delay costs, has recommended to the Board authorizing condemnation and exercising quick-take powers; and

WHEREAS, a public hearing has been duly advertised for this purpose and was conducted on June 22, 2021, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

June 22, 2021
Regular Meeting
Res. No. 21-
Page Two

WHEREAS, \$37,859,085 is currently available in the Project #18C17011 budget. The total fiscal impact is \$1,075,400. This amount is sufficient to authorize the expenditure and matches the appraised value of the property interests offered to the Owner;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby finds that public necessity exists for the condemnation of the property and easements for construction of the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project and for the immediate exercise of its quick-take powers to enter upon and take possession prior to the condemnation proceedings to immediately acquire 3,165 square feet of land for a temporary construction easement on property located at 11910 Balls Ford Road and 99,557 square feet of land for street dedication, 2,516 square feet of land for a permanent storm drainage easement, 77 square feet of land for a permanent Northern Virginia Electric Cooperative utility easement and 58,828 square feet of land for a temporary construction easement on property located at 11920 Balls Ford Road, owned by BTC III Premier BP LLC, (Owner), all as set forth on the plat attached hereto;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Attorney, after payment into the Prince William County Circuit Court of the appraised value of the various property interests and easement, and upon filing of the Certificate of Taking, to proceed with the condemnation of the required property interests for the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project by quick-take condemnation or otherwise as provided by law;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Executive and the Director of Finance, or their designees, to sign the Certificate of Taking necessary for filing in Court and to disburse the appraised value in the amount of \$1,075,400 for the property interests on the Owner's properties located at 11910 and 11920 Balls Ford Road, and upon filing of the Certificate of Taking, deposit said amounts at the Court in connection with the quick-take condemnation process on behalf of the Prince William Board of County Supervisors in accordance with the law;

BE IT FURTHER RESOLVED that the Department of Transportation will maintain all supporting documents related to the acquisition of the property and easements to assure that approval does not exceed authority limits;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or his designee, to execute such documents that are necessary to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

June 22, 2021
Regular Meeting
Res. No. 21-
Page Three

ATTACHMENTS: Plat Showing Temporary Construction Easement for the Construction and Maintenance of Balls Ford Road on the Land of BTC III Premier BP LLC, Gainesville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., dated November 4, 2020

Plat Showing Street Dedication and Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of BTC III Premier BP LLC, Gainesville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., dated November 19, 2020

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney

Director of Transportation

ATTEST: _____

Clerk to the Board

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEE(S), IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE SIMPLE ABSOLUTE. ALL AREAS SHOWN ON THIS PLAT FOR TEMPORARY CONSTRUCTION EASEMENT.

OWNER'S SIGNATURE _____ TITLE _____
 PRINT NAME _____ DATE _____

NOTARY CERTIFICATE
 COMMONWEALTH/STATE OF _____ CITY/COUNTY OF _____ DAY OF _____
 TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ BY _____

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____
 NOTARY REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUGOLIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BTC III PREMIER BP LLC AS RECORDED IN INSTRUMENT #201812280091924 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
 I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS, SURVEYS, PLATS, RECORDS, FIELD-FILED CREATES THAT OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 FOR A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PNC MONUMENT NO. PNC13 (NWMORE). IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.
 GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF NOVEMBER, 2020.

NICHOLAS KOUGOLIS
 LAND SURVEYOR
 11100 ENDAVOR COURT
 SUITE 200
 MANASSAS, VA 20109



- NOTES**
1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7597-34-9104. THE PROPERTY SHOWN HEREON IS ZONED M7, (INDUSTRIAL/TRANSPORTATION).
 2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD IF ANY. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
 3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (NAD 83) WHICH IS DERIVED FROM A FIELD SURVEY WHICH TIES TO THE MONUMENT NO. PNC13 (NWMORE). UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1' = 0.3048006096 METERS.
 4. ALL TEMPORARY CONSTRUCTION EASEMENTS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS ARE COMPLETE.



VICINITY MAP
 SCALE: 1"=2,000'

AREA TABULATION

TEMPORARY CONSTRUCTION EASEMENT _____ 3,165 SQ. FT.
 MATCH LINE

GRAPHIC SCALE



ATTACHMENT
 June 22, 2021
 Res. No. 21-
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PLAT SHOWING
 TEMPORARY CONSTRUCTION
 EASEMENT
 FOR THE CONSTRUCTION AND MAINTENANCE
 OF BALLS FORD ROAD
 ON THE LANDS
 OF
BTC III PREMIER BP LLC
 GAINESVILLE MAJORSTIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=30'
 NOVEMBER 4, 2020
 SHEET 1 OF 2

OWNER'S CONSENT AND DEDICATION

THE PLATING OR DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND INDIVIDUALS, WHOSE NAMES ARE SET FORTH IN THE CERTIFICATE, AND WHO HAVE BEEN APPROVED BY THE BOARD OF COUNTY SUPERVISORS, IN THE SPECIAL RESOLUTION, THE TERMS SHOWN ON THIS PLAT FOR ROADS AND/OR STREETS AS MAY BE DESIGNATED BY SPECIFIC USE OF NAME OR BY THE GENERAL DESIGNATION FOR PUBLIC USE, AND FURTHER CONSENT(S) TO THE DEDICATION OF ANY EASEMENT INDICATED ON SUCH PLAT FOR STORM DRAINAGE AND TEMPORARY CONSTRUCTION AS SHOWN HEREON, AND FURTHER CONSENT(S) TO THE APPROPRIATE UTILITY COMPANY THE UTILITY EASEMENTS AS SHOWN HEREON.

OWNER'S SIGNATURE _____ TITLE _____
PRINT NAME _____ DATE _____

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF _____, CITY/COUNTY OF _____, DAY OF _____, 20____, BY _____ TO WHI, SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE

NICHOLAS KOLODZIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BTC III PREMIER BP LLC AS RECORDED IN INSTRUMENT #201812280091824 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE BOUNDARIES OF THE PROPERTY SHOWN HEREON ARE PLACED UPON THE BOUNDARIES OF SECTION AND TOWNSHIP MONUMENTATION CLOSING MATHEMATICALLY WITH A PRECISION BAYD GREATER THAN OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 PER A FIELD SURVEY WHICH LIES THIS BOUNDARY TO PINE MONUMENT NO. PM13 (WHITMORE). IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

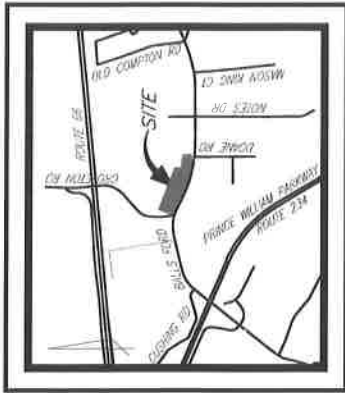
GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF NOVEMBER, 2020.

NICHOLAS KOLODZIS
LAND SURVEYOR
11100 ENDAVOR COURT
SUITE 220
MANASSAS, VA 20108



NOTES

1. THE GEOGRAPHIC BARRED IDENTIFICATION NUMBERS FOR THE PROPERTY SHOWN HEREON IS 7597-33-9364. THE PROPERTY SHOWN HEREON IS ZONED M1, INDUSTRIAL/TRANSPORTATION.
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD IF ANY. ALL UNRECORDED EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (NAD 83) AS COMPILED FROM A FIELD SURVEY WHICH LIES THIS PROPERTY BOUNDARY TO PINE MONUMENT NO. PM13 (WHITMORE). DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE WCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1' = 0.3048006096 METERS.
4. ALL TEMPORARY CONSTRUCTION EASEMENTS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS ARE COMPLETE.
5. THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION SHALL ASSUME THE TOTAL MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM CONTAINED IN AN EASEMENT PROPERLY DEDICATED FOR PUBLIC USE. THE MAINTENANCE RESPONSIBILITY OF THE DEPARTMENT OF TRANSPORTATION FOR THE STORM DRAINAGE SYSTEM SHALL BE TRANSFERRED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) UPON ACCEPTANCE OF THE ROAD IMPROVEMENTS BY THE STATE.
6. THE CONSTRUCTION OF FENCES AND OTHER PERMANENT STRUCTURES/OBSTACLES IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.
7. THAT PORTION OF THE EXISTING WATERLINE AND SANITARY SEWER RESERVATION AS RECORDED IN INSTRUMENT #2018010005278 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
8. THAT PORTION OF THE EXISTING UTILITY EASEMENT AS RECORDED IN INSTRUMENT #2018010004251 AND INSTRUMENT #2018010006036 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
9. THAT PORTION OF THE EXISTING VERKON EASEMENT AS RECORDED IN INSTRUMENT #2007180127296 AND INSTRUMENT #20121080104251 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
10. THAT PORTION OF THE EXISTING COMCAST EASEMENT AS RECORDED IN INSTRUMENT #2018010005086 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
11. THAT PORTION OF THE EXISTING FIDUCIARIT EASEMENT AS RECORDED IN INSTRUMENT #201609120022884 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
12. THAT PORTION OF THE EXISTING SANITARY SEWER AND WATERLINE EASEMENT AS RECORDED IN DEED BOOK 1615 AT PAGE 1460 AND INSTRUMENT #20130280010512 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
13. THAT PORTION OF THE EXISTING WGL COMPANY EASEMENT AS RECORDED IN INSTRUMENT #201708200702373 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
14. THAT PORTION OF THE EXISTING INGRESS/EGRESS EASEMENT AS RECORDED IN INSTRUMENT #2018010005086 AND INSTRUMENT #20180100074171 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
15. THAT PORTION OF THE EXISTING WATERLINE EASEMENT AS RECORDED IN INSTRUMENT #201707120022881, INSTRUMENT #2018010005086 AND INSTRUMENT #20180100074171 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
16. THAT PORTION OF THE EXISTING SIGHT DISTANCE EASEMENT AS RECORDED IN INSTRUMENT #201707120022881 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
17. THAT PORTION OF THE EXISTING SANITARY SEWER EASEMENT AS RECORDED IN INSTRUMENT #2018010005086 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
18. THAT PORTION OF THE EXISTING STORM DRAIN EASEMENT AS RECORDED IN INSTRUMENT #2018010006036 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS HEREBY VACATED.



VICINITY MAP
SCALE: 1"=2,000'

SITE AREA TABULATION

TOTAL SITE	506,360 SQ. FT.	11.6271 ACRES
STREET DEDICATION	99,357 SQ. FT.	2.2855 ACRES
REMAINING AREA	406,703 SQ. FT.	9.3396 ACRES

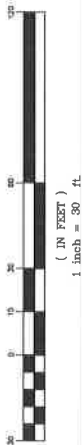
AREA TABULATION

STREET DEDICATION	99,357 SQ. FT.
STORM DRAINAGE EASEMENT	2,516 SQ. FT.
MOVIC UTILITY EASEMENT	27 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	58,828 SQ. FT.

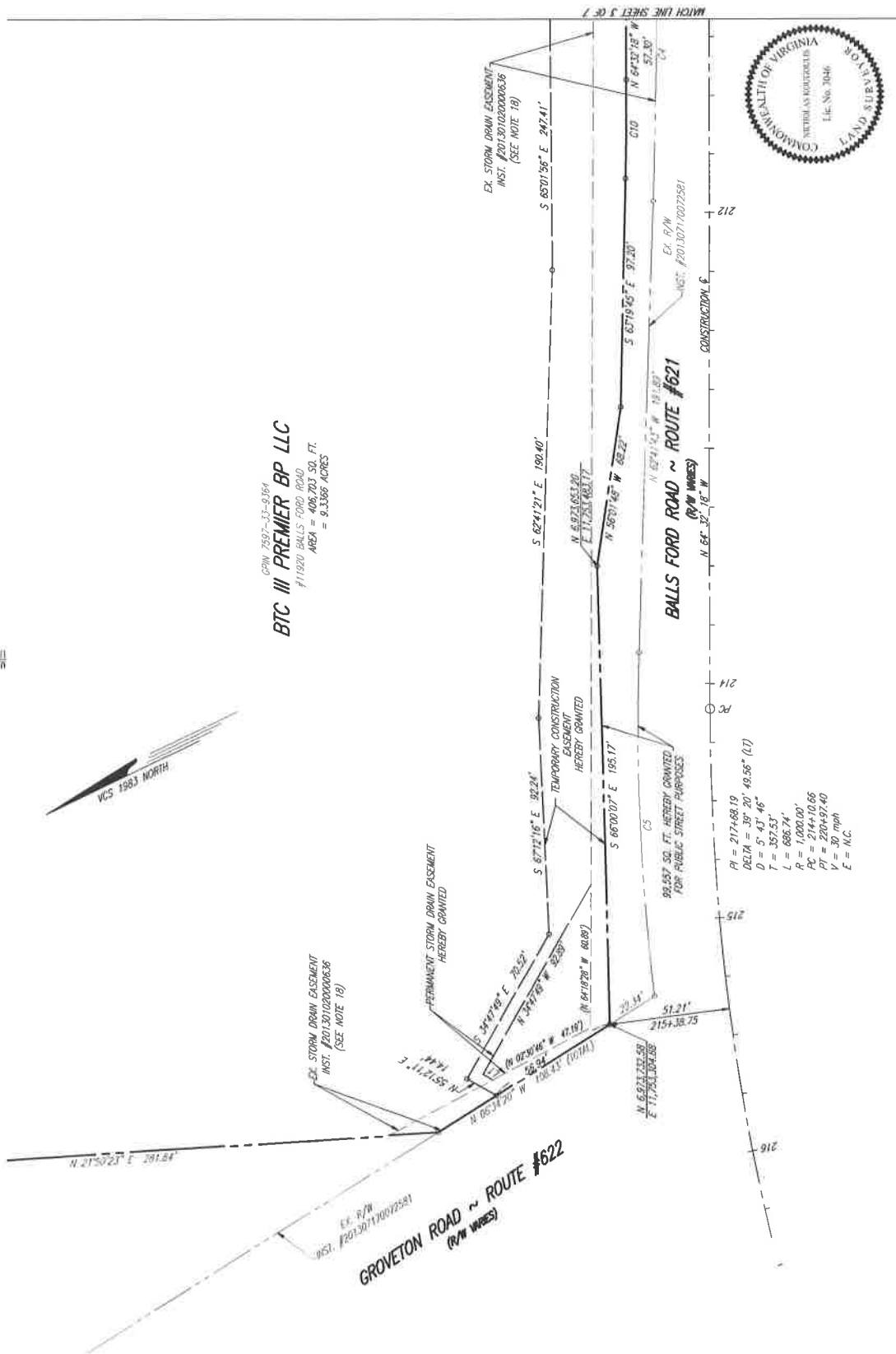
ATTACHMENT
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PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MANORIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=50'
SHEET 1 OF 7
NOVEMBER 19, 2020

