

MOTION: LAWSON

**March 19, 2019
Regular Meeting
Res. No. 19-170**

SECOND: CANDLAND

**RE: AUTHORIZE CONVEYANCE OF VARIOUS
TELECOMMUNICATIONS EASEMENTS IN CONNECTION WITH
THE INSTALLATION OF MULTI-CONDUIT INFRASTRUCTURES
OVER COUNTY-OWNED PROPERTIES LOCATED AT 9405
DISCOVERY BOULEVARD, 9349, 9401, 9451, 9525 AND 9601
HORNBAKER ROAD – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, Innovation Park was acquired by the County by Deed recorded March 27, 1997, in Deed Book 1228 at Page 219 among the land records of Prince William County and was planned as a business and technology park area intended for parcels to be marketed to biotechnology, life science, and other high technology industry prospects for purchase, development and facilities construction and operations; and

WHEREAS, accessibility to reliable high-speed, broadband, fiber-optic telecommunications is an essential service prospective Innovation Park purchasers require for their business operations. Providing this access increases the desirability and marketability of the Innovation Park parcels and gives the County a competitive advantage when marketing sales of the Innovation Park parcels; and

WHEREAS, providing this access increases the desirability and marketability of the Innovation Park parcels and gives the County a competitive advantage when marketing sales of the Innovation Park parcels; and

WHEREAS, MetroDuct Systems, VA, LLC, a Licensed Competitive Local Exchange Carrier, has requested conveyance of the various telecommunications easements inside and outside existing common service easement areas in connection with the installation of multi-conduit infrastructures over County-owned properties located at 9405 Discovery Boulevard, 9349, 9401, 9451, 9525 and 9601 Hornbaker Road and has agreed to pay the fair market value of \$390,842 for the 195,421 square feet of easement area determined by staff to be \$2.00 per square foot; and

WHEREAS, a public hearing has been duly advertised for this purpose and was conducted on March 19, 2019, 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 authorizing the conveyance of the various telecommunications easements in connection with the installation of multi-conduit infrastructures over County-owned properties located at 9405 Discovery Boulevard, 9349, 9401, 9451, 9525 and 9601 Hornbaker Road as set forth in the attachment;

March 19, 2019
Regular Meeting
Res. No. 19-170
Page Two

NOW, THEREFORE, BE IT RESOLVED, that the Prince William Board of County Supervisors hereby authorizes conveyance of various telecommunications easements in connection with the installation of multi-conduit infrastructures over County-owned properties located at 9405 Discovery Boulevard, 9349, 9401, 9451, 9525, and 9601 Hornbaker Road in the Brentsville Magisterial District as set forth in the attachment in exchange for payment of \$390,842 to the County by MetroDuct Systems, VA, LLC;

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

ATTACHMENTS: Template Easement Agreement.
Six Plats Showing Variable Width Easements Across The Property of Board of County Supervisors of Prince William County, Virginia, located in the Brentsville Magisterial District of Prince William County, Virginia, Dated in October, 2018, and January, 2019, by MetroDuct Systems.

Votes:

Ayes: Anderson, Caddigan, Candland, Lawson, Nohe, Principi, Stewart

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

County Attorney

Transportation Director

ATTEST: Andrea Madden
Clerk to the Board

Tract # VA-PW-_____
Prince William County, Virginia

**MetroDuct Systems VA LLC
NON-EXCLUSIVE EASEMENT**

THIS EASEMENT AGREEMENT is made this ____ day of _____, 201_, for one dollar (\$1.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned **BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA**, a governing body of Prince William County, Virginia a political subdivision of the Commonwealth of Virginia having an address of One Complex Court, Prince William, Virginia 22192 ("Grantor") hereby grants and conveys to **METRODUCT SYSTEMS VA LLC**, a Virginia limited liability company having an address of 1366 Dublin Road, Columbus, Ohio 43215 ("Grantee"), its affiliates, licensees, successors and assigns (collectively "Grantees") a non-exclusive and perpetual right of way and easement in, under, and across the "Easement Area" (described as being the same as shown on Exhibit "A" attached hereto and made a part hereof), for the installation, construction, maintenance, operation, repair and replacement of cables, lines and other facilities at any time and from time to time for the communication, transportation or other transfer of data, information, signals, or other material by means of fiber optics, electronic signaling or any other means including all technological developments evolving therefrom ("Facilities"). Permitted uses shall include the installation of below-ground vaults and the like and any utilities required for the operation thereof, together with the right to have underground commercial electrical service extended across the Easement Area to provide service to such Facilities and the reasonable right of ingress and egress across the "Property" to the Easement Area for the purpose of access to and use of the easement granted herein including over such drives, lanes, ways or private roads as may now or hereafter exist on the Grantor's "Property". If there are no drives, lanes, ways or private roads reasonably convenient to the Easement Area, Grantor further grants the right of ingress or egress across any of the Grantor's "Property" for the purposes consistent with the easement, including but not limited to, intrusive construction and installation of the Facilities.

The "Property" is legally described as being: _____ GPIN # _____. Grantor affirmatively states and represents him/her/itself is the owner in fee simple of the Property.

Being the same Property as recorded in: Prince William County, Virginia, Instrument # _____.

The Grantor represents and warrants to the Grantee that Grantor is the true and lawful owner of the Property and has full right and power to grant and convey the rights conveyed herein and will defend the same unto the Grantee against the adverse claims of all persons.

Grantee hereby reserves the right to use said Easement Area for non-exclusive utility line and easement purposes.

Grantee hereby agrees to promptly restore at its expense all property disturbed by its activities in use of the Easement Area to substantially the same condition prior to the disturbance, including the replacement of all plantings and other landscaping or improvements disturbed or impacted by Grantee's activities within or outside of the Easement Area. Grantee further agrees to repair at its expense any damage to roads, sidewalks, curbing, gutters, paving, signs, fences, parking areas, and/or other improvements, whether located within or outside the boundaries of the Easement Area caused by Grantee, its employees, and/or agents.

If the Grantor at some later time proposes property improvements on said land that would necessarily require the relocation of the Facilities of the Grantee, which have been or may be installed under this easement, said Grantee will relocate those Facilities at Grantor's sole cost and expense upon receipt of payment from Grantor. Said Grantee shall have the right, when relocating those Facilities, to place and maintain (and remove) them in a suitable location

elsewhere on said land as mutually agreed to by Grantor and Grantee (which agreement shall not be unreasonably withheld by either party) and shall have the same rights hereunder in such new location as it originally possessed hereunder in the old location. Grantor acknowledges that prior to making such improvements, including the improvements set forth in the paragraph below, that Grantor shall provide Grantee with reasonable prior written notice before commencement of construction of such improvements so that Grantee may make adjustments to its Facilities.

The Grantor shall have the right to use the surface of the land over said Easement Area for any purpose provided the Grantor does not in any way interfere with the Grantees use of the easement granted herein, and provided further that no building or other permanent structure (excluding curbs, gutters, driveways, entrances, fences, landscaping and signs) shall be erected upon, across or over the Easement Area granted herein, and Grantor shall not materially alter the grade of the Property within the Easement Area. Grantor may also construct on the Easement Area below ground facilities so long as the same do not interfere with Grantee's exercise of any rights granted it hereunder.

Any work performed on the Facilities or any relocation required hereunder shall be conducted in a good and workmanlike fashion and in accordance with all applicable laws, rules, regulations and ordinances.

Grantee shall maintain insurance coverage insuring Grantee against claims, demands or actions for personal injuries or death resulting from the use or operation of the Facilities with limits of not less than One Million Dollars (\$1,000,000) any one occurrence, in an aggregate amount of Two Million Dollars (\$2,000,000) and for damage to property in an amount of not less than Five Hundred Thousand Dollars (\$500,000).

