

Agenda Item IX. C.

Meeting Date: February 7, 2017

Department: Planning/Zoning

Issue: **Gift and Disposition of Jail Property**

Board Action: The Board is being asked to accept property from the Blue Ridge Regional Jail and grant ingress/egress easements to the Lee Family, LLC.

Attachment:

- Plat showing reconfiguration of lands owned by Blue Ridge Regional Jail Authority and Amherst Board of Supervisors.
- Plat showing resurvey and reconfiguration of lands owned by Lee Family LLC., and appurtenant easements.

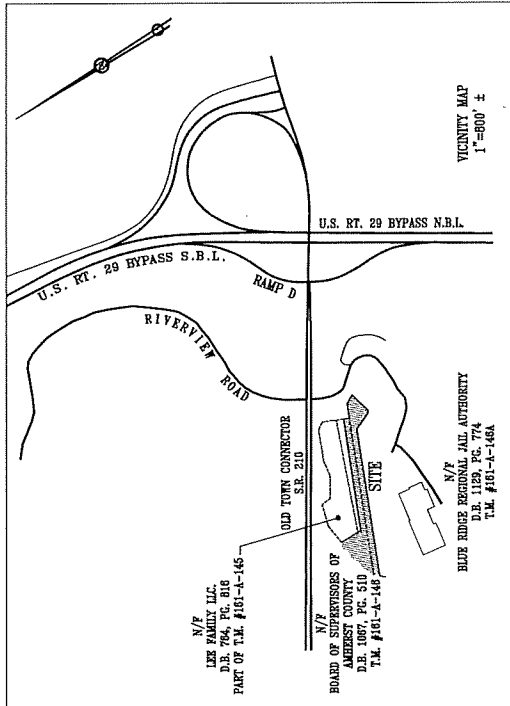
Summary: The Lee Family LLC., is seeking better access to tax map parcel 161-A-145 (approximately 4.3 acres) which has no ingress/egress due to the construction of the Route 210 connector. The proposal to provide access requires changes to two plats.

The first plat (Commission # 16068) conveys a linear strip of land (2.169 acres) from the Blue Ridge Regional Jail (BRRJ) to Amherst County. As a result, Amherst County would increase tax map parcel 161-A-146 from 92.035 acres to 94.204 acres. While the BRRJ Board of Directors must yet approve this transfer, the BRRJ Director and staff are supportive.

The second plat (Commission #16056) reconfigures a gap of land of 1.008 acres between the Lee Family parcel and the County parcel. It will provide a variable width ingress/egress utility and drainage easement across Amherst County property for the benefit of the Lee's tax map parcel 161-A-145. To convey an easement the County must hold a public hearing.

To be successful, all owners, agencies and departments must agree to the reconfigured plats. With Board of Supervisor approval, all necessary parties will be in agreement.

Recommendation: That the Board direct the County Attorney to prepare a resolution supporting its acceptance of property from the BRRJ Authority, and further direct administration staff to schedule a public hearing to consider the question of conveyance of the requested easement.

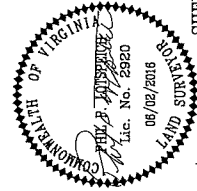


NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THIS PROPERTY IS IN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. MAP # 5109090415R, EFFECTIVE DATE SEPTEMBER 19, 2007.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCUMBRANCES OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
4. NO DETERMINATION OF WETLANDS WAS REQUESTED OF, NOR WAS ANY DETERMINATION MADE BY JAMES C. MAY & ASSOCIATES, P.C. OR THIS SURVEYOR. THIS PLAT DOES NOT ADDRESS THE EXISTENCE OF THE AFORESAID ENCUMBRANCES OR ENCROACHMENTS.
5. THIS PROPERTY IS NOT IN A PRIMARY OR SECONDARY WATERSHED.
6. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEWER SYSTEMS.
7. THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED EVERY 3 TO 5 YEARS TO MAXIMIZE THE LIFE OF THE ON-SITE WASTEWATER SYSTEM AREA.
8. NO SUBSURFACE INVESTIGATIONS HAVE BEEN PERFORMED AND THE SURVEYOR DISCLAIMS RESPONSIBILITY FOR THE EXISTENCE OR NON-EXISTENCE OF ANY AND ALL UNDERGROUND UTILITIES.
9. T.M. #161-A-146 AND 146A ARE ZONED P-1 (PUBLIC LANDS DISTRICT). THERE ARE NO SETBACK REQUIREMENTS FOR THE PUBLIC LAND DISTRICT.