GRAPHIC SCALE



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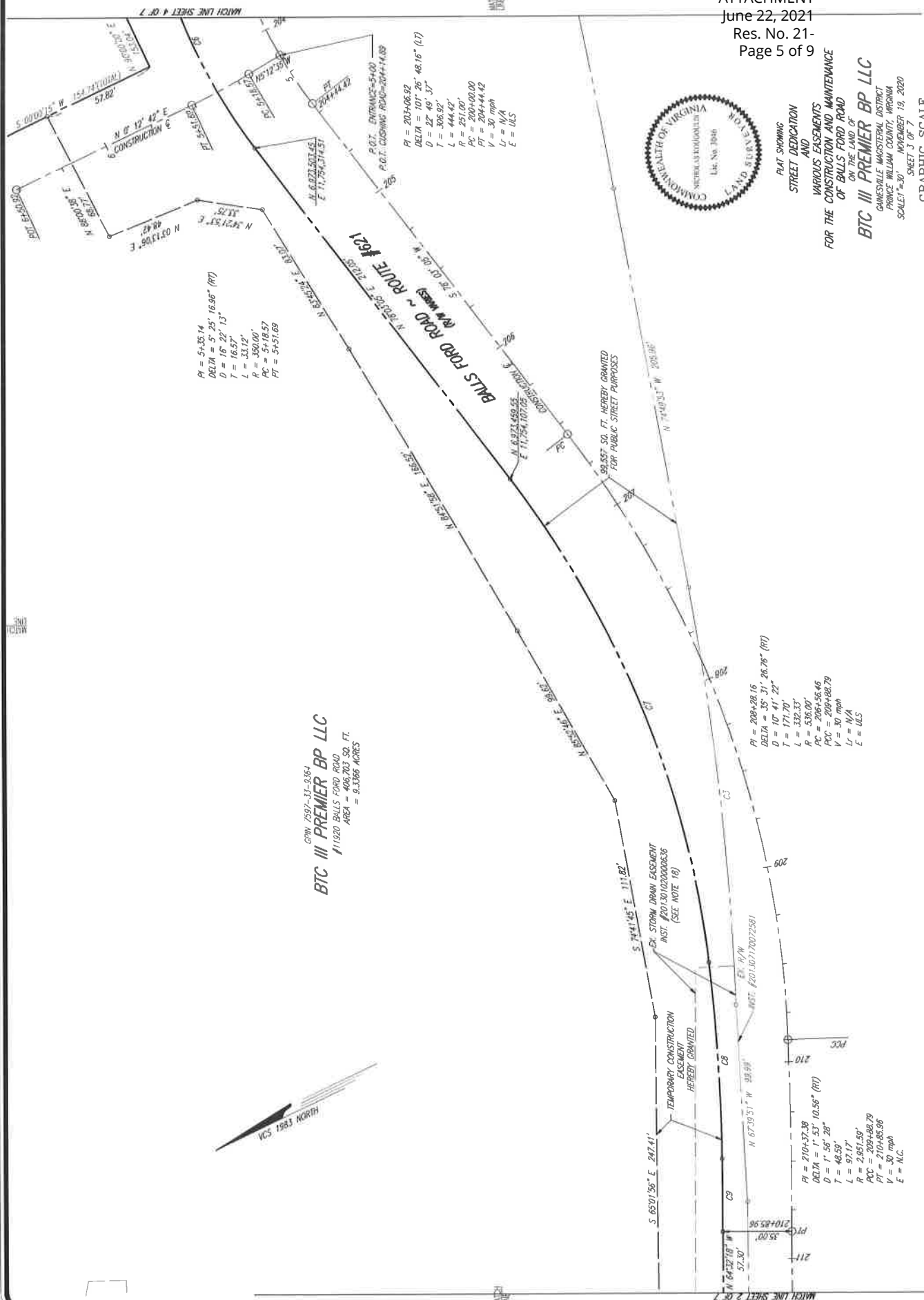
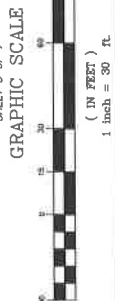
PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE = 30' = 1" SHEET 2 OF 7



ATTACHMENT
June 22, 2021
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FLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MANCHESTER DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALET 'S-30' NOVEMBER 19, 2020



ATTACHMENT
June 22, 2021
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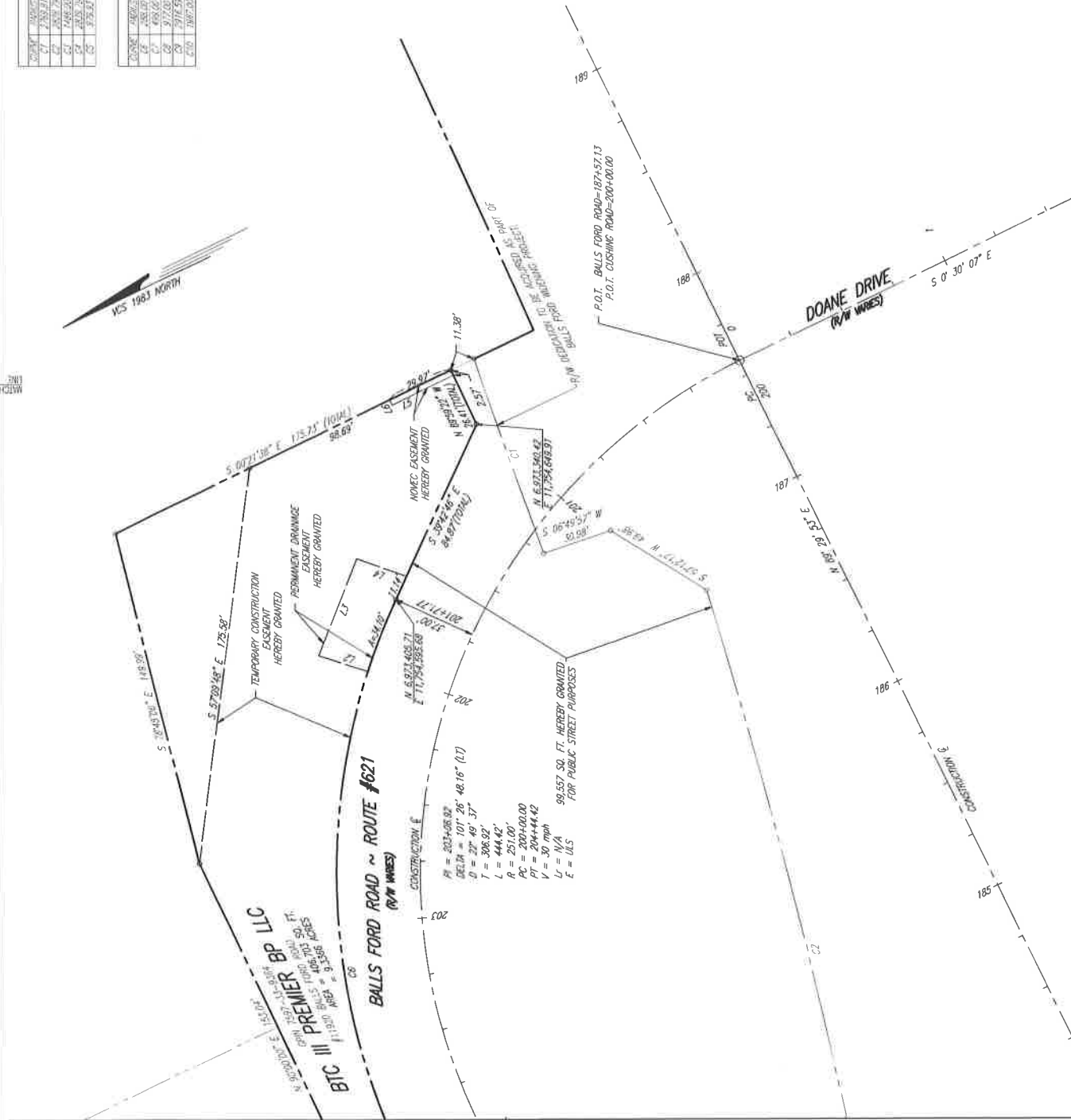
PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1" = 30' NOVEMBER 19, 2020
SHEET 4 OF 7

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

STATION	BEARING	DISTANCE	CURVE DATA	CHORD BEARING	CHORD DISTANCE
1	N 89°00'00" E	143.00'			
2	S 70°43'20" E	148.00'			
3	S 57°09'48" E	175.58'			
4	S 07°21'38" E	175.71' (100')			
5	N 69°13'40" E	117.54'			
6	S 39°14'46" E	84.87' (100')			
7	N 89°49'20" W	185.30'			
8	N 69°13'40" E	117.54' (100')			
9	S 07°21'38" E	175.71' (100')			
10	N 89°49'20" W	185.30'			
11	N 69°13'40" E	117.54' (100')			
12	S 39°14'46" E	84.87' (100')			
13	N 89°49'20" W	185.30'			
14	N 69°13'40" E	117.54' (100')			
15	S 07°21'38" E	175.71' (100')			
16	N 89°49'20" W	185.30'			
17	N 69°13'40" E	117.54' (100')			
18	S 39°14'46" E	84.87' (100')			
19	N 89°49'20" W	185.30'			
20	N 69°13'40" E	117.54' (100')			
21	S 07°21'38" E	175.71' (100')			
22	N 89°49'20" W	185.30'			
23	N 69°13'40" E	117.54' (100')			
24	S 39°14'46" E	84.87' (100')			
25	N 89°49'20" W	185.30'			
26	N 69°13'40" E	117.54' (100')			
27	S 07°21'38" E	175.71' (100')			
28	N 89°49'20" W	185.30'			
29	N 69°13'40" E	117.54' (100')			
30	S 39°14'46" E	84.87' (100')			
31	N 89°49'20" W	185.30'			
32	N 69°13'40" E	117.54' (100')			
33	S 07°21'38" E	175.71' (100')			
34	N 89°49'20" W	185.30'			
35	N 69°13'40" E	117.54' (100')			
36	S 39°14'46" E	84.87' (100')			
37	N 89°49'20" W	185.30'			
38	N 69°13'40" E	117.54' (100')			
39	S 07°21'38" E	175.71' (100')			
40	N 89°49'20" W	185.30'			
41	N 69°13'40" E	117.54' (100')			
42	S 39°14'46" E	84.87' (100')			
43	N 89°49'20" W	185.30'			
44	N 69°13'40" E	117.54' (100')			
45	S 07°21'38" E	175.71' (100')			
46	N 89°49'20" W	185.30'			
47	N 69°13'40" E	117.54' (100')			
48	S 39°14'46" E	84.87' (100')			
49	N 89°49'20" W	185.30'			
50	N 69°13'40" E	117.54' (100')			
51	S 07°21'38" E	175.71' (100')			
52	N 89°49'20" W	185.30'			
53	N 69°13'40" E	117.54' (100')			
54	S 39°14'46" E	84.87' (100')			
55	N 89°49'20" W	185.30'			
56	N 69°13'40" E	117.54' (100')			
57	S 07°21'38" E	175.71' (100')			
58	N 89°49'20" W	185.30'			
59	N 69°13'40" E	117.54' (100')			
60	S 39°14'46" E	84.87' (100')			
61	N 89°49'20" W	185.30'			
62	N 69°13'40" E	117.54' (100')			
63	S 07°21'38" E	175.71' (100')			
64	N 89°49'20" W	185.30'			
65	N 69°13'40" E	117.54' (100')			
66	S 39°14'46" E	84.87' (100')			
67	N 89°49'20" W	185.30'			
68	N 69°13'40" E	117.54' (100')			
69	S 07°21'38" E	175.71' (100')			
70	N 89°49'20" W	185.30'			
71	N 69°13'40" E	117.54' (100')			
72	S 39°14'46" E	84.87' (100')			
73	N 89°49'20" W	185.30'			
74	N 69°13'40" E	117.54' (100')			
75	S 07°21'38" E	175.71' (100')			
76	N 89°49'20" W	185.30'			
77	N 69°13'40" E	117.54' (100')			
78	S 39°14'46" E	84.87' (100')			
79	N 89°49'20" W	185.30'			
80	N 69°13'40" E	117.54' (100')			
81	S 07°21'38" E	175.71' (100')			
82	N 89°49'20" W	185.30'			
83	N 69°13'40" E	117.54' (100')			
84	S 39°14'46" E	84.87' (100')			
85	N 89°49'20" W	185.30'			
86	N 69°13'40" E	117.54' (100')			
87	S 07°21'38" E	175.71' (100')			
88	N 89°49'20" W	185.30'			
89	N 69°13'40" E	117.54' (100')			
90	S 39°14'46" E	84.87' (100')			
91	N 89°49'20" W	185.30'			
92	N 69°13'40" E	117.54' (100')			
93	S 07°21'38" E	175.71' (100')			
94	N 89°49'20" W	185.30'			
95	N 69°13'40" E	117.54' (100')			
96	S 39°14'46" E	84.87' (100')			
97	N 89°49'20" W	185.30'			
98	N 69°13'40" E	117.54' (100')			
99	S 07°21'38" E	175.71' (100')			
100	N 89°49'20" W	185.30'			