Each party shall protect, indemnify, defend and hold the other party, their agents, customers, employees and invitees (collectively, the "Indemnified Parties") harmless from and against any and all third party claims for loss, damage, liability, injury to person or property, including reasonable cost and expense incurred by the Indemnified Parties on account of any claim or assertion of liability arising or alleged to have arisen out of the negligence or willful misconduct of the indemnifying party. An Indemnitor's indemnification obligations hereunder shall not be applicable to any claims to the extent caused by the negligence, intentional acts or omissions or willful misconduct of the Indemnified Persons.

Any notice to be given in connection with this Agreement shall be in writing and shall be sent either by hand delivery (which shall include, without limitation, overnight delivery by a nationally recognized overnight courier service such as Federal Express or United Parcel Service) or by depositing it with the United States Postal Service or any official successor thereto, certified or registered mail, return receipt requested, with adequate postage prepaid, addressed to the party to whom the notice is being sent (and marked to a particular individual's attention if so indicated) as hereafter provided. Rejection or other refusal by the addressee to accept or the inability of any party attempting hand delivery or, in the case of attempted delivery by mail, the United States Postal Service to deliver because of changed address of which no prior written notice was given shall be deemed to be the receipt of the notice sent on the day hand delivery was attempted or, in the case of attempted delivery by mail, on the date which is three (3) days after the notice was deposited with the United States Postal Service or any official successor thereto. In the event that registered or certified mail service is not being provided by the United States Postal Service or any official successor thereto at the time in question, each notice may then be served by regular mail. Any party hereto shall have the right from time to time to change the address or individual's attention to which notices to it shall be sent by giving the other party written notice thereof. For notice purposes the addresses of the parties shall be as follows:

If to Grantor:

If to Grantee:

MetroDuct Systems VA LLC
c/o Team Fishel
8093 Elm Drive
Mechanicsville, VA 23111
Attn: Legal Department

The foregoing addresses (or subsequent addresses of which notice is recorded as provided in this sentence) shall continue to be effective for notice purposes under this Agreement notwithstanding a sale of all or portions of the Property, unless the party acquiring the rights of this Agreement by sale of the Grantor Property files a notice in the County of Prince William, Commonwealth of Virginia land records cross referenced to this Agreement which specifies the address (and up to two additional addresses) to which such notices under this Agreement to such party are to be sent.

It is understood and agreed that this is an easement only and in no way grants or conveys any part of the underlying fee simple estate of any lands owned by Grantor. This agreement and all of the terms, provisions and obligations hereof shall be covenants running with the land affected thereby and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Grantee's acceptance of this agreement and the recordation hereof in the Land Records of Prince William County, Virginia shall be deemed to constitute and evidence Grantee's agreement to all of the terms and provisions hereof.

This Easement and all rights, duties, and obligations hereunder, are binding upon and shall inure to the benefit of the heirs, successors, assigns, and licensees of the parties hereto.

(Signature page to follow)

Signed and acknowledged in the Presence of:

(Witness Signature)

(Witness Printed)

By: _____
(Grantor Signature)

(Grantor Printed)

Title: _____

STATE OF _____

SS:

COUNTY OF _____

The forgoing instrument was acknowledged before me this ____ day of _____, 201_,
by _____, who is the _____ of
(Name of Signatory) (Title)

BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA on behalf of the
County.

Notary Public (Name)

Notary Public (Signature)

My commission expires: _____

Notary Registration Number: _____

PLEASE RETURN RECORDED ORIGINAL TO:

Team Fishel
8093 Elm Drive
Mechanicsville, VA 23111

This document was drafted by:

Joseph G. Blake II, Esq.
General Counsel
MetroDuct Systems VA LLC
1366 Dublin Road
Columbus, Ohio 43215

Exhibit "A"

[See attached Exhibit Plat]

EXHIBIT "A"

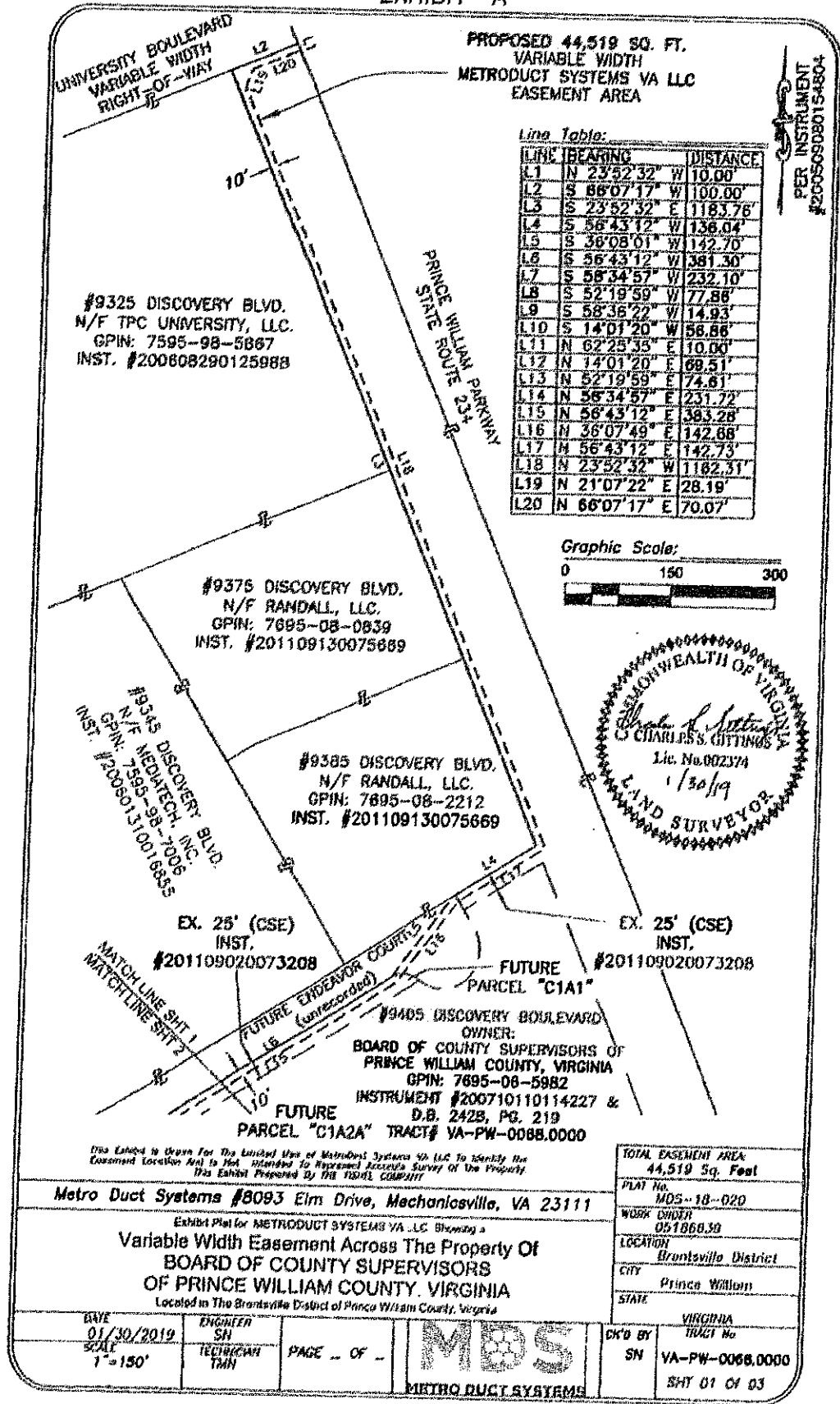


EXHIBIT "A"

