



Town of Dumfries
Council Meeting

Meeting Date: March 5, 2013

Agenda Item# XIII - A

AGENDA ITEM FORM

TYPE OF AGENDA ITEM:

- CONSENT AGENDA
- PRESENTATION
- ACTION ITEM
- TOWN MANAGER & STAFF COMMENTS
- PUBLIC HEARING
 - Duly Advertised

PURPOSE OF ITEM:

- INFORMATION ONLY
- DISCUSSION ONLY
- DISCUSSION AND/OR DECISION
 - Introduction Resolution
 - Ordinance Grant/MOU
 - By Motion Bylaws
 - Certificate

PRESENTER: Christine Sanders

PRESENTER TITLE: Town Attorney

AGENDA ITEM:

Authorize condemnation and exercise Quick-Take Powers to acquire Property and/or easements on Property for the Tripoli Heights Drainage Project

BACKGROUND / SUMMARY:

As discussed previously in order to keep the project on track, the Town Council must authorize condemnation and exercise of quick-take powers in order to acquire the necessary property and easements to undertake and complete the Tripoli Heights Drainage Project.

ATTACHMENTS:

Public Hearing Notice
Resolution
Plats

REQUESTED ACTION:

Adopt the resolution

FOR MORE INFORMATION, CONTACT:

Name: Christine Sanders

Phone#: (703) 221-3400 ext 140

E-mail: csanders@dumfriesva.gov

FOR USE DURING MEETING

VOTE:

PASSED

NOT PASSED

Y	N		Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Brewer	<input type="checkbox"/>	<input type="checkbox"/>	Foreman	<input type="checkbox"/>	<input type="checkbox"/>	Forrester
<input type="checkbox"/>	<input type="checkbox"/>	Reynolds	<input type="checkbox"/>	<input type="checkbox"/>	Toney	<input type="checkbox"/>	<input type="checkbox"/>	Washington
<input type="checkbox"/>	<input type="checkbox"/>	Wood						

**NOTICE OF PUBLIC HEARING
TO AUTHORIZE CONDEMNATION AND QUICK TAKE POWERS TO
ACQUIRE REAL PROPERTY**

**BY THE TOWN COUNCIL
OF THE TOWN OF DUMFRIES, VIRGINIA ON**

MARCH 5, 2013 AT 7:00 PM or as soon thereafter as may be heard

The Town of Dumfries Town Council will conduct a Public Hearing on Tuesday, March 5, 2013 beginning at 7:00 pm or as soon thereafter as may be heard in the Council Chambers of Town Hall located at 17755 Main Street in Dumfries Virginia to consider the following:

A public hearing pursuant to Virginia Code Section 15.2-1903 to hear citizens' comments on authorizing by resolution condemnation and the exercise of quick-take powers to acquire property and or easements on property located within the Town of Dumfries. Such properties include:

- 1. 17540 Tripoli Blvd., GPIN 8289-03-6658, owned by REO's Tattooing, Inc.**
- 2. 17520 Tripoli Blvd., GPIN 8289-03-4267, owned by Angelo E. Logan and Lisa M. Logan,**
- 3. 17510 Tripoli Blvd., GPIN 8289-03-3275, owned by John E. Webb, Jr. and Angelina V. Dejesus**
- 4. 17461 Tripoli Blvd., GPIN 8289-04-3309, owned by Stephen L. Kasey, Jr.**
- 5. 17331 Tripoli Blvd., GPIN 8289-05-4215, owned by William Lee Davis**
- 6. 17552 Main Street, GPIN 8289-03-3642, owned by Lacey, LLC.**

Authorization for condemnation and quick-take powers on the above properties are for the Tripoli Heights Drainage Improvement Project.

Additional information is available and may be found at the Office of the Town Clerk at 17755 Main Street, Dumfries, Virginia 22026 between the hours of 8:30 AM and 5:00 PM; M-F. The public hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility should contact the Town Clerk during normal working hours.

**BY GERALD M. FOREMAN, MAYOR
TOWN OF DUMFRIES, VIRGINIA**

Instruction to Publisher: Run this notice one time on 2-27-13

AT A REGULAR MEETING OF THE DUMFRIES TOWN COUNCIL, HELD ON MARCH 5, 2013, IN COUNCIL CHAMBERS, 17755 MAIN STREET, DUMFRIES, VIRGINIA: ON A MOTION MADE BY _____, AND SECONDED BY _____, THE FOLLOWING RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE:

Charles C. Brewer, ;
Gerald M. Foreman, II, ;
Kristin W. Forrester, ;
Helen D. Reynolds, ;
Willie J. Toney, ;
Gwen P. Washington, ;
Derrick R. Wood

A RESOLUTION TO AUTHORIZE CONDEMNATION AND THE EXERCISE OF QUICK-TAKE POWERS TO ACQUIRE PROPERTY AND/OR EASEMENTS ON PROPERTY FOR THE TRIPOLI HEIGHTS DRAINAGE PROJECT

WHEREAS, on November 29, 2007, the Town of Dumfries entered into a contract (the "Contract") for goods and services with Rinker Design Associates, PC ("RDA") for civil engineering services which included the vertical and horizontal realignment of Tripoli Boulevard, improvements of sidewalk curb and gutter and a regional storm water management facility (the "public improvements" or the "Project") and the acquisition of property and easements for these public improvements; and

WHEREAS, pursuant to the Contract, and subsequent amendments thereto, RDA has undertaken the negotiations on behalf of the Town with property owners whose property will be affected by the Project; and