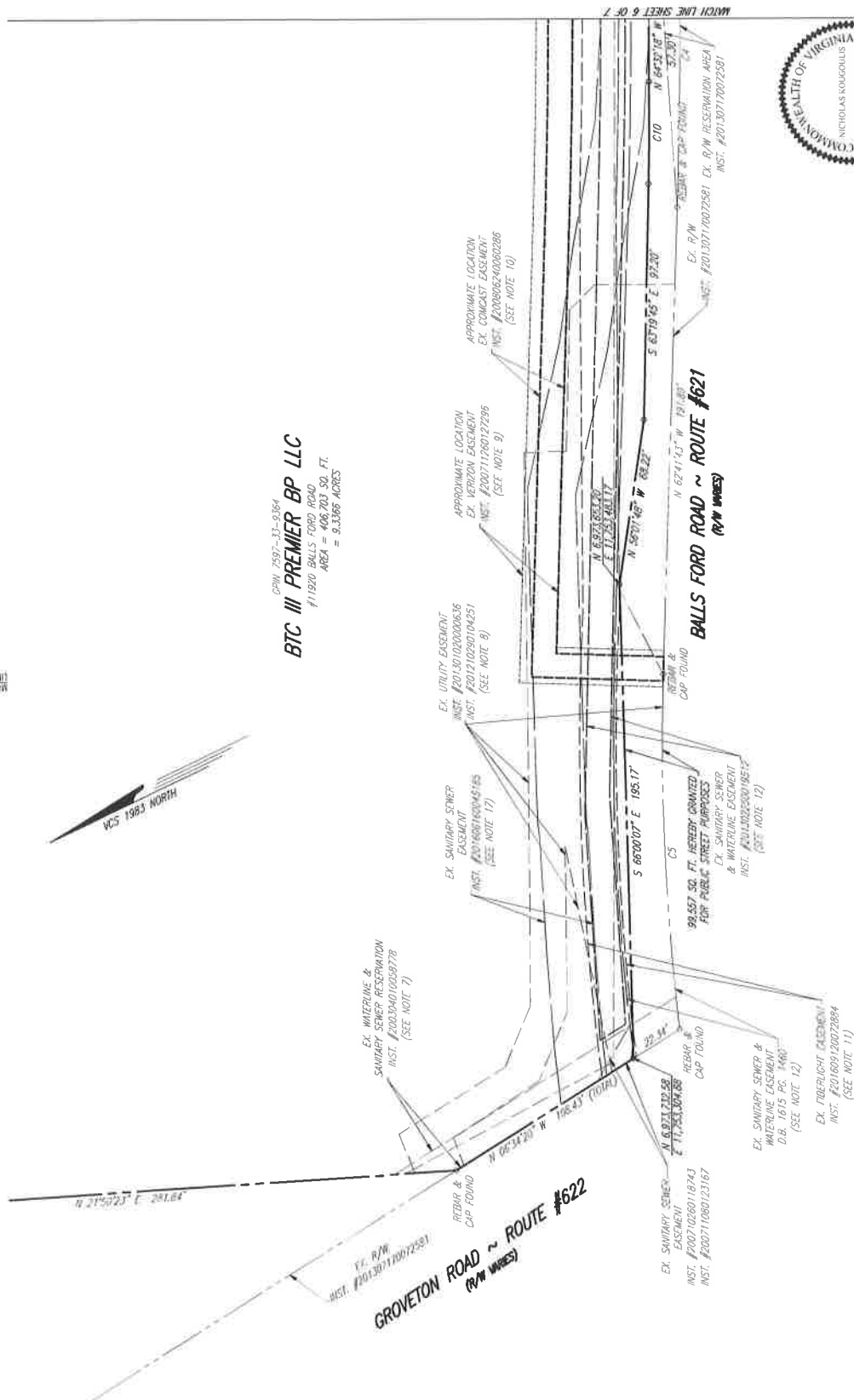
ATTACHMENT
June 22, 2021
Res. No. 21-
Page 7 of 9



PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MANAGERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1" = 30' NOVEMBER 19, 2020
SHEET 5 OF 7

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



ATTACHMENT
June 22, 2021
Res. No. 21-
Page 8 of 9

PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE

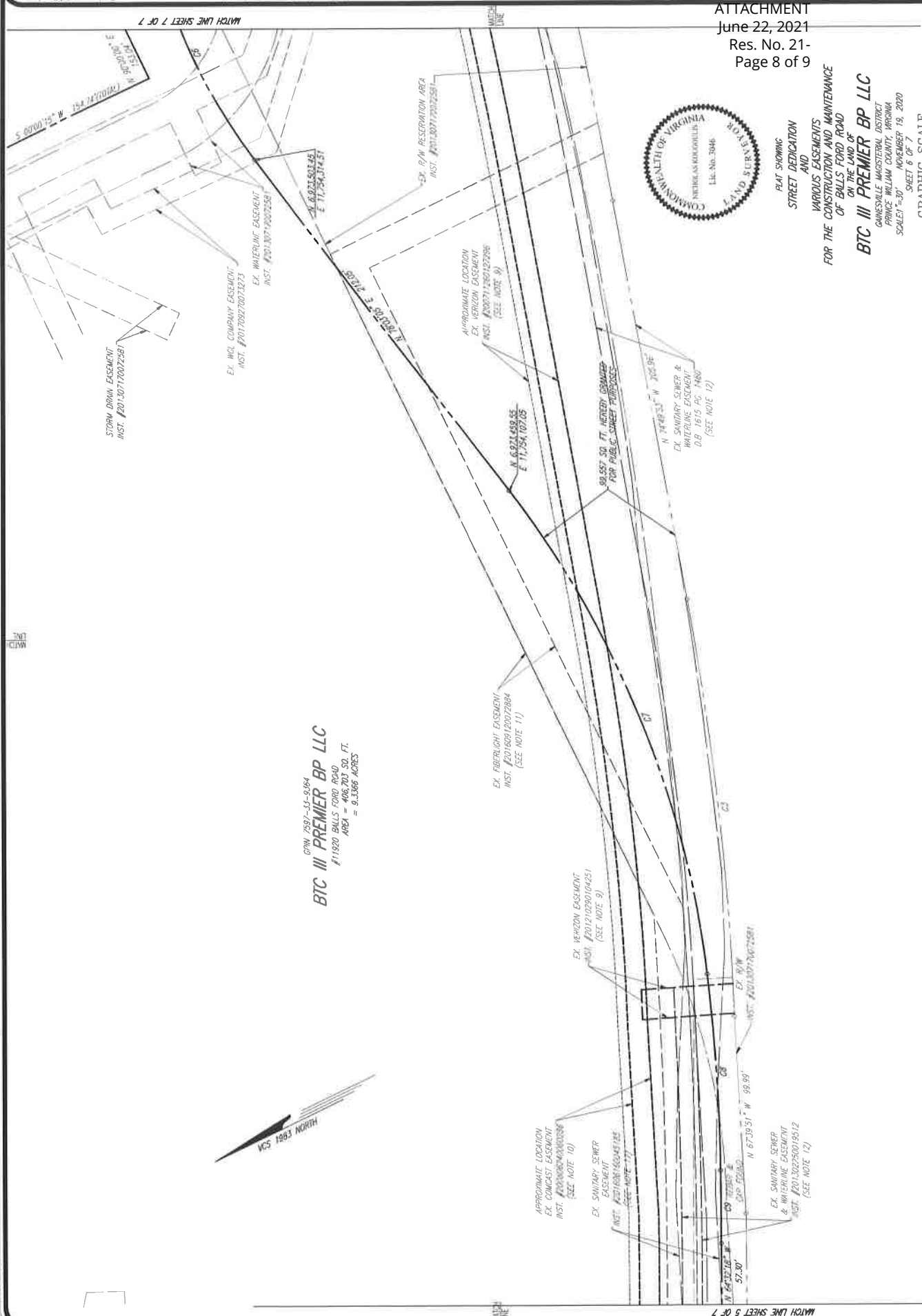
BTC III PREMIER BP LLC
ON THE LAND OF

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' NOVEMBER 19, 2020
SHEET 6 OF 7

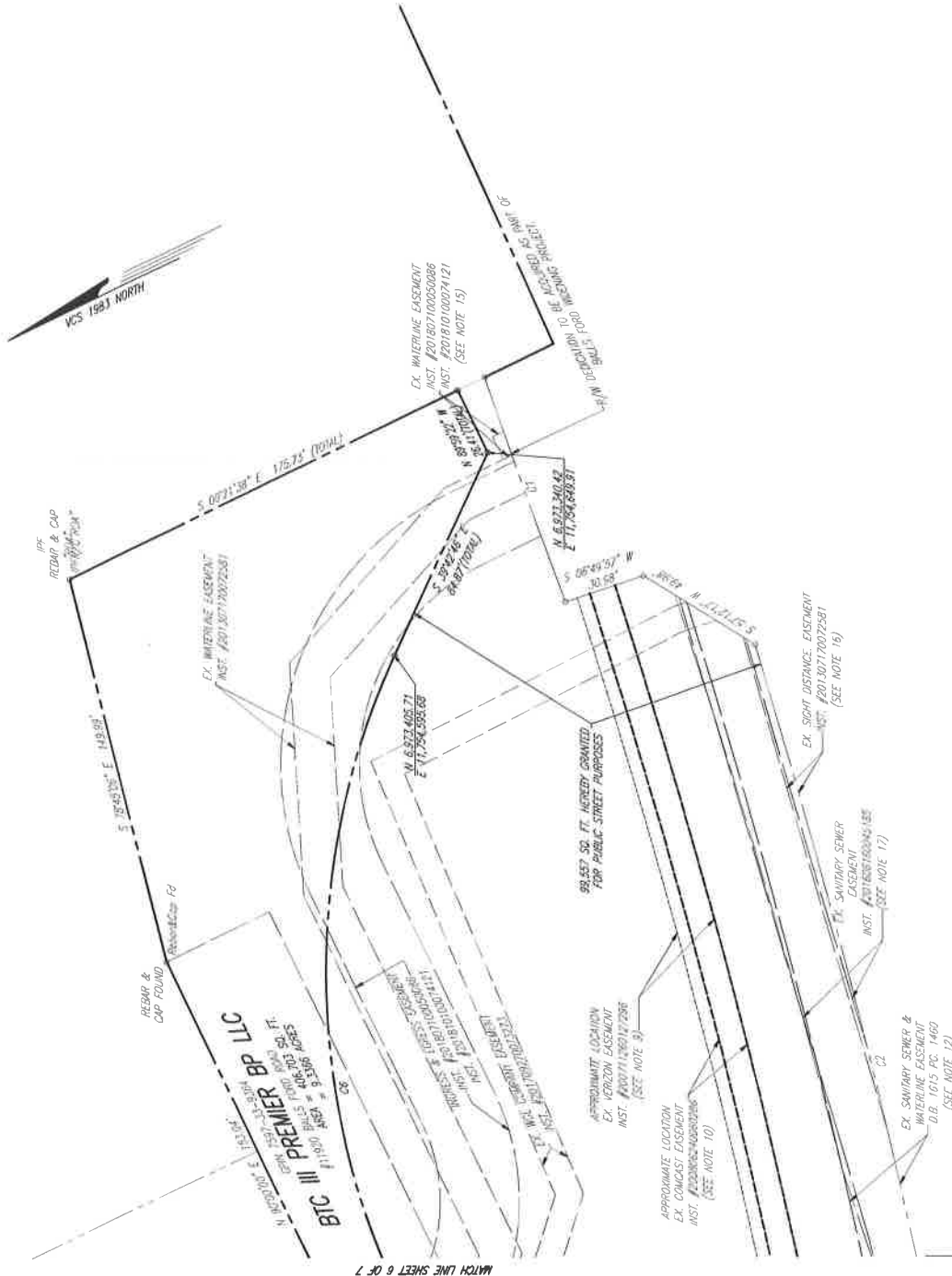
SHEET 6 OF 7
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