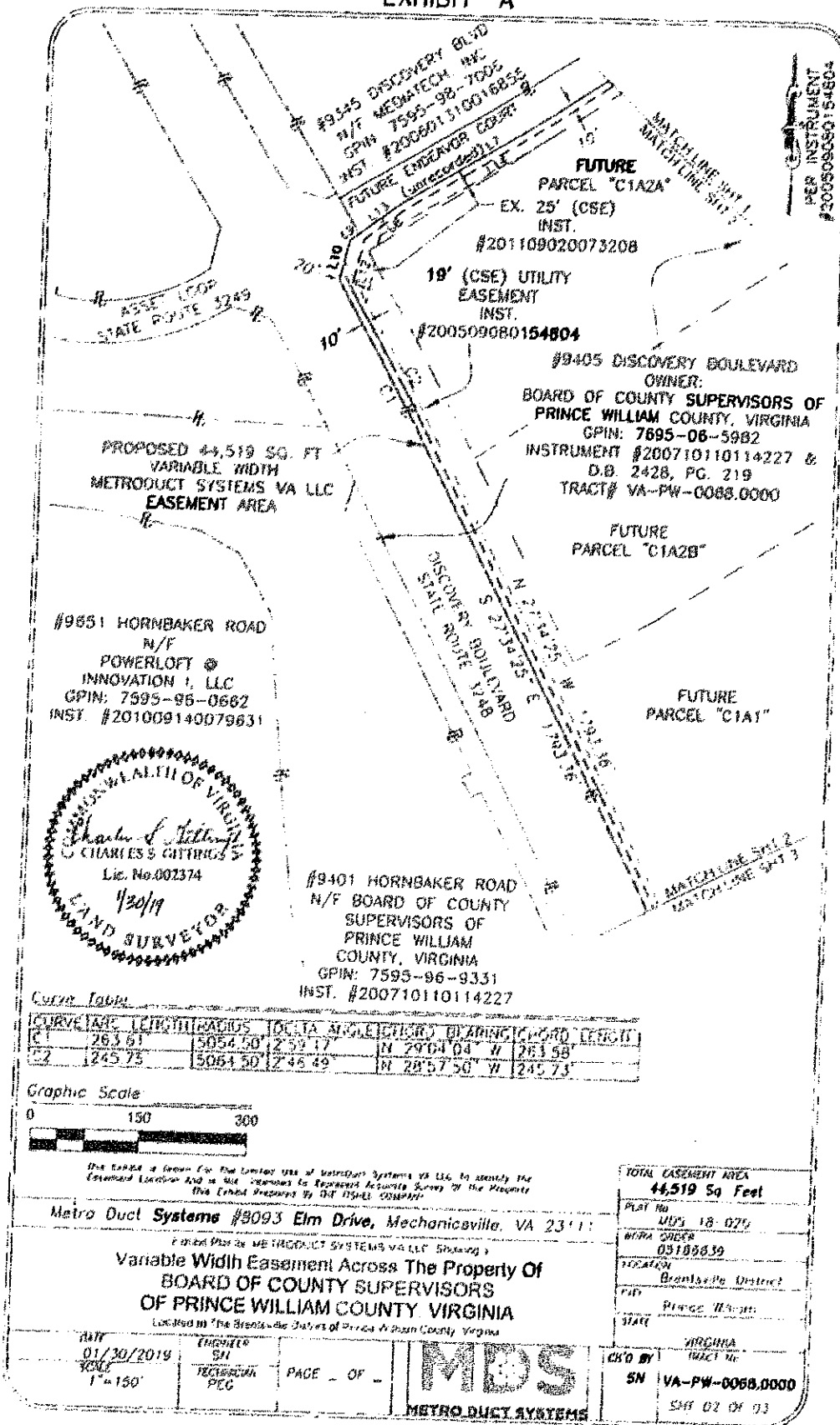


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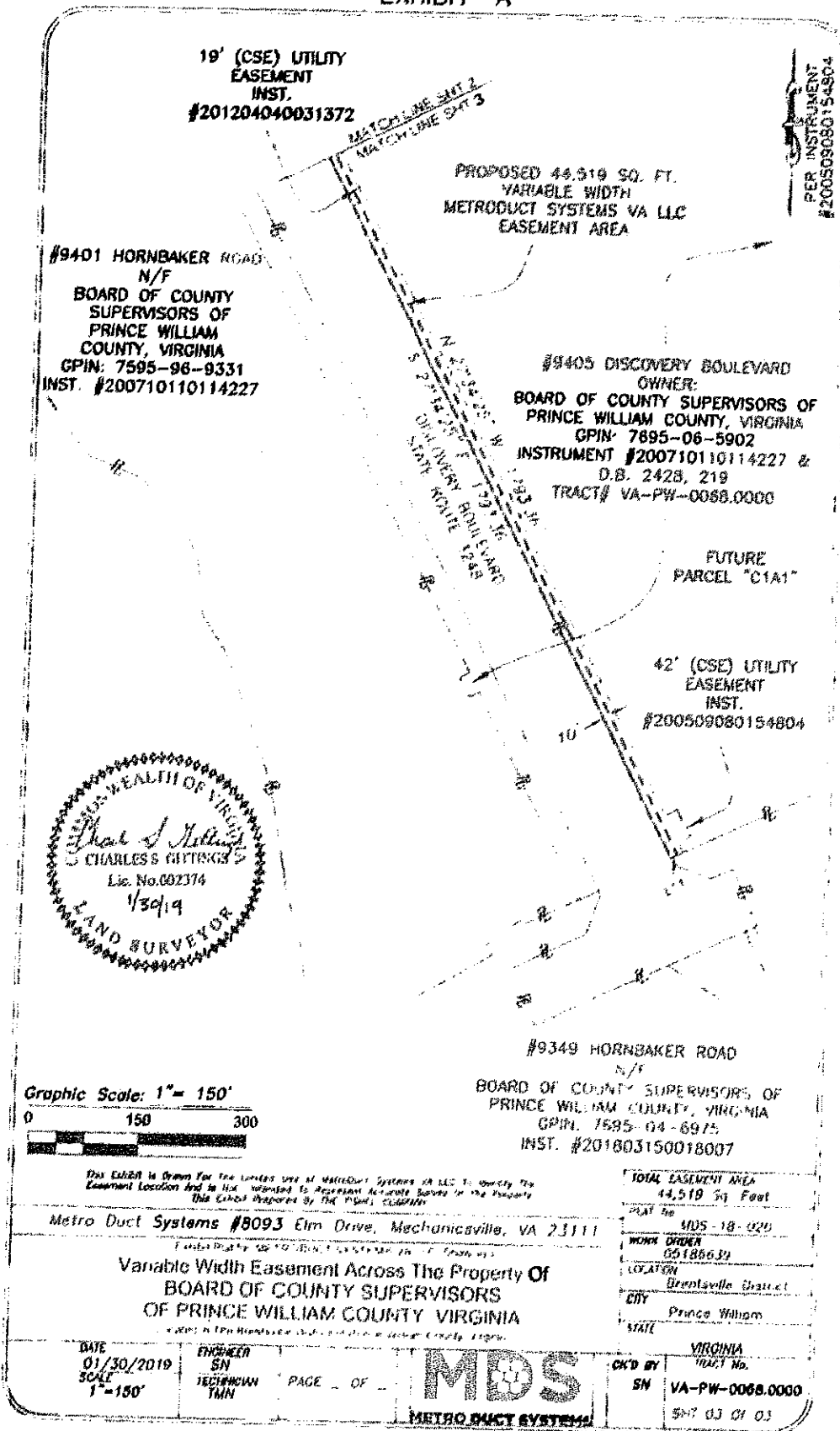