WHEREAS, on the Town's behalf, RDA has successfully negotiated the acquisition of property and easements with most affected property owners; and

WHEREAS, the Town through its authorized agent, RDA has been unable to successfully negotiate agreements with some of the affected property owners; and

WHEREAS, the Town, through its authorized agent, RDA, has been unsuccessful in negotiating a final settlement to acquire the necessary property and easement of interest despite having conducted bona fide offers to purchase pursuant to VA Code 25.1-204; and

WHEREAS, the below properties are those that the Town and RDA have been unable to successfully negotiate with and Project necessitates the acquisition of easements and or a portion of these properties:

1. 17540 Tripoli Blvd., GPIN 8289-03-6658, owned by REO's Tattooing, Inc.
2. 17520 Tripoli Blvd., GPIN 8289-03-4267, owned by Angelo E. Logan and Lisa M. Logan,
3. 17510 Tripoli Blvd., GPIN 8289-03-3275, owned by John E. Webb, Jr. and Angelina V. Dejesus
4. 17461 Tripoli Blvd., GPIN 8289-04-3309, owned by Stephen L. Kasey, Jr.

5. 17331 Tripoli Blvd., GPIN 8289-05-4215, owned by William Lee Davis
6. 17552 Main Street, GPIN 8289-03-3642, owned by Lacey, LLC.

(together, the “Properties”); and

WHEREAS, the Project is in the public interest and Section 2.04 of the Dumfries Town Charter specifically authorizes the Town the powers of eminent domain and quick take as set forth in Code of Virginia, Title 15.2-1900 *et seq.*, and Title 25.1; and

WHEREAS, pursuant to Virginia Code Sections 15.2-1903 and 1904, a public hearing has been duly advertised for this purpose and was conducted by the Town Council on this 5th day of March 2013, in advance of initiating any condemnation proceedings and exercise of quick take powers; and

WHEREAS, acquisition of the Properties has been reviewed by the Town for purposes of complying with Section 1-219.1 VA Code Ann.; and

WHEREAS, sufficient funds exist in the budget for the Project to cover the fair market value offered to the property owners.

NOW THEREFORE BE IT RESOLVED that the Council of the Town of Dumfries does hereby find that the public necessity exists for the condemnation of the Properties for construction of the Project and for the immediate exercise of its quick-take powers to enter upon and take possession prior to condemnation proceedings to immediately acquire the necessary property interests and easements from the Property owners as specified in the plats attached hereto.

BE IT FURTHER RESOLVED that the Council for the Town of Dumfries does hereby authorize the Town Manager or his designee, after payment into the Prince William County Circuit Court of the fair market value and/or appraised value of the said property interest, and upon filing of the Certificate of Taking, to proceed with the condemnation of the aforesaid property interests for the Tripoli Heights Drainage Project by quick-take condemnation or otherwise as provided by law.

BE IT FURTHER RESOLVED that the Council for the Town of Dumfries does hereby authorize the Town Manager and the Treasurer or their designees to sign the Certificate of Taking necessary for filing in Court and to disburse the value in the amount of **\$116,496.00** for property and easements 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 Council of the Town of Dumfries in accordance with the law.

BE IT FURTHER RESOLVED that the Council for the Town of Dumfries does hereby authorize the Mayor and the Town Clerk to execute such documents necessary to effect the intent of this Resolution and approved as to form by the Town Attorney.

ATTACHMENTS: (PLATS)

By Order of Council:

Gerald M. Foreman, Mayor

Attest: _____
Dawn Hobgood, Clerk

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 TOWN OF DUMFRIES, IN FEE SIMPLE ABSOLUTE, ALL AREAS SHOWN ON THIS PLAT FOR ROADS, STREETS, ALLEYS, SCHOOLS, PARKS AND SUCH OTHER PUBLIC USES 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 EASEMENTS INDICATED ON SUCH PLAT FOR TEMPORARY CONSTRUCTION AS SHOWN HEREON.

OWNER'S SIGNATURE _____ DATE _____

PRINT NAME _____ TITLE _____

NOTARY CERTIFICATE

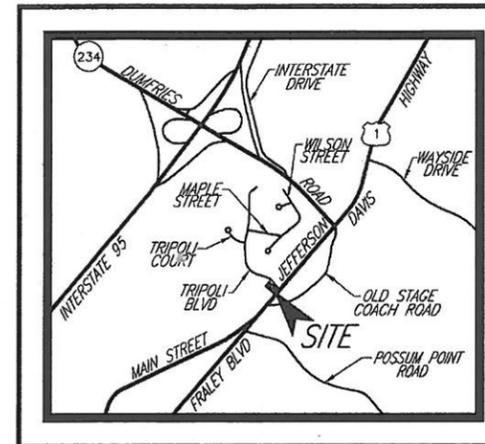
COMMONWEALTH/STATE OF _____, CITY/COUNTY OF _____
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