LIST OF REFERENCES:

- 1) P.E. A. PG. 48 - PLAT BY C.G. MASSIE S.A.C. DATED OCTOBER, 1916.
- 2) D.E. 77, PG. 469 - PLAT BY C.G. & L.R. MASSIE SURVEYORS DATED OCTOBER, 1917.
- 3) D.E. SS. PG. 71 - PLAT BY E.N. WISE, SURVEYOR DATED JULY, 1865.
- 4) P.E. A. PG. 314 - PLAT BY DEMOTT & MACRODER DATED FEB. 23, 1933.
- 5) P.E. B. PG. 40 - PLAT BY ADRIAN OVERSTREET S.C.S. DATED OCTOBER 29, 1855.
- 6) P.C. 1, SIDE 173 - PLAT BY J.A. MICHAEL NICHOLS DATED APRIL 10, 2007.
- 7) D.E. 1154, PG. 155/157 - APPALACHIAN POWER COMPANY 25' UTILITY EASEMENT.
- 8) P.E. G. PG. 12 - PLAT BY ADRIAN OVERSTREET S.C.S. DATED APRIL 18, 1984.



THE PLATING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE: _____ BY: _____ AMHERST COUNTY OFFICIAL
STATE OF VIRGINIA
CITY/COUNTY OF _____ TO WH:
I, _____ A NOTARY PUBLIC IN
AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE NAMES SIGNED TO
THE FOREGOING CONSENT STATEMENT WERE ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES: _____
_____, NOTARY PUBLIC

THE PLATING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE: _____ BY: _____ BLUE RIDGE REGIONAL JAIL OFFICIAL
STATE OF VIRGINIA
CITY/COUNTY OF _____ TO WH:
I, _____ A NOTARY PUBLIC IN
AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE NAMES SIGNED TO
THE FOREGOING CONSENT STATEMENT WERE ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES: _____
_____, NOTARY PUBLIC

APPROVED:

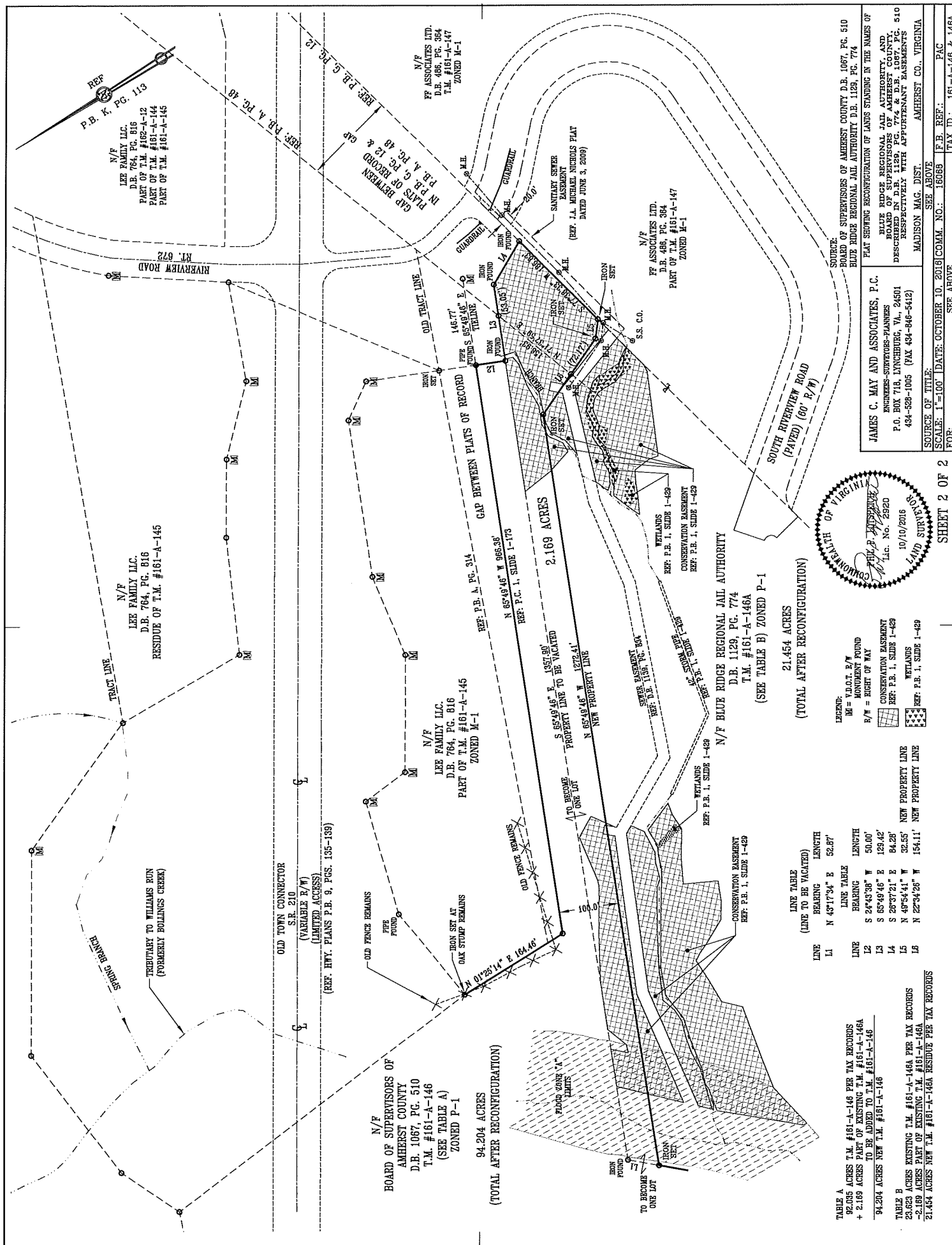
AMHERST COUNTY SUBDIVISION AGENT DATE _____

