

MOTION:

**May 10, 2022
Regular Meeting
Res. No. 22-**

SECOND:

RE: APPROVE – MINUTES – APRIL 19, 2022

ACTION:

WHEREAS, on April 19, 2022, at 2:00 p.m., the Prince William Board of County Supervisors convened its regular meeting in the Board's chamber, located in the James J. McCoart Administration Building, One County Complex Court, Prince William, Virginia; and

WHEREAS, the Prince William Board of County Supervisors conducted business in accordance with a published agenda dated April 19, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby approves the minutes of April 19, 2022.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
Clerk to the Board

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-200**

SECOND: BAILEY

**RE: APPROVE REQUEST TO PARTICIPATE REMOTELY THROUGH ELECTRONIC
COMMUNICATION MEANS**

ACTION: APPROVED

WHEREAS, the Prince William Board of County Supervisors (Board) adopted a policy in its Rules of Procedure pursuant to Section 2.2-3708.2, VA Code Ann., to allow for remote participation by Members of the Board; and

WHEREAS, in accordance with the Board's policy, Supervisor Boddye and Supervisor Vega notified the Chair that the Members are requesting permission from the Board to electronically participate at the Board's April 19, 2022, meeting; and

WHEREAS, Supervisor Boddye certified that:

A. X the Member is unable to attend the meeting due to (i) a temporary or permanent disability or other medical condition that prevents the Member's physical attendance or (ii) a family member's medical condition that requires the member to provide care for such family member, thereby preventing the member's physical attendance; OR

B. the Member is unable to attend the meeting due to the following specifically identified personal matter;

AND the Member has not already participated electronically due to a personal reason in excess of two meetings this calendar year, or 25 percent of meetings held per calendar year rounded up to the next whole number, whichever is great; and

WHEREAS, Supervisor Vega certified that:

A. the Member is unable to attend the meeting due to (i) a temporary of permanent disability or other medical condition that prevents the Member's physical attendance or (ii) a family member's medical condition that requires the member to provide care for such family member, thereby preventing the member's physical attendance; OR

B. X the Member is unable to attend the meeting due to the following specifically identified personal matter: planned personal event.

AND the Member has not already participated electronically due to a personal reason in excess of two meetings this calendar year, or 25 percent of meetings held per calendar year rounded up to the next whole number, whichever is great; and

WHEREAS, Supervisor Vega will participate remotely only in the 7:30 p.m. evening session; and

WHEREAS, the remote location from which Supervisor Boddie plans to electronically participate is his personal residence; and this remote location will not be open to the public; and

WHEREAS, the remote location from which Supervisor Vega plans to electronically participate is 787 Madison Road, Culpeper, Virginia; and this remote location will not be open to the public; and

WHEREAS, Supervisor Boddie and Supervisor Vega have verified that their participation in any closed session of the meeting shall remain confidential and not be disclosed to any unauthorized persons or entities; and

WHEREAS, pursuant to the Board's policy, a request for electronic participation from a remote location shall be approved unless participation violates the Board's policy or any provisions of the Virginia Freedom of Information Act;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby approves the requests to participate in the meeting through electronic communication means in accordance with the Board's policy; a quorum of the Board was physically assembled at one primary or central meeting location; and arrangements were made for the voice of the Members to be heard by all persons at the primary or central meeting location.

Votes:

Ayes: Angry, Bailey, Candland, Franklin, Lawson, Wheeler

Nays: None

Absent from Vote: Boddie

Absent from Meeting: None

Abstain from Vote: Vega

For Information:

County Attorney

ATTEST:



Clerk to the Board

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-201**

SECOND: CANDLAND

**RE: ENDORSE THE FINAL DESIGN OF THE OLD BRIDGE – OCCOQUAN ROAD
INTERSECTION IMPROVEMENT PROJECT – OCCOQUAN MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, the Old Bridge – Occoquan Road Intersection Improvement Project (Project) involves realigning the intersection of Old Bridge Road and Occoquan Road, constructing an additional right turn lane on the southbound approach on Occoquan Road and installing a new pedestrian crosswalk along the westbound approach on Old Bridge Road; and

WHEREAS, on July 10, 2018, via Resolution Number (Res. No.) 18-405, the Prince William Board of County Supervisors (Board) authorized the submission of applications for state funding through the Commonwealth Transportation Board's SMART SCALE program (Program). The Project was selected to receive funding under the Program; and

WHEREAS, on January 7, 2020, via Res. No. 20-014, the Board authorized the execution of a County–State agreement (Agreement) granting the County local administration over the Project and budgeted and appropriated \$11,532,000 in federal funding to the Project No. 20C17015; and

WHEREAS, a hybrid presentation for public hearing was held on February 3, 2022, to present the design and solicit public input; and

WHEREAS, this is a County-managed project, and the purpose is to relieve existing and projected traffic congestion as well as improve safety by including pedestrian crosswalk;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby endorses the final design of the Old Bridge – Occoquan Road Intersection Improvement Project in the Occoquan Magisterial District, as set forth on the final design plan, attached hereto.

ATTACHMENT: Final Design – Old Bridge-Occoquan Road Intersection Improvements Project

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

April 19, 2022
Regular Meeting
Res. No. 22-201
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For Information:

Director of Transportation
County Attorney

ATTEST: Andrea P. Madden
Clerk to the Board



PRINCE WILLIAM COUNTY

Old Bridge Road and Occoquan Road Intersection Improvement Design Public Hearing

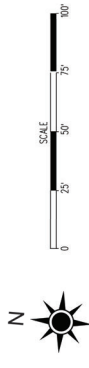
February 3, 2022

Project Location















Woodbridge, VA
Prince William County

North Arrow & Scale



Legend

	Proposed Roadway		Proposed Right of Way
	Proposed Sidewalk		Proposed Temporary Construction Easement
	Additional Turn Lane		Existing Right of Way
	Raised Grass Median		Existing Property Line
	Raised Concrete Median		Proposed Limits of Construction - Cut
	Signal		Proposed Limits of Construction - Fill

Contact Information

Sherry Djouharian
Project Manager
Prince William County Department of Transportation
5 County Complex Court, Suite 290
Prince William County, Virginia 22192
Comments may also be sent to:
sdjouharian@pwgov.org

Old Bridge Road and Occoquan Road Intersection Improvement
Woodbridge, Virginia

State Project Number 0641-076-301

DPC 116583

Federal Project Number STP-6B(1)(23) (230)

These plans are unfinished and unapproved and are not to be used for any type of construction. Any construction or relocation may be required beyond the proposed right-of-way shown on these plans.



MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-202**

SECOND: CANDLAND

**RE: AUTHORIZE ASSOCIATES IN EMERGENCY CARE MEDICAL TRANSPORT AND
RAPID RESPONSE SERVICE TO OPERATE AN EMERGENCY MEDICAL SERVICES
AGENCY FACILITY WITHIN PRINCE WILLIAM COUNTY**

ACTION: APPROVED

WHEREAS, Associates in Emergency Care (AEC) Medical Transport and Rapid Response is seeking to operate as a licensed emergency medical services agency in Virginia providing inter-facility transports in Prince William County, Virginia, and has submitted a proper application to the Virginia Office of Emergency Medical Services for an emergency medical services agency license; and

WHEREAS, AEC Medical Transport and Rapid Response has complied with all requirements set forth by the Prince William Board of County Supervisors (Board) to request the Boards' approval of AEC Medical Transport and Rapid Response's application to be designated a licensed emergency medical services agency, which is a necessary step to obtaining an emergency medical services agency license in Prince William County, Virginia; and

WHEREAS, AEC Medical Transport and Rapid Response is seeking to incorporate non-emergency basic life support transportation in Prince William County, Virginia; and

WHEREAS, AEC Medical Transport and Rapid Response intends to provide inter-facility non-emergency basic life support, wheelchair van, or sedan medical transport services in Prince William County; and

WHEREAS, pursuant to requirements set forth in Section 15.2-955 VA Code Ann., AEC Medical Transport and Rapid Response is seeking to obtain a Virginia Office of Emergency Services transport licensure in the Commonwealth of Virginia while operating from a location within the geographical boundaries of Prince William County; and

WHEREAS, AEC Medical Transport and Rapid Response will not interfere with the mission of the Prince William County Fire and Rescue System or respond to medical emergencies in Prince William County without the express permission of the System Chief of the Prince William County Fire and Rescue System; and

WHEREAS, AEC Medical Transport and Rapid Response agrees to assist in mutual aid when requested and if available;

April 19, 2022
Regular Meeting
Res. No. 22-202
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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby approves Associates in Emergency Care Medical Transport and Rapid Response's application to obtain its emergency medical services agency license from the Virginia Office of Emergency Medical Services;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes Associates in Emergency Care Medical Transport and Rapid Response, upon licensure by the Virginia Office of Emergency Medical Services, to operate an emergency medical services agency facility and provide provides Prince William County healthcare agencies patient transports between hospitals, nursing homes, tertiary facilities, physicians' offices, and residences within Prince William County, Virginia for so long as AEC Medical Transport and Rapid Response remains in good standing and properly licensed by the Virginia Office of Emergency Medical Services;

BE IT FURTHER RESOLVED that if Associates in Emergency Care Medical Transport and Rapid Response's license to be an emergency medical services agency be suspended or revoked, all authorizations and approvals are provided herein to operate in Prince William County, Virginia are also immediately revoked.

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

ATTEST: _____



Clerk to the Board

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-203**

SECOND: CANDLAND

**RE: AUTHORIZE KINGDOM AMBULANCE TRANSPORT SERVICE TO OPERATE AN
EMERGENCY MEDICAL SERVICES AGENCY FACILITY WITHIN PRINCE WILLIAM
COUNTY**

ACTION: APPROVED

WHEREAS, Kingdom Ambulance Transport is seeking to operate as a licensed emergency medical services agency in Virginia providing inter-facility transports in Prince William County, Virginia, and has submitted a proper application to the Virginia Office of Emergency Medical Services for an emergency medical services agency license; and

WHEREAS, Kingdom Ambulance Transport has complied with all requirements set forth by the Prince William Board of County Supervisors (Board) to request the Boards' approval of Kingdom Ambulance Transport's application to be designated a licensed emergency medical services agency, which is a necessary step to obtaining an emergency medical services agency license in Prince William County, Virginia; and

WHEREAS, Kingdom Ambulance Transport is seeking to incorporate non-emergency basic life support transportation in Prince William County, Virginia; and

WHEREAS, Kingdom Ambulance Transport intends to provide inter-facility non-emergency basic life support, wheelchair van, or sedan medical transport services in Prince William County; and

WHEREAS, pursuant to requirements set forth in Section 15.2-955 VA Code Ann., Kingdom Ambulance Transport is seeking to obtain a Virginia Office of Emergency Services transport licensure in the Commonwealth of Virginia while operating from a location within the geographical boundaries of Prince William County; and

WHEREAS, Kingdom Ambulance Transport will not interfere with the mission of the Prince William County Fire and Rescue System or respond to medical emergencies in Prince William County without the express permission of the System Chief of the Prince William County Fire and Rescue System; and

WHEREAS, Kingdom Ambulance Transport agrees to assist in mutual aid when requested and if available;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby approves of Kingdom Ambulance Transport's application to obtain its emergency medical services agency license from the Virginia Office of Emergency Medical Services;

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BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes Kingdom Ambulance Transport, upon licensure by the Virginia Office of Emergency Medical Services, to operate an emergency medical service agency facility and provide healthcare agencies patient transports between hospitals, nursing homes, tertiary facilities, physicians' offices, and residences within Prince William County, Virginia for so long as Kingdom Ambulance Transport remains in good standing and properly licensed by the Virginia Office of Emergency Medical Services;

BE IT FURTHER RESOLVED that if Kingdom Ambulance Transport's license to be an emergency medical services agency be suspended or revoked, all authorizations and approvals provided herein to operate in Prince William County, Virginia are also immediately revoked.

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

ATTEST: _____

Andrea P. Madden

Clerk to the Board

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-204**

SECOND: CANDLAND

**RE: AUTHORIZE TAC MEDICAL, LLC TO OPERATE AN EMERGENCY MEDICAL
SERVICES AGENCY FACILITY WITHIN PRINCE WILLIAM COUNTY**

ACTION: APPROVED

WHEREAS, TAC Medical, LLC is seeking to operate as a licensed emergency medical services agency in Virginia providing inter-facility transports in Prince William County, Virginia, and has submitted a proper application to the Virginia Office of Emergency Medical Services for an emergency medical services agency license; and

WHEREAS, TAC Medical, LLC has complied with all requirements set forth by the Prince William Board of County Supervisors (Board) to request the Boards' approval of TAC Medical, LLC's application to be designated a licensed emergency medical services agency, which is a necessary step to obtaining an emergency medical services agency license in Prince William County, Virginia; and

WHEREAS, TAC Medical, LLC is seeking to incorporate non-emergency basic life support transportation in Prince William County, Virginia; and

WHEREAS, TAC Medical, LLC intends to provide inter-facility non-emergency basic life support, wheelchair van, or sedan medical transport services in Prince William County; and

WHEREAS, pursuant to requirements set forth in Section 15.2-955 VA Code Ann., TAC Medical, LLC is seeking to obtain a Virginia Office of Emergency Services transport licensure in the Commonwealth of Virginia while operating from a location within the geographical boundaries of Prince William County; and

WHEREAS, TAC Medical, LLC will not interfere with the mission of the Prince William County Fire and Rescue System or respond to medical emergencies in Prince William County without the express permission of the System Chief of the Prince William County Fire and Rescue System; and

WHEREAS, TAC Medical, LLC agrees to assist in mutual aid when requested and if available;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby approves TAC Medical, LLC's application to obtain its emergency medical services agency license from the Virginia Office of Emergency Medical Services;

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Regular Meeting
Res. No. 22-204
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BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes TAC Medical, LLC, upon licensure by the Virginia Office of Emergency Medical Services, to operate an emergency medical services agency facility and provide healthcare agencies patient transports between hospitals, nursing homes, tertiary facilities, physicians' offices, and residences within Prince William County, Virginia for so long as TAC Medical, LLC remains in good standing and properly licensed by the Virginia Office of Emergency Medical Services;

BE IT FURTHER RESOLVED that if TAC Medical, LLC's license to be an emergency medical services agency be suspended or revoked, all authorizations and approvals provided herein to operate in Prince William County, Virginia are also immediately revoked.

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

ATTEST:



Clerk to the Board

MOTION: BAILEY

**April 19, 2022
Regular Meeting
Res. No. 22-205**

SECOND: CANDLAND

RE: AUTHORIZE GRANT APPLICATION TO THE FISCAL YEAR 2023-2026 FEDERAL LANDS ACCESS PROGRAM ADMINISTERED BY THE EASTERN FEDERAL LANDS HIGHWAY DIVISION FOR FEDERAL FUNDING FOR THE PRINCE WILLIAM FOREST PARK ENTRANCE PROJECT – POTOMAC MAGISTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, the Federal Lands Access Program (FLAP) was established by 23 U.S.C. 204 to improve transportation facilities that are located within, adjacent to, or improve access to, federal lands; and

WHEREAS, FLAP is funded by the Highway Trust Fund and administered by the Office of Federal Lands Highway under the United States Department of Transportation's Federal Highway Administration; and

WHEREAS, the objective of FLAP is to provide safe and adequate transportation access to and through federal land for visitors, recreationists, and resource users, with an emphasis on high-recreation and economic-generator sites; and

WHEREAS, eligible projects must be located on a public road, trail, or transit network, and have support from the Federal Land Management Agency and Virginia Department of Transportation (VDOT); and

WHEREAS, applications for projects located in Virginia are submitted to the Eastern Federal Lands Highway Division; and

WHEREAS, County staff from the Department of Transportation, the Department of Parks, Recreation, and Tourism, and the Planning Office have coordinated with the National Parks Service and VDOT to identify projects that meet FLAP eligibility requirements and align with local, state, and national priorities; and

WHEREAS, the Prince William Forest Park Entrance Project (Project) entails the construction of an entrance off Route 234, including intersection improvements and access road, and a parking lot to improve access to Prince William Forest Park for residents and visitors; and

WHEREAS, the Project is a high-use recreation site and economic generator, with approximately 400,000 visitors annually; and

WHEREAS, this Project supports outcomes and policies of the Prince William Strategic and Comprehensive Plans and will provide recreation and economic benefits to the County;

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Executive, or their designee, to submit the application and to execute all other documents necessary and approved as to form by the County Attorney's Office to secure funding from the Fiscal Year 2023-2026 Federal Lands Access Program, administered by the Eastern Federal Lands Highway Division, for the Prince William Forest Park Entrance project.

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

Director of Transportation

ATTEST: _____



Clerk to the Board

MOTION: BAILEY

**April 19, 2022
Regular Meeting
Res. No. 22-206**

SECOND: ANGRY

RE: PROCLAIM – MAY 20, 2022 – BIKE TO WORK DAY

ACTION: APPROVED

WHEREAS, bicycle commuting is an effective means to improve air quality, reduce traffic congestion, and conserve energy; and

WHEREAS, the National Capital Region Transportation Planning Board has proclaimed May 20, 2022, Bike to Work Day for the Washington Metropolitan Region; and

WHEREAS, in an effort to increase public awareness of the viability of bicycle commuting in the Washington Metropolitan Region, Bike to Work Day events have been organized in over 100 locations (referred to as pit-stops) around the region on Friday, May 20, 2022; and

WHEREAS, the pit-stops in Prince William County are located at George Mason University, the Kelly Leadership Center, Manassas VRE Station, Manassas Park VRE Station, Chinn Center, Rippon Landing VRE Station, Woodbridge VRE Station, and Dumfries at Simpson Community Center; and

WHEREAS, this event is held annually to encourage the business community and other regional decision makers to support increased bicycle commuting through bicycle-friendly policies and initiatives; and

WHEREAS, Bike to Work Day is a free event for participants, and sponsors and volunteers have signed up to help with registration and marketing. The Department of Transportation has committed up to \$1,000 to assist with planning efforts;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby proclaims May 20, 2022, Bike to Work Day;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby endorses the National Capital Region Transportation Planning Board's regional Bike to Work Day efforts.

ATTACHMENTS: Bike to Work Day 2022 – Flyer
Bike to Work Day 2022 – Pit-Stops

April 19, 2022
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Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: Candland, Vega

For Information:

Director of Transportation

ATTEST: _____



Clerk to the Board

BIKE TO WORK DAY 2022

ATTACHMENT
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Friday, May 20

FREE EVENT - REGISTER AT
BikeToWorkMetroDC.org

Pre-register by May 13 for Free T-Shirt* + Bike Raffle.
Free refreshments + giveaways at participating
locations, while supplies last.

Working from home? No problem!
Bike to your local "pit stop" for your
free T-shirt and back home again.



URBANSTEMS



Register free at
BIKETOWORKMETRODC.ORG
800.745.7433

Visit **biketoworkmetrodc.org** for pit stop locations and times.

*T-Shirts available at pit stops to first 15,000 registrants.

Pit stops in D.C., Maryland, and Virginia!

  #BTWD2022

Bike to Work Day is funded by DDOT, MDT, VDOT, and USDOT.