NOTARY PUBLIC

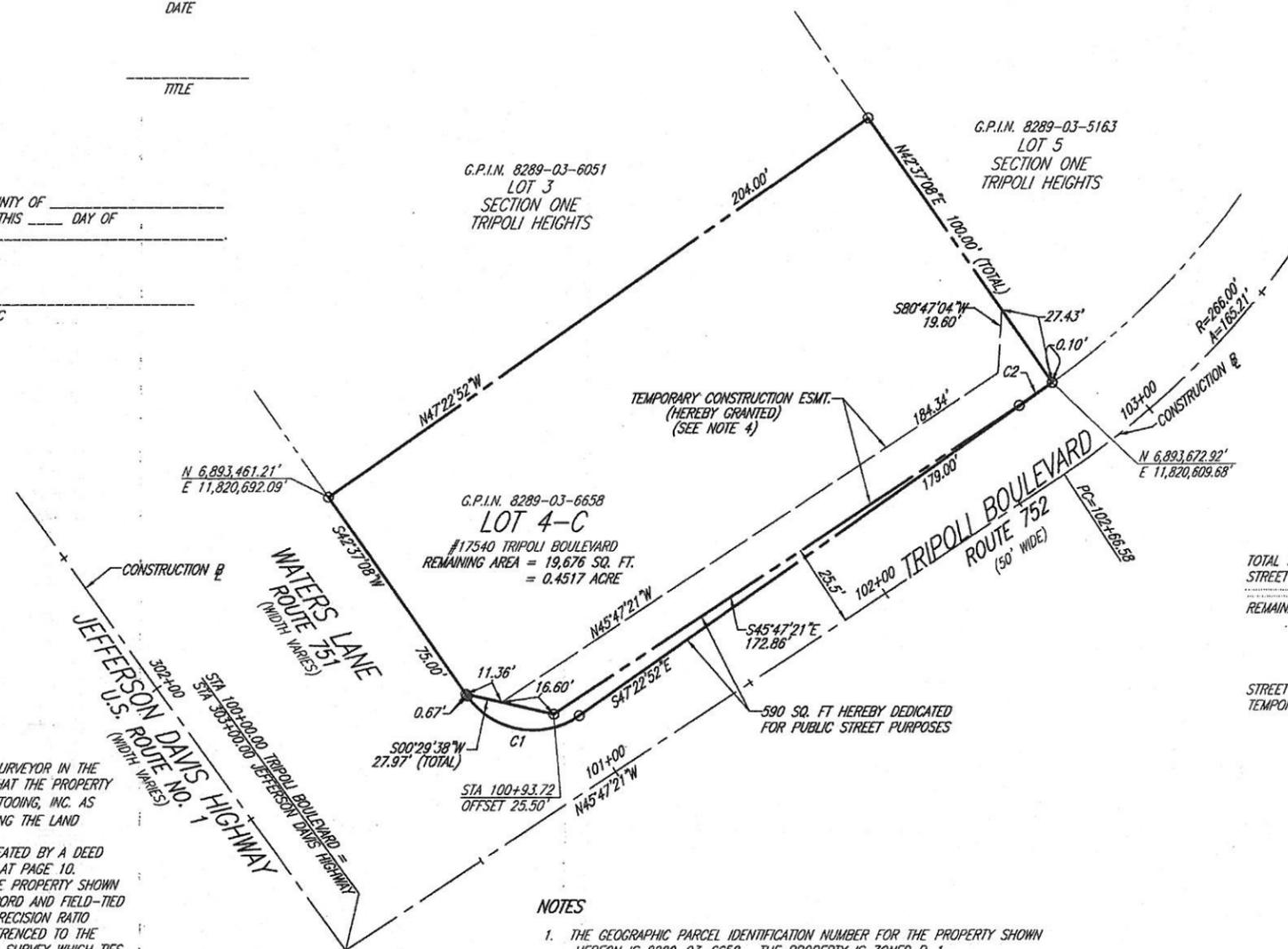
MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S02°22'52"E	90°00'00"
C2	240.50'	12.45'	6.22'	12.44'	S47°16'18"E	2°57'54"



VICINITY MAP
SCALE: 1"=2,000'



SITE AREA TABULATION

TOTAL SITE	20,266 SQ. FT.	0.4652 ACRE
STREET DEDICATION	590 SQ. FT.	0.0135 ACRE
REMAINING AREA	19,676 SQ. FT.	0.4517 ACRE

AREA TABULATION

STREET DEDICATION	590 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	2,385 SQ. FT.

SURVEYOR'S CERTIFICATE

I, RYAN J. DREELIN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF REO'S TATOONG, INC. AS RECORDED IN INSTRUMENT #200108200086136 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

LOT 4-C, SECTION 1, TRIPOLI HEIGHTS WAS CREATED BY A DEED OF CONSOLIDATION RECORDED IN DEED BOOK 2295 AT PAGE 10.

I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSES 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 PWC MONUMENT NO. 03 (SECOND). IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF DUMFRIES SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF JUNE, 2012.

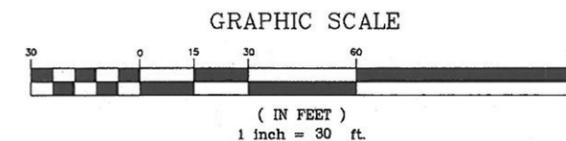
RYAN J. DREELIN
LAND SURVEYOR
9300 W. COURTHOUSE ROAD
SUITE 300
MANASSAS, VA 20110



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 8289-03-6658. THE PROPERTY IS ZONED B-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 BOUNDARY TO PWC MONUMENT NO. 03 (SECOND). THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999335183. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROJECT. 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. TEMPORARY CONSTRUCTION EASEMENT IS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS FOR TRIPOLI BOULEVARD ARE COMPLETE.

PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF TRIPOLI BOULEVARD
ON
LOT 4-C
SECTION 1
TRIPOLI HEIGHTS
OF THE LAND OF
REO'S TATOONG, INC.
POTOMAC MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' JUNE 1, 2012
SHEET 1 OF 1



Engineering * Surveying * Land Planning * Transportation * Environmental Services
9300 West Courthouse Road, Suite 300, Manassas VA, 20110 on the web @ www.rdaenv.com
Telephone: (703) 368-3373 Fax: (703) 257-5443

Rinker Design Associates, P.C.