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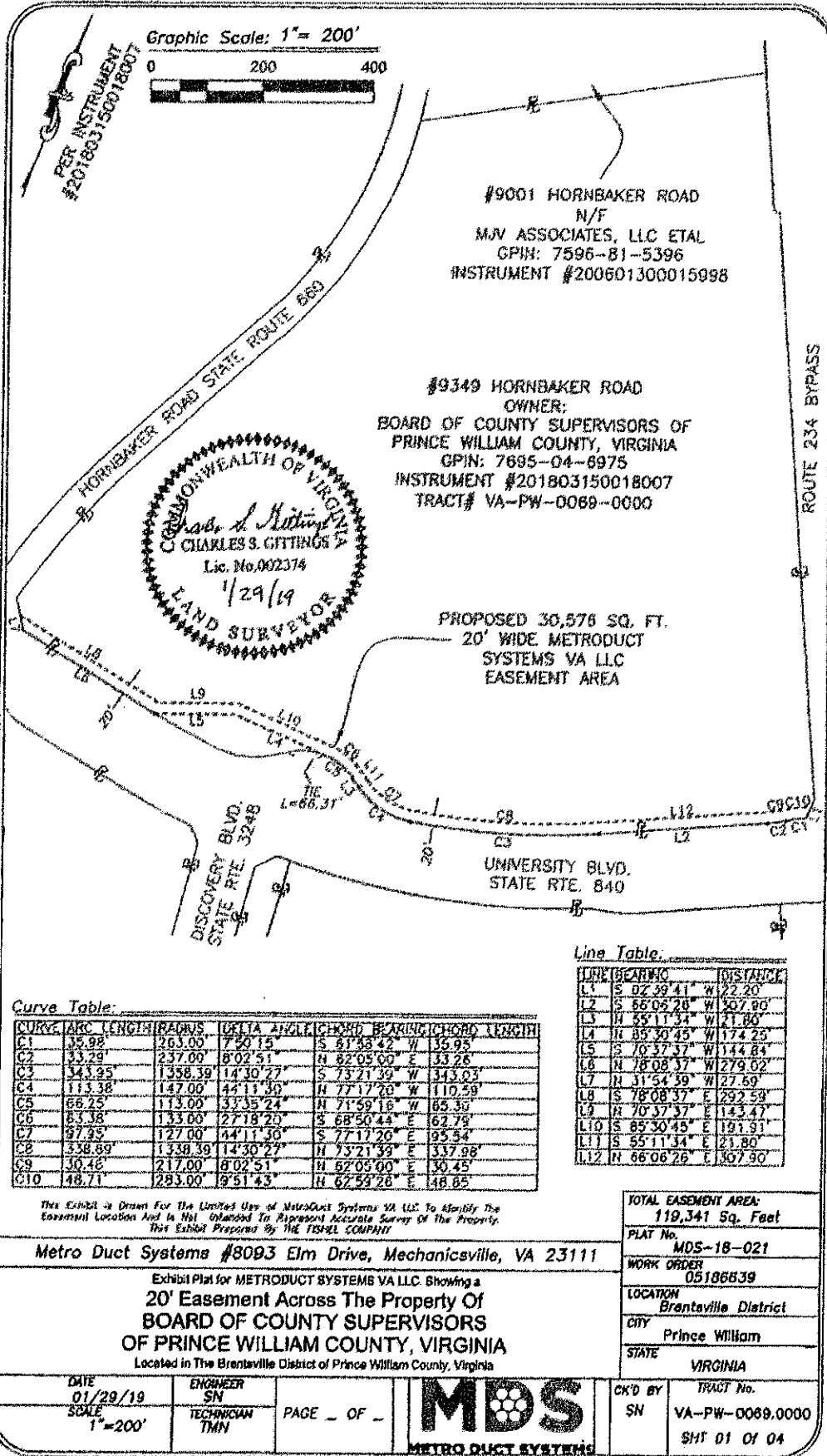
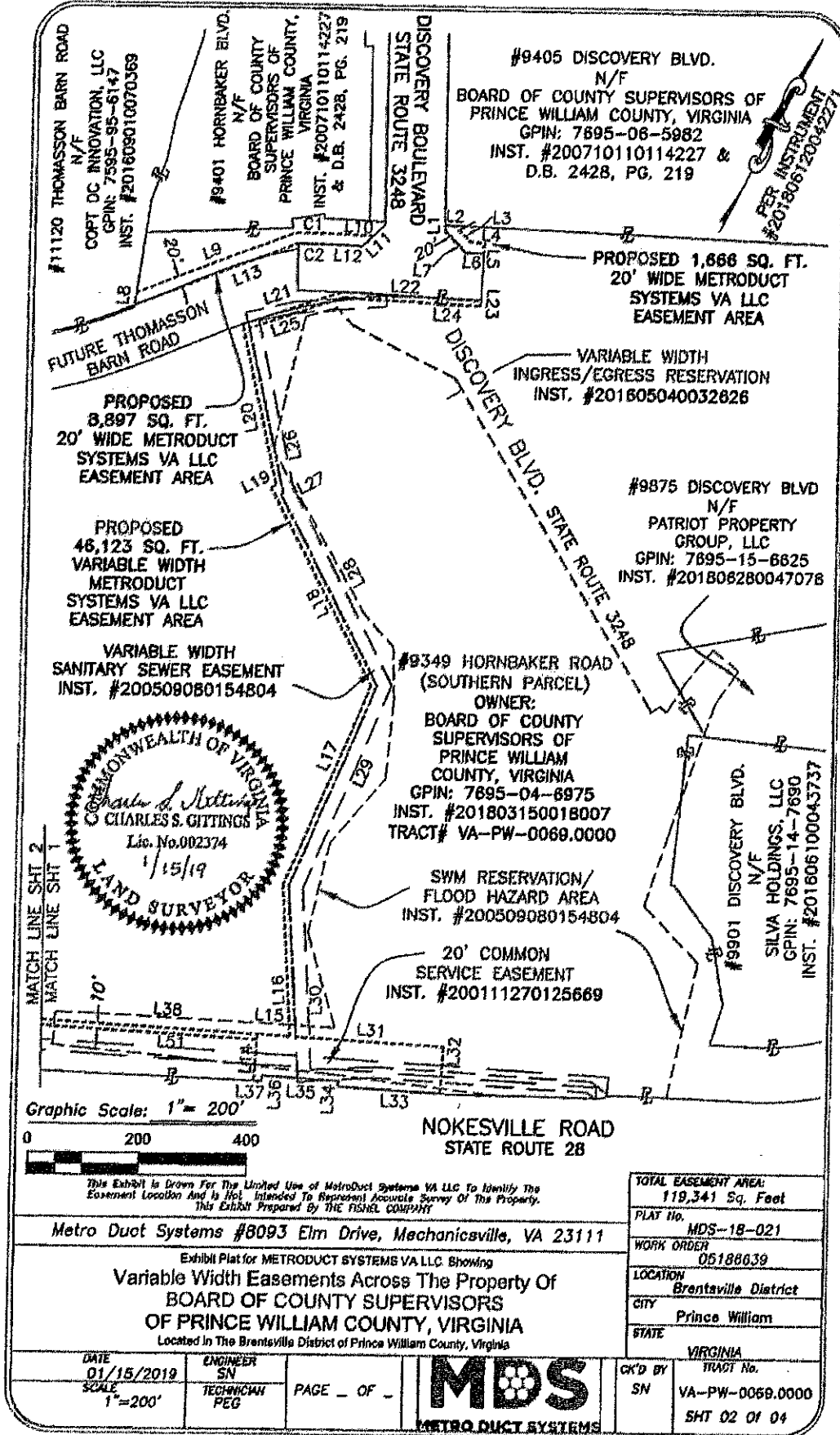


EXHIBIT "A"



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

Metro Duct Systems #8093 Elm Drive, Mechanicsville, VA 23111

Exhibit Plat for METRODUCT SYSTEMS VA LLC Showing
 Variable Width Easements Across The Property Of
 BOARD OF COUNTY SUPERVISORS OF
 PRINCE WILLIAM COUNTY, VIRGINIA
 Located In The Brentsville District of Prince William County, Virginia