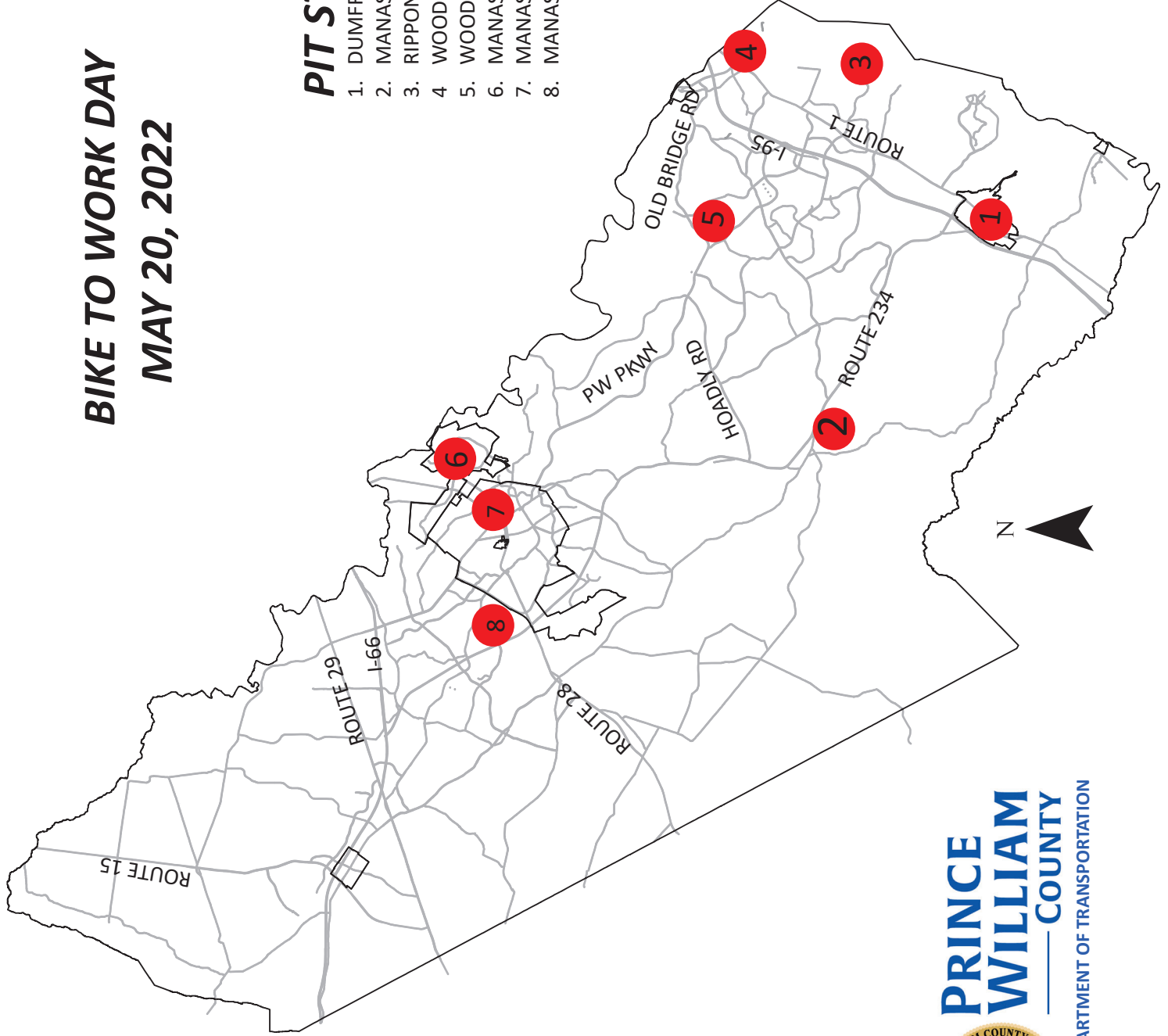


BIKE TO WORK DAY MAY 20, 2022

PIT STOPS

1. DUMFRIES SIMPSON COMMUNITY CENTER
2. MANASSAS KELLY LEADERSHIP CENTER
3. RIPPON LANDING VRE
4. WOODBRIDGE VRE STATION
5. WOODBRIDGE CHINN CENTER
6. MANASSAS PARK VRE STATION
7. MANASSAS CITY VRE STATION
8. MANASSAS GEORGE MASON UNIVERSITY

ATTACHMENT
April 19, 2022
Res. No. 22-206
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MOTION: BAILEY

**April 19, 2022
Regular Meeting
Res. No. 22-207**

SECOND: ANGRY

RE: PROCLAIM – MAY 1 - 7, 2022 – PUBLIC SERVICE RECOGNITION WEEK

ACTION: APPROVED

WHEREAS, May 1-7, 2022, marks the thirty-seventh anniversary of the nationwide celebration of "Public Service Recognition Week," which seeks to show appreciation to public employees at the federal, state, and local levels; and

WHEREAS, more than 4,700 highly-motivated full time and part-time County employees serve a growing diverse community as public servants, residents, and volunteers engaged in improving the quality of life for all residents of Prince William County; and

WHEREAS, Prince William County government has a desire to join in the annual celebration of "Public Service Recognition Week" and thereby takes the opportunity to acknowledge and thank its employees for their commitment, professionalism, and dedication to serving the residents of Prince William County;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby proclaims the week of May 1-7, 2022, as "Public Service Recognition Week" in Prince William County and urges all County government employees and other public servants to join in this year's celebration and participate in the events and activities planned for this significant week.

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: Candland, Vega

For Information:

Public Safety Communications Center Director

ATTEST:



Clerk to the Board

MOTION: BAILEY

**April 19, 2022
Regular Meeting
Res. No. 22-208**

SECOND: ANGRY

**RE: PROCLAIM – APRIL 24–30, 2022 – CRIME VICTIMS’ RIGHTS WEEK IN PRINCE
WILLIAM COUNTY**

ACTION: APPROVED

WHEREAS, the victims’ rights movement has resulted in the passage of laws at the local, state, and federal levels that established essential rights for victims; and

WHEREAS, crime victims’ rights acts passed in Virginia and at the federal level have provided victims with ways to participate meaningfully throughout the criminal justice process; and

WHEREAS, crime can leave a lasting impact on any person, regardless of age, national origin, race, creed, religion, gender, sexual orientation, immigration, or economic status; and

WHEREAS, incorporating communities’ existing experts and trusted sources of support into efforts to fully serve survivors will develop a criminal justice system response that is truly accessible and appropriate for all victims of crime; and

WHEREAS, with the unwavering support of their communities and victim service providers behind them, survivors will be empowered to face their grief, loss, fear, anger, and hope without fear of judgement, and will feel understood, heard, and respected; and

WHEREAS, we are determined to respond to crime and violence by helping victims find not only support, recovery, and justice, but also a sense of hope for their future;

WHEREAS, the rights of crime victims are best protected when all participants in the criminal justice process – not only victims – are appropriately educated about victims’ rights; and

WHEREAS, National Crime Victims’ Right Week provides an opportunity to recommit to ensuring that accessible, appropriate, and trauma-informed services are offered to all victims of crime; and

WHEREAS, the Office of the Commonwealth’s Attorney Victim Witness Assistance Program is hereby dedicated to strengthening victims and survivors in the aftermath of crime, building resilience in our communities and our victim service providers, and bringing hope and healing to all victims and survivors;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby proclaims the week of April 24–April 30, 2022 as Crime Victims’ Rights Week in Prince William County.

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Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: Candland, Vega

For Information:

Office of the Commonwealth's Attorney Victim Witness Assistance Program

ATTEST: _____

A handwritten signature in cursive script, reading "Andrea P. Madden", is written over a horizontal line.

Clerk to the Board

MOTION: BAILEY

**April 19, 2022
Regular Meeting
Res. No. 22-209**

SECOND: ANGRY

**RE: PROCLAIM – MAY 1 - 7, 2022 – NATIONAL TRAVEL AND TOURISM WEEK IN
PRINCE WILLIAM COUNTY**

ACTION: APPROVED

WHEREAS, tourism fosters vibrant communities, drives innovation, creates jobs, and powers the United States economy in every corner of the country; and

WHEREAS, Prince William County benefits immensely from the spirit of travel, which permeates through our small businesses, unique landmarks, and all those who welcome residents and visitors alike with gracious hospitality; and

WHEREAS, the spirit of travel isn't only found in far-off places and when residents embrace sojourns within our expansive borders and support local businesses, they are helping their neighbors and playing a key role in strengthening the Prince William County community; and

WHEREAS, the travel and tourism industry will be integral to our nation's economic recovery after COVID-19, but the spirit of travel will be what heals our country's morale; and

WHEREAS, according to the most recent available data, travel to and within the United States provides significant economic benefits for the nation, generating more than \$1.5 trillion in economic output in 2020, with \$680 billion spent directly by travelers; and

WHEREAS, travel is among the largest private-sector employers in the United States, supporting over 11 million jobs in 2020, including 6 million directly in the travel industry and 5.1 million in other industries; and

WHEREAS, travelers to Prince William County directly generated over \$28 million in local tax revenues in 2020, according to Virginia Tourism Corporation research, which were used to support essential services and programs that enhance the quality of life for residents and further develop Prince William County as a tourism destination; and

WHEREAS, Prince William County generated \$452 million in visitor expenditures and supported 4,711 jobs in 2020 according to Virginia Tourism Corporation research, making it the eighth largest tourism economy in the Commonwealth; and

WHEREAS, in Fiscal Year 2021, the Office of Tourism generated over 18,000 overnight stays for sports tourism and group tours, increased website sessions by 34%, generated 115 earned media news stories from local and national outlets, and achieved \$18 million in advertisement impressions; and

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WHEREAS, in the current Fiscal Year the Office of Tourism team worked collaboratively with the Office of Economic Development to deliver over \$3 million in COVID-19 recovery aid to nearly 100% of all local lodging establishments;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby proclaims May 1-7, 2022, as National Travel and Tourism Week in Prince William County, and urges the citizens of Prince William County to join in this special observance with appropriate events and commemorations.

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: Candland, Vega

ATTEST: _____

Andrea P. Madden

Clerk to the Board

MOTION: BAILEY

**April 19, 2022
Regular Meeting
Res. No. 22-210**

SECOND: ANGRY

RE: DECLARE – WEEK OF MAY 1, 2022 – INTERNATIONAL COMPOST AWARENESS WEEK IN PRINCE WILLIAM COUNTY AND PROCLAIM – MAY 7, 2022 – THE OFFICIAL RECOGNITION OF PRINCE WILLIAM COUNTY COMPOST AWARENESS DAY

ACTION: APPROVED

WHEREAS, the Composting Council Research and Education Foundation of the United States along with Canada, Australia, the United Kingdom, and other countries have declared the first week of May to be the annual International Composting Awareness Week; and

WHEREAS, composting is a form of waste reduction and recycling and an effective method to increase waste diversion since yard trimmings and food scraps make up about 30 percent of the waste going into the County Landfill; and

WHEREAS, yard trimmings, food scraps, vegetable cuttings, and other organic materials can be converted into compost which is a beneficial product; and

WHEREAS, the County's Balls Ford Road Yard Waste Composting Facility has been successfully composting yard waste and other organic materials since 1994; and

WHEREAS, returning organic material in the form of compost to the soil is a method of decreasing the dependence on chemical fertilizers, decreasing erosion, and reducing water consumption and pollution; and

WHEREAS, the County has participated in International Compost Awareness Week since 2012, with a Compost Awareness Day event to inform residents about the benefits of compost and to encourage home composting and compost use;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby declares the week of May 1, 2022, as International Compost Awareness Week and proclaims May 7, 2022, as the official recognition of Prince William Compost Awareness Day;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby encourages everyone to learn about composting, make compost or use compost at home, and participate in the yard waste program because of the positive effects composting has on soil and lawn health, plant growth, the environment, and waste management.

April 19, 2022
Regular Meeting
Res No. 22-210
Page Two

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: Candland, Vega

For Information:

Director of Public Works

ATTEST: _____

A handwritten signature in black ink, reading "Andrea P. Madden". The signature is written in a cursive, flowing style. The first name "Andrea" is written in a larger, more prominent script, followed by "P." and "Madden". The signature is positioned above a horizontal line that serves as a baseline for the attestation.

Clerk to the Board

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-211**

SECOND: BAILEY

**RE: ABANDON 0.25 MILES OF OLD NOKESVILLE ROAD (STATE ROUTE 780) –
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, the owners of the parcels located at 11479, 11480, and 11500 Nokesville Road (Owners) that are adjacent to Old Nokesville Road (State Route 780) have petitioned the Prince William Board of County Supervisors (Board) to abandon 0.25 miles of Old Nokesville Road (State Route 780) located in the Brentsville Magisterial District; and

WHEREAS, the Owners intend to consolidate their parcels with the abandoned right-of-way of Old Nokesville Road (State Route 780) so that a more conforming entrance for development of their parcels can be provided opposite Golf Academy Drive; and

WHEREAS, Old Nokesville Road (State Route 780) was never used by the public. Its sole purpose was to provide access to the Owners' parcels that would otherwise be landlocked if the public right-of-way did not exist; and

WHEREAS, upon consolidation of the Owners' parcels and the abandoned right-of-way of Old Nokesville Road (State Route 780) there will no longer be a need for Old Nokesville Road (State Route 780) to serve as a public road as part of the secondary state highway system; and

WHEREAS, the Board authorized a Notice of Intent to Abandon this roadway on January 18, 2022, via Resolution Number (Res. No.) 22-020; and

WHEREAS, public notices of the Boards' intent to abandon this roadway were posted and published as prescribed by the terms of Section 33.2-909 of the Code of Virginia, 1950, as amended; and

WHEREAS, pursuant to Section 33.2-909 of the Code of Virginia, 1950, as amended, a notice of intent to abandon 0.25 miles of Old Nokesville Road (State Route 780) was sent to the Commissioner of Highways of the Virginia Department of Transportation; and

WHEREAS, the Prince William County Department of Transportation has provided the Board with a sketch dated January 18, 2022, depicting the changes in the secondary state highway system, which sketch is entitled Old Nokesville Road (State Route 780) Abandonment which is incorporated herein by reference; and

April 19, 2022
Regular Meeting
Res. No. 22-211
Page Two

WHEREAS, pursuant to Section 33.2-909(E) of the Code of Virginia, 1950, as amended, this segment of the highway is located within a residence district as defined in Section 46.2-100; the residence district, which is located in Prince William County, has a density of population exceeding 1,000 per square mile, any operation of this segment would constitute a threat to the public safety and welfare and alternate routes for use after abandonment of this segment of the highway are readily available; and

WHEREAS, the Board finds that this section of the secondary state highway system is no longer necessary for the uses of the secondary state highway system; and

WHEREAS, this segment of the highway will no longer serve the public convenience and the safety and welfare of the public would be served best by abandoning this section of the highway as part of the secondary state highway system;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby abandons 0.25 miles of Old Nokesville Road (State Route 780) located in the Brentsville Magisterial District;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby requests that a certified copy of the resolution be forwarded to the Virginia Department of Transportation for any additional action that the Virginia Department of Transportation may deem necessary, or appropriate, to affect such abandonment.

ATTACHMENT: Sketch for Old Nokesville Road (State Route 780) Abandonment

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

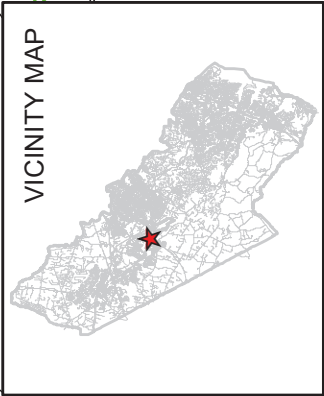
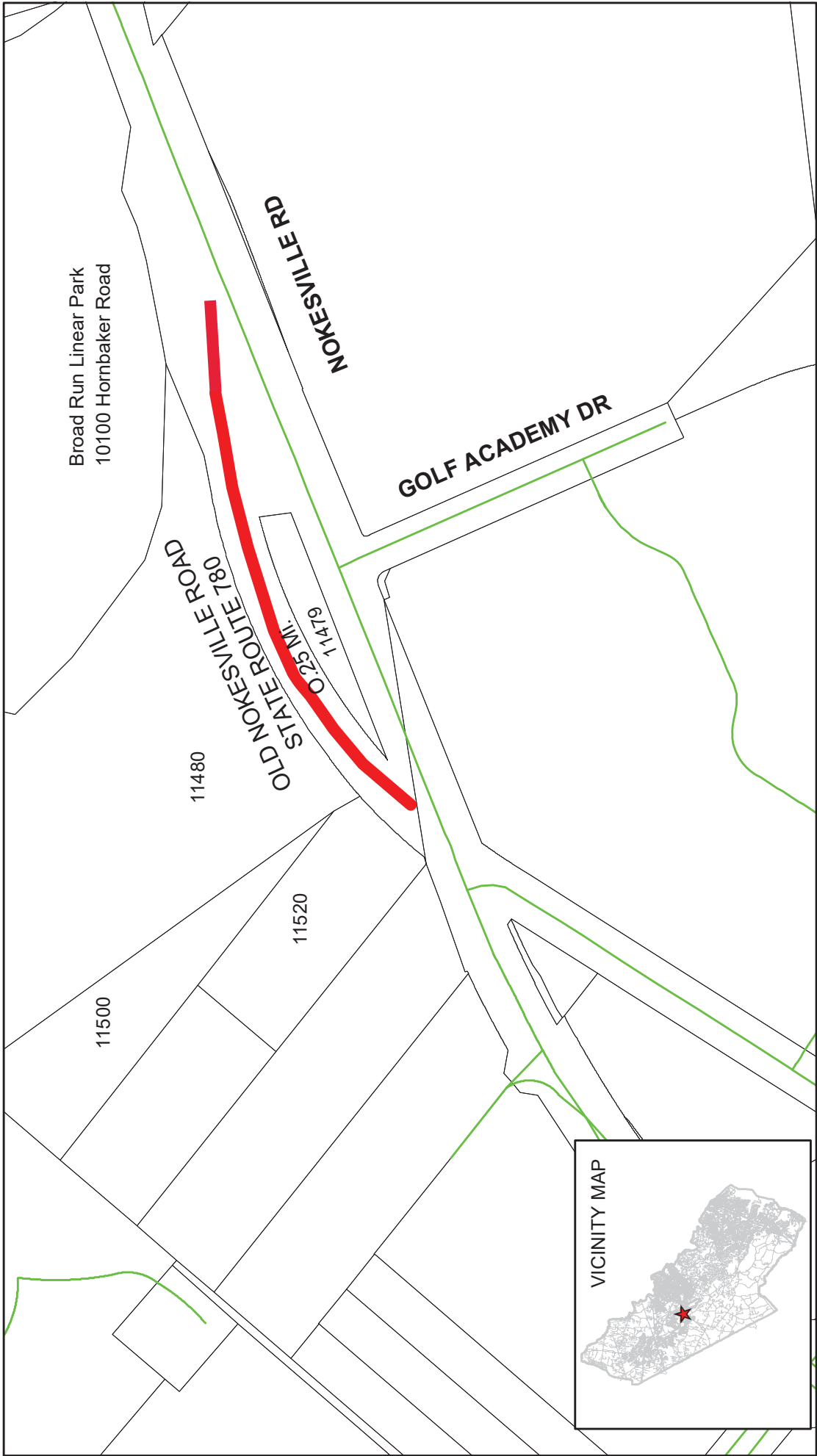
Absent from Vote: None

Absent from Meeting: None

ATTEST: _____



Clerk to the Board



DEPARTMENT OF TRANSPORTATION

OLD NOKESVILLE RD (STATE ROUTE 780) ABANDONMENT

APRIL 19, 2022

ABANDONMENT IN MILES



NORTH

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-212**

SECOND: BAILEY

**RE: AUTHORIZE CONVEYANCE OF A PERMANENT EASEMENT TO METRODUCT
SYSTEMS VA LLC OVER COUNTY-OWNED PROPERTY LOCATED AT 8900
FREEDOM CENTER DRIVE (GPIN: 7696-32-1228) IN CONNECTION WITH THE
CONSTRUCTION OF A MULTI-CONDUIT INFRASTRUCTURE NETWORK –
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, MetroDuct Systems VA LLC (MetroDuct), a licensed competitive local exchange carrier in the Commonwealth of Virginia, is currently constructing a multi-conduit infrastructure network in the vicinity of County-owned property located at 8900 Freedom Center Drive (GPIN: 7696-32-1228). In order to complete this network serving local business and government customers in Innovation Park, an easement is required over the County-owned property; and