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 TOWN OF DUMFRIES, IN FEE SIMPLE ABSOLUTE, ALL AREAS SHOWN ON THIS PLAT FOR ROADS, STREETS, ALLEYS, SCHOOLS, PARKS AND SUCH OTHER PUBLIC USES 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 EASEMENTS INDICATED ON SUCH PLAT FOR STORM DRAINAGE AND TEMPORARY CONSTRUCTION AS SHOWN HEREON.

ANGELO E. LOGAN DATE _____

LISA M. LOGAN 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 _____

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	169.04'	17.41'	8.71'	17.40'	S82°57'13"E	5°54'00"
C2	169.04'	8.47'	4.24'	8.47'	S81°26'24"E	2°52'19"
C3	169.04'	8.94'	4.47'	8.93'	S84°23'23"E	3°01'39"

SURVEYOR'S CERTIFICATE

I, RYAN J. DREELIN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF ANGELO E. LOGAN AND LISA M. LOGAN AS RECORDED IN INSTRUMENT #200308160138566 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. LOT 6, SECTION ONE, TRIPOLI HEIGHTS WAS CREATED BY A DEED OF SUBDIVISION RECORDED IN DEED BOOK 170 AT PAGE 162. I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSES 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 PWC MONUMENT NO. 03 (SECOND). IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF DUMFRIES SUBDIVISION ORDINANCE.

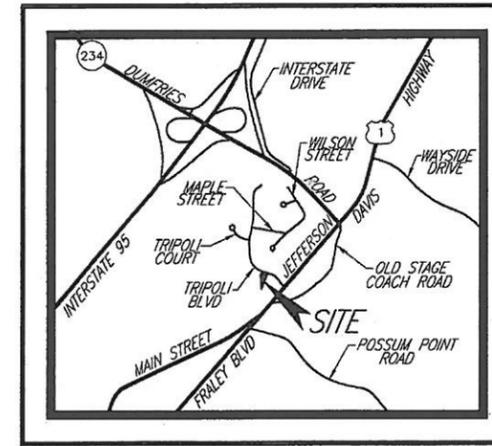
GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF JUNE, 2012.

RYAN J. DREELIN
LAND SURVEYOR
9300 W. COURTHOUSE ROAD
SUITE 300
MANASSAS, VA 20110



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 8289-03-4267. THE PROPERTY IS ZONED R-4.
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 BOUNDARY TO PWC MONUMENT NO. 03 (SECOND). THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999335183. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROJECT. 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. TEMPORARY CONSTRUCTION EASEMENT IS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS FOR TRIPOLI BOULEVARD 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.



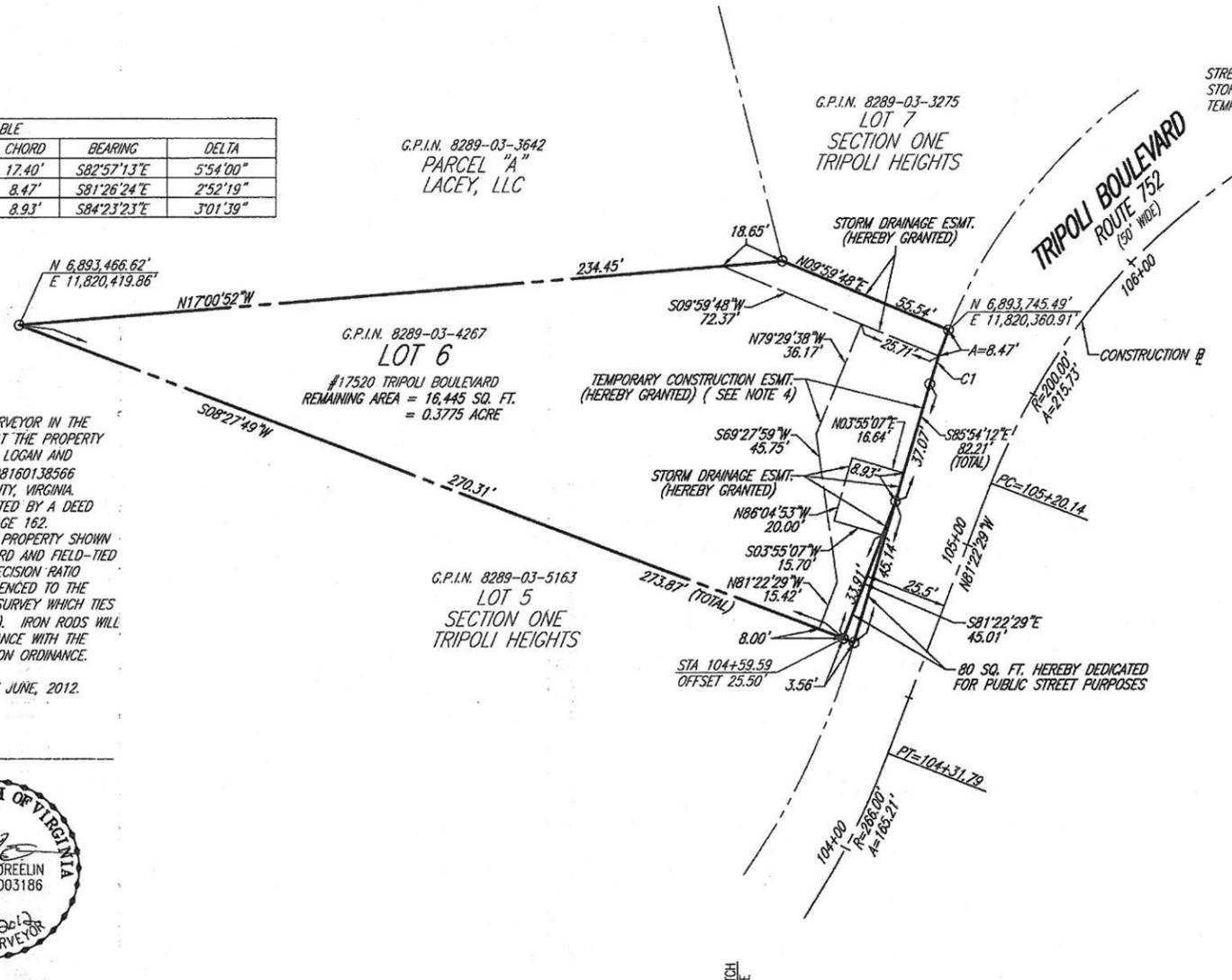
VICINITY MAP
SCALE: 1"=2,000'