1 inch = 30 ft
(IN FEET)



DRAWING NAME: V:\9057\Survey\Forms\009 7597-15-0004.dwg | Plotted on 2/2/2021 7:29 AM | by Nicholas J. Kopsch III

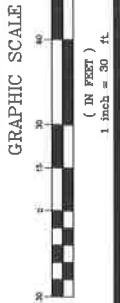


MATCH LINE SHEET 6 OF 7

ATTACHMENT
June 22, 2021
Res. No. 21-
Page 9 of 9



PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MASTERAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SHEET 7 OF 7
NOVEMBER 19, 2020





STAFF REPORT

Board Meeting Date:	June 22, 2021
Agenda Title:	Authorize Condemnation and Exercise Quick-Take Powers, in Accordance with Chapter 3 of Title 25.1 of the Virginia Code, to Acquire Property and Various Easements on Property located at 7600, 7610 Doane Drive, 11901, 11910, and 11920 Balls Ford Road in Connection with the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project
District Impact:	Gainesville Magisterial District
Requested Action:	Approve the resolutions to authorize condemnation and exercise quick-take powers to acquire property and various easements in connection with the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project.
Department / Agency Lead:	Department of Transportation
Staff Lead:	Ricardo Canizales, Director

EXECUTIVE SUMMARY

The Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project (Project) will construct a new grade-separated interchange at Route 234 (Prince William Parkway) and relocated Route 621 (Balls Ford Road), and a bridge crossing the existing Norfolk Southern Railroad. In addition, the Project will construct approximately 1.8 miles of relocated Balls Ford Road as a new four (4) lane facility with a raised median between Devlin Road and Doane Drive. The Prince William Board of County Supervisors (Board) authorized the execution of a County-State agreement with the Virginia Department of Transportation (VDOT) for local administration of the Project, Project Number 6234-076-266, UPC 112815, on April 10, 2018, via Resolution Number (Res. No.) 18-220.

To accommodate the construction of the Project and avoid additional costs resulting from project delays, acquisition of various property and easements are required as set forth in the background summary and in the attachments to the Resolutions.

It is the recommendation of County staff that the Board authorize condemnation and exercise quick-take powers, in accordance with Chapter 3 of Title 25.1 of the Virginia Code, to acquire property and various easements on property located at 7600, 7610 Doane Drive, 11901, 11910, and 11920 Balls Ford Road in connection with the Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project in the Gainesville Magisterial District.

BACKGROUND

- A. The Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange Project will construct a new grade-separated interchange at Route 234 (Prince William Parkway) and relocated Route 621 (Balls Ford Road), and a bridge crossing the existing Norfolk Southern Railroad. In addition, the Project will construct approximately 1.8 miles of relocated Balls Ford Road as a new four (4) lane facility with a raised median between Devlin Road and Doane Drive. The Board authorized the execution of a County-State agreement with VDOT for local administration of the Project, Project Number 6234-076-266, UPC 112815 on April 10, 2018, via Res. No. 18-220. The new Interchange will help mitigate the impact of congestion of vehicles accessing Route 234 and I-66 and improve access to park and ride facilities serving the I-66 corridor. The Project first appeared in the Fiscal Year 2020-2025 Capital Improvement Program. It was approved by the Planning Commission on April 3, 2019, via Res. No. 19-023.
- B. Negotiation Summaries - Detailed summaries and the current status of the negotiations with the owners, along with parcel impact sketches for each of the below parcels have been provided to the Director of Transportation and the Brentsville District Supervisor.
- C. Project Timeline Requirements – In order to maintain the Project timeline and the scheduled June 2021 construction start date, acquisition of the below described property interests must be authorized by the Board in June 2021. Due to statutory owner thirty (30) day notice requirements, the June 2021 authorization will permit the lawful recording of the property acquisitions in the land records in the summer of 2021 thus allowing for the utility relocation phase of the Project to be started and completed in time for the scheduled construction of June 2021 start date. Delay of the June 2021 construction start date will elevate the risk of increased costs due to possible contract violations with the Project contractors, their sub-contractors, and their material suppliers.
- D. Project Property Interest Requirements – In order to meet the Project utility relocation and construction timelines, acquisition of the following property interests is required:
1. BRE Foxtrot 7600 Doane Drive LLC (Owner) – 7600 Doane Drive – On January 14, 2021, an offer of \$45,162, the full amount of the appraisal for the following property interests was sent to the Owner, via certified and regular mail, on behalf of the County, by Rinker Design Associates, P.C. This offer included a written statement explaining the factual basis for the County's offer, as well as the required title report, plat, plan sheets and appraisal; all in accordance with Section 25.1-204 of the VA Code Ann. At this time, an agreement has yet to be reached and due to the Project timeline, it is necessary for the Project to move forward in order to avoid additional costs resulting from project delays. The Owner was briefed on the necessity for the condemnation and indicated their understanding of the process and that negotiations would continue.
 - a. Street Dedication – 331 square feet of land is needed for street dedication.
 - b. Permanent Storm Drainage Easement – 1,091 square feet of land is needed for a permanent storm drainage easement.

- c. Permanent Signal Easement – 219 square feet of land is necessary for a permanent signal easement.
 - d. Permanent NOVEC Utility Easement – 2,034 square feet of land is necessary for a permanent NOVEC utility easement.
 - e. Temporary Construction Easement – 5,229 square feet of land is needed for a temporary construction easement.
2. Three Headed Lion LLC (Owner) – 7610 Doane Drive – On March 9, 2021, an offer of \$1,700, the full amount of the Basic Acquisition Report for the following property interests, was sent to Owner, via certified and regular mail, on behalf of the County, by Rinker Design Associates, P.C. This offer included a written statement explaining the factual basis for the County's offer, as well as the required title report, plat, plan sheets, and appraisal; all in accordance with Section 25.1-204 of the Va. Code Ann. At this time, an agreement has yet to be reached and due to the project timeline, it is necessary for the Project to move forward in order to avoid additional costs resulting from project delays. The Owner was briefed on the necessity for the condemnation and indicated their understanding of the process and that negotiations would continue.
- a. Permanent NOVEC Utility Easement – 439 square feet of land is necessary for a permanent NOVEC utility easement.
3. Patriot Business Center Owners Association (Owner) – 11901 Balls Ford Road – On February 26, 2021, an offer of \$33,700, the full amount of the appraisal for the following property interests, was sent to the Owner, via certified and regular mail, on behalf of the County, by Rinker Design Associates, P.C. This offer included a written statement explaining the factual basis for the County's offer, as well as the required title report, plat, plan sheets, and appraisal; all in accordance with Section 25.1-204 of the VA Code Ann. At this time, an agreement has yet to be reached and due to the project timeline, it is necessary for the Project to move forward in order to avoid additional costs resulting from project delays. The Owner was briefed on the necessity for the condemnation and indicated their understanding of the process and that negotiations would continue.
- a. Permanent Storm Drainage Easement – 8,458 square feet of land is needed for permanent storm drainage easement.
 - b. Permanent VDOT and NOVEC Utility Easement – 4,122 square feet of land is necessary for a permanent VDOT and NOVEC utility easement.
 - c. Temporary Construction Easement – 41,932 square feet of land is needed for a temporary construction easement.
4. BTC III Premier BP, LLC (Owner) – 11910 and 11920 Balls Ford Road – On February 15, 2021, an offer of \$1,075,400, the full amount of the appraisal for the following property interests, was sent to the Owner, via certified and regular mail, on behalf of the County, by Rinker Design Associates, P.C. This offer included a written statement explaining the factual basis for the County's offer, as well as the required title report, plat, plan sheets and appraisal; all in accordance with Section 25.1-204 of the VA Code Ann. At this time, an agreement has yet to be reached and due to

the project timeline, it is necessary for the Project to move forward in order to avoid additional costs resulting from project delays. The Owner was briefed on the necessity for the condemnation and indicated their understanding of the process and that negotiations would continue.

- a. Street Dedication – 99,557 square feet of land is needed for street dedication.
- b. Permanent Storm Drainage Easement – 2,516 square feet of land is needed for a permanent storm drainage easement.
- c. Permanent NOVEC Utility Easement – 77 square feet of land is necessary for a permanent NOVEC utility easement.
- d. Temporary Construction Easement – 61,993 square feet of land is needed for a temporary construction easement, of which 3,165 square feet of land is located on 11910 Balls Ford Road and 58,828 square feet of land is located on 11920 Balls Ford Road.

STAFF RECOMMENDATION

It is the recommendation of County staff that the Board authorize condemnation and exercise quick-take powers to acquire property and various easements on property located at 7600, 7610 Doane Drive, 11901, 11910, and 11920 Balls Ford Road in connection with the Project in the Gainesville Magisterial District.

Service Level / Policy Impact

Acquisition of the right-of-way and easements will support the County's Mobility Strategic Plan goal by providing "an accessible, comprehensive, multi-modal network of transportation infrastructure that supports local and regional mobility." Completion of the Project will promote the health, safety, and general welfare of the County and its residents.

Fiscal Impact

A total of \$37,859,085 is currently available in the Project #18C17011 budget. The total fiscal impact is \$1,156,062. This amount is sufficient to fund the expenditures required to file the Certificates of Taking for the right-of-way and easements. The Prince William County Department of Transportation will maintain all supporting documents related to the acquisition of the right-of-way and easements to assure that approval does not exceed authority limits.

Legal Impact

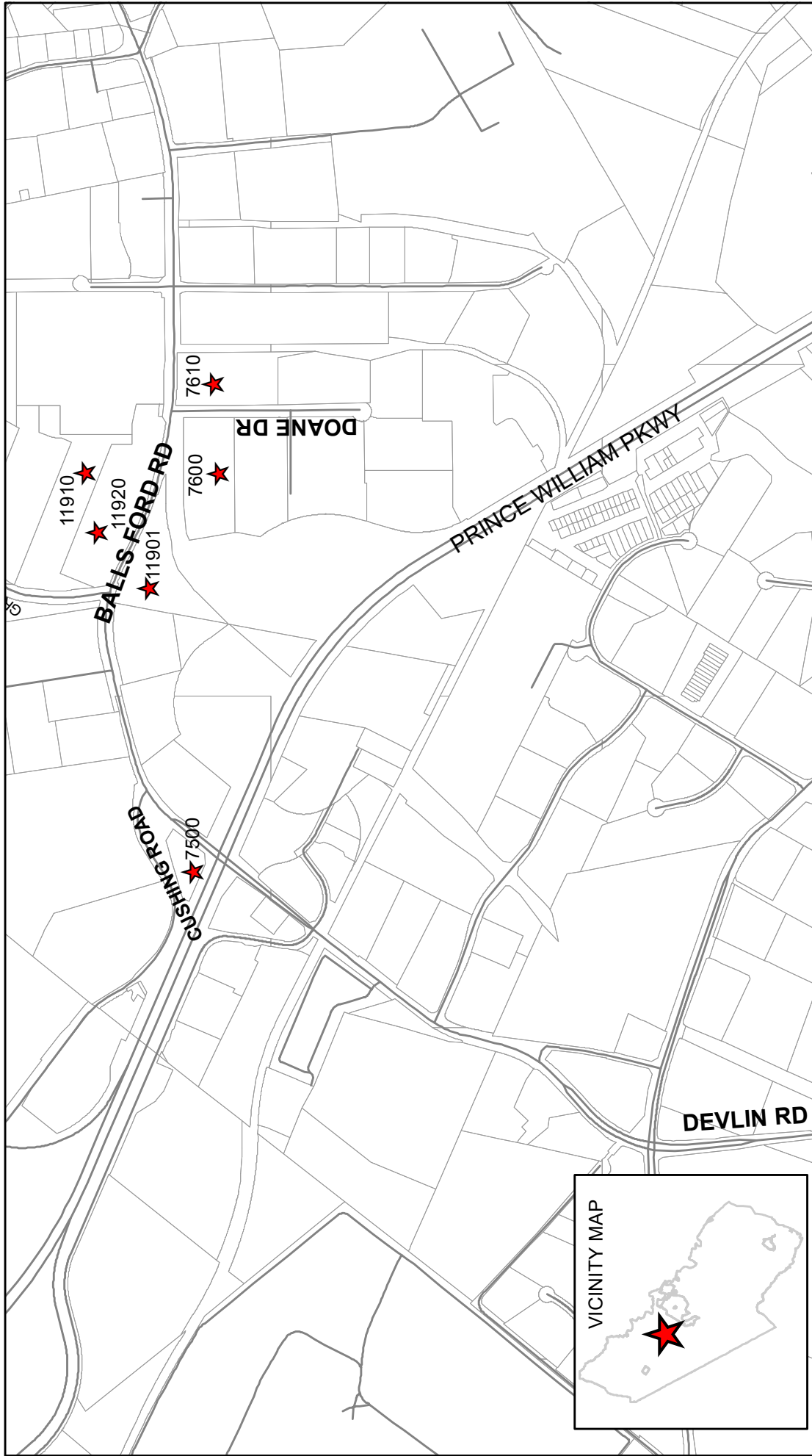
A public hearing is required by Section 15.2-1905(C) Va. Code Ann., prior to the Board's approval of condemnation and exercise of quick-take powers to acquire the right-of-way and easements, to give the property owner the opportunity to respond to the condemnation proceedings.