WHEREAS, access to the essential services of reliable high-speed, broadband, and fiber-optic telecommunications will be improved for residents and businesses in the area; and

WHEREAS, MetroDuct has requested conveyance of the easement in connection with the construction of a multi-conduit infrastructure network in Innovation Park over County-owned property located at 8900 Freedom Center Drive (GPIN: 7696-32-1228); and

WHEREAS, County staff recommends conveyance of a permanent easement in connection with the construction of a multi-conduit infrastructure network in Innovation Park over County-owned property located at 8900 Freedom Center Drive (GPIN: 7696-32-1228) as set forth in the attachment;

WHEREAS, a public hearing was authorized by Prince William Board of County Supervisors (Board) on March 15, 2022, via Resolution Number (Res. No.) 22-128, and has been duly advertised for this purpose and was conducted on April 19, 2022, pursuant to Section 15.2-1800(B) and Section 15.2-1813 Va. Code annotated for this purpose and all interested citizens were heard; and

WHEREAS, County staff recommends conveyance of a permanent in connection with the construction of a multi-conduit infrastructure network Park over County-owned property located at 8900 Freedom Center Drive (GPIN: 7696-32-1228) as set forth in the attachment; and

WHEREAS, the Board finds that conveyance of the easement over County-owned property secures and promotes the health, safety, and general welfare of the County and its citizens;

April 19, 2022
Regular Meeting
Res. No. 22-212
Page Two

NOW, THEREFORE, BE IT RESOLVED, the Prince William Board of County Supervisors hereby authorizes conveyance of a permanent easement to MetroDuct Systems VA LLC over County-owned property located at 8900 Freedom Center Drive (GPIN: 7696-32-1228) in connection with the construction of a multi-conduit infrastructure network as set forth in the attachment;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or their designee, to execute the attached plat, the deed accompanying the attached plat, and any other such documents that are necessary, and / or appropriate, to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

ATTACHMENT: Exhibit Plat for MetroDuct Systems VA LLC, Showing a 10' Easement Across the Property of Board of County Supervisors of Prince William County, Virginia, Located in the Brentsville Magisterial District of Prince William County, Virginia, Prepared by Metro Duct Systems, Dated August 30, 2021

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

County Attorney

Director of Transportation

ATTEST: _____



Clerk to the Board

8900 FREEDOM CENTER BLVD
OWNER:
BOARD OF COUNTY
SUPERVISORS OF PRINCE
WILLIAM COUNTY, VIRGINIA
GPIN 7696-32-1228
TRACT #VA-PW-0089.0000

PROPOSED ±3,138 SQ. FT.
METRODUCT SYSTEMS VA LLC
EASEMENT AREA

9000 FREEDOM CENTER BLVD
N/F:
MANASSAS NCP LLC
GPIN: 7696-21-7764

FREEDOM CENTER BLVD

10'



PRELIMINARY

Graphic Scale: 1" = 60'



This Exhibit is Drawn For The Limited Use of MetroDuct Systems VA LLC To Identify The Easement Location And Is Not Intended To Represent Accurate Survey Of The Property. This Exhibit Prepared By THE FISHEL COMPANY

MetroDuct Systems VA LLC

Exhibit Plat for METRODUCT SYSTEMS VA LLC. Showing a
10' Easement Across The Property Of
BOARD OF COUNTY SUPERVISORS
OF PRINCE WILLIAM COUNTY, VIRGINIA
Located in The Brentsville District of Prince William County, Virginia

TOTAL EASEMENT AREA:
±3,138 Sq. Feet

PLAT No.
MDS-21-092

WORK ORDER
052110201

LOCATION
Brentsville District

COUNTY
Prince William

STATE
VIRGINIA

DATE
08/30/21
SCALE
1"=60'

ENGINEER
SN
TECHNICIAN
LRL

PAGE _ OF _

MDS
METRO DUCT SYSTEMS

CK'D BY
BWS

TRACT No.
VA-PW-0089.0000

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-213**

SECOND: ANGRY

**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 4641 SUDLEY
ROAD, OWNED BY CATHARPIN PROPERTY, LLC, IN CONNECTION WITH THE
PAGELAND LANE RIGHT TURN PROJECT – GAINESVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, the Pageland Lane Right Turn Project (Project) involves designing and constructing a 300-foot-long, 12-foot-wide right turn lane with a 200-foot taper on the east side of Pageland Lane (State Route 705) at the intersection of Sudley Road (State Route 234), and the designing and constructing of a traffic signal at the intersection. The Project is consistent with the Thoroughfare Plan for Pageland Lane in the County Comprehensive Plan. This plan was recommended for approval by the Planning Commission on January 6, 2010 and adopted by the Prince William Board of County Supervisors (Board) on February 2, 2010. On November 26, 2019, via Resolution Number (Res. No.) 19-563, the Board approved \$1,300,000 in proffer funding for the design and construction of the Project. On March 1, 2022, the Board approved \$300,000 in proffer funding for the Project via Res. No. 22-112; and

WHEREAS, the design for construction of the Project is such that the County needs to acquire 3,024 square feet of land for a permanent storm drainage easement, 765 square feet of land for a permanent traffic signal easement, and 2,435 square feet of land for a temporary construction easement on property located at 4641 Sudley Road, owned by Catharpin Property, LLC (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$1,300 to the Owner to acquire the property interests on their property located at 4641 Sudley 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 April 19, 2022, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$1,217,559 is currently available in the Project # 20C17005. This amount is sufficient to authorize the expenditure and matches the appraised value of the property interests offered to the Owner. The total fiscal impact is \$1,300;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby finds that public necessity exists for the condemnation of the easements for construction of the Pageland Lane Right Turn 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 3,024 square feet of land for a permanent storm drainage easement, 765 square feet of land for a permanent traffic signal easement, and 2,435 square feet of land for a temporary construction easement on property located at 4641 Sudley Road, owned by Catharpin Property, LLC, 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 easements, and upon filing of the Certificate of Taking, to proceed with the condemnation of the required property interests for the Pageland Lane Right Turn 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 \$1,300 for the property interests on the Owner's property located at 4641 Sudley 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 Prince William Board of County Supervisors hereby requests that the Department of Transportation will maintain all supporting documents related to the acquisition of the 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, and / or appropriate, to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

ATTACHMENT: Plat Showing Storm Drainage Easement, Traffic Signal Easement and Temporary Construction Easement on the Land of Catharpin Property, LLC, Inst. #201705100035342, Gainesville Magisterial District, Prince William County Virginia, Prepared by Rice Associated, Dated July 19, 2021

April 19, 2022
Regular Meeting
Res. No. 22-213
Page Three

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: Candland

For Information:

County Attorney

Director of Transportation

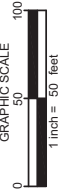
ATTEST: _____



Clerk to the Board

REV. NO.	REVISION DESCRIPTION	DATE
1	SCALE: 1" = 50'	07/19/2021
2	DRAWN BY: KRM	
3	CHECKED BY: WGL/CRJ	
4	FILE NAME: WSP1904.01A	
5	SHEET 2 OF 2	

ATTACHMENT
 April 19, 2022
 Res. No. 22-213
 Page 1 of 2



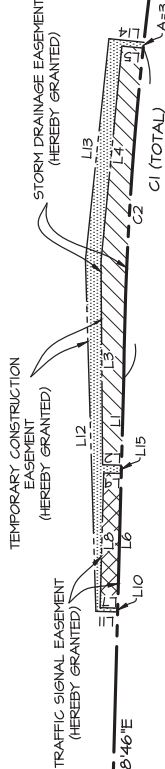
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	1413.50'	268.82'	N85°24'58"W	268.60'	8°02'57"	134.63'
C2	1413.50'	181.40'	N86°31'39"W	181.83'	5°31'35"	44.03'
C3	1413.50'	71.61'	N82°33'12"W	71.60'	2°16'12"	36.81'

LINE	BEARING	DISTANCE
L1	N88°28'46"W	44.52'
L2	N01°31'14"E	10.75'
L3	N84°34'21"E	115.67'
L4	S84°28'03"E	122.76'
L5	S05°11'15"W	12.14'
L6	N88°28'46"W	76.52'
L7	N01°31'14"E	10.00'
L8	S88°28'46"E	76.52'
L9	N01°31'14"E	10.00'
L10	N88°28'46"W	2.18'
L11	N01°31'14"E	12.36'
L12	N88°11'46"E	144.65'
L13	S83°57'08"E	126.53'
L14	S05°58'43"W	20.00'
L15	N88°28'46"W	4.61'

CATHARPIN PROPERTY, LLC
 INST. #20170510003342
 GPIN 7449-15-4884
 4641 SUDLEY ROAD

CATHARPIN SQUARE, LLC
 INST. #202003170021052
 GPIN 7489-85-2685

N01°34'52"W



SUDLEY ROAD - RT. 234
 (WIDTH VARIES)

PAGELAND LANE - RT. 705
 (WIDTH VARIES)

GRID NORTH
 VCS 83; NORTH ZONE

THE PLATTING OF 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, PROPRIETORS, AND TRUSTEES, IF ANY, THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE GRANTING OR DEDICATION OF ANY EASEMENT INDICATED ON SUCH PLAT FOR STORM DRAINAGE TRAFFIC SIGNAL, AND TEMPORARY CONSTRUCTION AS SHOWN HEREON.

NAME _____ DATE _____

CITY/COUNTY OF _____
COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 ___ DAY OF _____, 20__.

BY _____

NOTARY PUBLIC

REGISTRATION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, WILLIAM G. LIPPY, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF CATHARPIN PROPERTY, LLC AS ACQUIRED BY INSTRUMENT NUMBER 20105100035342 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

BOUNDARY SHOWN HEREON IS THE RESULT OF A COMPILATION FROM
DEEDED AND/OR PLATS OF RECORD WITH THE ERROR OF CLOSURE
GREATER THAN 1:10,000; AND DOES NOT CONSTITUTE THE RESULTS OF
A FIELD RUN BOUNDARY SURVEY.

THE BEARINGS SHOWN ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983.

AREA TABULATION

STORM DRAINAGE EASEMENT

TRAFFIC SIGNAL EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

3024 SQ. FT.

765 SQ. FT.

2.435 SQ. FT.

ATTACHMENT
April 19, 2022
Res. No. 22-213
Page 2 of 2



REVISIONS

REVISIONS		
REV. NO.	REVISION DESCRIPTION	DATE

09

2

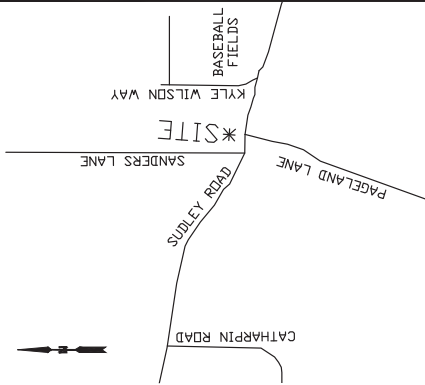
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L/CRJ	
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STORM DRAINAGE EASEMENT, TRAFFIC SIGNAL EASEMENT,
PLAT SHOWING
AND TEMPORARY CONSTRUCTION EASEMENT
ON THE LAND OF
CATHARPIN PROPERTY, LLC
INST# 201705100303342
GAINESVILLE MAGISTRAL DISTRICT
PRINCIPLE WILLIAM COUNTY, VIRGINIA

VICINITY MAP

 $1" = 2000'$ 

NOTES:

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 14494-75-42804.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.
3. THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION HAS COMPLETED THE STORM MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM CONTAINED IN THE EASEMENT 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.
4. TEMPORARY CONSTRUCTION EASEMENT TO BE NULL AND VOID AT SUCH TIME THE IMPROVEMENTS ARE COMPLETE.
5. THE CONSTRUCTION OF FENCES AND OTHER PERMANENT STRUCTURES/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.

RICE ASSOCIATES
Surveying • Photogrammetry • 3-D Laser Scanning
Subsurface Utility Designation and Mapping

RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VIRGINIA 20109
(703) 968-3200 FAX (703) 968-2705
WWW.RICESURVEYS.COM

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-214**

SECOND: ANGRY

**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
4804 SUDLEY ROAD, OWNED BY KIMBERLY AND DAVID MITCHELL 2021
IRREVOCABLE TRUST DATED APRIL 29, 2021, KIMBERLY S. MITCHELL AND
DAVID C. MITCHELL, TRUSTEES, IN CONNECTION WITH THE PAGELAND LANE
RIGHT TURN PROJECT – GAINESVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, the Pageland Lane Right Turn Project (Project) involves designing and constructing a 300-foot-long, 12-foot-wide right turn lane with a 200-foot taper on the east side of Pageland Lane (State Route 705) at the intersection of Sudley Road (State Route 234), and designing and constructing a traffic signal at the intersection. The Project is consistent with the Thoroughfare Plan for Pageland Lane in the County Comprehensive Plan. This plan was recommended for approval by the Planning Commission on January 6, 2010 and adopted by the Prince William Board of County Supervisors (Board) on February 2, 2010. On November 26, 2019, via Resolution Number (Res. No.) 19-563, the Board approved \$1,300,000 in proffer funding for the design and construction of the Project. On March 1, 2022, the Board approved \$300,000 in proffer funding for the project via Res. No. 22-112; and

WHEREAS, the design for construction of the Project is such that the County needs to acquire 339 square feet of land for right-of-way dedication, 29,284 square feet of land for a permanent storm drainage easement, 3,968 square feet of land for a permanent Virginia Department of Transportation (VDOT) utility easement, and 12,416 square feet of land for a temporary construction easement on property located at 4804 Sudley Road, owned by Kimberly and David Mitchell 2021 Irrevocable Trust Dated April 29, 2021, Kimberly S. Mitchell and David C. Mitchell, Trustees (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$11,000 to the Owner to acquire the property interests on their property located at 4804 Sudley 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 April 19, 2022, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$1,217,559 is currently available in the Project # 20C17005. This amount is sufficient to authorize the expenditure and matches the appraised value of the property interests offered to the Owner. The total fiscal impact is \$11,000;

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 Pageland Lane Right Turn 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 339 square feet of land for right-of-way dedication, 29,284 square feet of land for a permanent storm drainage easement, 3,968 square feet of land for a permanent Virginia Department of Transportation utility easement, and 12,416 square feet of land for a temporary construction easement on property located at 4804 Sudley Road, owned by Kimberly and David Mitchell 2021 Irrevocable Trust Dated April 29, 2021, Kimberly S. Mitchell and David C. Mitchell, Trustees, 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 upon filing of the Certificate of Taking, to proceed with the condemnation of the required property interests for the Pageland Lane Right Turn 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 \$11,000 for the property interests on the Owner's property located at 4804 Sudley 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 Prince William Board of County Supervisors hereby requests 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, and / or appropriate, to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

April 19, 2022
Regular Meeting
Res. No. 22-214
Page Three

ATTACHMENT: Plat Showing Street Dedication, Storm Drainage Easement, VDOT Utility Easement and Temporary Construction Easement on the Land of Kimberly and David Mitchell 2021 Irrevocable Trust Dated April 29, 2021, Kimberly S. Mitchell and David C. Mitchell, Trustees Inst. #202109220109321, Gainesville Magisterial District, Prince William County Virginia, Prepared by Rice Associates, Dated July 15, 2021, Last Revised February 2, 2022

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: Candland

For Information:

County Attorney

Director of Transportation

ATTEST:



Clerk to the Board

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF 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, AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED HERED EXPRESSES, ADMITS TO THE DEED, THE UNDERSIGNED HERED SUPERVISORS IN FEE SIMPLE, ABSOLUTE ALL AREAS SHOWN ON THIS PLAT FOR ROADS AND/OR STREETS AS MAY BE IDENTIFIED BY SPECIFIC USE OF NAME OR BY THE GENERAL DESIGNATION "FOR PUBLIC USE" AND FURTHER CONSENTS TO THE DEDICATION OF ANY EASEMENT INDICATED ON SUCH PLAT FOR STORM DRAINAGE, VDOT UTILITY, AND TEMPORARY CONSTRUCTION AS SHOWN HEREON.

KIMBERLY AND DAVID MITCHELL 2021 IRREVOCABLE TRUST DATED APRIL 24, 2021

BY _____ DATE _____
KIMBERLY S. MITCHELL, TRUSTEE

BY _____ DATE _____
DAVID C. MITCHELL, TRUSTEE

NOTARY'S CERTIFICATE

STATE OF _____, TO-WIT:
CITY/COUNTY OF _____

I, THE UNDERSIGNED NOTARY PUBLIC, CERTIFY THAT KIMBERLY S. MITCHELL, TRUSTEE AND DAVID C. MITCHELL, TRUSTEE APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
NOTARY REGISTRATION NO.: _____

SURVEYOR'S CERTIFICATE

I, WILLIAM G. LIPPY, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF KIMBERLY AND DAVID MITCHELL 2021 IRREVOCABLE TRUST DATED APRIL 24, 2021, KIMBERLY S. MITCHELL AND DAVID C. MITCHELL, TRUSTEES AS ACQUIRED BY INSTRUMENT NUMBER 202104220104521 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

BOUNDARY SHOWN HEREON IS THE RESULT OF A COMPILATION FROM DEED AND/OR PLATS OF RECORD WITH THE ERROR OF CLOSURE GREATER THAN 1:10,000, AND DOES NOT CONSTITUTE THE RESULTS OF A FIELD RUN BOUNDARY SURVEY.

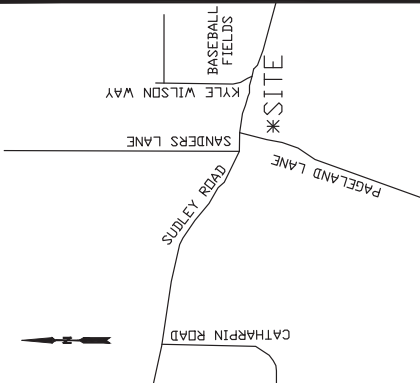
THE BEARINGS SHOWN ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983.

IRON RODS WILL BE SET AT ALL NEW RIGHT OF WAY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 120.00 OF THE DESIGN AND CONSTRUCTION MANUAL AFTER CONSTRUCTION IS COMPLETE.

NOTES:

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7449-84-1172.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.
3. THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION SHALL ASSUME THE TOTAL MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM CONTAINED IN THE EASEMENT 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.
4. TEMPORARY CONSTRUCTION EASEMENT TO BE NULL AND VOID AT SUCH TIME THE IMPROVEMENTS ARE COMPLETE AND ACCEPTED BY VDOT.
5. THE CONSTRUCTION OF FENCES AND OTHER PERMANENT STRUCTURES/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.

VICINITY MAP
1" = 2000'



SITE AREA TABULATION

ORIGINAL PARCEL RIGHT OF WAY DEDICATION	1502118284 SQ. FT. 399
RESIDUE PARCEL	1501774684 SQ. FT.

AREA TABULATION

STORM DRAINAGE EASEMENT	24,284 SQ. FT.
VDOT UTILITY EASEMENT	3,460 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	12,416 SQ. FT.