DATE 01/15/2019	ENGINEER SN	PAGE _ OF _	MDS METRODUCT SYSTEMS	CK'D BY SN	VIRGINIA TRACT No. VA-PW-0069.0000 SHT 02 OF 04
SCALE 1"=200'	TECHNICIAN PEG			TOTAL EASEMENT AREA: 119,341 Sq. Feet	PLAY No. MDS-18-021
				CITY Prince William	STATE VIRGINIA

EXHIBIT "A"

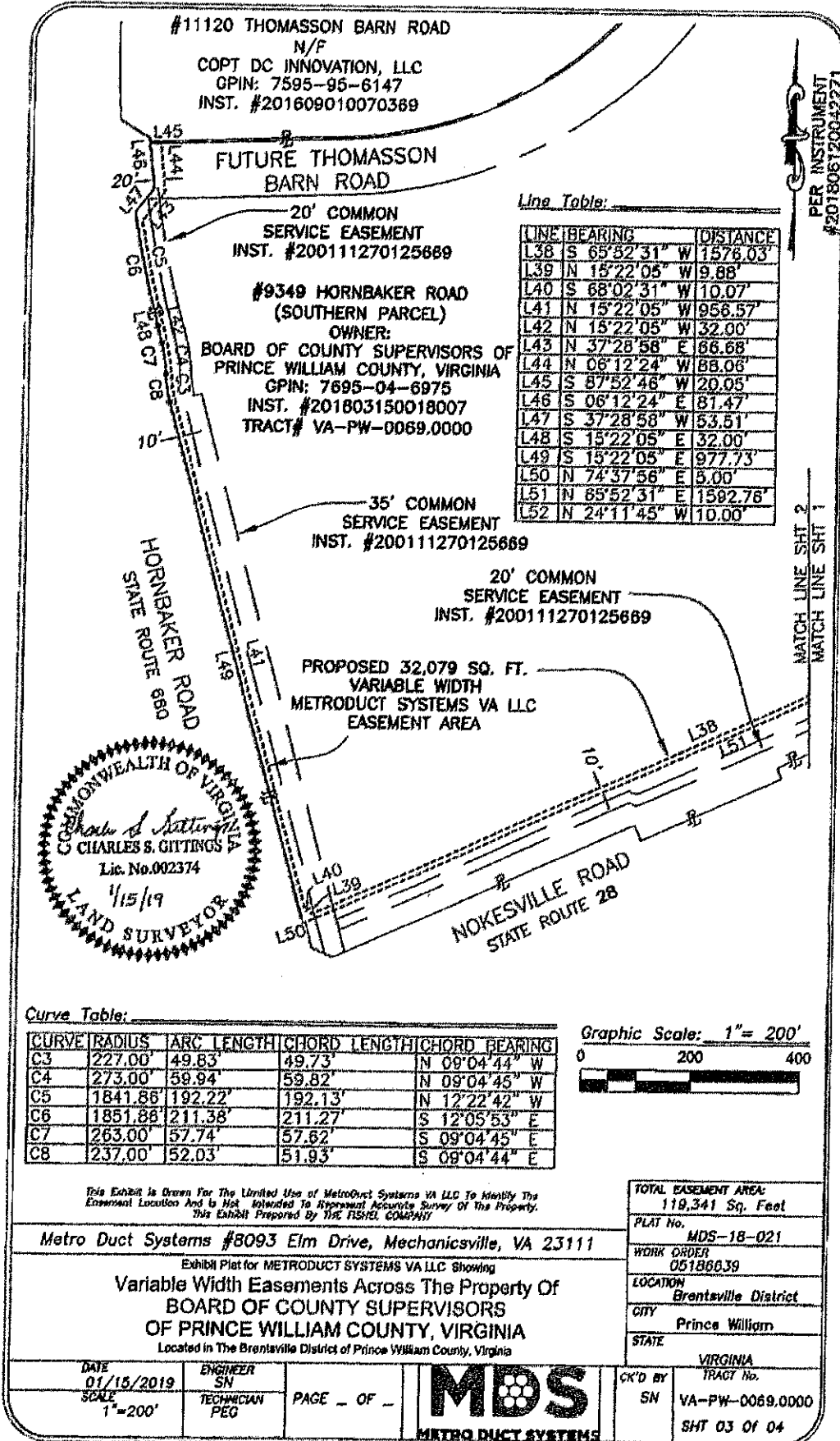


EXHIBIT "A"

PROPOSED 1,686 SQ. FT.
 20' WIDE METRODUCT SYSTEMS
 VA LLC EASEMENT AREA

Line Table:

LINE	BEARING	DISTANCE
L1	N 27°34'25" W	10.14'
L2	N 64°47'29" E	18.72'
L3	S 71°11'21" E	41.78'
L4	N 65°11'42" E	25.78'
L5	S 24°48'18" E	20.00'
L6	S 65°11'42" W	33.76'
L7	N 71°11'21" W	55.85'

PROPOSED 8,897 SQ. FT.
 20' WIDE METRODUCT SYSTEMS
 VA LLC EASEMENT AREA

Line Table:

LINE	BEARING	DISTANCE
L8	N 19°46'33" W	22.82'
L9	N 41°25'34" E	310.67'
L10	N 65°11'42" E	48.76'
L11	S 18°48'39" W	27.83'
L12	S 65°11'42" W	30.70'
L13	S 41°25'34" W	318.08'

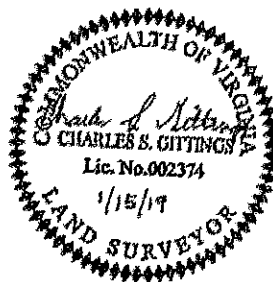
Curve Table:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1494.89'	92.64'	92.63'	N 63°25'11" E
C2	1474.89'	87.85'	87.84'	S 63°28'19" W

PROPOSED 46,123 SQ. FT. & 32,079 SQ. FT.
 VARIABLE WIDTH METRODUCT
 SYSTEMS VA LLC EASEMENT AREAS

Line Table:

LINE	BEARING	DISTANCE
L14	N 24°11'45" W	85.61'
L15	N 65°52'31" E	60.00'
L16	N 31°11'12" W	275.28'
L17	N 04°35'07" W	394.05'
L18	N 55°20'00" W	408.17'
L19	N 34°40'00" E	9.85'
L20	N 40°21'41" W	299.99'
L21	N 43°58'32" E	191.87'
L22	N 65°11'42" E	254.68'
L23	S 24°48'18" E	10.00'
L24	S 65°11'42" W	252.81'
L25	S 43°58'32" W	180.94'
L26	S 40°21'41" E	308.96'
L27	S 34°40'00" W	4.65'
L28	S 55°20'00" E	392.91'
L29	S 04°35'07" E	396.43'
L30	S 31°11'12" E	274.16'
L31	N 65°52'31" E	272.22'
L32	S 24°07'29" E	85.20'
L33	S 65°48'28" W	188.04'
L34	N 24°11'45" W	10.00'
L35	S 65°48'15" W	140.00'
L36	S 24°11'45" E	10.00'
L37	S 65°48'15" W	14.15'



Graphic Scale: 1" = 200'



This Exhibit is Drawn For The United 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

Metro Duct Systems #8093 Elm Drive, Mechanicsville, VA 23111

Exhibit Plat for METRODUCT SYSTEMS VA LLC Showing

Variable Width Easements 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: 119,341 Sq. Feet
PLAT No. MDS-18-021
WORK ORDER 05186639
LOCATION Brentsville District
CITY Prince William
STATE VIRGINIA

DATE
01/15/2019
SCALE
1" = 200'