SITE AREA TABULATION

TOTAL SITE	16,525 SQ. FT.	0.3793 ACRE
STREET DEDICATION	80 SQ. FT.	0.0018 ACRE
REMAINING AREA	16,445 SQ. FT.	0.3775 ACRE

AREA TABULATION

STREET DEDICATION	80 SQ. FT.
STORM DRAINAGE EASEMENT (TOTAL)	868 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	1,542 SQ. FT.



PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF TRIPOLI BOULEVARD
ON
LOT 6
SECTION ONE
TRIPOLI HEIGHTS
OF THE LAND OF
ANGELO E. LOGAN
AND
LISA M. LOGAN
POTOMAC MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' JUNE 1, 2012
REVISED: JUNE 22, 2012
SHEET 1 OF 1
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Rinker Design Associates, P.C.



Engineering • Surveying • Land Planning • Transportation • Environmental Services
9306 West Courthouse Road, Suite 300, Manassas, VA, 20110 on the web @ www.rdaenv.com
Telephone: (703) 368-3375 Fax: (703) 257-6443
"Turning Challenges Into Opportunities"

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 TOWN OF DUMFRIES ANY EASEMENTS INDICATED ON SUCH PLAT FOR STORM DRAINAGE AS SHOWN HEREON.

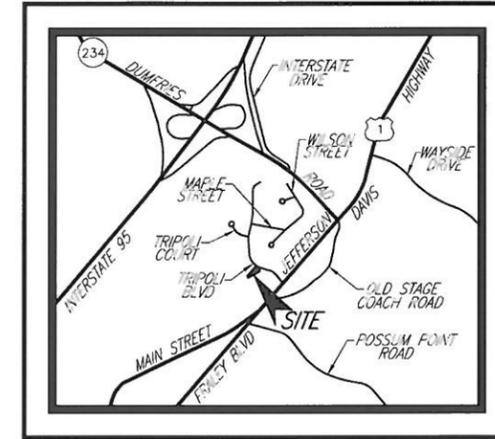
JOHN E. WEBB, JR. _____ DATE _____

ANGELINA V. DEJESUS _____ DATE _____

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	169.04'	94.39'	48.46'	93.16'	S64°00'26"E	31°59'30"
C2	169.04'	34.87'	17.50'	34.80'	S53°55'11"E	11°48'59"
C3	169.04'	59.52'	30.07'	59.22'	S69°54'59"E	20°10'31"
C4	184.04'	42.71'	21.45'	42.61'	N54°29'30"W	13°17'42"

AREA TABULATION

STORM SEWER EASEMENT 6,388 SQ. FT.



VICINITY MAP
SCALE: 1"=2,000'

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

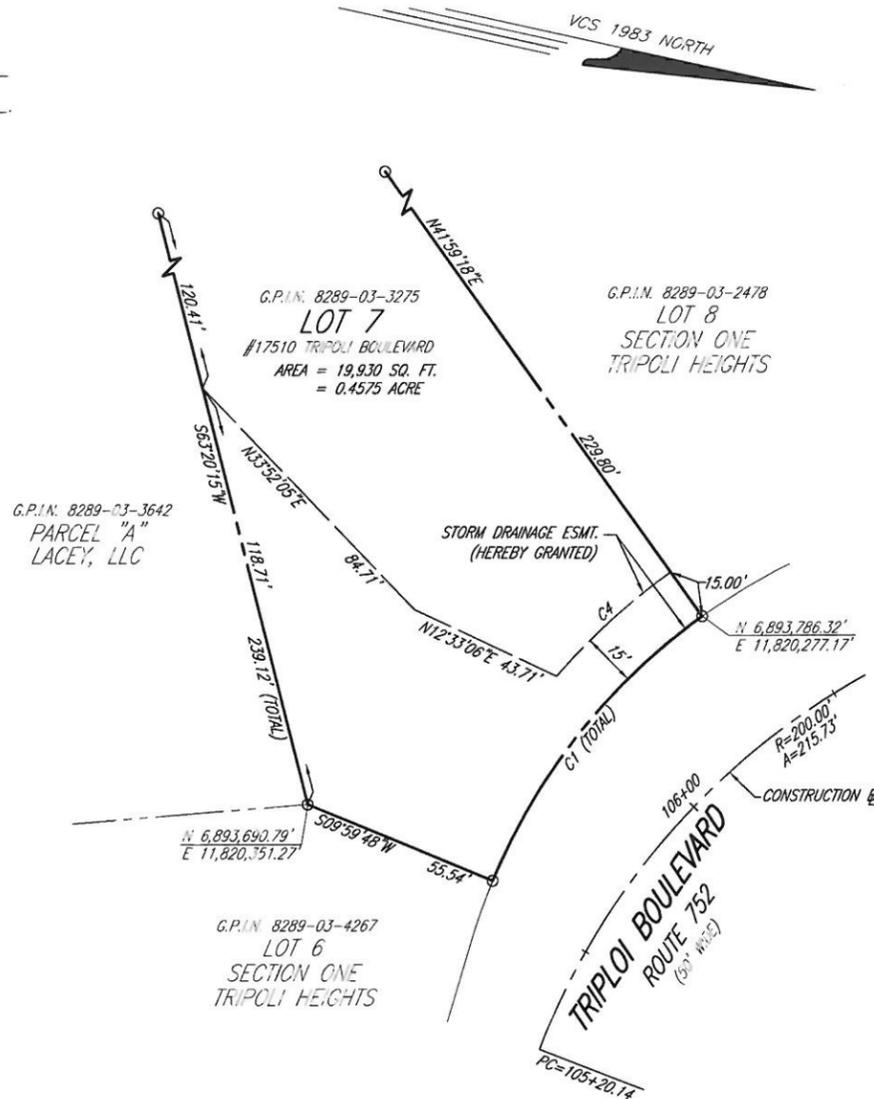
I, RYAN J. DREELIN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JOHN E. WEBB, JR. AND ANGELINA V. DEJESUS AS RECORDED IN INSTRUMENT #200509020151950 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