STAFF CONTACT INFORMATION

Scott Hatten | (703) 792-6257
shatten@pwcgov.org

ATTACHMENTS

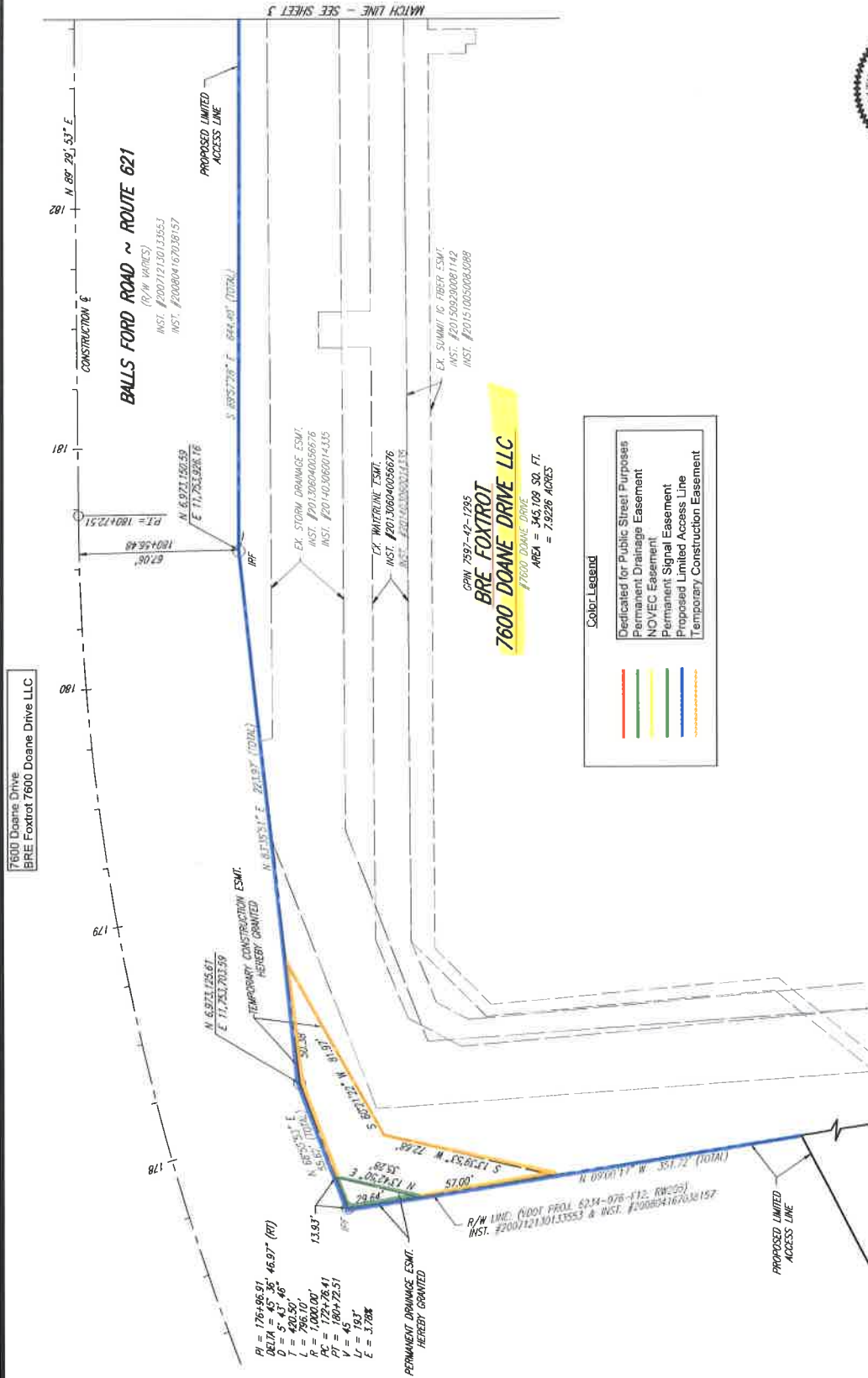
1. Vicinity Map — Balls Ford Road (Balls Ford Road at Route 234 Prince William Parkway) Interchange
2. Parcel Impact Sketch — 7600 Doane Drive
3. Parcel Impact Sketch — 7610 Doane Drive
4. Parcel Impact Sketch — 11901 Balls Ford Road
5. Parcel Impact Sketch — 11910 Balls Ford Road
6. Parcel Impact Sketch — 11920 Balls Ford Road



COT BALLS FORD ROAD INTERCHANGE GAINESVILLE

JUNE 22, 2021





PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF

BRE FOXTROT
ON THE LAND OF
7600 DOANE DRIVE LLC
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' NOVEMBER 17, 2020
SHEET 2 OF 4

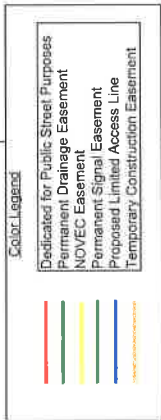


7600 Doane Drive
BRE FoxTrot 7600 Doane Drive LLC

CONSTRUCTION E

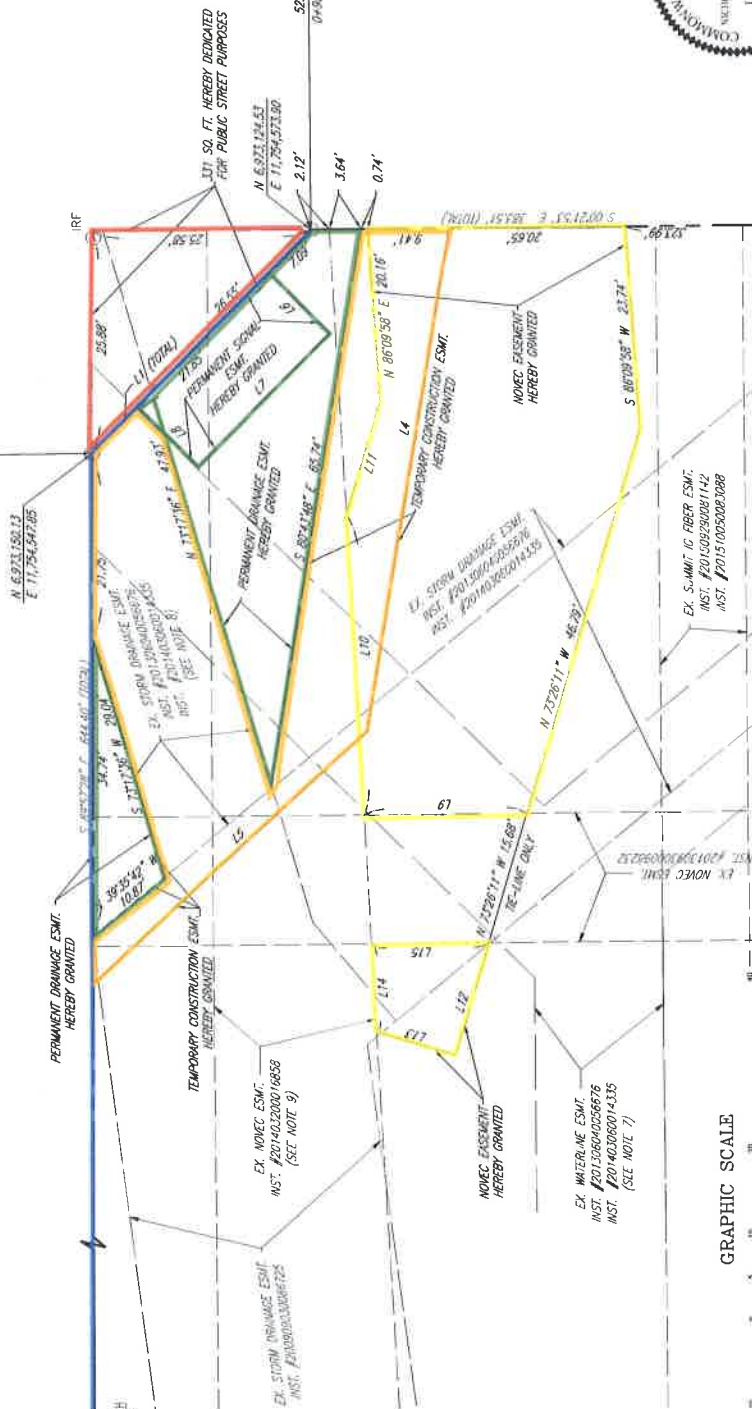
P.O.T. FUTURE BALLS FORD ROAD=187+57.13
P.O.T. DOANE DRIVE CL=0+00.00

ICS 1983 NORTH



LINE	BEARING	DISTANCE	AREA	PERMITS
1	N 89° 29' 53" E	10.97	0.00	0.00
2	N 89° 29' 53" E	10.97	0.00	0.00
3	N 89° 29' 53" E	10.97	0.00	0.00
4	N 89° 29' 53" E	10.97	0.00	0.00
5	N 89° 29' 53" E	10.97	0.00	0.00
6	N 89° 29' 53" E	10.97	0.00	0.00
7	N 89° 29' 53" E	10.97	0.00	0.00
8	N 89° 29' 53" E	10.97	0.00	0.00
9	N 89° 29' 53" E	10.97	0.00	0.00
10	N 89° 29' 53" E	10.97	0.00	0.00

LINE	BEARING	DISTANCE	AREA	PERMITS
1	N 89° 29' 53" E	10.97	0.00	0.00
2	N 89° 29' 53" E	10.97	0.00	0.00
3	N 89° 29' 53" E	10.97	0.00	0.00
4	N 89° 29' 53" E	10.97	0.00	0.00
5	N 89° 29' 53" E	10.97	0.00	0.00
6	N 89° 29' 53" E	10.97	0.00	0.00
7	N 89° 29' 53" E	10.97	0.00	0.00
8	N 89° 29' 53" E	10.97	0.00	0.00
9	N 89° 29' 53" E	10.97	0.00	0.00
10	N 89° 29' 53" E	10.97	0.00	0.00



GRAPHIC SCALE

1 inch = 10 feet

PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BRE FOXROT
7600 DOANE DRIVE LLC
GAINESVILLE MASTERAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=10' NOVEMBER 17, 2020
SHEET 4 OF 4



OWNER'S CONSENT AND DEDICATION

THE PLATING OR DEDICATION OF THE LAND SHOWN HEREON AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEE(S), IF ANY; THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE APPROPRIATE UTILITY COMPANY THE UTILITY EASEMENTS AS SHOWN HEREON.

OWNER'S SIGNATURE _____

TITLE _____

PRINT NAME _____

DATE _____

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF _____ CITY/COUNTY OF _____ DAY OF _____ TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ BY _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUGOLIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THREE HEADED LION LLC, AS RECORDED IN INSTRUMENT #20170105001419 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TOED SURVEYS, AND THAT THE PROPERTY SHOWN HEREON IS EITHER GREATER THAN OR EQUAL TO 110,000 SQ. FT. AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 PER A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PNC MONUMENT NO. PM13 (WHITMORE). IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

OVEN UNDER MY HAND AND SEAL THIS 8th DAY OF FEBRUARY, 2021.