ENGINEER
SN
TECHNICIAN
PEG

PAGE _ OF _



CK'D BY
SN
VA-PW-0069.0000
SHT 04 OF 04

EXHIBIT "A"

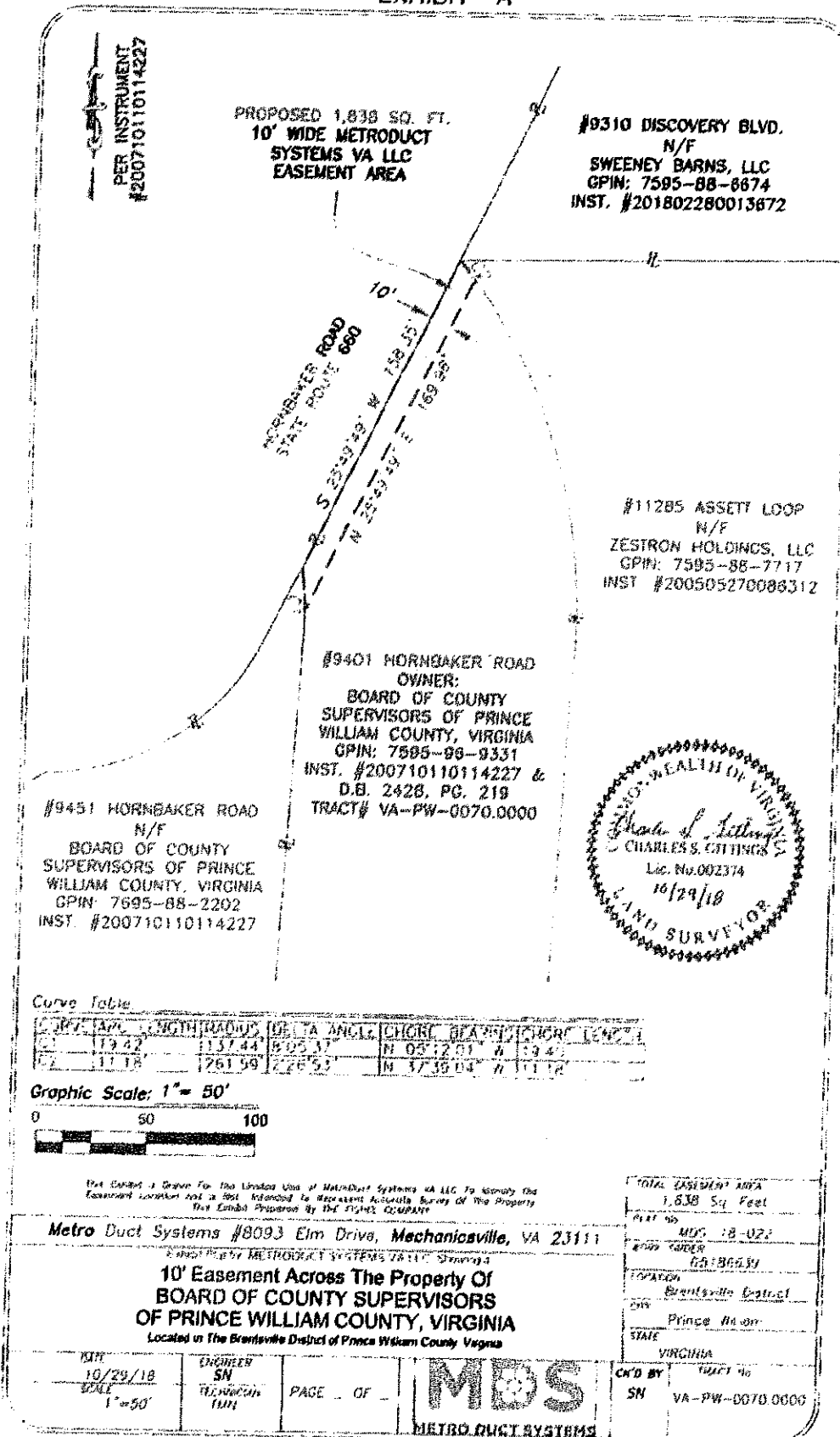
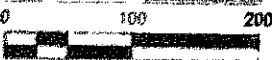


EXHIBIT "A"

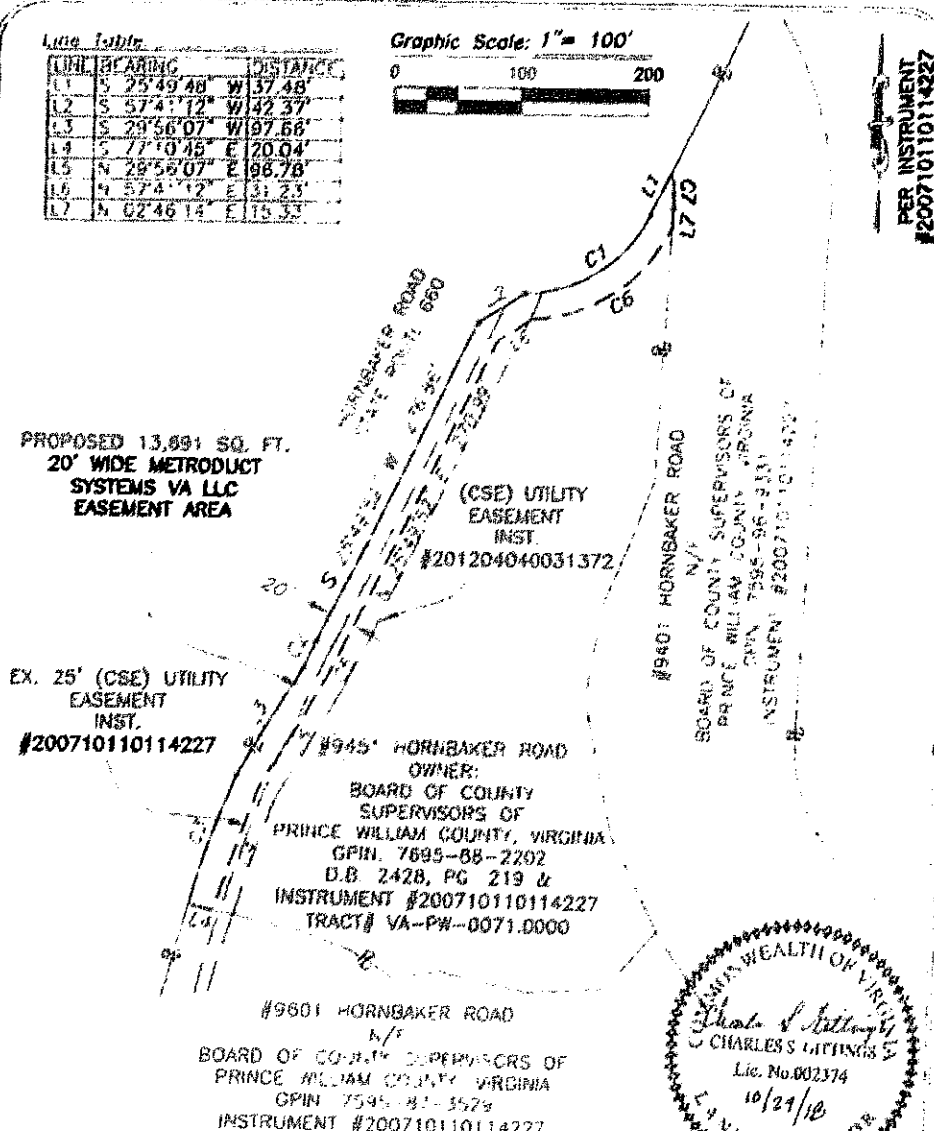
Line Table

LINE	BEARING	DISTANCE
L1	S 25°49'48" W	137.48'
L2	S 57°4'12" W	142.37'
L3	S 29°56'07" W	187.68'
L4	S 77°10'48" E	20.04'
L5	N 29°56'07" E	86.78'
L6	N 57°4'12" E	31.23'
L7	N 02°46'14" E	15.33'