LOT 7, SECTION ONE, TRIPOLI HEIGHTS WAS CREATED BY A DEED OF SUBDIVISION RECORDED IN DEED BOOK 170 AT PAGE 162.

I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSES 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 PWC MONUMENT NO. 03 (SECOND). IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF DUMFRIES SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF AUGUST, 2012.

RYAN J. DREELIN
LAND SURVEYOR
9300 W. COURTHOUSE ROAD
SUITE 300
MANASSAS, VA 20110



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 8289-03-3275. THE PROPERTY IS ZONED DR-2.
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 BOUNDARY TO PWC MONUMENT NO. 03 (SECOND). THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999335183. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROJECT. 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. 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.
5. THE CONSTRUCTION OF FENCES AND OTHER PERMANENT STRUCTURES/OBSTACLES IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.

PLAT SHOWING
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF TRIPOLI BOULEVARD
ON
LOT 7
SECTION ONE
TRIPOLI HEIGHTS
OF THE LAND OF
JOHN E. WEBB, JR.
AND
ANGELINA V. DEJESUS

POTOMAC MAGISTRAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' JUNE 22, 2012
REVISED: AUGUST 10, 2012
SHEET 1 OF 1

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

DRAWING NAME: M:\work\09128\PLATS\03-3275.dwg 7/26/2012 11:47:42 AM EDT

Engineering * Surveying * Land Planning * Transportation * Environmental Services
9300 West Courthouse Road, Suite 300, Manassas VA, 20110 on the web @ www.rdaenv.com
Telephone: (703) 388-2373 Fax: (703) 257-5443
"Turning Challenges into Opportunities"

Rinker Design Associates, P.C.



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 TOWN OF DUMFRIES. ANY EASEMENTS INDICATED ON SUCH PLAT FOR STORM DRAINAGE AND TEMPORARY CONSTRUCTION AS SHOWN HEREON.

STEPHEN L. KASEY, JR. _____

DATE _____

NOTARY CERTIFICATE

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

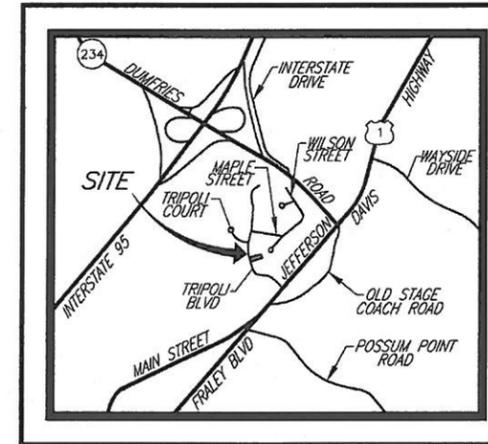
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 8289-04-3309. THE PROPERTY IS ZONED R-4.
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 BOUNDARY TO PWC MONUMENT NO. 03 (SECOND). THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999335183. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROJECT. 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. TEMPORARY CONSTRUCTION EASEMENT IS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS FOR TRIPOLI BOULEVARD 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'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	656.52'	45.12'	22.55'	45.12'	N14°23'46"W	3°56'15"
C2	709.50'	82.78'	41.44'	82.73'	S13°52'50"E	6°41'06"
C3	699.50'	26.49'	13.25'	26.49'	S16°09'01"E	2°10'12"

AREA TABULATION

STORM DRAINAGE EASEMENT..... 937 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT..... 266 SQ. FT.