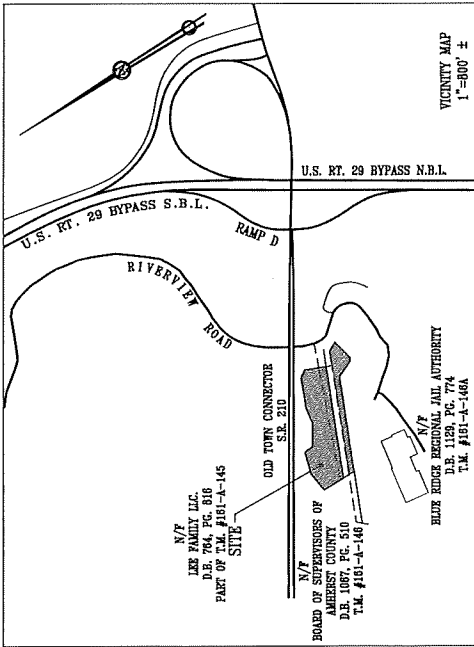
AMHERST COUNTY SERVICE AUTHORITY DATE _____

REVIEWED BY: _____ DATE: _____
NOT REPRESENTATIVE: _____
THE SIGNATURE OF NOTARY REPRESENTATIVE IS AN ACKNOWLEDGMENT OF THE
SUBDIVISION OF LAND AND IS NOT AN ENDORSEMENT OF THE ACCURACY OF
THE SURVEY.

SOURCE:
BOARD OF SUPERVISORS OF AMHERST COUNTY D.B. 1087, PG. 510
BLUE RIDGE REGIONAL JAIL AUTHORITY D.B. 1129, PG. 774

JAMES C. MAY AND ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS P.O. BOX 714, LINGUESS, VA, 24601 434-528-1005 (FAX 434-846-5412)	PLAT SHOWING RECONFIGURATION OF LANDS STANDING IN THE NAMES OF BLUE RIDGE REGIONAL JAIL AUTHORITY, AND BOARD OF SUPERVISORS OF AMHERST COUNTY, 510 DESCRIBED IN PLAT NO. 161-A-146, 146A, 146B, 146C, 146D, RESPECTIVELY WITH APPURTENANT EASEMENTS MADISON MAG. DIST. AMHERST CO., VIRGINIA
SOURCE OF TITLE: SCALE: 1"=100' DATE: 08/02/2016 COMM. NO.: 15068 F.B. REF.: PAC FOR: SEE ABOVE SEE ABOVE TAX ID.: 161-A-146 & 146A	





NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THIS PROPERTY IS IN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. MAP # 510690045B, EFFECTIVE DATE SEPTEMBER 19, 2007.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
4. NO DETERMINATION OF WETLANDS WAS REQUESTED OF, NOR WAS OR THIS SURVEYOR. THIS PLAT DOES NOT ADDRESS THE EXISTENCE OF THE AFORESAIDED IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
5. THIS PROPERTY IS NOT IN A PRIMARY OR SECONDARY WATERSHED.
6. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEWER SYSTEMS.
7. THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE DELETED EVERY 3 TO 5 YEARS TO MAXIMIZE THE LIFE OF THE ON-LOT SEWAGE TREATMENT SYSTEMS.
8. NO SURFACE WATER SYSTEMS HAVE BEEN PERFORMED AND THE SURVEYOR DISCLAIMS RESPONSIBILITY FOR THE EXISTENCE OR NON-EXISTENCE OF ANY AND ALL UNDERGROUND UTILITIES.
9. T.M. #181-A-145 IS ZONED M-1 (SEE SHEET 2 FOR M-1 REQUIREMENTS), T.M. #161-A-146 AND 148 ARE ZONED P-1 (PUBLIC LANDS DISTRICT). THERE ARE NO SETBACK REQUIREMENTS FOR THE PUBLIC LAND DISTRICT.
10. THE 1.000 ACRES HATCHED AREA REPRESENTS A GAP BETWEEN PLATS RECORDED IN P.C. 1, SLIDE 1-173 AND P.E. A, PG. 314 (SEE LIST OF REFERENCES)

LIST OF REFERENCES:

- 1) P.E. A, PG. 48 - PLAT BY C.G. MASSIE S.A.C. DATED OCTOBER, 1916.
- 2) D.E. 77, PG. 409 - PLAT BY C.G. & L.R. MASSIE, SURVEYORS DATED OCTOBER, 1917.
- 3) D.E. SS, PG. 71 - PLAT BY E.N. WISE, SURVEYOR DATED JULY, 1866.
- 4) P.E. A, PG. 314 - PLAT BY DEMOTT & MAGRUDER DATED FEB. 23, 1933.
- 5) P.E. E, PG. 40 - PLAT BY ADRIAN OVERSTREET S.C.S. DATED OCTOBER 29, 1955.
- 6) P.C. 1, SLIDE 173 - PLAT BY J.A. MICHAEL NICHOLS DATED APRIL 10, 2007.
- 7) D.E. 1184, PG. 156/157 - APPALACHIAN POWER COMPANY 25' UTILITY EASEMENT.
- 8) P.E. G, PG. 12 - PLAT BY ADRIAN OVERSTREET S.C.S., DATED APRIL 18, 1964

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE: _____ BY: _____ AMHERST COUNTY OFFICIAL

STATE OF VIRGINIA
CITY/COUNTY OF _____ TO WIT:
I, _____ A NOTARY PUBLIC IN
AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE NAMES SIGNED TO
THE FOREGOING CONSENT STATEMENT WERE ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____ 20____
MY COMMISSION EXPIRES: _____

_____, NOTARY PUBLIC

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE: _____ BY: _____ LEE FAMILY LLC.

STATE OF VIRGINIA
CITY/COUNTY OF _____ TO WIT:
I, _____ A NOTARY PUBLIC IN
AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE NAMES SIGNED TO
THE FOREGOING CONSENT STATEMENT WERE ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____ 20____
MY COMMISSION EXPIRES: _____

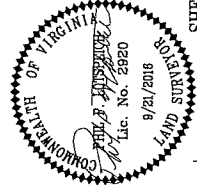
_____, NOTARY PUBLIC

APPROVED:

AMHERST COUNTY SUBDIVISION AGENT DATE _____

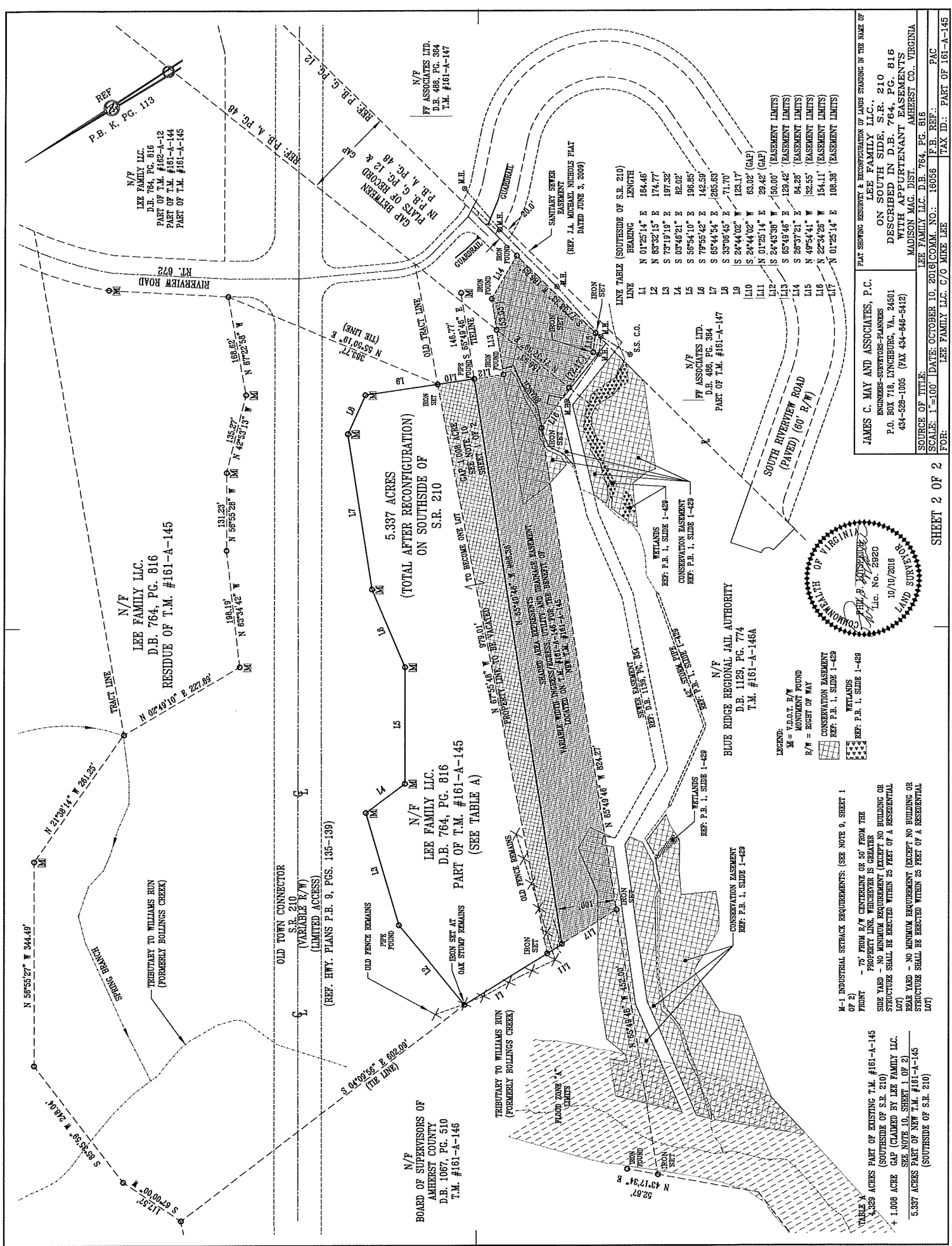
AMHERST COUNTY SERVICE AUTHORITY DATE _____

REVIEWED BY: _____ DATE: _____
VOTER REPRESENTATIVE: _____
THE SIGNATURE OF VOTER'S REPRESENTATIVE IS AN ACKNOWLEDGMENT OF THE SUBDIVISION OF LAND AND IS NOT AN ENDORSEMENT OF THE ACCURACY OF THE SURVEY.



JAMES C. MAY AND ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
P.O. BOX 718, LYNCHBURG, VA. 24501
434-528-1005 (FAX 434-846-5412)

PLAT SHOWING RESURVEY & RECONCILIATION OF LANDS STANDING IN THE NAME OF
ON SOUTH SIDE, S.R. 210
DESCRIBED IN D.B. 764, PG. 816
WITH APPURTENANT EASEMENTS
MADISON MAG. DIST. AMHERST CO., VIRGINIA
LEE FAMILY LLC, D.B. 764, PG. 816
SOURCE OF TITLE: _____
SCALE: 1"=100' DATE: 9/21/2016 [COM. NO.: 16056] [P.B. REF.: PAC
FOR: LEE FAMILY LLC, C/O MIKE LEE TAX ID.: PART OF 181-A-145



STATE OF VIRGINIA
COMMONWEALTH OF VIRGINIA
10/10/2016
Lic. No. 2920
LAND SURVEYOR

JAMES C. MAY AND ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
P.O. BOX 714, LYNCHBURG, VA. 24501
434-529-1005 (FAX 434-846-5412)

PLAT SHOWING RESURVEY & RECONFIGURATION OF LANDS STANDING IN THE NAME OF
LEE FAMILY LLC.,
ON SOUTH SIDE, S.R. 210
DESCRIBED IN D.B. 764, PG. 816
WITH APPURTENANT EASEMENTS
MADISON MAG. DIST. AMHERST CO., VIRGINIA
LEE FAMILY LLC, D.B. 764, PG. 816
SOURCE OF TITLE:
SCALE: 1"=100' DATE: OCTOBER 10, 2016 COM. NO.: 16059 F.B. REF.: PAC
FOR: LEE FAMILY LLC, C/O MIRE LEE TAX ID: PART OF 161-A-145