ATTACHMENT
April 19, 2022
Res. No. 22-214
Page 1 of 2



REVISIONS

REV. NO.	ADDRESS COUNTY COMMENTS	DATE
1	REVISIONS	2-2-22
2	CONSTRUCTION ESMT.	2-2-22
SHEET 1 OF 2		
PROJ#: WSP1904.01		
CHECKED: WGL/CRL		
DRAWN BY: KRM		
DATE: 07/15/2021		
SCALE: 1" = 50'		

PLAT SHOWING
STREET DEDICATION, STORM DRAINAGE EASEMENT,
VDOT UTILITY EASEMENT, AND TEMPORARY CONSTRUCTION EASEMENT
ON THE LAND OF
KIMBERLY AND DAVID MITCHELL 2021
IRREVOCABLE TRUST DATED APRIL 29, 2021,
DAVID C. MITCHELL, TRUSTEES
INST # 202109220109921
GAINESVILLE MAGISTERIAL DISTRICT-PRINCE WILLIAM COUNTY, VA

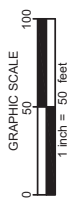
RICE ASSOCIATES
Surveying • Photogrammetry • 3-D Laser Scanning
Subsurface Utility Designation and Mapping
10661 GASKINS WAY
MANASSAS, VIRGINIA 20109
(703) 968-3200 FAX (703) 968-2705
WWW.RICESURVEYS.COM

REV. NO.	REVISION DESCRIPTION	DATE
1	ADDRESS COUNTY COMMENTS	8-18-21
2	REVISE TEMPORARY CONSTRUCTION ESMT.	2-2-22

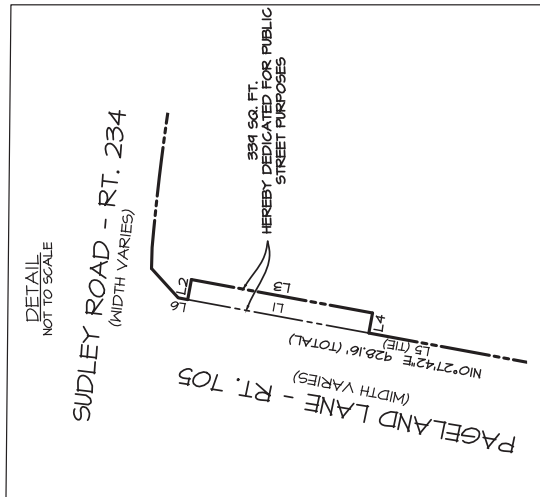
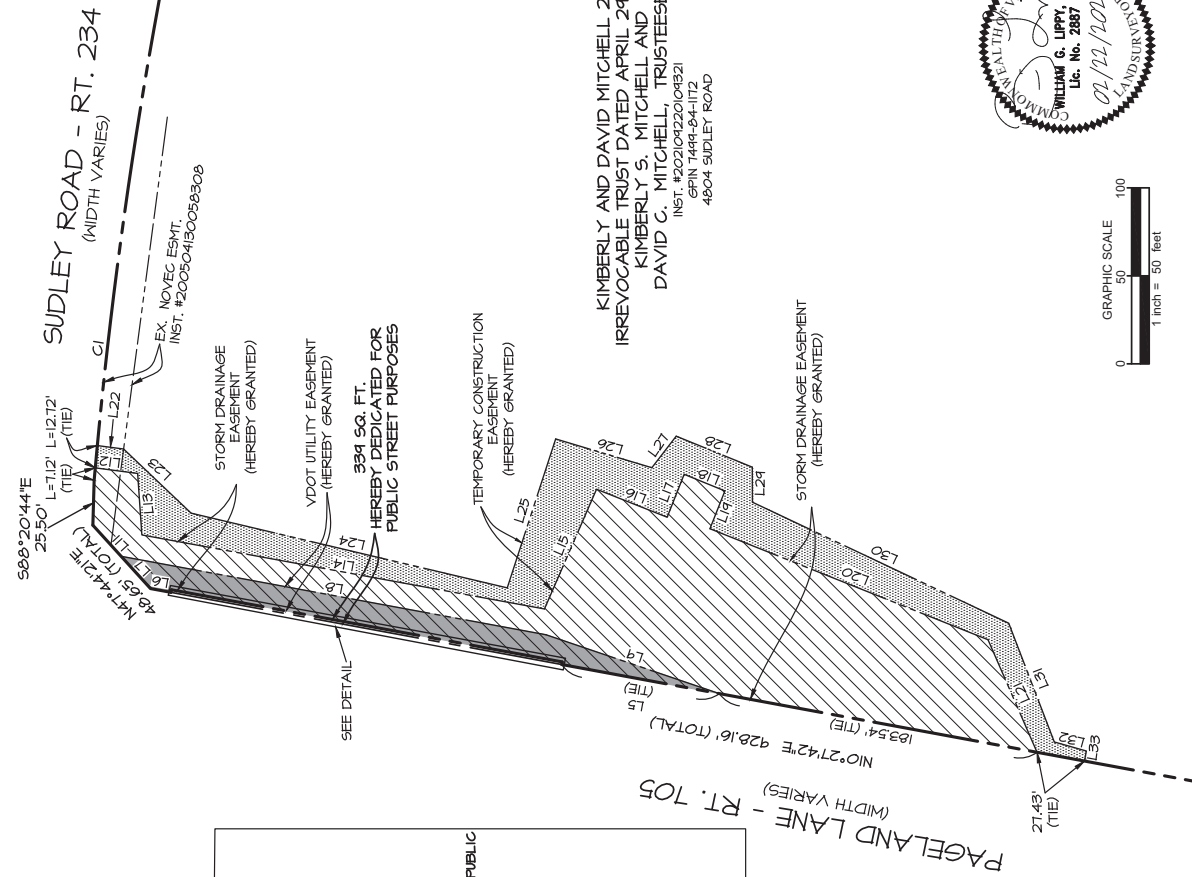
PROJ#: WSP1904.01	SHEET 2 OF 2
CHECKED: WGL/CRJ	
DRAWN BY: KRM	
DATE: 07/15/2021	
SCALE: 1" = 50'	

ATTACHMENT
 April 19, 2022
 Res. No. 22-214
 Page 2 of 2

LINE	BEARING	DISTANCE
L1	N10°21'42"E	225.14'
L2	S71°32'18"E	150'
L3	S10°21'42"W	225.14'
L4	N14°32'18"W	150'
L5	N10°21'42"E	91.05'
L6	N10°21'42"E	11.86'
L7	N47°44'21"E	24.77'
L8	S10°21'42"W	245.51'
L9	S18°45'23"W	103.91'
L10	N47°44'21"E	23.88'
L11	S07°30'12"W	24.27'
L12	S06°04'11"W	35.03'
L13	S10°25'04"W	232.58'
L14	S66°30'05"E	74.14'
L15	S21°36'27"W	43.18'
L16	S68°23'33"E	26.21'
L17	S22°10'15"W	25.00'
L18	N68°23'33"W	23.11'
L19	S21°45'05"W	170.12'
L20	S66°28'45"W	64.75'
L21	S07°30'12"W	15.07'
L22	S43°32'18"W	52.90'
L23	S13°11'58"W	184.57'
L24	S71°54'34"E	88.98'
L25	S16°34'53"W	57.05'
L26	S52°20'15"E	22.65'
L27	S22°10'15"E	46.67'
L28	S04°40'42"W	14.91'
L29	S25°16'51"W	161.01'
L30	S68°54'53"W	72.28'
L31	S15°43'10"W	18.90'
L32	N14°32'18"W	5.74'



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	2870.40'	4571.8'	S80°28'28"E	456.70'	9°07'33"	224.08'



VA STATE
 GRID NORTH
 VCS 83; NORTH ZONE

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-215**

SECOND: CANDLAND

**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
8020, 8022, AND 8024 DEVLIN ROAD, OWNED BY VICKIE MAY GORGONE, IN
CONNECTION WITH THE BALLS FORD ROAD (BALLS FORD ROAD AT ROUTE 234
PRINCE WILLIAM PARKWAY) INTERCHANGE PROJECT - BRENTSVILLE
MAGISTERIAL DISTRICT**

ACTION: APPROVED

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 3,310 square feet of land for street dedication, 12,692 square feet of land for a permanent storm drainage easement, 14,870 square feet of land for a permanent VDOT utility easement, 4,192 square feet for land for a permanent VDOT and Northern Virginia Electric Cooperative (NOVEC) utility easement and 15,284 square feet of land for a temporary construction easement in total, of which 2,236 square feet of land for street dedication, 7,723 square feet of land for a permanent storm drainage easement, 4,192 square feet for land for a permanent VDOT and NOVEC utility easement and 7,764 square feet of land for a temporary construction easement on property located at 8020 Devlin Road; 1,074 square feet of land for street dedication, 3,636 square feet of land for a permanent storm drainage easement, 9,450 square feet of land for a permanent VDOT utility easement, and 4,097 square feet of land for a temporary construction easement on property located at 8022 Devlin Road; and 1,333 square feet of land for a permanent storm drainage easement, 5,420 square feet of land for a permanent VDOT utility easement and 3,423 square feet of land for a temporary construction easement on property located at 8024 Devlin Road, owned by Vickie May Gorgone (Owner), as set forth on the plat attached hereto; and

April 19, 2022
Regular Meeting
Res. No. 22-215
Page Two

WHEREAS, based on an independent appraisal, County staff offered \$48,700 to the Owner to acquire the property interests on their properties located at 8020, 8022, and 8024 Devlin 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 April 19, 2022, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$16,228,274 is currently available in the Project #18C17011 budget. The total fiscal impact is \$48,700. 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 3,310 square feet of land for street dedication, 12,692 square feet of land for a permanent storm drainage easement, 14,870 square feet of land for a permanent Virginia Department of Transportation utility easement, 4,192 square feet for land for a permanent Virginia Department of Transportation and Northern Virginia Electric Cooperative utility easement, and 15,284 square feet of land for a temporary construction easement in total, of which 2,236 square feet of land for street dedication, 7,723 square feet of land for a permanent storm drainage easement, 4,192 square feet for land for a permanent Virginia Department of Transportation and Northern Virginia Electric Cooperative utility easement, and 7,764 square feet of land for a temporary construction easement on property located at 8020 Devlin Road; 1,074 square feet of land for street dedication, 3,636 square feet of land for a permanent storm drainage easement, 9,450 square feet of land for a permanent Virginia Department of Transportation utility easement and 4,097 square feet of land for a temporary construction easement on property located at 8022 Devlin Road; and 1,333 square feet of land for a permanent storm drainage easement, 5,420 square feet of land for a permanent Virginia Department of Transportation utility easement, and 3,423 square feet of land for a temporary construction easement on property located at 8024 Devlin Road, owned by Vickie May Gorgone, all as set forth on the plat attached hereto;

April 19, 2022
Regular Meeting
Res. No. 22-215
Page Three

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 \$48,700 for the property interests on the Owner's properties located at 8020, 8022, and 8024 Devlin 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 Prince William Board of County Supervisors hereby requests 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.

ATTACHMENT: Plat Showing Right-of-Way Dedication and Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of Vickie May Gorgone, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated August 13, 2021, Last Revised September 22, 2021

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

April 19, 2022
Regular Meeting
Res. No. 22-215
Page Four

For Information:

County Attorney
Director of Transportation

ATTEST: _____

Andrea P. Madden

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 ROADS AND/OR STREETS AS MAY BE IDENTIFIED 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, TEMPORARY CONSTRUCTION, 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 _____
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

MATCH LINE

SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUGOULIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF VICKIE MAY GORGONE AS RECORDED IN DEED BOOK 2880 AT PAGE 341 AMONG THE LAND RECORDS OF THE PRINCE WILLIAM COUNTY, VIRGINIA. THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSING MATHEMATICALLY WITH A PRECISION RATIO GREATER 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 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

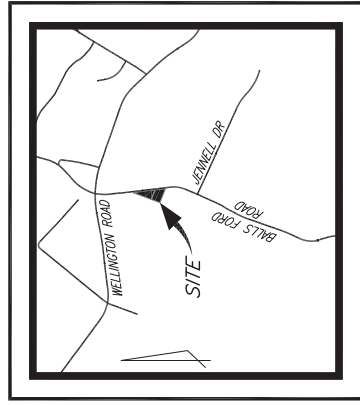
GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF SEPTEMBER, 2021.

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



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE 7496-98-0200, 7496-98-0519 AND 7496-98-0147. THE PROPERTIES SHOWN HEREON ARE ZONED A-1.
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 (NCS 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 MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE TRUE MERIDIAN 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/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.
7. THAT PORTION OF THE EXISTING STORM DRAIN EASEMENT AS RECORDED IN DEED BOOK 2248 AT PAGE 1029 AND DEED BOOK 2248 AT PAGE 1038 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON, IS HEREBY VACATED.
8. THAT PORTION OF THE EXISTING NOVEC AND VERIZON UTILITY EASEMENT AS RECORDED IN INSTRUMENT NUMBERS 200409160158526 AND 200409160158527 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON, IS TO BE VACATED BY SEPARATE INSTRUMENT.



VICINITY MAP
SCALE: 1"=2,000'

SITE AREA TABULATION (GPIN 7496-98-0747)

TOTAL SITE	59,234 SQ. FT.	1.3713 ACRES
STREET DEDICATION	2,236 SQ. FT.	0.0513 ACRES
REMAINING AREA	57,498 SQ. FT.	1.3200 ACRES

AREA TABULATION

STORM DRAINAGE EASEMENT	7,723 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	7,764 SQ. FT.
NOVEC AND VERIZON UTILITY EASEMENT	4,192 SQ. FT.

AREA TABULATION (GPIN 7496-98-0519)

TOTAL SITE	62,739 SQ. FT.	1.4403 ACRES
STREET DEDICATION	1,074 SQ. FT.	0.0247 ACRES
REMAINING AREA	61,665 SQ. FT.	1.4156 ACRES

STORM DRAINAGE EASEMENT	3,636 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	4,097 SQ. FT.
VOOT UTILITY EASEMENT	9,450 SQ. FT.

AREA TABULATION (GPIN 7496-98-0200)

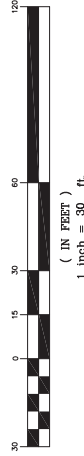
STORM DRAINAGE EASEMENT	1,333 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	3,423 SQ. FT.
VOOT UTILITY EASEMENT	5,420 SQ. FT.

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

VICKIE MAY GORGONE

GREENSVILLE MANCHESTER DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=50'
REVISED: AUGUST 13, 2021
REVISED: SEPTEMBER 22, 2021
SHEET 1 OF 3

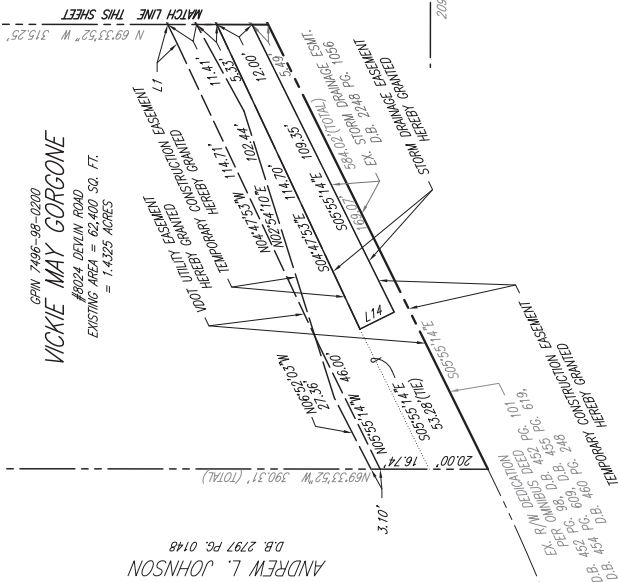
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

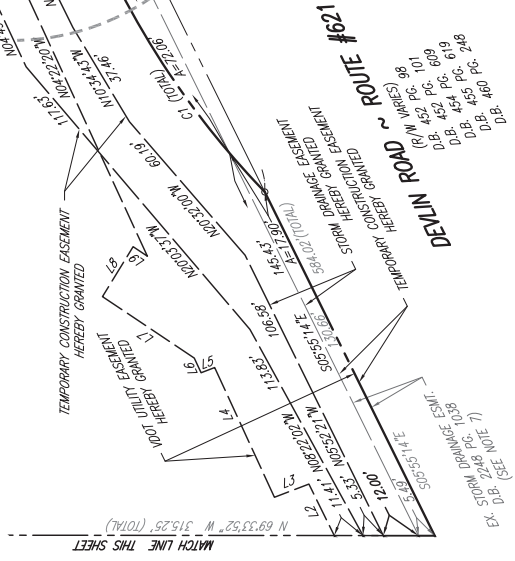
GPM 7496-87-9988
ANDREW L. JOHNSON
D.B. 2797 PC. 0148

GPM 7496-98-0200
VICKIE MAY GORGONE
#8024 DEVLIN ROAD
EXISTING AREA = 62,400 SQ. FT.
= 1.4325 ACRES



SEE DETAIL
SHEET J

GPM 7496-98-0519
VICKIE MAY GORGONE
#8022 DEVLIN ROAD
REMAINING AREA = 61,665 SQ. FT.
= 1.4156 ACRES



CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	291.00'	88.95'	45.34'	88.95'	N114°23'W	174°23'

LINE	BEARING	DISTANCE
L1	N05°52'21"W	7.28'
L2	N05°52'21"W	79.56'
L3	S89°25'03"W	12.59'
L4	N04°21'10"W	48.67'
L5	S59°32'09"E	3.56'

LINE	BEARING	DISTANCE
L1	S89°25'03"W	12.59'
L2	N04°21'10"W	48.67'
L3	S59°32'09"E	3.56'

LINE	BEARING	DISTANCE
L1	N04°10'46"E	11.00'
L2	N04°10'46"E	11.00'

GPM 7496-78-6326
EDITH H. RAMEIKA, TRUSTEE
INST. #201905160032784

GPM 7496-08-0747
VICKIE MAY GORGONE
#8020 DEVLIN ROAD
REMAINING AREA = 57,489 SQ. FT.
= 1.3200 ACRES

GPM 7496-98-0200
VICKIE MAY GORGONE
#8024 DEVLIN ROAD
EXISTING AREA = 62,400 SQ. FT.
= 1.4325 ACRES

GPM 7496-98-0519
VICKIE MAY GORGONE
#8022 DEVLIN ROAD
REMAINING AREA = 61,665 SQ. FT.
= 1.4156 ACRES

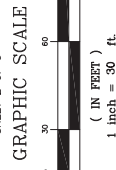
Engineering • Surveying • Land Planning • Transportation • Environmental Services
1100 Endeavor Court, Suite 200, Manassas VA, 20108
Telephone: (703) 368-7373 Fax: (703) 257-5443

Rinker Design Associates, P.C.

rd

ATTACHMENT
April 19, 2022
Res. No. 22-215
Page 2 of 3

RIGHT OF WAY DEDICATION AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
VICKIE MAY GORGONE
GREENSHIRE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1" = 40' (AS SHOWN)
REVISED: SEPTEMBER 1, 2021
REVISED: SEPTEMBER 22, 2021
SHEET 2 OF 3