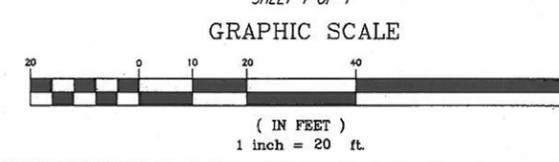
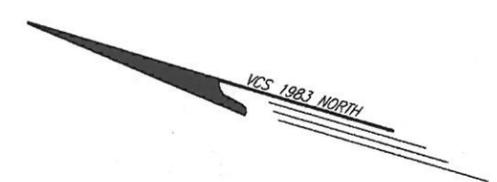
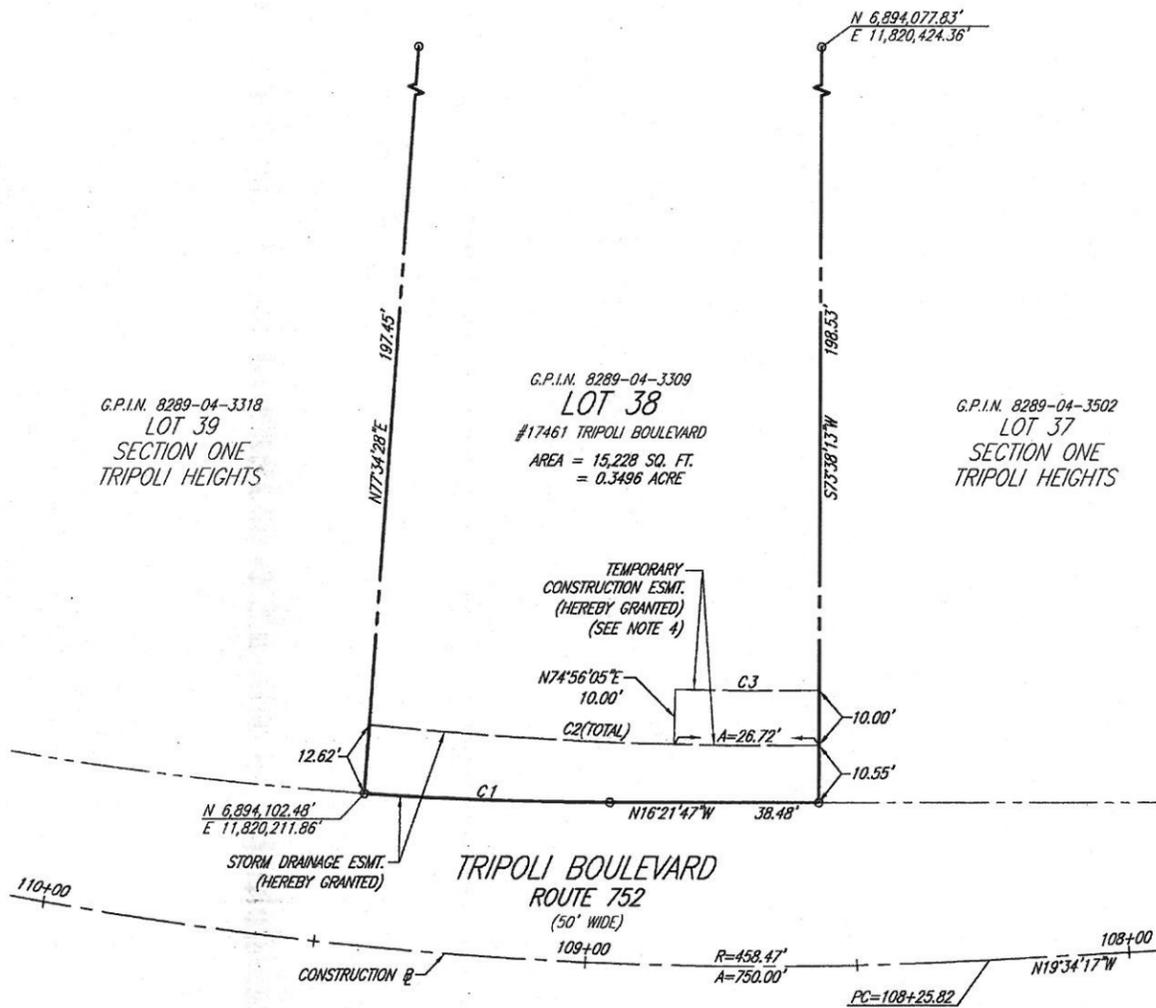
SURVEYOR'S CERTIFICATE

I, RYAN J. DREELIN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF STEPHEN L. KASEY, JR. AS RECORDED IN INSTRUMENT #200503230044887 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

LOT 38, SECTION ONE, TRIPOLI HEIGHTS WAS CREATED BY A DEED OF SUBDIVISION RECORDED IN DEED BOOK 170 AT PAGE 162. I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSES 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 PWC MONUMENT NO. 03 (SECOND).

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF JUNE, 2012.

RYAN J. DREELIN
LAND SURVEYOR
9300 W. COURTHOUSE ROAD
SUITE 300
MANASSAS, VA 20110



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 8300 West Courthouse Road, Suite 300, Manassas, VA 20108
 Telephone: (703) 348-7273 Fax: (703) 347-6443
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Turning Challenges into Opportunities™
Rinker Design Associates, P.C.

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 TOWN OF DUMFRIES, IN FEE SIMPLE ABSOLUTE, ALL AREAS SHOWN ON THIS PLAT FOR ROADS, STREETS, ALLEYS, SCHOOLS, PARKS AND SUCH OTHER PUBLIC USES 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 EASEMENTS INDICATED ON SUCH PLAT FOR TEMPORARY CONSTRUCTION AS SHOWN HEREON.