NICHOLAS KOUGOLIS
LAND SURVEYOR
11100 ENDAVOR COURT
SUITE 200
MANASSAS, VA 20109

NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS FOR THE PROPERTY SHOWN HEREON IS 7597-42-9163. THE PROPERTY SHOWN HEREON IS ZONED M-1, HEAVY INDUSTRIAL.
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD IF ANY. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS PROPERTY BOUNDARY TO PNC MONUMENT NO. PM13 (WHITMORE). UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES. DISTANCES AT THE CORNERS OF THE PROPERTY SHOWN ARE THE DISTANCES SHOWN ARE REFERENCED TO THE 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1' = 0.3048006096 METERS.

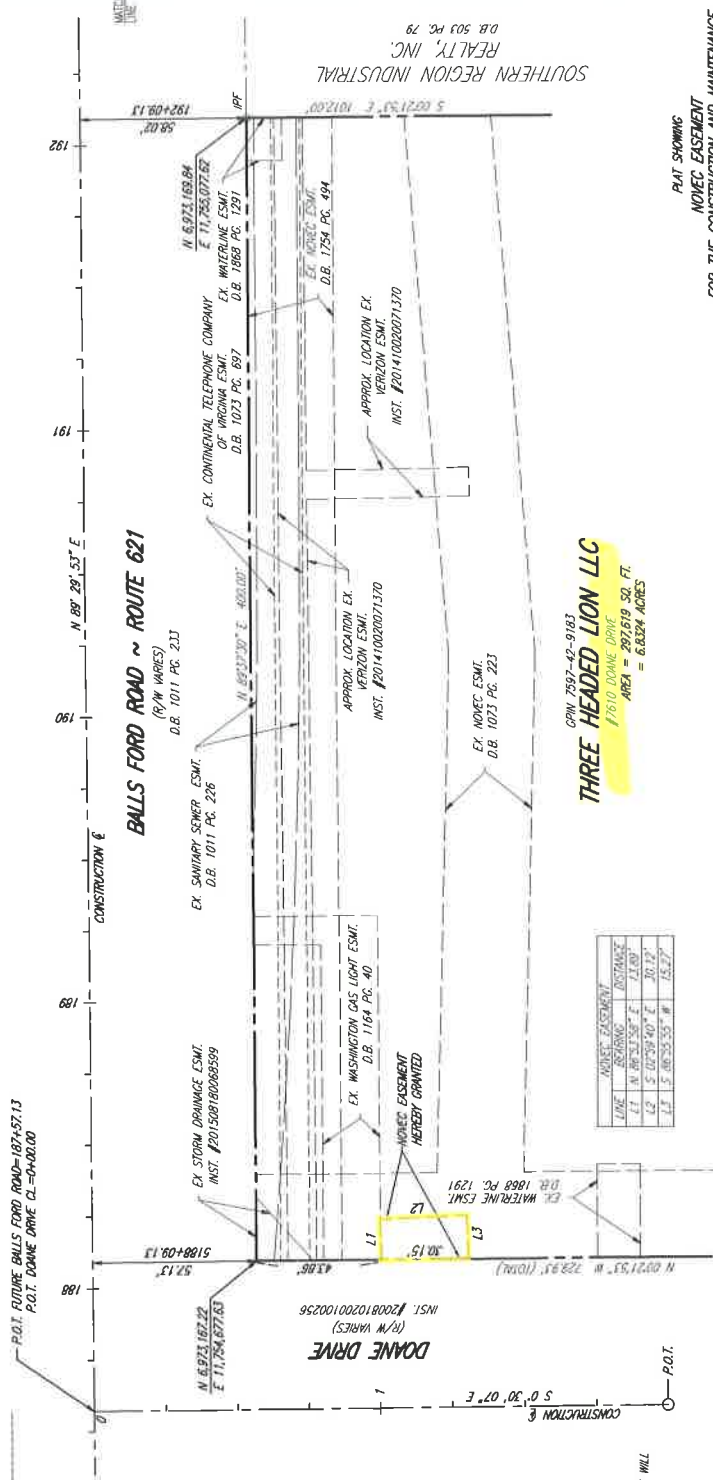
COLOR LEGEND
NOVEC Easement

VICINITY MAP
SCALE: 1"=200'

AREA TABULATION

NOVEC EASEMENT 439 SQ. FT.

P.O.T. FUTURE BALLS FORD ROAD=1874+57.13
P.O.T. DOANE DRIVE CL=0+00.00



CPM 7597-42-9163
THREE HEADED LION LLC
17510 DOANE DRIVE
AREA = 297,619 SQ. FT.
= 6.8294 ACRES

LINE	BEARING	DISTANCE
L1	N 69°23'16.72"E	21.09
L2	S 02°39'40.7"E	30.12
L3	S 66°25'55.5"W	15.27

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAT SHOWING
NOVEC EASEMENT
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
THREE HEADED LION LLC
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' FEBRUARY 8, 2021
SHEET 1 OF 1

11901 BFR

PARCEL IMPACT SKETCH

19067

OWN 7597-23-8945
RYDER TRUCK RENTAL, INC.
D.B. 1094 PG. 851

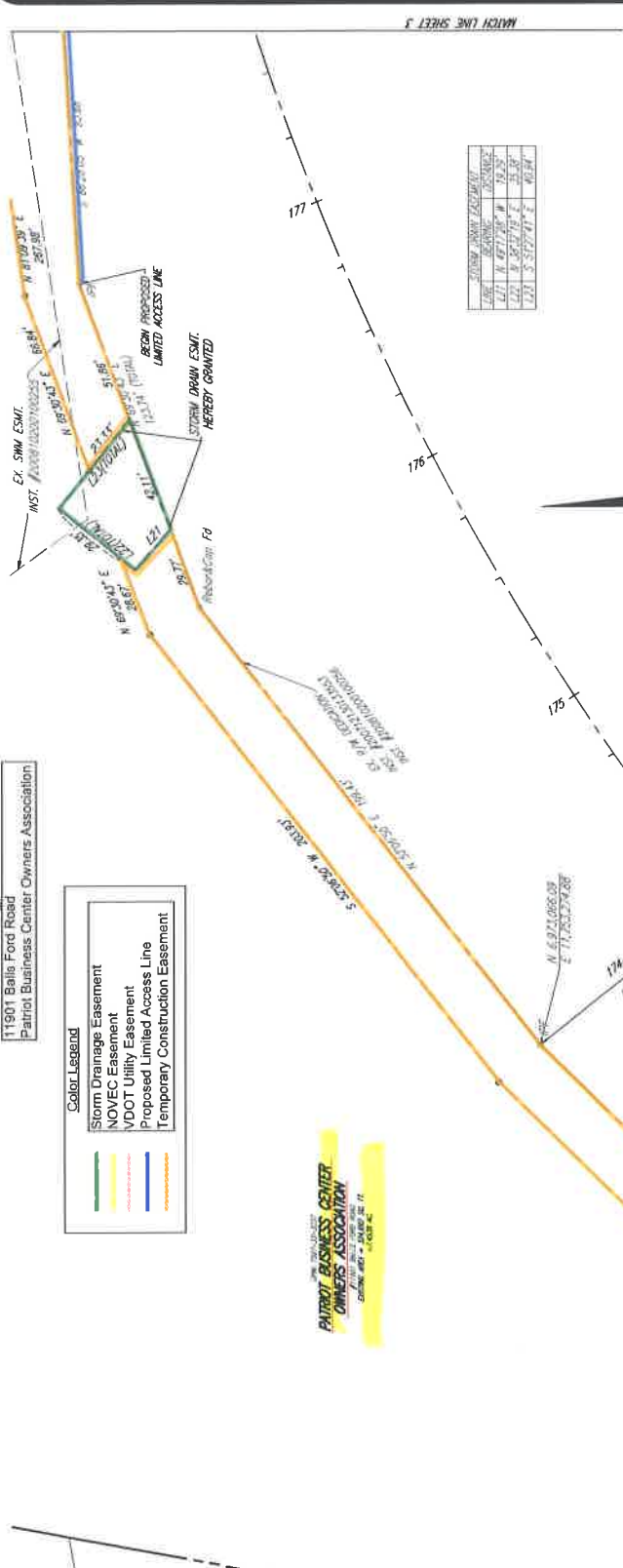
COMMONWEALTH TRANSPORTATION
COMM.
DB 2246 PG. 802

Color Legend

Storm Drainage Easement	Green
NOVEC Easement	Yellow
VDOT Utility Easement	Blue
Proposed Limited Access Line	Orange
Temporary Construction Easement	Red

PATRIOT BUSINESS CENTER
OWNERS ASSOCIATION
OWN 7597-23-8945
D.B. 1094 PG. 851

11901 Ball's Ford Road
Patriot Business Center Owners Association

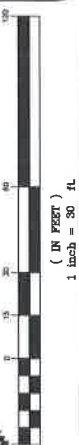


LINE	BEARING	DISTANCE	AREA
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122	S 87°11'30" E	19.25'	19.25'
123	S 51°27'41" E	40.84'	40.84'

VCS 1983 NORTH

PI = 176+96.91
DELTA = 45° 36' 46.97" (RT)
D = 5' 4.5" 46"
T = 420.50'
L = 796.10'
R = 1,000.00'
PC = 172+76.41
PT = 180+72.51
V = 45 L = 183'
E = 3.788'

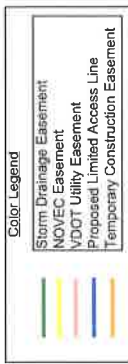
PLAT SHOWING
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALL'S FORD ROAD
ON THE LAND OF
Patriot Business Center
OWNERS ASSOCIATION
GAINESVILLE MANCHESTER DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=500' SHEET 12, 2020
SHEET 2 OF 3
GRAPHIC SCALE



19067

11901 Balls Ford Road
Patriot Business Center Owners Association

$P = 210+37.38$
 $\Delta = 1^\circ 53' 10.36" (RT)$
 $D = 1^\circ 56' 28"$
 $L = 97.17'$
 $R = 2,951.59'$
 $PC = 209+48.79$
 $PT = 210+45.36$
 $V = 30 \text{ mph}$
 $E = N.C.$



VCS 1983 NORTH

LINE	CHANCE	DATE	BY	REVISION
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23	11/11/11	11/11/11	11/11/11	11/11/11
24	11/11/11	11/11/11	11/11/11	11/11/11
25	11/11/11	11/11/11	11/11/11	11/11/11
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33	11/11/11	11/11/11	11/11/11	11/11/11
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95	11/11/11	11/11/11	11/11/11	11/11/11
96	11/11/11	11/11/11	11/11/11	11/11/11
97	11/11/11	11/11/11	11/11/11	11/11/11
98	11/11/11	11/11/11	11/11/11	11/11/11
99	11/11/11	11/11/11	11/11/11	11/11/11
100	11/11/11	11/11/11	11/11/11	11/11/11

$P = 209+28.16$
 $\Delta = 35^\circ 31' 26.76" (RT)$
 $D = 10^\circ 41' 22"$
 $L = 171.20'$
 $R = 132.33'$
 $PC = 206+58.46$
 $PT = 209+88.79$
 $V = 30 \text{ mph}$
 $E = N.A.$