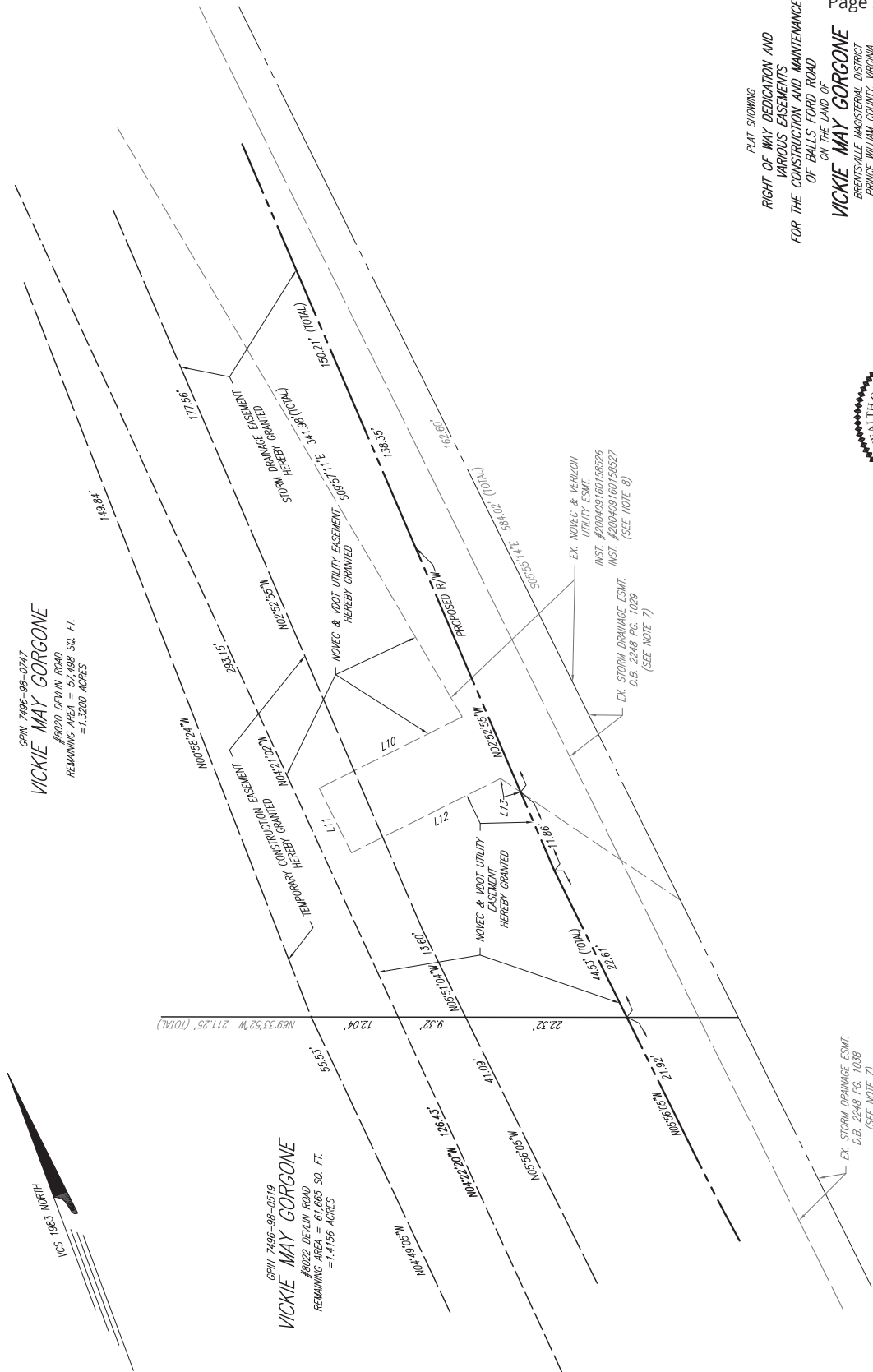
*PLAT SHOWING
RIGHT OF WAY DEDICATION AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF*

ON THE LAND OF
VICKIE MAY GORGONE

SALE: 1"=30' AUGUST 13, 2021
REVISED: SEPTEMBER 3, 2021
REVISED: SEPTEMBER 22, 2021
SHEET 3 OF 3

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



DRAWING NAME: V:\19067\Survey\Plots\015, 016, 017) 7496-98-0200, 7496-98-0519, 7496-98-0747.dwg Plotted on 10/25/2021 1:12 PM by Nicholas J. Kougoulis

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-216**

SECOND: CANDLAND

**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
8026 DEVLIN ROAD, OWNED BY ANDREW L. JOHNSON, IN CONNECTION WITH
THE BALLS FORD ROAD (BALLS FORD ROAD AT ROUTE 234 PRINCE WILLIAM
PARKWAY) INTERCHANGE PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

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 2,750 square feet of land for street dedication, 1,591 square feet of land for a permanent storm drainage easement, 5,351 square feet of land for a permanent VDOT utility easement, 3,279 square feet of land for a temporary construction easement, 789 square feet of land for a temporary construction easement for entrances and parking lots, and 9,032 square feet of land for a temporary sanitary sewer easement on property located at 8026 Devlin Road, owned by Andrew L. Johnson (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$41,938 to the Owner to acquire the property interests on their property located at 8026 Devlin 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 April 19, 2022, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$16,228,274 is currently available in the Project #18C17011 budget. The total fiscal impact is \$41,938. 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 2,750 square feet of land for street dedication, 1,591 square feet of land for a permanent storm drainage easement, 5,351 square feet of land for a permanent Virginia Department of Transportation utility easement, 3,279 square feet of land for a temporary construction easement, 789 square feet of land for a temporary construction easement for entrances and parking lots, and 9,032 square feet of land for a temporary sanitary sewer easement on property located at 8026 Devlin Road, owned by Andrew L. Johnson, 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 \$41,938 for the property interests on the Owner's property located at 8026 Devlin 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 Prince William Board of County Supervisors hereby requests 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.

April 19, 2022
Regular Meeting
Res. No. 22-216
Page Three

ATTACHMENT: Plat Showing Right-of-Way Dedication and Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of Andrew L. Johnson, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated September 24, 2021

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

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 ROADS AND/OR STREETS AS MAY BE IDENTIFIED 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, TEMPORARY CONSTRUCTION, TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES & PARKING LOTS, TEMPORARY SANITARY 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 _____
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

MATCH LINE

SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUGOULIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON ARE NOW IN THE NAME OF ANDREW L. JOHNSON AS RECORDED IN DEED BOOK 2797 AT PAGE 148 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSING MATHEMATICALLY WITH A PRECISION RATIO GREATER 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 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF SEPTEMBER, 2021.

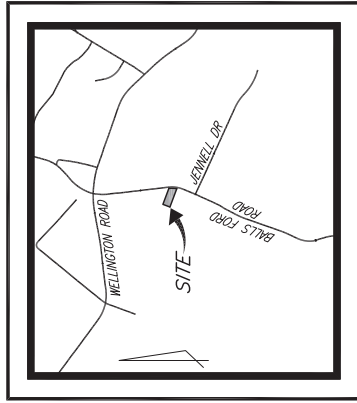
NICHOLAS KOUGOULIS
LAND SURVEYOR
11100 ENDAVOR COURT
SUITE 200
MANASSAS, VA 20109



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7496-87-9988. THE PROPERTY SHOWN HEREON IS ZONED A-1.
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 (NCS 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 MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE NCS 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/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.
7. THAT PORTION OF THE EXISTING STORM DRAIN EASEMENT AS RECORDED IN DEED BOOK 2217 AT PAGE 102 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON, IS HEREBY WAIVED.

MATCH LINE



VICINITY MAP
SCALE: 1"=200'

SITE AREA TABULATION

TOTAL SITE	78,887 SQ. FT.	1.8110 ACRES
STREET DEDICATION	2,750 SQ. FT.	0.0631 ACRES
REMAINING AREA	76,137 SQ. FT.	1.7479 ACRES

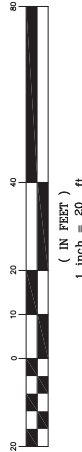
EASEMENT AREA TABULATION

STORM DRAINAGE EASEMENT	1,591 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	3,279 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES & PARKING LOTS	789 SQ. FT.
VDOT UTILITY EASEMENT	5,351 SQ. FT.
TEMPORARY SANITARY EASEMENT	9,032 SQ. FT.
MATCH LINE	

ATTACHMENT
April 19, 2022
Res. No. 22-216
Page 1 of 2

RIGHT OF WAY DEDICATION AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD
ON THE LAND OF
ANDREW L. JOHNSON
BRENSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=20' SEPTEMBER 24, 2021
SHEET 1 OF 2

GRAPHIC SCALE



MATCH LINE

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-217**

SECOND: CANDLAND

**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 8027 DEVLIN
ROAD, OWNED BY JAMES E. QUEEN, IN CONNECTION WITH THE BALLS FORD
ROAD (BALLS FORD ROAD AT ROUTE 234 PRINCE WILLIAM PARKWAY)
INTERCHANGE PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

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 2,422 square feet of land for a permanent VDOT and Northern Virginia Electric Cooperative (NOVEC) utility easement and 2,416 square feet of land for a temporary construction easement for entrances and parking lots on property located at 8027 Devlin Road, owned by James E. Queen (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent Basic Acquisition Report (BAR), County staff offered \$6,243 to the Owner to acquire the property interests on their property located at 8027 Devlin 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 April 19, 2022, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

April 19, 2022
Regular Meeting
Res. No. 22-217
Page Two

WHEREAS, \$16,228,274 is currently available in the Project #18C17011 budget. The total fiscal impact is \$6,243. 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 various 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 2,422 square feet of land for a permanent Virginia Department of Transportation and Northern Virginia Electric Cooperative utility easement, and 2,416 square feet of land for a temporary construction easement for entrances and parking lots on property located at 8027 Devlin Road, owned by James E. Queen, 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 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 \$6,243 for the property interests on the Owner's property located at 8027 Devlin 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 Prince William Board of County Supervisors hereby requests 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.

April 19, 2022
Regular Meeting
Res. No. 22-217
Page Three

ATTACHMENT: Plat Showing Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of James E. Queen, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated August 13, 2021

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

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 UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEE(S), IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO IN FEE SIMPLE ABSOLUTE, ALL AREAS SHOWN ON THIS PLAT FOR THE DEDICATION OF ANY EASEMENT INDICATED ON SUCH PLAT FOR TEMPORARY CONSTRUCTION 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 _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____
NOTARY REGISTRATION NUMBER _____

MATCH
LINE

SURVEYOR'S CERTIFICATE

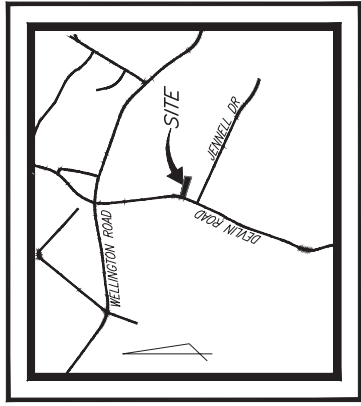
I, NICHOLAS KOUKOULIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JAMES E. QUEEN, AS RECORDED IN DEED BOOK 2372 AT PAGE 0001 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
HEREBY I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON DESCRIBED UPON THIS PLAT OF RECORD IS A PRECISION RATIO MONUMENTATION, CLOSSES MATHEMATICALLY WITH A PRECISION RATIO GREATER 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 PMC MONUMENT NO. PW113 (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 13TH DAY OF AUGUST, 2021.



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

NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS FOR THE PROPERTY SHOWN HEREON IS 7406-97-4556. THE PROPERTY SHOWN HEREON IS ZONED A-1.
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 PMC MONUMENT NO. PW113 (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.



VICINITY MAP
SCALE: 1"=2,000'

AREA TABULATION

NOVEC. AND VOID UTILITY EASEMENT _____ 2,422 SQ. FT.
TEMPORARY CONSTRUCTION ESMT. FOR _____ 2,416 SQ. FT.
ENTRANCES AND PARKING _____

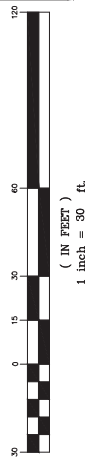
MATCH
LINE

ATTACHMENT
April 19, 2022
Res. No. 22-217
Page 1 of 2

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

JAMES E. QUEEN
BRENSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' AUGUST 13, 2021
SHEET 1 OF 2

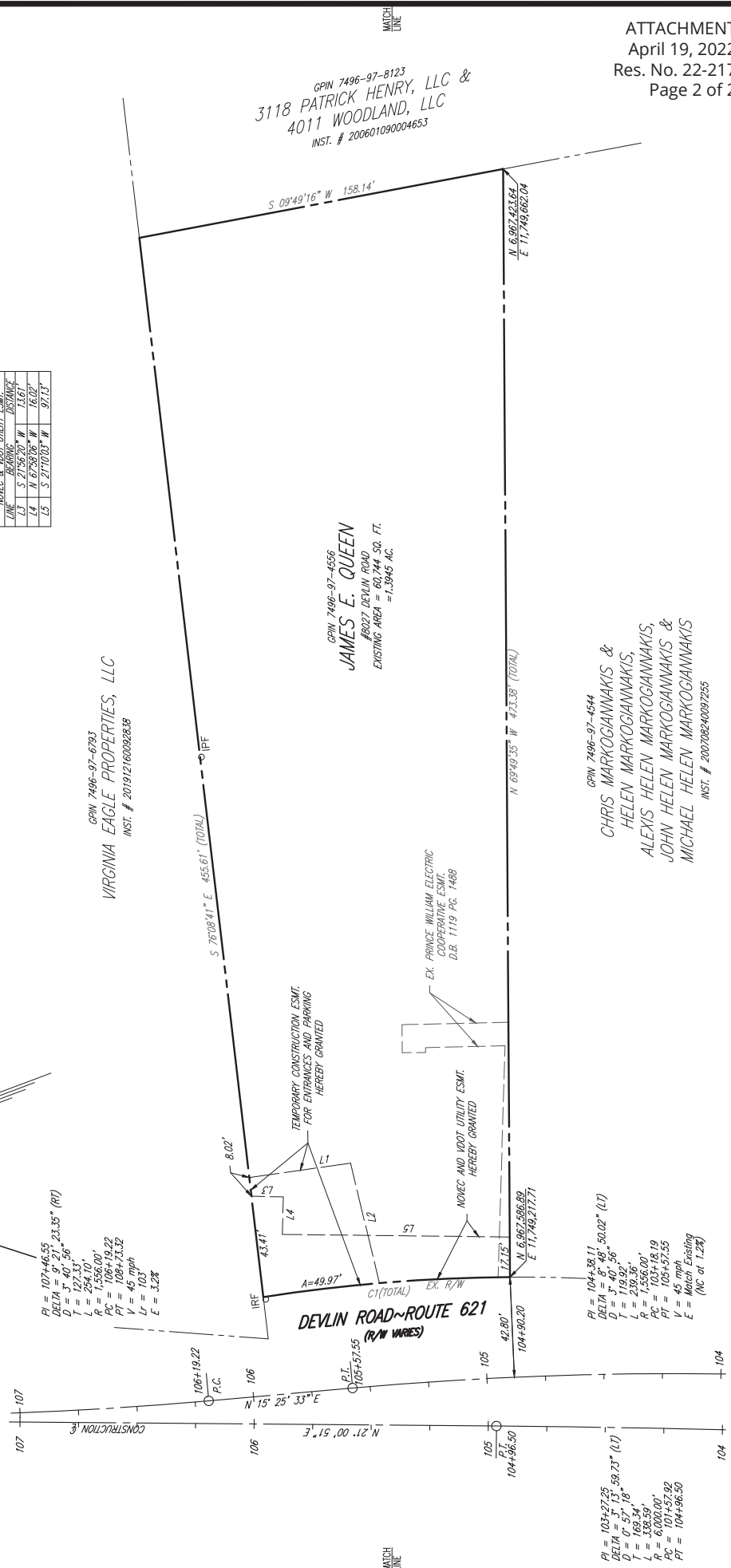
GRAPHIC SCALE



CURVE	PAVUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	709.68'	53.07'	105.82'	N 1554.05° E	105.72'	8°32'55"

TEMPORARY CONSTRUCTION ESMT.		
LINE	BEARING	DISTANCE
L1	S 127°48' W	43.70'
L2	N 82°58'56" W	52.69'

NOREC & VDOT UTILITY ESMT.		
LINE	BEARING	DISTANCE
L3	S 71°55'50" W	21.65'
L4	N 87°58'06" W	16.02'
L5	S 21°10'03" W	97.13'



PI = 107+46.55
DELTA = 9°21'23.35" (RT)
D = 3°40'56"
I = 127°33'
L = 254.10'
PC = 106+19.22
PT = 108+73.32
V = 45 mph
Lr = 103'
E = 3.28'

DEVLIN ROAD~ROUTE 621
(R/W VARIES)

PI = 104+38.11
DELTA = 8°48'50.02" (LT)
D = 3°40'56"
I = 128°36'
L = 258.36'
PC = 103+18.19
PT = 105+57.55
V = 45 mph
E = Match Existing
(NC at 1.25')

GPIN 7496-97-8123
3118 PATRICK HENRY, LLC &
4011 WOODLAND, LLC
INST. # 200601090004653

GPIN 7496-97-4556
JAMES E. QUEEN
#8027 DEVLIN ROAD
EXISTING AREA = 60,744 SQ. FT.
= 1.3945 AC.

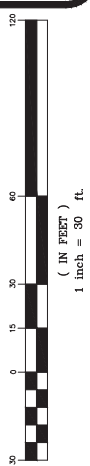
GPIN 7496-97-4544
CHRIS MARKOGIANNAKIS &
HELEN MARKOGIANNAKIS,
ALEXIS HELEN MARKOGIANNAKIS,
JOHN HELEN MARKOGIANNAKIS &
MICHAEL HELEN MARKOGIANNAKIS
INST. # 200708240097255

GPIN 7496-97-6793
VIRGINIA EAGLE PROPERTIES, LLC
INST. # 201912160092839

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

JAMES E. QUEEN
BRENSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30'
SHEET 2 OF 2

GRAPHIC SCALE



ATTACHMENT
April 19, 2022
Res. No. 22-217
Page 2 of 2

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-218**

SECOND: CANDLAND

**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
8030 DEVLIN ROAD, OWNED BY ANTHONY LINEHAM AND HELEN LINEHAM, IN
CONNECTION WITH THE BALLS FORD ROAD (BALLS FORD ROAD AT ROUTE 234
PRINCE WILLIAM PARKWAY) INTERCHANGE PROJECT - BRENTSVILLE
MAGISTERIAL DISTRICT**

ACTION: APPROVED

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 7,132 square feet of land for street dedication, 2,451 square feet of land for a permanent storm drainage easement, 1,795 square feet of land for a permanent VDOT utility easement, 6,033 square feet of land for a temporary construction easement, 2,126 square feet of land for a temporary construction easement for entrances and parking lots, and 6,561 square feet of land for a temporary sanitary sewer easement on property located at 8030 Devlin Road, owned by Anthony Lineham and Helen Lineham (Owners), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$44,722 to the Owners to acquire the property interests on their property located at 8030 Devlin Road; and

WHEREAS, County staff has made a bona-fide but ineffectual effort to purchase the property interests from the Owners 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 April 19, 2022, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$16,228,274 is currently available in the Project #18C17011 budget. The total fiscal impact is \$44,722. This amount is sufficient to authorize the expenditure and matches the appraised value of the property interests offered to the Owners;

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 7,132 square feet of land for street dedication, 2,451 square feet of land for a permanent storm drainage easement, 1,795 square feet of land for a permanent Virginia Department of Transportation utility easement, 6,033 square feet of land for a temporary construction easement, 2,126 square feet of land for a temporary construction easement for entrances and parking lots, and 6,561 square feet of land for a temporary sanitary sewer easement on property located at 8030 Devlin Road, owned by Anthony Lineham and Helen Lineham, 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 \$44,722 for the property interests on the Owner's property located at 8030 Devlin 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 Prince William Board of County Supervisors hereby requests 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.