WILLIAM LEE DAVIS

DATE

NOTARY CERTIFICATE

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

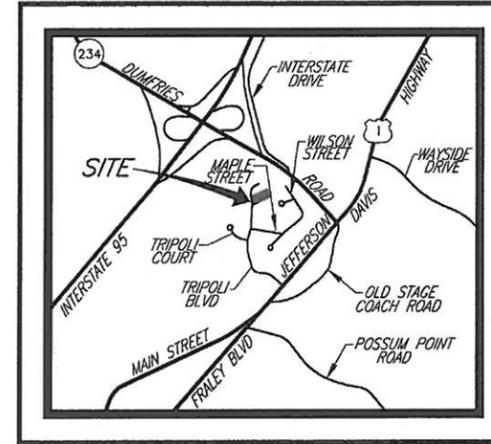
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 8289-05-4215. THE PROPERTY IS ZONED R-4.
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 BOUNDARY TO PWC MONUMENT NO. 03 (SECOND). THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999335183. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROJECT. 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. TEMPORARY CONSTRUCTION EASEMENT IS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS FOR TRIPOLI BOULEVARD ARE COMPLETE.



VICINITY MAP
SCALE: 1"=2,000'

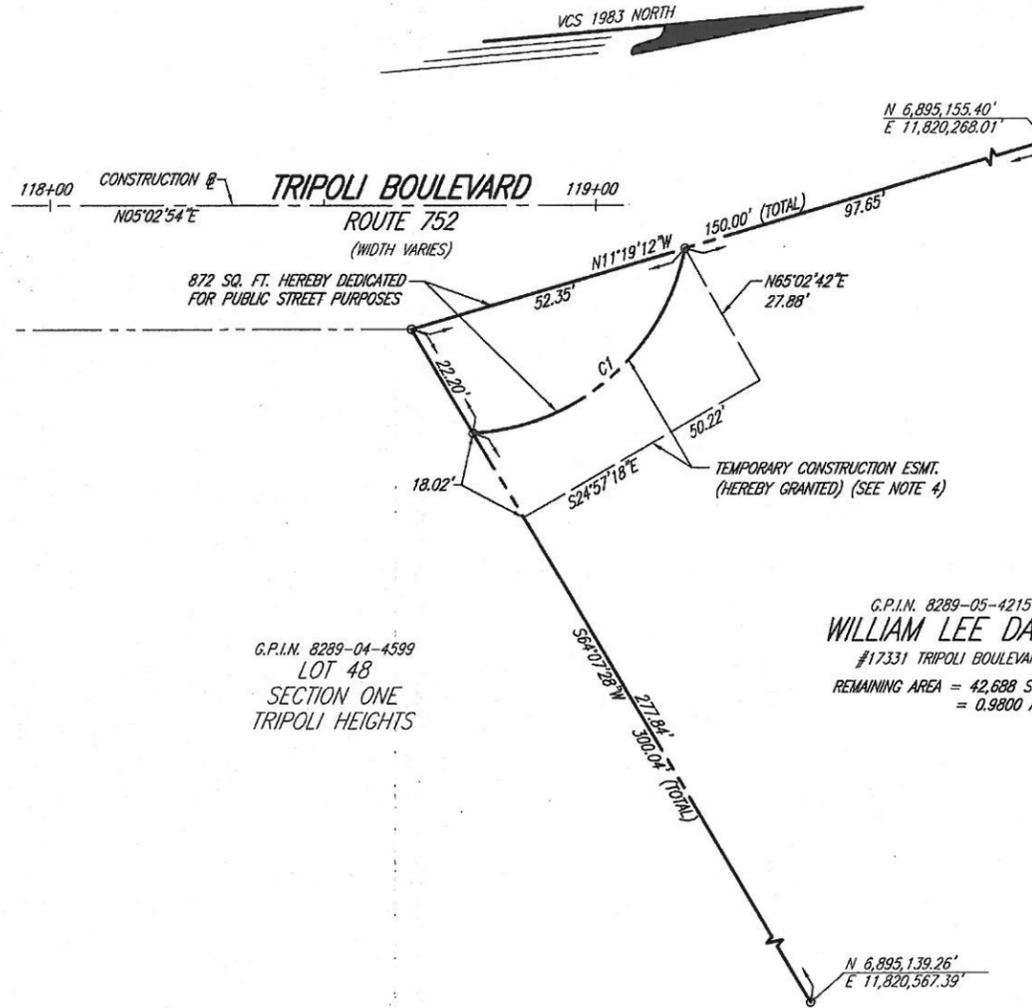
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	42.00'	55.40'	32.56'	51.47'	N36°00'08"W	75°34'12"

SITE AREA TABULATION

TOTAL SITE	43,560 SQ. FT.	1.0000 ACRES
STREET DEDICATION	872 SQ. FT.	0.0200 ACRE
REMAINING AREA	42,688 SQ. FT.	0.9800 ACRE

AREA TABULATION

STREET DEDICATION	872 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	848 SQ. FT.



G.P.I.N. 8289-04-4599
LOT 48
SECTION ONE
TRIPOLI HEIGHTS

G.P.I.N. 8289-05-4215
WILLIAM LEE DAVIS
#17331 TRIPOLI BOULEVARD
REMAINING AREA = 42,688 SQ. FT.
= 0.9800 ACRE

SURVEYOR'S CERTIFICATE

I, RYAN J. DREELIN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF WILLIAM LEE DAVIS AS RECORDED IN INSTRUMENT #200406140099628 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, CLOSES 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 PWC MONUMENT NO. 03 (SECOND). IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF DUMFRIES SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF JUNE, 2012.

RYAN J. DREELIN
LAND SURVEYOR
9300 W. COURTHOUSE ROAD
SUITE 300
MANASSAS, VA 20110



PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE
OF TRIPOLI BOULEVARD
ON THE LAND OF
WILLIAM LEE DAVIS
POTOMAC MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=20' JUNE 1, 2012
SHEET 1 OF 1

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Engineering * Surveying * Land Planning * Transportation * Environmental Services
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