Graphic Scale: 1" = 100'



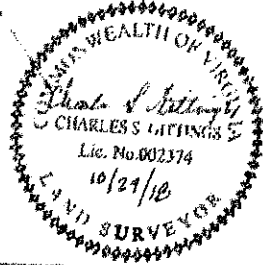
PER INSTRUMENT
 #200710110114227



EX. 25' (CSE) UTILITY
 EASEMENT
 INST.
 #200710110114227

#945' HORNBAKER ROAD
 OWNER:
 BOARD OF COUNTY
 SUPERVISORS OF
 PRINCE WILLIAM COUNTY, VIRGINIA
 GPIN. 7695-88-2202
 D.B. 242B, PG. 219 &
 INSTRUMENT #200710110114227
 TRACT# VA-PW-0071.0000

#9601 HORNBAKER ROAD
 N/A
 BOARD OF COUNTY SUPERVISORS OF
 PRINCE WILLIAM COUNTY, VIRGINIA
 GPIN. 7595-87-3575
 INSTRUMENT #200710110114227



Curve Table

CURVE	ARC LENGTH	TRACED	DELTA	APPROACH	BEARING	CHORD LENGTH
C1	121.87'	139.59'	63°36'48"	N 57°38'17" E	111.57'	
C2	22.84'	137.89'	0°56'23"	N 25°2'31" E	22.64'	
C3	106.21'	1369.89'	4°22'4"	S 18°41'59" W	106.13'	
C4	101.81'	1369.89'	4°15'30"	S 18°40'47" W	101.79'	
C5	23.52'	1387.89'	0°57'51"	N 25°22'38" E	23.52'	
C6	136.19'	139.59'	60°22'52"	N 56°43'37" E	130.0'	
C7	28.83'	137.44'	12°01'59"	N 03°14'13" W	28.78'	

This Exhibit is drawn for the limited use of Metroduct Systems VA LLC to locate the
 Easement location and is not intended to represent accurate data of the property.
 The owner agrees to defend, hold harmless and indemnify the Surveyor.

TOTAL EASEMENT AREA
 13,891 sq. Feet
 PLAT No.
 MDS-18-023
 WORK ORDER
 05186630
 LOCATION
 Brentsville District
 CITY
 Prince William
 STATE
 VIRGINIA

Metro Duct Systems #8093 Elm Drive, Mechanicsville, VA 23111

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

DATE
 10/21/18
 SCALE
 1" = 100'

CREATED BY
 SN
 TECHNICIAN
 TMM

PAGE - OF -



METRO DUCT SYSTEMS

EX'D BY
 SN

TRACT No.
 VA-PW-0071.0000

EXHIBIT "A"

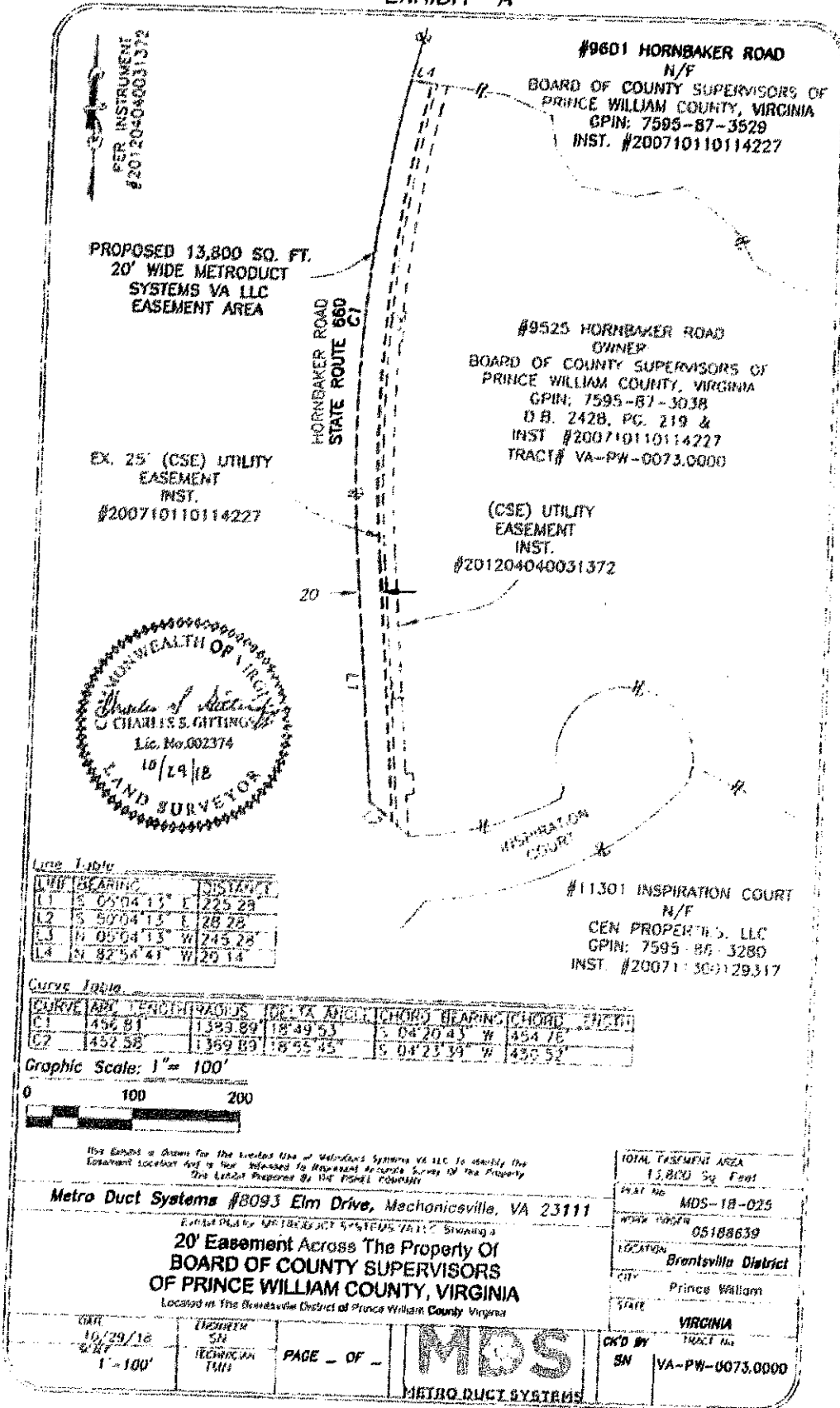
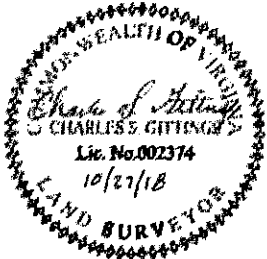


EXHIBIT "A"



PER INSTRUMENT
 #200710110114227

HORNBAKER ROAD
 STATE ROUTE 680

#9451 HORNBAKER ROAD

BOARD OF COUNTY SUPERVISORS OF
 PRINCE WILLIAM COUNTY, VIRGINIA
 GPIN: 7695-88-2202
 INSTRUMENT #200710110114227

(CSE) UTILITY
 EASEMENT
 INST.
 #201204040031372

PROPOSED 1,307 SQ. FT.
 20' WIDE METRODUCT
 SYSTEMS VA LLC
 EASEMENT AREA

#9601 HORNBAKER ROAD
 OWNER:
 BOARD OF COUNTY SUPERVISORS OF
 PRINCE WILLIAM COUNTY, VIRGINIA
 GPIN: 7595-87-3529
 D.B. 2428, PG. 219
 INSTRUMENT #200710110114227
 TRACT# VA-PW-0072.0000

EX. 25' (CSE) UTILITY
 EASEMENT
 INST.
 #200710110114227

#9525 HORNBAKER ROAD
 BOARD OF COUNTY SUPERVISORS OF
 PRINCE WILLIAM COUNTY, VIRGINIA
 GPIN: 7635-87-3038
 INSTRUMENT #200710110114227

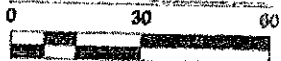
Line Table

LINE	BEARING	DISTANCE
L1	S 82°54'41" E	20.14'
L2	S 77°10'45" W	20.04'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.37'	1389.89'	74.40°	S 15°07'44" W	66.36'
C2	64.36'	1369.89'	74.41°	S 15°12'17" W	64.36'

Graphic Scale: 1" = 30'



The Exhibit is shown 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 FINDER COMPANY.