April 19, 2022
Regular Meeting
Res. No. 22-218
Page Three

ATTACHMENT: Plat Showing Right-of-Way Dedication and Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of Anthony and Helen Lineham, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated October 8, 2021

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

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 ROADS AND/OR STREETS AS MAY BE IDENTIFIED 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, TEMPORARY CONSTRUCTION, TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES AND PARKING LOTS, TEMPORARY SANITARY 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 _____
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
NOTARY REGISTRATION NUMBER _____

MATCH
LINE

SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUGOULIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF ANTHONY & HELEN LINEHAM AS RECORDED IN INSTRUMENT #201706220047639 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON WAS DETERMINED BY MEASUREMENTS OF RECORDED SURVEYED MONUMENTATION, CLOSING MATHEMATICALLY WITH PRECISION BROADLY GREATER 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 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF OCTOBER, 2021.

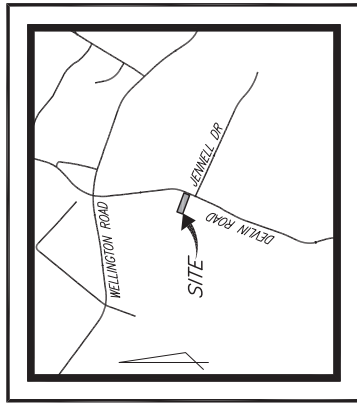
NICHOLAS KOUGOULIS
LAND SURVEYOR
11100 ENDAVOR COURT
SUITE 200
MANASSAS, VA 20109



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTIES SHOWN HEREON IS 7496-87-8860. THE PROPERTY SHOWN HEREON IS ZONED A-1.
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 (NCS 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 MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE NCS 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/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.

MATCH
LINE



VICINITY MAP
SCALE: 1"=2,000'

SITE AREA TABULATION

TOTAL SITE	63,097 SQ. FT.	1.4476 ACRES
STREET DEDICATION	7,132 SQ. FT.	0.1637 ACRES
REMAINING AREA	55,925 SQ. FT.	1.2839 ACRES

EASEMENT AREA TABULATION

STORM DRAINAGE EASEMENT	2,451 SQ. FT.
VDOT UTILITY EASEMENT	1,795 SQ. FT.
TEMPORARY SANITARY EASEMENT	6,561 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	6,033 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES AND PARKING	2,126 SQ. FT.
MATCH LINE	

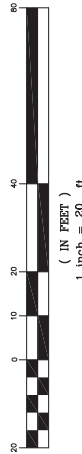
ATTACHMENT
April 19, 2022
Res. No. 22-218
Page 1 of 2

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

ANTHONY & HELEN LINEHAM

BRENTSVILLE MANORIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=20' OCTOBER 8, 2021
SHEET 1 OF 2

GRAPHIC SCALE



ATTACHMENT
April 19, 2022
Res. No. 22-218
Page 2 of 2

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

ON THE LAND OF
ANTHONY & HELEN LINEHAM

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=20' OCTOBER 8, 2021

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

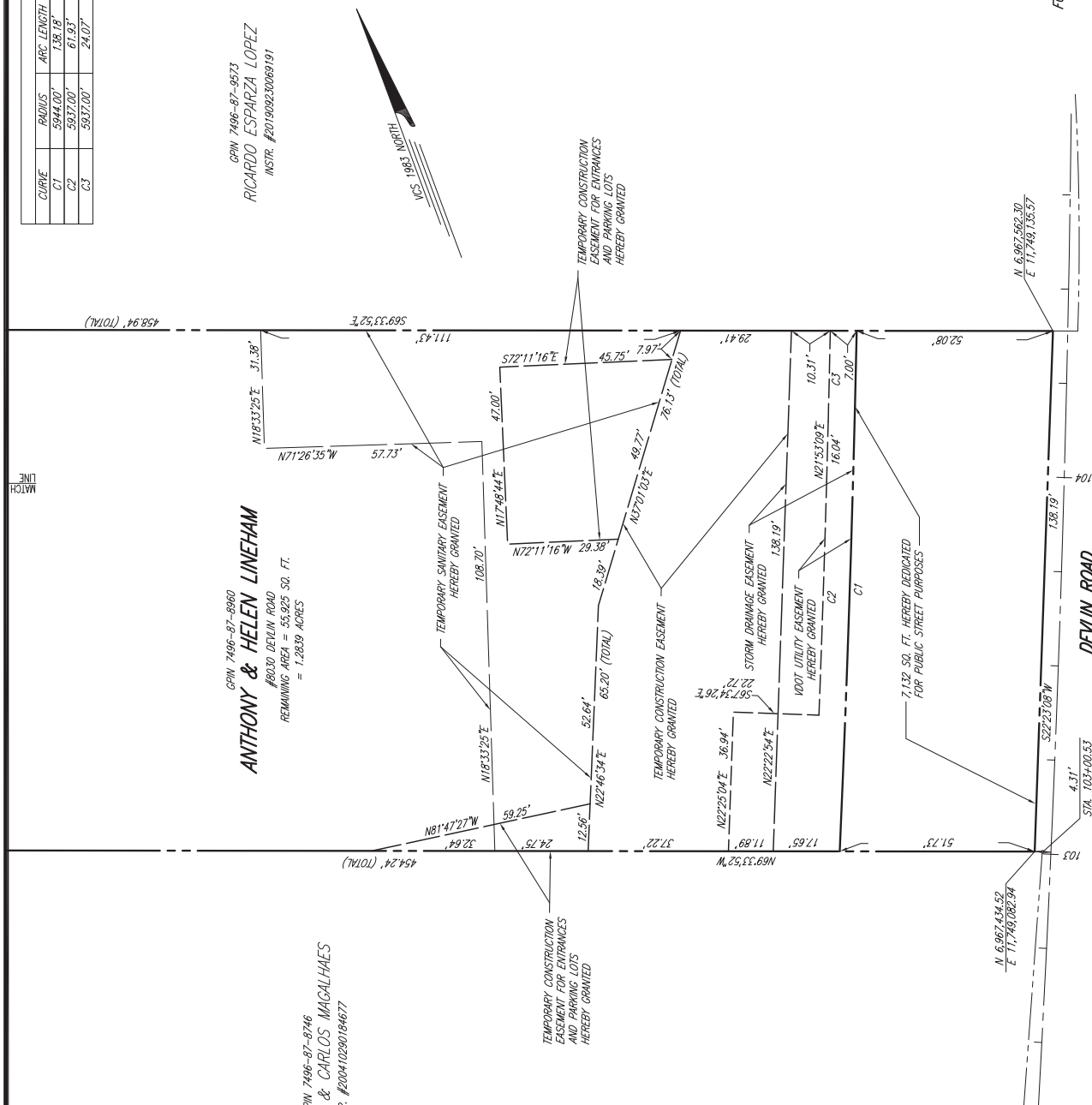
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5944.00'	1.38.18"	69.09'	1.38.18"	N22°14.28'E	1°19.55"
C2	5937.00'	61.93"	30.97'	61.93"	N27°15.43'E	0°35.52"
C3	5937.00'	24.07"	12.04'	24.07"	N27°14'33"	0°13.56"

GPIN 7496-87-9573
RICARDO ESPARZA LOPEZ
INSTR. #201909230069191

ANTHONY & HELEN LINEHAM
GPIN 7496-87-8960

REMAINING AREA = 55,925 SQ. FT.
= 1.2839 ACRES

GPIN 7496-87-8746
FELISBERTO & CARLOS MAGALHAES
INSTR. #200410290184677

DEVLIN ROAD
ROUTE #621

CENTERLINE CURVE DATA

(K/W VARIETIES)
D.B. 452 PG. 98, D.B. 452 PG. 101
D.B. 454 PG. 609, D.B. 455 PG. 619,
D.B. 460 PG. 248

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-219**

SECOND: CANDLAND

**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
8032 DEVLIN ROAD, OWNED BY FELISBERTO MAGALHAES, CARLOS MAGALHAES
AND HORACIO MAGALHAES, IN CONNECTION WITH THE BALLS FORD ROAD
(BALLS FORD ROAD AT ROUTE 234 PRINCE WILLIAM PARKWAY) INTERCHANGE
PROJECT - BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

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 7,501 square feet of land for street dedication, 1,888 square feet of land for a permanent storm drainage easement, 1,277 square feet of land for a permanent VDOT utility easement, 6,035 square feet of land for a temporary construction easement, and 4,447 square feet of land for a temporary construction easement for entrances and parking lots on property located at 8032 Devlin Road, owned by Felisberto Magalhaes, Carlos Magalhaes, and Horacio Magalhaes (Owners), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$37,922 to the Owners to acquire the property interests on their property located at 8032 Devlin Road; and

WHEREAS, County staff has made a bona-fide but ineffectual effort to purchase the property interests from the Owners 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 April 19, 2022, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$16,228,274 is currently available in the Project #18C17011 budget. The total fiscal impact is \$37,922. 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 7,501 square feet of land for street dedication, 1,888 square feet of land for a permanent storm drainage easement, 1,277 square feet of land for a permanent Virginia Department of Transportation utility easement, 6,035 square feet of land for a temporary construction easement, and 4,447 square feet of land for a temporary construction easement for entrances and parking lots on property located at 8032 Devlin Road, owned by Felisberto Magalhaes, Carlos Magalhaes, and Horacio Magalhaes, 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 \$37,922 for the property interests on the Owner's property located at 8032 Devlin 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 Prince William Board of County Supervisors hereby requests 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.

April 19, 2022
Regular Meeting
Res. No. 22-219
Page Three

ATTACHMENT: Plat Showing Right-of-Way Dedication and Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of Felisberto Magalhaes, Carlos Magalhaes and Horacio Magalhaes, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated December 7, 2021

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

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 ROADS AND/OR STREETS AS MAY BE IDENTIFIED 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, TEMPORARY CONSTRUCTION, TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES AND PARKING LOTS, AND FURTHER CONSENT(S) TO THE APPROPRIATE UTILITY COMPANY THE UTILITY EASEMENTS AS SHOWN HEREON.

OWNER'S SIGNATURE _____

PRINT NAME _____

DATE _____

OWNER'S SIGNATURE _____

PRINT NAME _____

DATE _____

OWNER'S SIGNATURE _____

PRINT NAME _____

DATE _____

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF _____ CITY/COUNTY OF _____ DAY OF _____ 20____ BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE

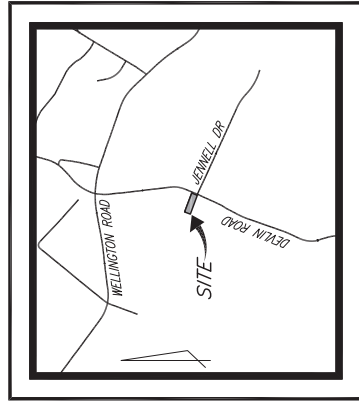
I, NICHOLAS KOUGOULIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF FELISBERTO MAGALHAES, CARLOS MAGALHAES & HORACIO MAGALHAES AS RECORDED IN INSTRUMENT #200410290184677 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, 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 A PRECISION RATIO OF 1/250,000. TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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.
GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF DECEMBER, 2021.

NICHOLAS KOUGOULIS
LAND SURVEYOR
SUITED ENGINEER COURT
SUITE 200
MANASSAS, VA 20109



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7496-87-8746. THE PROPERTY SHOWN HEREON IS ZONED A-1.
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 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 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/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.



VICINITY MAP
SCALE: 1"=2,000'

SITE AREA TABULATION

TOTAL SITE _____ 1.4911 ACRES
STREET DEDICATION _____ 0.1722 ACRES
REMAINING AREA _____ 1.3189 ACRES

EASEMENT AREA TABULATION

STORM DRAINAGE EASEMENT _____ 1,888 SQ. FT.
VDOT UTILITY EASEMENT _____ 1,277 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT _____ 6,035 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES & PARKING LOTS _____ 4,447 SQ. FT.

MATCH LINE

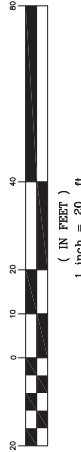
ATTACHMENT
April 19, 2022
Res. No. 22-219
Page 1 of 2

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

FELISBERTO MAGALHAES, CARLOS
MAGALHAES & HORACIO MAGALHAES

BRENTSVILLE MANORIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=20' DECEMBER 7, 2021
SHEET 1 OF 2

GRAPHIC SCALE



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5944.00'	70.78'	55.39'	N23°14'53"E
C2	5937.00'	55.68'	27.84'	N23°18'59"E

Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Endeavor Court, Suite 200, Manassas VA, 20109
Telephone: (703) 368-7373 Fax: (703) 257-5443

Rinker Design Associates, P.C.



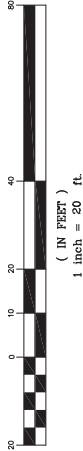
ATTACHMENT
April 19, 2022
Res. No. 22-219
Page 2 of 2

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

FELISBERTO MAGALHAES, CARLOS
MAGALHAES & HORACIO MAGALHAES

BRISTOL MAGISTRAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=20' DECEMBER 7, 2021
SHEET 2 OF 2

GRAPHIC SCALE



GPN 7496-87-8960
ANTHONY & HELEN LINEHAM
INSTR. #201706220047659

GPN 7496-87-8746
FELISBERTO MAGALHAES, CARLOS
MAGALHAES & HORACIO MAGALHAES

#6032 DEVLIN ROAD
REMAINING AREA = 57.451 SQ. FT.
= 1.3189 ACRES

CENTERLINE CURVE DATA
PI = 103+27.25
DELTA = 113° 59' 37" (LT)
Y = 682.34' 16"
L = 338.59'
R = 6,000.00'
PC = 101+57.92
PT = 104+96.50

DEVLIN ROAD
ROUTE #621
(R/W VARIES)
D.B. 452 PC, 98, D.B. 452 PC, 101
D.B. 454 PC, 609, D.B. 455 PC, 619,
D.B. 460 PC, 248

MATCH
LINE

MATCH
LINE

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-220**

SECOND: CANDLAND

**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
8033 DEVLIN ROAD, OWNED BY 8033 DEVLIN, LLC, IN CONNECTION WITH THE
BALLS FORD ROAD (BALLS FORD ROAD AT ROUTE 234 PRINCE WILLIAM
PARKWAY) INTERCHANGE PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

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 Improvement 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 809 square feet of land for street dedication, 221 square feet of land for a permanent VDOT utility easement, 2,290 square feet of land for a temporary construction easement, and 2,280 square feet of land for a temporary construction easement for entrances and parking lots on property located at 8033 Devlin Road, owned by 8033 Devlin, LLC (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$9,900 to the Owner to acquire the property interests on their property located at 8033 Devlin 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 April 19, 2022, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$16,228,274 is currently available in the Project #18C17011 budget. The total fiscal impact is \$9,900. 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 809 square feet of land for street dedication, 221 square feet of land for a permanent Virginia Department of Transportation utility easement, 2,290 square feet of land for a temporary construction easement, and 2,280 square feet of land for a temporary construction easement for entrances and parking lots on property located at 8033 Devlin Road, owned by 8033 Devlin, LLC, 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 \$9,900 for the property interests on the Owner's property located at 8033 Devlin 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 Prince William Board of County Supervisors hereby requests 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.

April 19, 2022
Regular Meeting
Res. No. 22-220
Page Three

ATTACHMENT: Plat Showing Right-of-Way Dedication and Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of 8033 Devlin LLC, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated October 8, 2021

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

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 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 ROADS AND/OR STREETS AS MAY BE IDENTIFIED 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 TEMPORARY CONSTRUCTION, TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES & PARKING LOTS 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 _____
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

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 8033 DEVLIN LLC AS RECORDED IN INSTRUMENT #201209170088978 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON A FIELD SURVEY WHICH TIES TO THE PREVIOUSLY RECORDED AND FIELD-TIED MONUMENTATION, CLOSING MATHEMATICALLY WITH A PRECISION RATIO GREATER 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 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

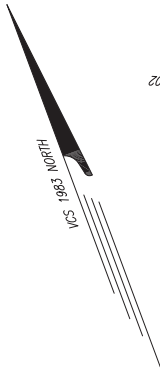
GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF OCTOBER, 2021.

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

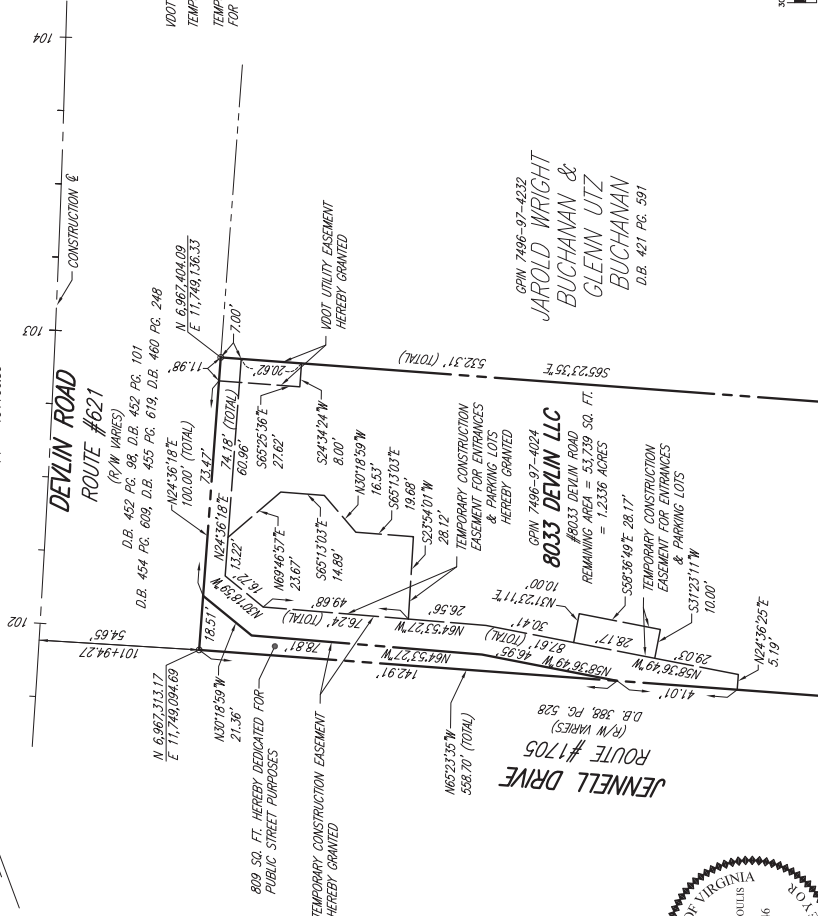


NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7496-97-4024. THE PROPERTY SHOWN HEREON IS ZONED A-1.
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 (NCS 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 MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE NCS 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.



CURVE DATA
PI = 103+27.25
DELTA = 3° 13' 59.73" (LT)
D = 0' 57" 18"
T = 169.34'
P = 336.59'
PC = 101+57.92
PT = 104+96.50



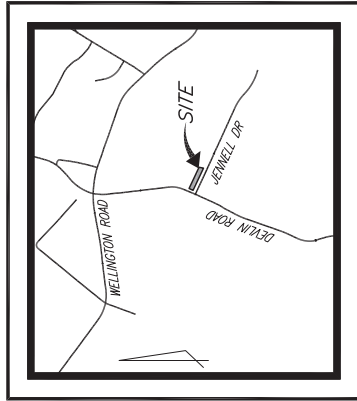
EASEMENT AREA TABULATION

VOID UTILITY EASEMENT	221 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	2,290 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES & PARKING LOTS	2,280 SQ. FT.