PATRIOT BUSINESS CENTER
OWNERS ASSOCIATION

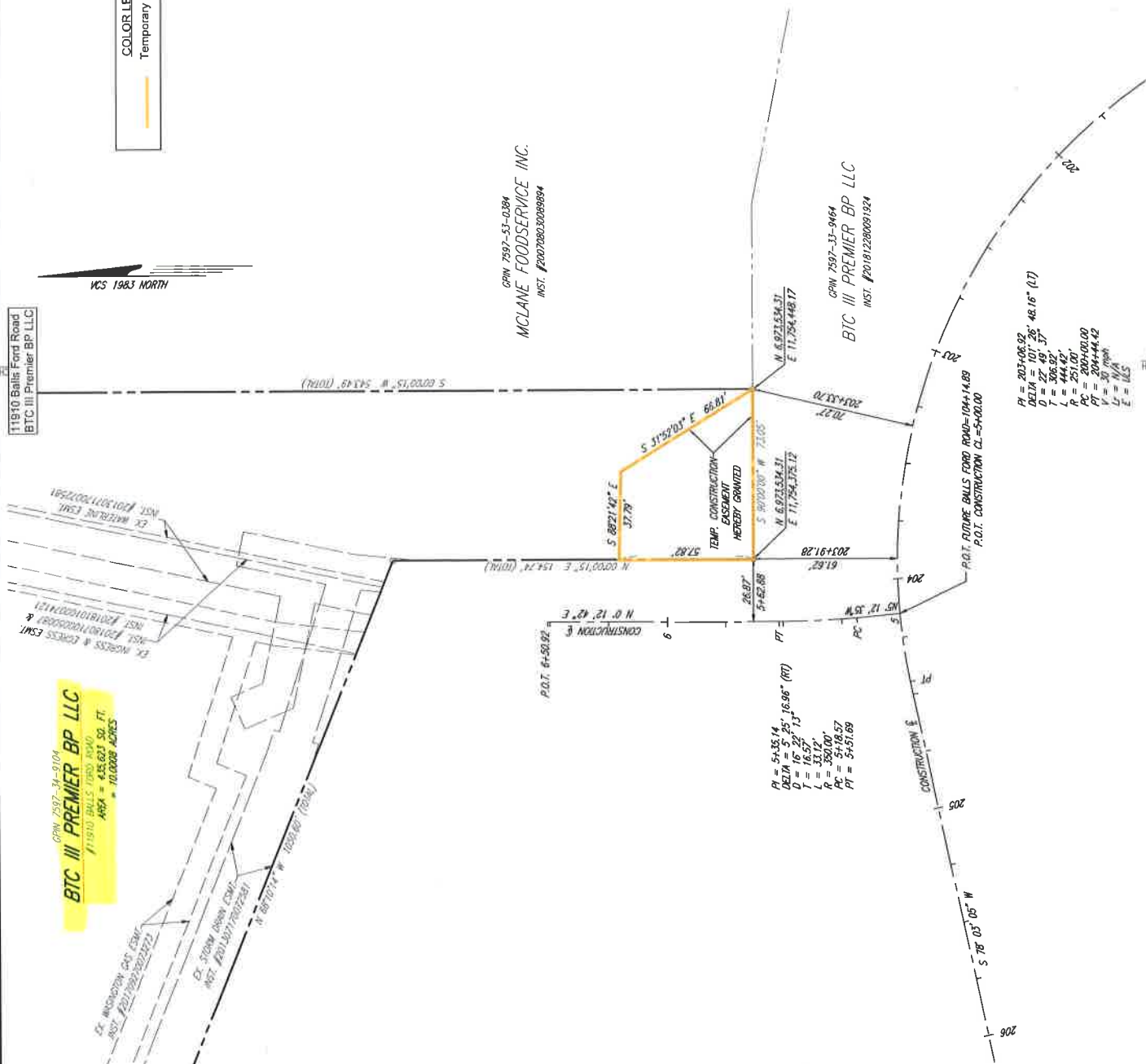
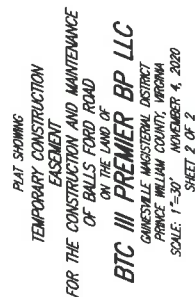
$P = 176+98.91$
 $\Delta = 45^\circ 36' 46.97" (RT)$
 $D = 5^\circ 43' 46"$
 $L = 420.30'$
 $R = 1,000.00'$
 $PC = 172+78.41$
 $PT = 180+72.51$
 $V = 45 \text{ mph}$
 $E = 3.78\%$



FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
**PATRIOT BUSINESS CENTER
OWNERS ASSOCIATION**
GAINESVILLE MANORIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=50'
SHEET 3 OF 3

GRAPHIC SCALE





11920 BFR

PARCEL IMPACT SKETCH

19067

11920 Balls Ford Road
BTC III Premier BP LLC

COLOR LEGEND

- Dedicated to Public Street Purposes
- Temporary Construction Easement
- Permanent Storm Drainage Easement
- Permanent NOVEC Easement

CPM 7597-33-9364
BTC III PREMIER BP LLC
11920 BALLS FORD ROAD
4.00 AC. ±
AREA = 9.306 ACRES



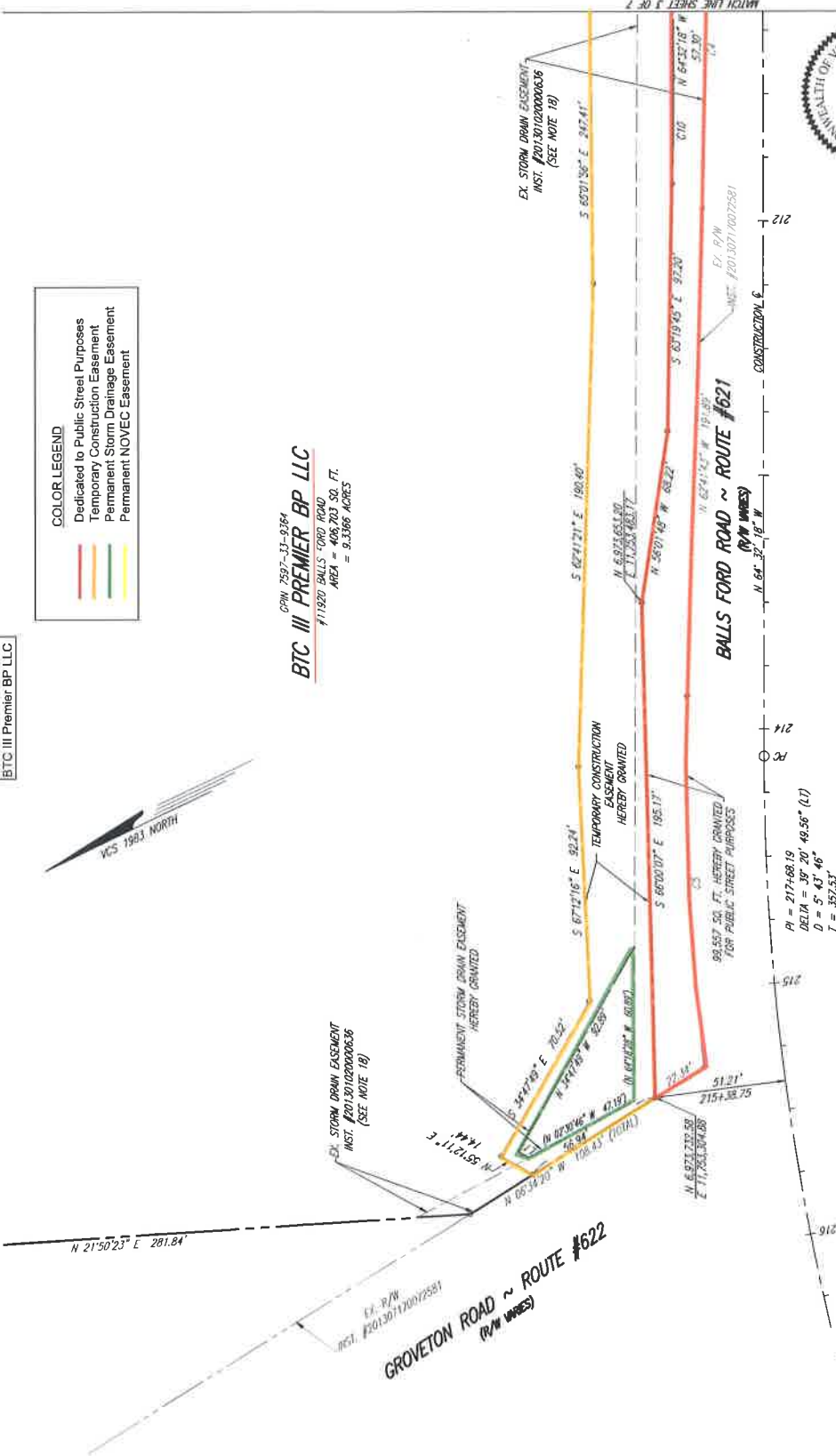
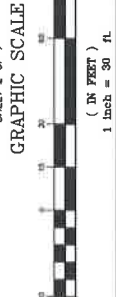
GROVETON ROAD ~ ROUTE #622
(R/W WIDES)

BALLS FORD ROAD ~ ROUTE #621
(R/W WIDES)

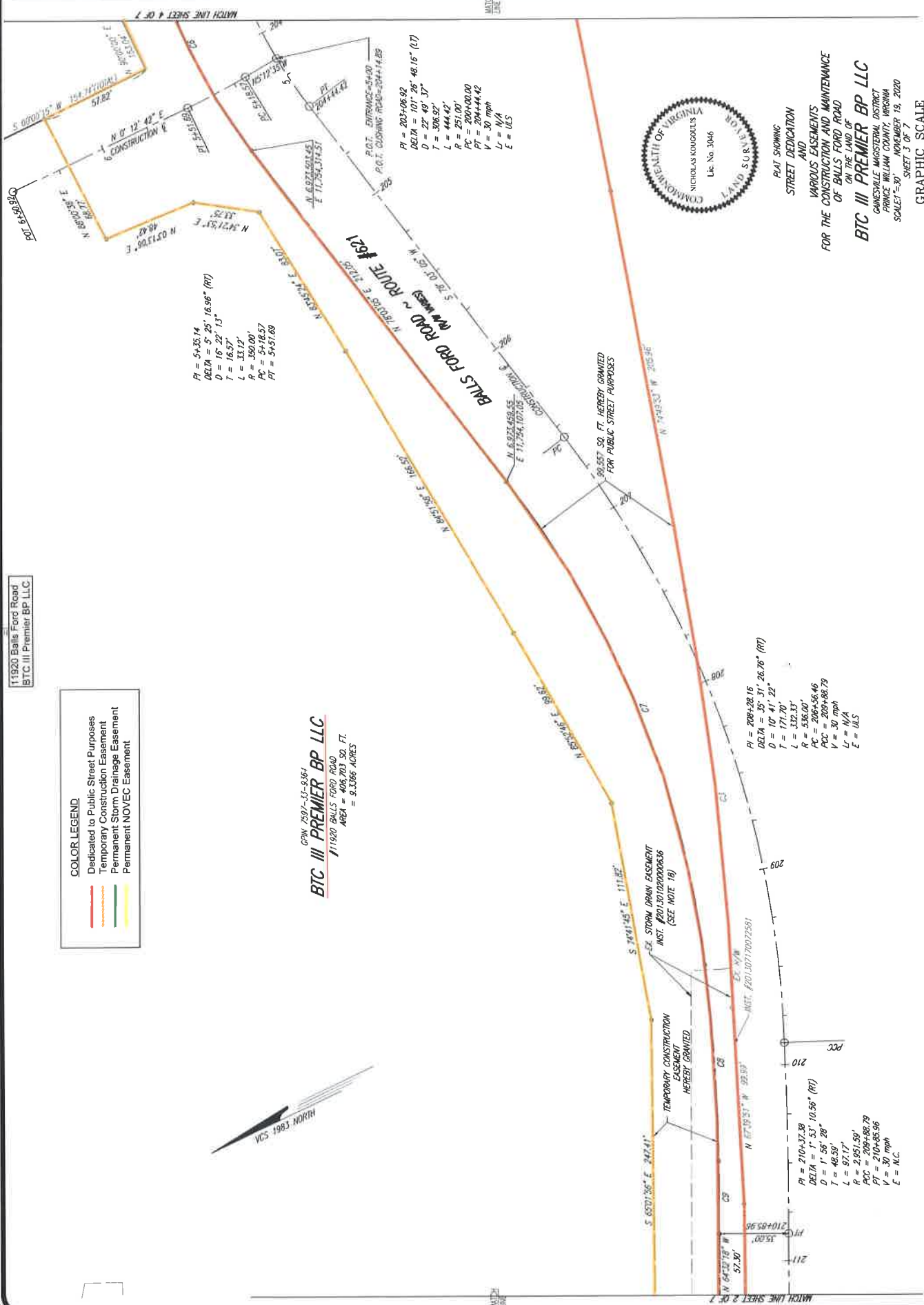
PI = 217+68.19
DELTA = 39° 20' 49.56" (L)
D = 5' 43' 46"
T = 357.53'
L = 666.14'
PC = 217+68.19
PT = 220+97.40
V = 30 mph
E = M.C.



PLAN SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MAJORITARY DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
NOVEMBER 13, 2020
SHEET 2 OF 2



19067



PLAY SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30'
NOVEMBER 19, 2020

SHEET 3 OF 7

GRAPHIC SCALE

(IN FEET)
inch = 30 ft.