Metro Duct Systems #B093 Elm Drive, Mechanicsville, VA 23111

Exhibit Plot for the TRACT# VA-PW-0072.0000 of Metroduct Systems VA LLC showing a

20' Easement Across The Property Of
 BOARD OF COUNTY SUPERVISORS
 OF PRINCE WILLIAM COUNTY, VIRGINIA

located in The Brantsville District of Prince William County Virginia

TOTAL EASEMENT AREA:
 2,432 Sq Feet

PLAT No
 MDS-18-024

BOOK NUMBER
 05186630

LOCATION
 Brantsville District

CITY
 Prince William

STATE
 VIRGINIA

DATE
 10/27/18
 SCALE
 1"=30'

ENGINEER
 SN
 TECHNICIAN
 TMM

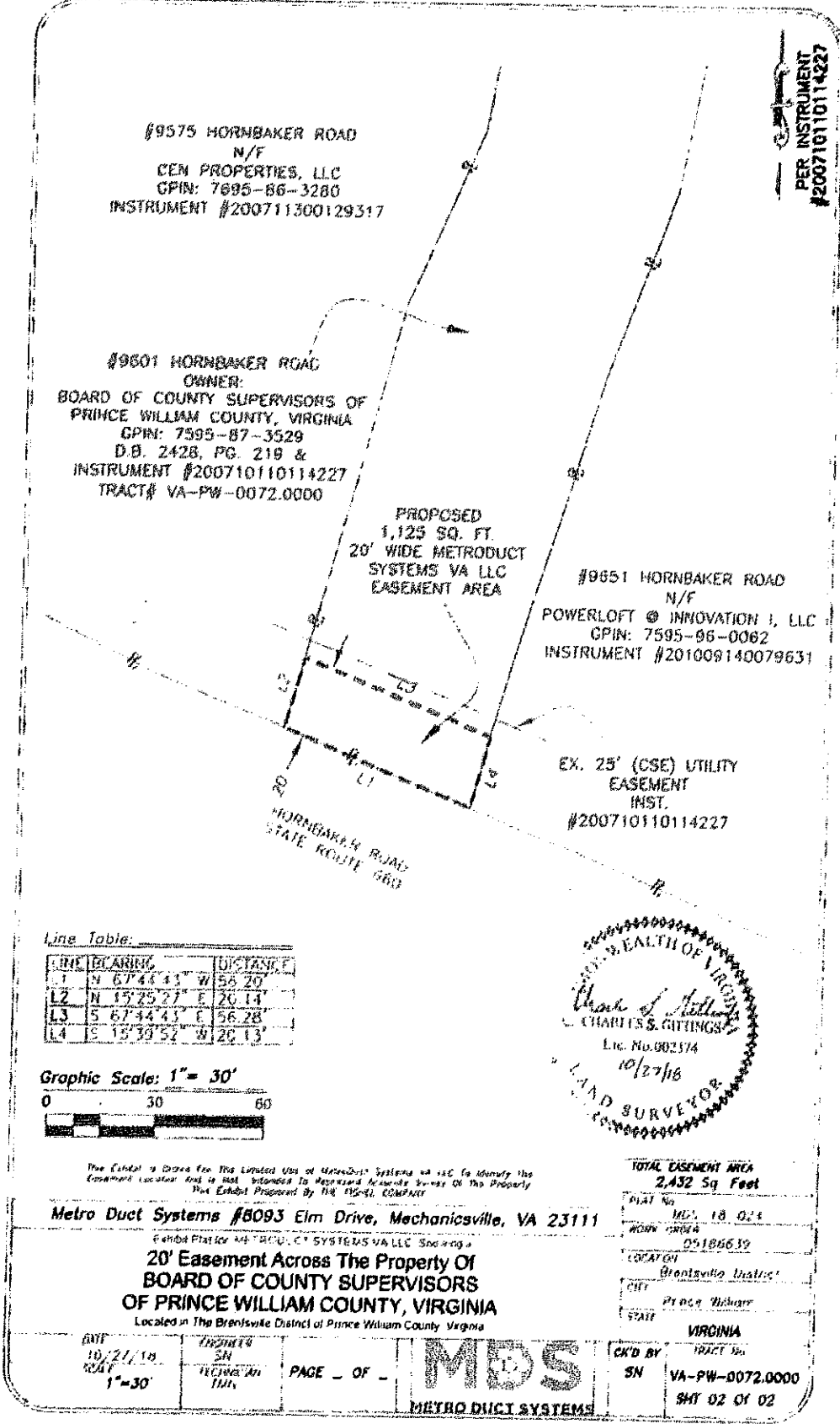
PAGE _ OF _



METRO DUCT SYSTEMS

CK'D BY
 SN
 VA-PW-0072.0000
 SHT 01 OF 02

EXHIBIT "A"



#9575 HORNBAKER ROAD
 N/F
 CEN PROPERTIES, LLC
 CPIN: 7895-86-3280
 INSTRUMENT #200711300129317

#9601 HORNBAKER ROAD
 OWNER:
 BOARD OF COUNTY SUPERVISORS OF
 PRINCE WILLIAM COUNTY, VIRGINIA
 CPIN: 7595-87-3529
 D.B. 2428, PG. 219 &
 INSTRUMENT #200710110114227
 TRACT# VA-PW-0072.0000

PROPOSED
 1,125 SQ. FT.
 20' WIDE METRODUCT
 SYSTEMS VA LLC
 EASEMENT AREA

#9651 HORNBAKER ROAD
 N/F
 POWERLOFT @ INNOVATION 1, LLC
 CPIN: 7595-96-0062
 INSTRUMENT #201009140079631

EX. 25' (CSE) UTILITY
 EASEMENT
 INST.
 #200710110114227

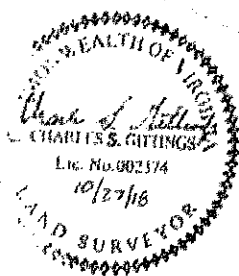
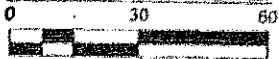
HORNBAKER ROAD
 STATE ROUTE 660

PER INSTRUMENT
 #200710110114227

Line Table:

LINE	BEARING	DISTANCE
L1	N 67°44'43" W	56.20
L2	N 15°25'27" E	20.14
L3	S 67°44'43" E	56.28
L4	S 15°39'52" W	20.13

Graphic Scale: 1" = 30'



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 MDS COMPANY

Metro Duct Systems #8093 Elm Drive, Mechanicsville, VA 23111

Exhibit Plat for METRODUCT SYSTEMS VA LLC Showing a
**20' 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
 2,452 Sq Feet

PLAT No.	MDS 18 024
WORK ORDER	05186639
LOCATION	Brentsville District
CITY	Prince William
STATE	VIRGINIA

DATE
 10/27/18
 1"=30'

PREPARED BY
 SN
 TECHNICIAN
 MDS

PAGE - OF -



CK'D BY
 SN
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 SHT 02 OF 02