SITE AREA TABULATION

TOTAL SITE	54,548 SQ. FT.	1.2522 ACRES
STREET DEDICATION	809 SQ. FT.	0.0186 ACRES
REMAINING AREA	53,739 SQ. FT.	1.2336 ACRES

VICINITY MAP
SCALE: 1"=2,000'



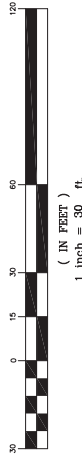
ATTACHMENT
April 19, 2022
Res. No. 22-220
Page 1 of 1

RIGHT-OF-WAY DEDICATION AND VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF BALLS FORD ROAD

8033 DEVLIN LLC

ON THE LAND OF
BREUNSVILLE MANCHESTER DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' OCTOBER 8, 2021
SHEET 1 OF 1

GRAPHIC SCALE



MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-221**

SECOND: CANDLAND

**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
8106 DEVLIN ROAD, OWNED BY VICKIE MAY GORGONE, IN CONNECTION WITH
THE BALLS FORD ROAD (BALLS FORD ROAD AT ROUTE 234 PRINCE WILLIAM
PARKWAY) INTERCHANGE PROJECT – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

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 Improvement 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 1,225 square feet of land for street dedication, 2,574 square feet of land for a permanent storm drainage easement, 1,169 square feet of land for a permanent VDOT utility easement, and 4,586 square feet of land for a temporary construction easement on property located at 8106 Devlin Road, owned by Vickie May Gorgone (Owner), as set forth on the plat attached hereto; and

WHEREAS, based on an independent appraisal, County staff offered \$6,900 to the Owner to acquire the property interests on their property located at 8106 Devlin 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 April 19, 2022, pursuant to Section 15.2-1905(C) Va. Code Ann. and all interested citizens were heard; and

WHEREAS, \$16,228,274 is currently available in the Project #18C17011 budget. The total fiscal impact is \$6,900. 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 1,225 square feet of land for street dedication, 2,574 square feet of land for a permanent storm drainage easement, 1,169 square feet of land for a permanent Virginia Department of Transportation utility easement, and 4,586 square feet of land for a temporary construction easement on property located at 8106 Devlin Road, owned by Vickie May Gorgone, 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 \$6,900 for the property interests on the Owner's property located at 8106 Devlin 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 Prince William Board of County Supervisors hereby requests 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.

April 19, 2022
Regular Meeting
Res. No. 22-221
Page Three

ATTACHMENT: Plat Showing Right-of-Way Dedication and Various Easements for the Construction and Maintenance of Balls Ford Road on the Land of Vickie May Gorgone, Brentsville Magisterial District, Prince William County, Virginia, Prepared by Rinker Design Associates, P.C., Dated October 8, 2021

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

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 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 ROADS AND/OR STREETS AS MAY BE IDENTIFIED 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, TEMPORARY CONSTRUCTION, 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 _____

MATCH
LINE

SURVEYOR'S CERTIFICATE

I, NICHOLAS KOUGOULIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF VICKIE MAY GORGONE AS RECORDED IN DEED BOOK 2880 AT PAGE 337 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
I CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD MONUMENTATION, CROSSES MATHEMATICALLY WITH PRECISION RATIO GREATER 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 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF OCTOBER, 2021.

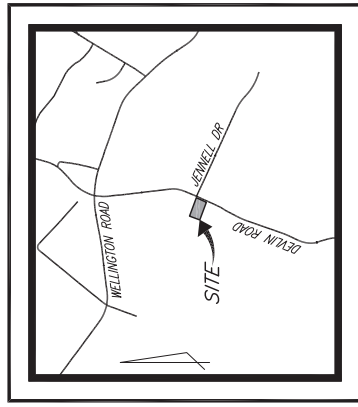
NICHOLAS KOUGOULIS
LAND SURVEYOR
11100 ENDAVOR COURT
SUITE 200
MANASSAS, VA 20109



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7496-87-7828. THE PROPERTY SHOWN HEREON IS ZONED A-1.
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 (NCS 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 MEASURED AT THE MEAN ELEVATION OF THIS PROPERTY. THE BEARINGS SHOWN ARE REFERENCED TO THE NCS 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/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.

MATCH
LINE



VICINITY MAP
SCALE: 1"=2,000'

SITE AREA TABULATION

TOTAL SITE _____ 110,052 SQ. FT. _____ 2.5265 ACRES
STREET DEDICATION _____ 1,225 SQ. FT. _____ 0.0281 ACRES
REMAINING AREA _____ 108,827 SQ. FT. _____ 2.4984 ACRES

EASEMENT AREA TABULATION

STORM DRAINAGE EASEMENT _____ 2,574 SQ. FT.
VDOT UTILITY EASEMENT _____ 1,169 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT _____ 4,586 SQ. FT.

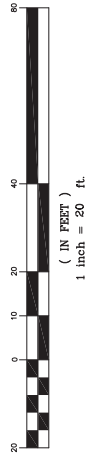
MATCH
LINE

ATTACHMENT
April 19, 2022
Res. No. 22-221
Page 1 of 2

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

VICKIE MAY GORGONE
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=50' OCTOBER 8, 2021
SHEET 1 OF 2

GRAPHIC SCALE



MATCH
LINE

GPM 7496-87-6903
VICKIE MAY GORGONE
D.B. 2880, PG. 335

GPM 7496-87-7828
VICKIE MAY GORGONE
#8106 DEVLIN ROAD
REMAINING AREA = 108,827 SQ. FT.
= 2.4984 ACRES

GPM 7496-87-8746
FELISBERTO & CARLOS MAGALHAES
INSTR. #200410290184677

VCS 1983 NORTH



MATCH LINE

MATCH LINE

TEMPORARY CONSTRUCTION EASEMENT
HEREBY GRANTED

ROOT UTILITY EASEMENT
HEREBY GRANTED

STORM DRAINAGE EASEMENT
HEREBY GRANTED

DEVLIN ROAD
ROUTE #621
(R/W VARIES)

D.B. 452 PG. 98, D.B. 452 PG. 101
D.B. 454 PG. 609, D.B. 455 PG. 619,
D.B. 460 PG. 248

ATTACHMENT
April 19, 2022
Res. No. 22-221
Page 2 of 2

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

VICKIE MAY GORGONE

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=20' OCTOBER 8, 2021
SHEET 2 OF 2

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



MATCH LINE

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-222**

SECOND: BAILEY

RE: AUTHORIZE THE EXECUTION OF AN AGREEMENT OF SALE TO THE PATRIOT PROPERTY GROUP, LLC, FOR THE SALE OF APPROXIMATELY 5.65 ACRES OF COUNTY-OWNED PROPERTY AT 9349 HORNBAKER ROAD, MANASSAS, VIRGINIA, 20109, FOR AN ESTIMATED PRICE OF \$1,464,922.00 FOR THE PURPOSE OF DEVELOPING A 21,000 SQUARE FOOT CANNING AND DISTILLING FACILITY AND A 60-ROOM BOUTIQUE HOTEL THAT WILL BE INTEGRATED INTO THE FARM BREW LIVE DEVELOPMENT AT INNOVATION PARK; AND AUTHORIZE THE COUNTY EXECUTIVE TO EXECUTE THE SALE AGREEMENT, APPROVED AS TO FORM BY THE COUNTY ATTORNEY – BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, the County is the owner of land known as INNOVATION @ Prince William, which the County has acquired for economic development purposes (Property); and

WHEREAS, on March 15, 2016, by Resolution Number (Res. No.) 16-358, the Prince William Board of County Supervisors (Board) approved the sale of approximately six and a half acres and the Thomasson Barn to Silva Holdings, LLC, for the development of a brewery and renovation of the Thomasson Barn into a restaurant. This development is known as Farm Brew Live; and

WHEREAS, on February 6, 2018, by Res. No. 18-061, the Board approved the sale of approximately 3.5 acres and an option for an additional 2.96 acres to Patriot Properties Group, LLC, a wholly owned subsidiary of Silva Holdings, LLC; and

WHEREAS, the Purchaser wishes to exercise that option for the purpose of developing a 21,000 square foot canning and distilling facility and a 60-room boutique hotel that will be integrated into the Farm Brew Live development at Innovation Park; and

WHEREAS, to develop these facilities Purchaser needs to purchase an additional 2.69 acres immediately adjacent to the 2.96 acres optioned by the Purchaser in February 2018; and

WHEREAS, Purchaser is a wholly owned entity of Silva Holdings, LLC, which owns and operates Farm Brew Live; and

WHEREAS, the County is willing to sell a portion of its property to Patriot Property Group, to permit the development of the canning and distilling facility and boutique hotel, in furtherance of the County's Strategic Plan goals for economic development, and in support of the Innovation Park Small Area Plan, which encourages the development of a mixture of uses such as Farm Brew Live; and

April 19, 2022
Regular Meeting
Res. No. 22-222
Page Two

WHEREAS, under Virginia Code Section 15.2-1800(B), in general, the Board is required to hold a Public Hearing prior to the sale or disposition of County-owned property; and

WHEREAS, the Public Hearing was approved on April 5, 2022, and the advertising for the public hearing was published on April 11, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby authorizes the execution of an Agreement of Sale to the Patriot Property Group, LLC, for the sale of approximately 5.65 acres of County-owned property at 9349 Hornbaker Road, Manassas, Virginia, 20109, for an estimated price of \$1,464,922.00 for the purpose of developing a 21,000 square foot canning and distilling facility and a 60-room boutique hotel that will be integrated into the Farm Brew Live development at Innovation Park and authorize the County Executive to execute the Sale Agreement, approved as to form by the County Attorney.

ATTACHMENT: Agreement of Sale

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

Department of Economic Development

ATTEST: _____



Clerk to the Board

AGREEMENT OF SALE

THIS AGREEMENT OF SALE (the "Agreement") is made this day of 2022 (the "Effective Date") by and between the **BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA**, the governing body of a political subdivision of the Commonwealth of Virginia (hereinafter referred to as "Seller" or "County") and **THE PATRIOT PROPERTY GROUP, LLC**, a Virginia limited liability company ("Purchaser")

WITNESSETH:

WHEREAS, the County is the owner of land known as INNOVATION @ Prince William, which the County has acquired for economic development purposes ("the Property"); and

WHEREAS, the Seller and Purchaser entered and settled a previous Sale Agreement for 3.5 acres of County-owned land on (date) (GPIN 7695-15-6625), and that Sale Agreement included an option to purchase an additional 2.96 acres adjacent to the 3.5 acres; and

WHEREAS, the Purchaser wishes to exercise that option for the purpose of developing a 21,000 square foot canning and distilling facility and a 60-room boutique hotel that will be integrated into the Farm Brew Live development at Innovation Park; and

Whereas, to develop these facilities Purchaser needs to purchase an additional 2.69 acres immediately adjacent to the 2.96 acres optioned by the Purchaser in February 2018; and

WHEREAS, Purchaser is a wholly-owned entity of Silva Holdings, LLC, which owns and operates Farm Brew Live; and

WHEREAS, the County is willing to sell a portion of its property to Purchaser to permit Purchaser to develop the canning and distilling facility and boutique hotel, in furtherance of the County's Strategic Plan goals for economic development, and in support of the Innovation Park Small Area Plan, which encourages the development of a mixture of uses such as Farm Brew Live.

NOW, THEREFORE, for good and valuable consideration, including the mutual covenants and undertakings expressed herein, the receipt and sufficiency of which consideration the parties hereto acknowledge, the County agrees to sell, and the Purchaser agrees to purchase certain hereinafter described real estate, all in accordance with the terms and conditions set forth herein.

1. SUBJECT PROPERTY:

The property, which is the subject of this Agreement, consists of 5.65 acres, more or less, of land in the area known as INNOVATION @ Prince William, which is located between Route 28, Route 234 Bypass, and University Boulevard in the Brentsville Magisterial District. The parcel was created on a plat of subdivision recorded as Instrument Number 200509080154804 among the land records of Prince William County and is a portion of the property the County acquired from TMB Service Corporation, by deed recorded in Deed Book 2428, on Page 219 among the land records of Prince William County. The involved 2.9 acres, more or less, of land, is identified as 9349 Hornbaker Road, Manassas, VA. 20109 with the GPIN 7695-04-7274 (hereinafter referred to as the "Subject Property" and shown in Attachment A: Parcel Sketch).

2. PROPOSED USE/PROJECT:

Purchaser intends to use the Subject Property for the development of a 21,000 square foot canning and distilling facility to serve Two Silos Brewery at Farm Brew Live and the development of a 60-room boutique hotel with a brewery theme to be integrated into Farm Brew Live. The County is selling the Subject Property under these terms, conditions, and understandings as an economic development measure in the public interest to enhance the tax base of the County and promote the development of Innovation Park.

3. PURCHASE:

The County agrees to sell, and the Purchaser agrees to purchase the Subject Property, as further outlined herein, in fee simple.

4. PURCHASE PRICE:

Purchaser agrees to pay a total purchase price of One Million Four Hundred and Sixty-Four Thousand and Nine Hundred and Twenty-Two Dollars (\$1,464,922.00) for the 5.65 acres of land to be paid by Purchaser to County at Settlement, as hereafter set forth. This Purchase Price includes the 2.96 acres optioned in February 2018 for \$5.00 per square foot and the additional 2.69 acres for \$7.00 per square foot.

5. DEPOSIT:

Purchaser has already deposited the amount of Thirty-Two Thousand and Two Hundred Thirty-Four Dollars (\$32,234.00) as required by the terms of the option agreement and is being held in escrow. Purchaser shall deposit an additional \$41,012 within three (3) days of Effective Date, the total amount of these two deposits, Seventy-Three Thousand Two Hundred and Forty-Six Dollars (\$73,246.00) is "The Deposit". The Deposit has been held in escrow and shall be applied toward the purchase price at settlement.

6. EFFECTIVE DATE:

For the purposes of this Agreement, the Effective Date shall be the date upon which the Purchaser receives a fully executed original version of this Agreement from the County.

7. OTHER CONDITIONS OF SALE:

A. STUDY PERIOD:

Purchaser shall have a study period of Sixty (60) days from the effective date of this Agreement (the "Study Period") to inspect and test the Subject Property to confirm its acceptability and feasibility for Purchaser's purposes. Purchaser shall be entitled to enter upon the Subject Property to conduct any and all such tests, as it deems necessary. Within three (3) business days of the effective date of this Agreement, the County shall provide the Purchaser a copy of any and all reports of testing it may have in its possession or control dealing with the Subject Property, specifically including but not limited to the Phase One Environmental Study performed on the Subject Property prior to the County's acquisition. In the event that Purchaser determines, in its sole discretion, that the Subject Property is not suitable for Purchaser's intended use thereof, then Purchaser may terminate this Agreement by delivery of written notice thereof to seller on or before the expiration of the Study Period, and thereupon the parties hereto shall have no further rights or obligations hereunder except for those rights and obligations which specifically survive termination hereunder and Fifty percent (50%) of the Deposit shall be returned by the County to the Purchaser within fifteen (15) days. The Purchaser may extend the Study Period for an additional 60 days through a written request and an additional Deposit of \$10,000. This additional Deposit shall be held in escrow and applied to the purchase price at closing or refunded if the Purchaser decides to terminate this Agreement at the end of the Study Period. Purchaser must notify the County that it has achieved the Conditions to Close, in Section 11, within 90 days of the end of the Study Period.

B. RIGHT OF ENTRY:

Purchaser and its agents shall have the right, at their own risk, cost and expense, at any reasonable time or times prior to settlement, with reasonable advance notice to Seller (such notice may be by telephone and is not required to be in writing), to enter upon the property for the purpose of making surveys and/or studies, or of performing soil test borings or engineering or such other work as may be deemed desirable or necessary and does not result in a change in the present character of the Subject Property, provided, however, that Purchaser shall indemnify and hold Seller harmless from any and all causes of action, claims, damages and expenses, including reasonable attorney's fees and costs, arising from Purchaser's entry, or the entry of its agents, on the Subject Property. Purchaser agrees to return the Subject Property to its original condition to the extent that the condition changed due to Purchaser's tests and

studies and shall be responsible to Seller for any and all damages caused to the Subject Property as a result of its entry thereupon.

C. PROPERTY TO BE CONVEYED "AS-IS":

The sale of the Subject Property is made on an "AS-IS" basis with no warranties whatsoever being made to Seller. Purchaser acknowledges and agrees that the Subject Property is to be conveyed, and Purchaser will receive and accept the Subject Property and any structures, buildings, improvements, appurtenances, equipment, and personal property located on the Subject Property or relating to the Subject Property in an "AS-IS, WHERE-IS" condition, with all faults, and that Purchaser is not relying upon any warranty, representation, statement or communication whatsoever by the County or any of its officers, agents, employees, or volunteers in connection with entering into this Agreement of Sale or consummating the transaction hereunder or otherwise acquiring title to the Subject Property hereunder.

D. NO ENVIRONMENTAL WARRANTIES:

The County makes no warranties, and hereby specifically disclaims any and all warranties relating to the current or prior physical, environmental and/or structural condition of the Subject Property and/or any structures or improvements located on the Subject Property, any hazardous material and/or adverse environmental conditions upon or in the vicinity of the Subject Property, the effect of environmental laws upon the Subject Property and the current status of the Subject Property thereunder and/or the fitness of the property and/or any structures or improvements on the Subject Property for any particular purpose.

E. REPRESENTATIONS OF SELLER:

The County represents it is a political subdivision of the Commonwealth of Virginia. The County has full authority to enter into and perform its obligations under this Agreement. The parties executing this Agreement on behalf of the County have the authority to do so. The County is the record owner of the Subject Property and has the right to sell and assign title to the Subject Property to Purchaser in accordance with Virginia law. The County represents that it had a Phase I Environmental Study done on the Subject Property prior to its acquisition, a copy of which shall be provided to Purchaser in accordance with Section 7 (A) above. The County has not deposited any hazardous materials or hazardous substances on the Subject Property during the time it has owned the Subject Property. The County has no actual knowledge of hazardous substances or hazardous materials being located on the Subject Property other than what may be reflected in the Phase I Environmental Study.

F. REPRESENTATIONS OF PURCHASER:

Purchaser represents that it is a limited liability company duly formed and existing with the Virginia State Corporation Commission; that its board of managers has authorized the purchase of the Subject Property in accordance with all company policies and regulations; that the signing of this Agreement has been duly approved; that this Agreement when executed will be binding on Purchaser; and that it will provide satisfactory evidence of same to the County at settlement.

G. COUNTY OBLIGATIONS:

The County agrees to provide the Purchaser with Target Industry Status for Expedited Permitting Review for the Canning and Distilling facility and the 60-room boutique hotel.

H. PURCHASERS OBLIGATIONS

The Purchaser understands that the Seller is considering selling the adjacent parcel along Discovery Boulevard to a master developer for the development that will attract life science, information communication technology and government contracting companies to Innovation Park. If the Seller enters into a sale agreement or option with a master developer for this parcel, the Purchaser agrees to coordinate with the master developer of the adjacent property to integrate the site plans of the two properties to maximize the pedestrian connections and shared parking to create the Community Mixed Use District envisioned in the Innovation Park Small Area Plan.

I. COOPERATION IN PRE-CLOSING ACTIVITIES:

Until settlement, as the County will remain the title owner of the Subject Property, the County agrees to cooperate with the Purchaser as it seeks various development permits and permissions prior to settlement. This cooperation is set forth below:

1. As the owner of the Subject Property prior to settlement, the seller agrees to assist the Purchaser, to the extent authorized in the Innovation Covenants and Declarations, in acquiring the necessary approvals by the Innovation Owners Association.