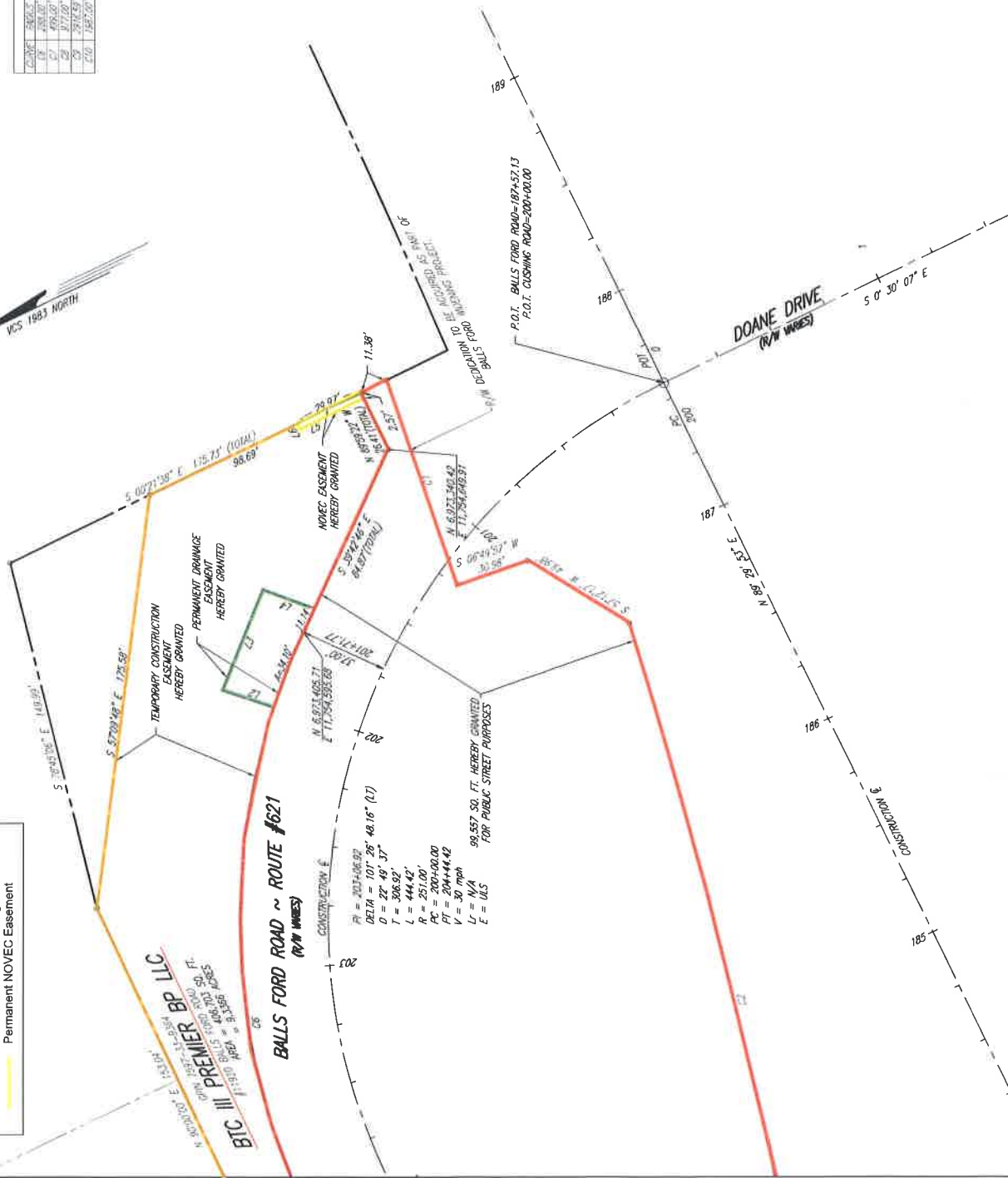
1 inch = 30 ft.
(IN FEET)

19067

11920 Balls Ford Road
BTC III Premier BP LLC

COLOR LEGEND

- Dedicated to Public Street Purposes
- Temporary Construction Easement
- Permanent Storm Drainage Easement
- Permanent NOVEC Easement



PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' NOVEMBER 19, 2020
SHEET 4 OF 7

GRAPHIC SCALE



(IN FEET)
1 Inch = 30 ft.

PARCEL IMPACT SKETCH

COLOR LEGEND

	Dedicated to Public Street Purposes
	Temporary Construction Easement
	Permanent Storm Drainage Easement
	Permanent NOVEC Easement

QPIN 7597-33-9364
BTC III PREMIER BP LLC
#11920 BALLS FORD ROAD
AREA = 406,703 SQ. FT.
= 9.3366 ACRES

130-170072581
R/W
GROVETON ROAD ~ ROUTE #622
(R/W VABES)
R234P &
C&D FORD

BALLS FORD ROAD ~ ROUTE #621
(R/W LINES)

PLAT SHOWING
 STREET DEDICATION
 AND
 VARIOUS EASEMENTS
 FOR THE CONSTRUCTION AND MAINTENANCE
 OF BALLS FORD ROAD
 ON THE LAND OF
BTC III PREMIER BP LLC
 GAINESVILLE MASTERAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=30' NOVEMBER 19, 2020
 SHEET 5 OF 7

SHEET 3 OF 7

GRAPHIC SCALE

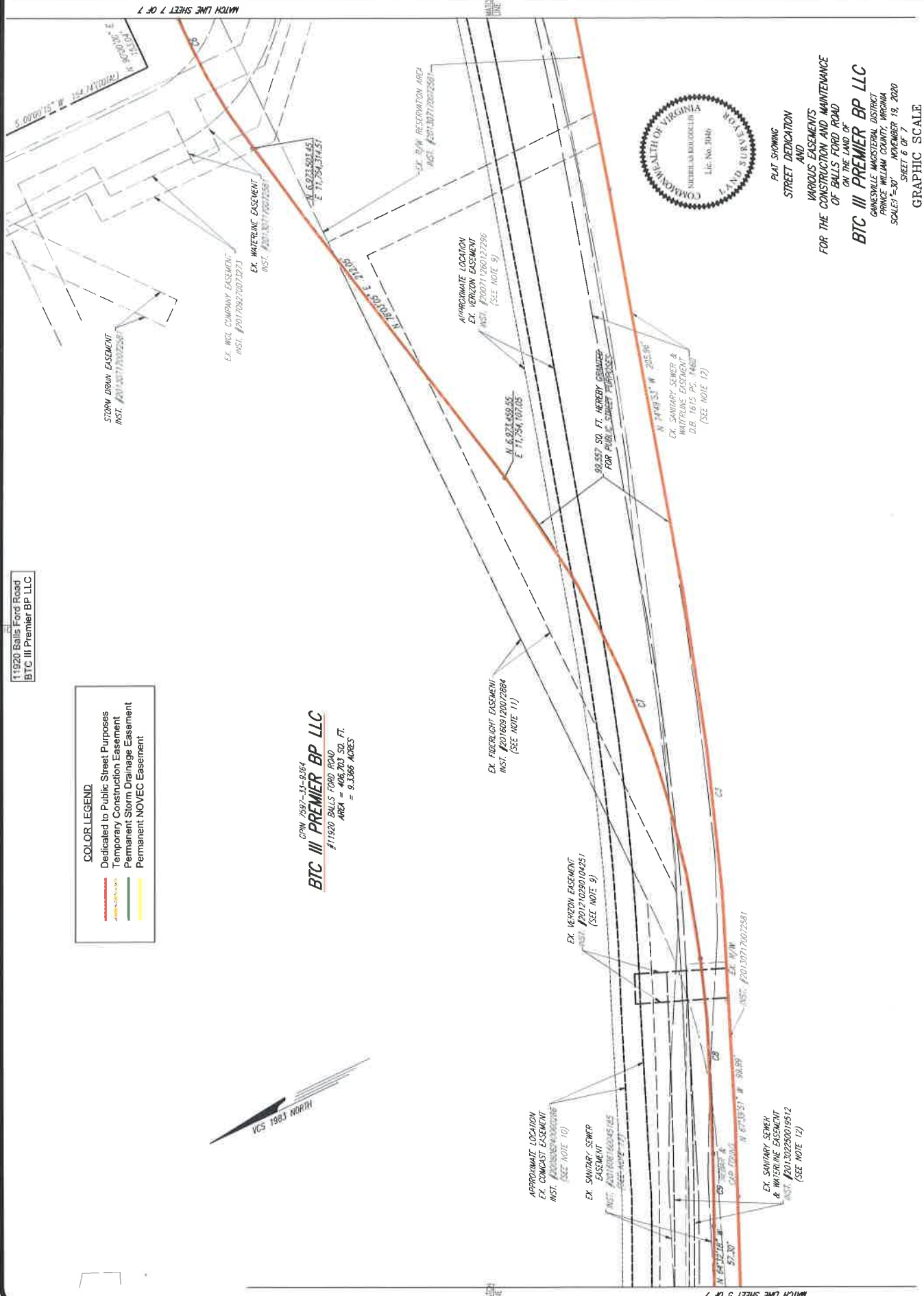


11920 Balls Ford Road
BTC III Premier BP LLC

COLOR LEGEND

- Dedicated to Public Street Purposes
- Temporary Construction Easement
- Permanent Storm Drainage Easement
- Permanent NOVEC Easement

CPW 7597-11-9-84
BTC III PREMIER BP LLC
#11920 BALLS FORD ROAD
AREA = 408.703 SQ. FT.
= 9.3366 ACRES



MATCH LINE SHEET 5 OF 7

MATCH LINE SHEET 7 OF 7



PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MASTER PLAN, DISTRICT
#11920, PREPARED BY RINKER DESIGN ASSOCIATES, P.C.
SCALE: 1"=30' SHEET 6 OF 7

GRAPHIC SCALE

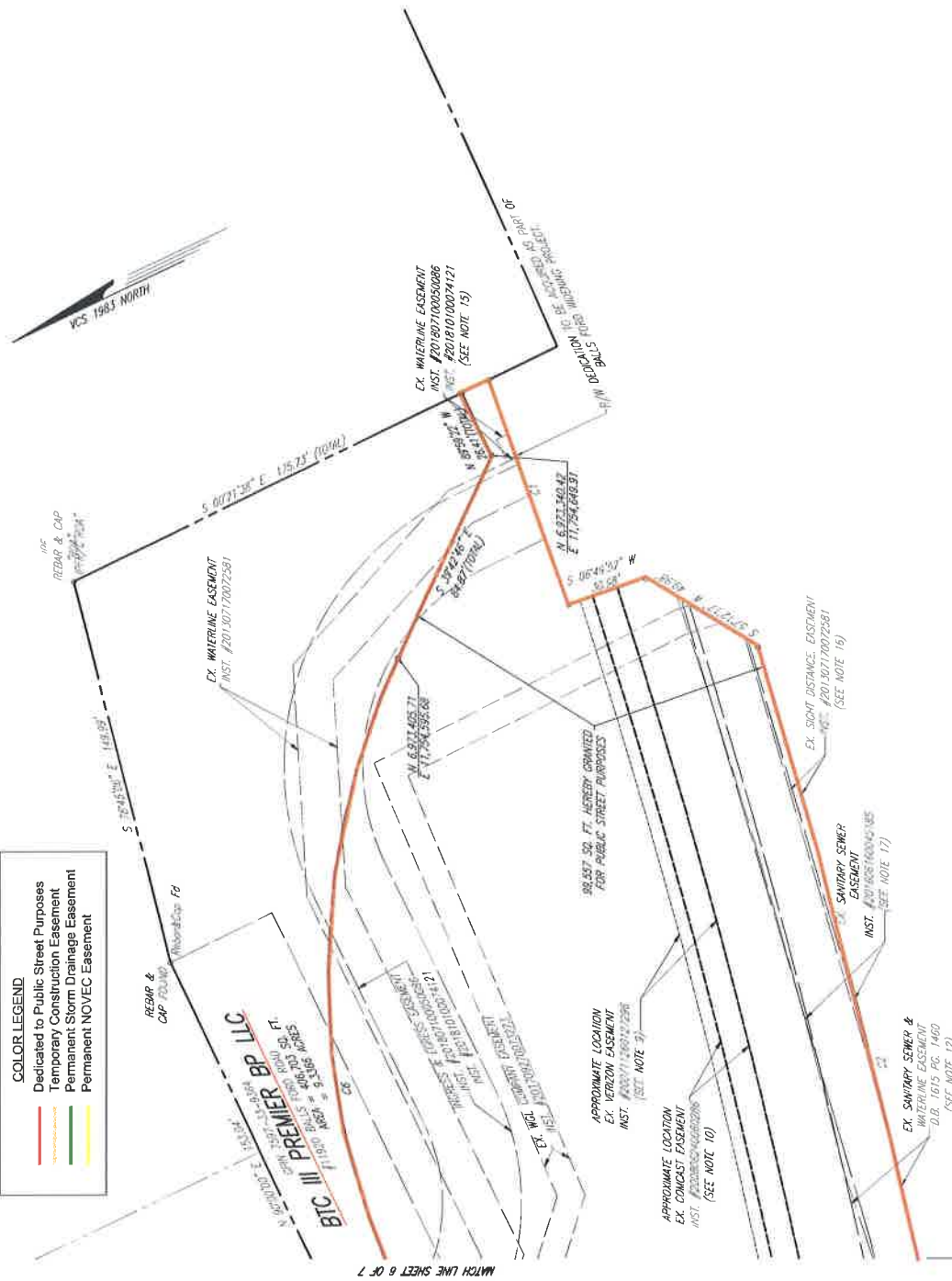


MATCH

11920 Balls Ford Road
BTC III Premier BP LLC

COLOR LEGEND

- Dedicated to Public Street Purposes
- Temporary Construction Easement
- Permanent Storm Drainage Easement
- Permanent NOVEC Easement



PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
BTC III PREMIER BP LLC
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' NOVEMBER 19, 2020
SHEET 7 OF 7

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.