J. DEED AND TITLE:

At Settlement, County will convey title to the Subject Property to Purchaser by Special Warranty Deed. Conveyance of the Subject Property shall be subject to any and all easements, covenants, restrictions and all other matters of record. Title shall be good and marketable, subject only to standard exceptions taken by title companies, and shall be free of all liens, mortgages, and deeds of trust. Purchaser may obtain a title examination at its expense. Any exceptions to the title taken by the title company may be cured by Purchaser. The County shall not be

responsible for paying for the curing or removal of any exceptions to the title, other than liens, mortgages, and deeds of trust. In the event, there are title defects Purchaser decides to cure, then the settlement will be extended for thirty (30) calendar days at Purchaser's written request. Any real estate taxes due on the Subject Property as of the date of settlement shall be paid by the County. If at the time of settlement, title to the Subject Property is subject to any exceptions which arose after the effective date of any title commitment obtained by Purchaser during the Study Period, Purchaser may terminate this Agreement upon written notice to seller, and thereupon the parties hereto shall have no further rights or obligations hereunder except for those rights and obligations which specifically survive termination hereunder and the Deposit shall be returned by the County to Purchaser within fifteen (15) days.

K. TAKING BY EMINENT DOMAIN OR DEDICATION REQUIREMENTS:

If prior to Settlement on the Subject Property, all or any portion of the Subject Property is taken by eminent domain, or all or any portion of the Subject Property is required to be dedicated by any governmental authority, Purchaser may, at its sole option, choose to terminate this Agreement, whereupon all rights and responsibilities hereunder shall be null and void, and the Deposit shall be refunded by the County to the Purchaser within fifteen (15) days. Purchaser may elect to make settlement on all the Subject Property other than that which is the subject of such condemnation proceeding, in accordance with the terms of this Agreement and the purchase price shall be adjusted on a pro-rata square foot basis.

L. COUNTY'S RIGHT TO REPURCHASE:

Purchaser acknowledges and understands that the County is entering this Agreement to further economic development in the County, by having Purchaser develop a 21,000 square foot distillery and canning facility and a 60-room boutique hotel. Purchaser agrees to commence work in the distillery and canning facility within 30 calendar days after the Settlement (the "Construction Initiation Date"). In the event Purchaser does not initiate construction of its new facilities on the Subject Property by the Construction Initiation Date, the County shall have the right, but not the obligation, to repurchase the Subject Property at the same purchase price paid by Purchaser, by providing Purchaser with written notice no later than one hundred and eighty (180) days after the Construction Initiation Date (the "Repurchase Right"). The Repurchase Right shall be deemed waived by the County if the County does not provide said written notice to Purchaser within said one hundred and eighty (180) day period and proceed to settlement within one hundred and twenty (120) days thereafter. If the County exercises the Repurchase Right, Purchaser agrees to convey the Subject Property to the County by special warranty deed, upon the County paying Purchaser the purchase price of the property. The County shall pay all settlement charges for repurchase, including the grantor's tax. For the purposes of this section, "initiate construction" shall be deemed to be the mobilization of the construction contractor on the Subject

Property, and the commencement of related site development work, which includes but may not be limited to establishment of approved site entrance, all related development and grading to include drainage design and construction, and establishment of required siltation and erosion controls.

M. COVENANTS, CONDITIONS AND RESTRICTIONS:

Purchaser acknowledges and agrees that the Subject Property will be conveyed subject to covenants, conditions and restrictions of record, which are designed to maintain the higher quality of INNOVATION as a technology business park. The existing covenants applicable to the Subject Property are recorded in deed book 2864 on page 307 and to the Declaration for the property of the Board of County Supervisors of Prince William County, Virginia, Frederick M. Mako and Connie E. Mako at Innovation @ Prince William, dated January 7, 2000, recorded in the deed book 2864 on page 0390 and recorded as Instrument No. 2001104050032230, and to the Amendment to Declaration for property of the Board of County Supervisors of Prince William County, Virginia, dated July 18, 2002, and recorded as Instrument No. 200207300097483, and to the Supplemental Declaration of Covenants for property of the Board of County Supervisors of Prince William County, Virginia, in Innovation @ Prince William, dated July 12, 2004, recorded as Instrument No. 200407130117878, and to the Amendments to Declaration for Property of Board of County Supervisors of Prince William County, Virginia, dated the 17th day of January, 2006, recorded at Instrument Number 201507100055956, and to the Amendments to Declaration for Property of Board of County Supervisors of Prince William County, Virginia, dated the 7th day of August, 2007, recorded at Instrument Number 201507100055957, all among the land records of Prince William County. The same covenants shall apply to all of the property within Innovation in order to maintain the consistency of the quality of development throughout the technology business park.

At Settlement, an additional Covenant will be recorded limiting the size of the hotel on the Subject Property to 60 guest rooms.

N. ANNEXATION:

Purchaser agrees not to seek, acquiesce in, or agree to have any portion of the Subject Property be annexed into the corporate limits of the City of Manassas, or any other independent city or any town now in existence or hereafter created, through initiation of, participation in, or acquiescence in any voluntary landowner or citizen-initiated petition under Virginia law seeking any such annexation. The parties further agree that the deed conveying the Subject Property to the Purchaser will contain a provision reciting that the grantee under the deed shall not initiate, acquiesce in or participate in any citizen-initiated annexation petition seeking to annex any portion of the Subject Property into the City of Manassas, or any other independent city or any town now in existence or hereafter created.

**O. PURCHASER'S CONSENT TO ADDITIONAL DEDICATIONS OR EASEMENTS
REQUIRED FOR DEVELOPMENT OF INFRASTRUCTURE:**

Purchaser acknowledges that the County has constructed the necessary infrastructure to facilitate public and private development at INNOVATION. Should the County inform Purchaser, either prior to settlement, or up to one year after settlement that the County's construction of infrastructure in accordance with governmental regulation, requires the acquisition of right-of-way dedication or easements, and Purchaser reasonably determines that the location and extent of rights-of-way or easements needed on the Subject Property will not unreasonably or materially interfere with or increase the cost of Purchaser's development of the Subject Property, Purchaser will convey the necessary right-of-way and/or easements to the County without the payment of any further consideration by the County for the right of way and/or easements to be conveyed. The County agrees to assume all costs of preparing the necessary deed(s), plat(s), and other documents and all costs of land recordation necessary to affect the grant of the right of way and/or easements. This obligation shall survive settlement and shall not be merged with the deed.

8. NO MERGER

The terms and provisions of this Agreement of Sale shall survive settlement and the recording of the deed, and shall be binding upon the parties hereto, their successors in interest and assigns thereafter.

9. NOTICE:

All notices, requests, consents, and other communications hereunder shall be in writing and shall be personally delivered or mailed by first-class, registered or certified mail, return receipt requested, postage paid.

a. If to the Purchaser:

The Patriot Property Group, LLC,
PO Box 220,
Clifton, VA 20124

b. If to the Seller:

Board of County Supervisors of Prince William County,
c/o County Executive,
1 County Complex Court,
Prince William, Virginia 22192

with copies to:
County Attorney, at the same address

Executive Director of Economic Development
Department of Economic Development
13575 Heathcote Boulevard
Suite 240
Gainesville, VA 20155

Any notice, request, consent, or other communication shall be deemed received when it is personally delivered or faxed, or on the second business day after it is Deposited in the United States mail, as the case may be.

10. ASSIGNMENT:

The County must approve, in writing, the assignment of this Agreement or the sale of the Subject Property prior to the completion of the Canning and Distilling Facility and 60-room boutique hotel. Such County approval shall not unreasonably be withheld for an assignment or sale that continues to support the growth and success of Farm Brew Live and Two Silos Brewing.

11. SETTLEMENT:

Settlement of this real estate transaction shall be made at the office of an attorney licensed to practice law in Virginia or a settlement agent selected by Purchaser, said settlement to occur by fifteen (15) day notice from the Purchaser to the Seller stating that the Purchaser has achieved the following Conditions to Settlement:

- A.** Innovation Architectural Review Board approval of the building and site plan for a 21,000 square foot canning and distilling facility and 60-room boutique hotel.
- B.** Approval of the hotel and canning/distilling building exterior and layout by the Planning Director and the Executive Director of Economic Development.
- C.** Site Plan approval and Building Plan submitted for the second review for the canning/distilling facility.
- D.** Patriot Properties, Inc. and Silva Holdings and all related entities doing business in Prince William County be current on all taxes due to Prince William County, including resolution of any outstanding County tax-related audit issues from tax years 2019, 2020, and 2021."
- E.** Proof of project financing acceptable to the County.
- F.** Signed contract with reputable construction company for the construction of the canning/distilling facility.

12. CHARGES:

Examination of title, conveyancing, notary fees, settlement fees and recording charges, other customary charges associated with finalizing this transaction, and Purchaser's attorney's fees, shall be paid by the Purchaser. The County shall be responsible for payment of any grantor's tax and the release of any liens which are the County's responsibilities as set forth in paragraph 6 (J), above. Seller and Purchaser each warrant to the other that they have dealt with no agent or broker with respect to the transaction contemplated by this Agreement.

13. DEFAULT:

- A.** In the event that seller performs all of seller's obligations hereunder and the Purchaser has paid the full \$73,246 deposit amount required at the end of the Study Period and Purchaser fails to proceed to settlement on the Subject Property or otherwise defaults tender this Agreement, and fails to cure such default within five (5) days after receipt by Purchaser of written notice of such default, then seller, as seller's sole and exclusive remedy, shall be entitled to terminate this Agreement by delivery of written notice to Purchaser and thereupon the Deposit shall be retained by seller as full liquidated damages, in lieu of any other claims or causes of action which may be available to seller at law or in equity by reason of such default hereunder by Purchaser. The foregoing forfeiture of the Deposit to seller is agreed upon as liquidated damages by the parties hereto because of the difficulty of ascertaining the actual damages seller may suffer by reason of Purchaser's breach of this Agreement.
- B.** In the event that Purchaser performs all of its obligations hereunder and seller fails to proceed to settlement on the Subject Property or otherwise defaults under this Agreement, and fails to cure such default within five (5) days after receipt by seller of written notice of such default, then Purchaser shall be entitled, as Purchaser's sole and exclusive remedies hereunder, to (i) terminate this Agreement by delivery of written notice to seller, and thereupon the Deposit shall be returned by the County to Purchaser and the parties hereto shall have no further rights or obligations hereunder except for those obligations which expressly survive termination, or (ii) seek to obtain specific performance of seller's obligations hereunder.

14. MISCELLANEOUS:

- A.** This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors in interest and assigns. Purchaser shall have no right to assign this Agreement of Sale without the written permission of the County, whose consent shall not be unreasonably withheld.
- B.** Failure by the Purchaser or the seller to insist upon or enforce any of their respective rights hereunder shall not constitute a waiver thereof, except as provided for herein. Purchaser may, at its sole discretion, waive any breach by

seller of any seller's representations, warranties and/or covenants hereunder, or any failure of a condition precedent to closing hereunder.

- C.** This Agreement shall be governed by and construed under the laws of the Commonwealth of Virginia.
 - D.** The section headings as herein used are for convenience or reference only and shall not be deemed to vary the content of this Agreement or the covenants, agreements, representations, and warranties herein set forth or to limit the provisions or scope of any section.
 - E.** To facilitate execution, this Agreement may be executed in as many counterparts as may be required, and it shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on more than one counterpart. All counterparts shall collectively constitute a single agreement.
 - F.** Time shall be of the essence with respect to this Agreement.
 - G.** Any date specified in this Agreement for the performance of an obligation or expiration of a time period, which is a Saturday, Sunday, or a legal holiday shall be extended to the first regular business day after such date, which is not a Saturday, Sunday, or a legal holiday. For purposes of this Agreement, the day following Thanksgiving shall be deemed a legal holiday.
 - H.** No determination by any court or other governmental authority that any provision of this Agreement is invalid or unenforceable in any instance shall affect the validity or enforceability of (i) any other provision of this Agreement, or (ii) such provision of this Agreement in any circumstance not controlled by such determination. Each provision of this Agreement shall be valid and enforceable to the fullest extent allowed by and shall be construed whenever possible as being consistent with, all applicable laws.
- 15. ENTIRE AGREEMENT:** This Agreement, when executed by the parties, contains the final and entire agreement between them. Unless amended in writing by seller and Purchaser, no parties shall be bound by any terms, conditions, statements or representations, oral or written, not herein contained.

WITNESS the following signatures and seals:

**BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY, VIRGINIA**

ATTEST:

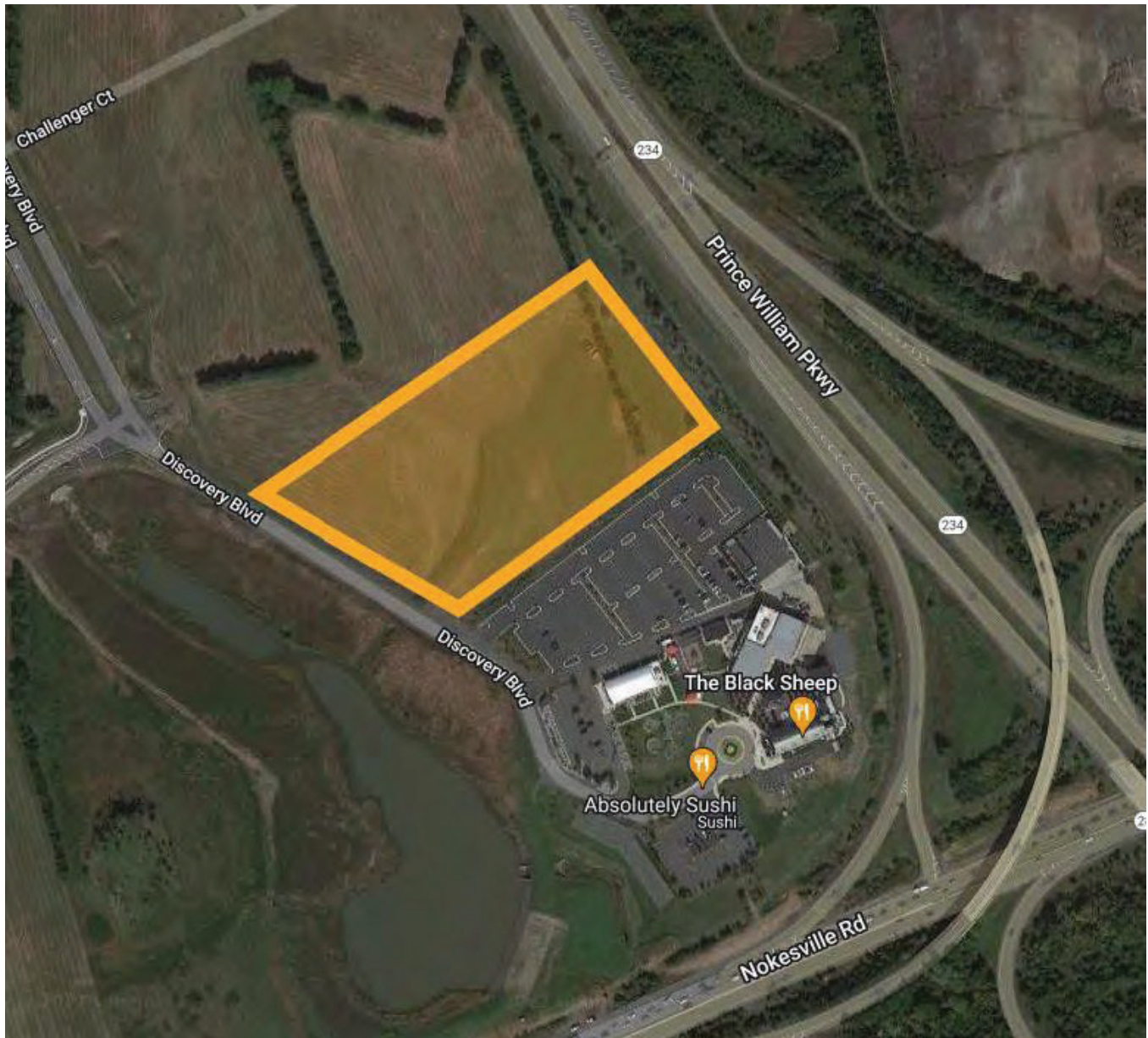
Name:
Title: Deputy County Attorney
DATE: _____

Name: Elijah Johnson
Title: Acting County Executive
Pursuant to Resolution No. 22-
DATE: _____

THE PATRIOT PROPERTY GROUP, LLC

By: _____
Name:
Title: Chief Executive Officer

ATTACHMENT A



MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-223**

SECOND: BAILEY

RE: APPOINT – PAMELA G. MONTGOMERY – LIBRARY BOARD

ACTION: APPROVED

WHEREAS, due to a resignation, a vacancy exists for the Regular Woodbridge Magisterial District Representative to the Library Board; and

WHEREAS, Supervisor Franklin desires to appoint Pamela G. Montgomery as the Regular Woodbridge Magisterial District Representative to the Library Board; and

WHEREAS, a Notice of Intent to Appoint Pamela G. Montgomery as the Regular Woodbridge Magisterial District Representative to the Library Board was offered at the meeting of the Prince William Board of County Supervisors on April 5, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby appoints Pamela G. Montgomery as the Regular Woodbridge Magisterial District Representative to the Library Board;

BE IT FURTHER RESOLVED that the term of office for this appointment is coterminous with that of the Board of County Supervisor which appointed them, and they shall serve at the pleasure of the Board during that term.

<u>NAME</u>	<u>TYPE</u>	<u>REP</u>	<u>TERM</u>
Pamela G. Montgomery	REG	WO	12/31/2023

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

Appointee
Library Board Liaison
BCC Manual

ATTEST: _____



Clerk to the Board

MOTION: LAWSON

**April 19, 2022
Regular Meeting
Res. No. 22-224**

SECOND: BAILEY

**RE: APPOINT – CHRISTOPHER CARROLL – PRINCE WILLIAM COUNTY
SUSTAINABILITY COMMISSION**

ACTION: APPROVED

WHEREAS, on December 7, 2021, via Resolution Number 21-663, the Prince William Board of County Supervisors (Board) created the Prince William County Sustainability Commission; and

WHEREAS, the membership of the Prince William County Sustainability Commission includes representation from each magisterial district and one at-large appointment; and

WHEREAS, Supervisor Lawson desires to appoint Christopher Carroll as the Brentsville Magisterial District Representative to the Prince William County Sustainability Commission; and

WHEREAS, a Notice of Intent to Appoint Christopher Carroll as the Brentsville Magisterial District Representative to the Prince William County Sustainability Commission was offered at the meeting of the Board on April 12, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby appoints Christopher Carroll as the Brentsville Magisterial District Representative to the Prince William County Sustainability Commission;

BE IT FURTHER RESOLVED that the term of office for this appointment is coterminous with the Board of County Supervisors making the appointment and the appointee shall serve at the pleasure of the Board during that term.

<u>NAME</u>	<u>TYPE</u>	<u>REP</u>	<u>TERM</u>
Christopher Carroll	REG	BR	12/31/2023

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

Appointee

Liaison, Sustainability Commission

BCC Manual

ATTEST:



Clerk to the Board

MOTION: BAILEY

SECOND: LAWSON

RE: ADJOURN MEETING

ACTION: APPROVED

**April 19, 2022
Regular Meeting
Res. No. 22-225**

WHEREAS, the Prince William Board of County Supervisors has completed all items on the agenda for April 19, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby adjourns the meeting of April 19, 2022 at 10:40 P.M.

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Vega, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: None

ATTEST: Andrea P. Madden
Clerk to the Board