



MEMORANDUM

To: Board of Directors
From: Gary Fern, P. E., Executive Director
Date: February 11, 2010
Re: North Fork Regional Pump Station Project
cc: James M. Bowling, IV

At the December Board Meeting, the ACSA Board of Directors authorized the advertisement of a Public Hearing for the North Fork Regional Pump Station Project Special Rate District. In addition to being noticed on the ACSA and Daily Progress websites, a public advertisement was placed in The Daily Progress on December 20, 2009 and February 14, 2010. In addition, individual letters were sent to each of the property owners within the proposed Special Rate District.

The ACSA staff will present information on the proposed Special Rate District for the project; after which, the Board of Directors may take public comment. If the Board so desires, they may approve the attached Resolution, which would incorporate the proposed connection fees for the Special Rate District into the ACSA's Rules and Regulations.

The Special Rate District is proposed to include two zones; the North Zone and South Zone. The proposed connection fees for the North Zone and South Zone are \$854 per equivalent residential connection (ERC) and \$2,088 per ERC, respectively. Those properties located in the North Zone will be required to pay both connection fees, totaling \$2,942 per ERC. The proposed connection fees will be charged in addition to the standard connection fees for other development in the Jurisdictional Area of the ACSA. The connection fees are based on the 60% design documents prepared by Whitman, Requardt & Associates and include costs for financing \$14,500,000.

In addition, enclosed is a Resolution that authorizes the acquisition of easements for the North Fork Regional Pump Station Project on property owned by CWH Properties Limited Partnership (North Pointe). As previously discussed, the Resolution is necessary in the event the ACSA staff needs to initiate the

condemnation process. In order to proceed with this process, we are requesting that the Board of Directors pass this Resolution. It is our intent to successfully negotiate easements with the land owner listed within the Resolution and not to require condemnation of easements. If condemnation is necessary, we will return to the Board with the appropriate certificates and documentation for approval.

Attached is a Resolution which, if approved by the Board of Directors, allows the ACSA to proceed with applying for bonds to pay for project expenditures. Specific borrowings shall be brought before the Board for authorization.

Board Action

If the Board desires, after taking public comment at the Public Hearing, we request that the Board of Directors pass the Resolution authorizing the collection of special connection fees for the North Fork Regional Pump Station Project Special Rate District.

We request that the Board of Directors pass the Resolution for easement acquisition for the North Fork Regional Pump Station Project allowing the staff to proceed with condemnation, if necessary.

We request that the Board of Directors pass the Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing for the North Fork Regional Pump Station Project, allowing staff to proceed with applying for bonds.

GWF/dbh/dmg

Attachment

0806NFRPSBoardMemo021110

SECTION 12 - RATES AND FEES [Revised 6/18/09, Revised 07/01/09, Revised 09/01/09, Revised 02/18/10]

12-01. GENERAL.

All fees are payable prior to connection to any facility owned or used by the Authority. Rates and fees are fixed to provide funds sufficient at all times for the following purposes:

- A. To pay the cost of maintaining, repairing, and operating the systems on account of which revenue bonds are issued, including reserves for such purposes, and for replacement, depreciation and necessary extensions.
- B. To pay the principal of and the interest on the revenue bonds as they shall become due and to accumulate reserves therefore.
- C. To provide a margin of safety for making the payments above.

12-02. WATER AND SEWER RATES.

Rates for water and sewer service shall be established by the Board pursuant to the procedures specified in the Act. Normally, rates will not be changed more often than annually. The rates established will apply to all customers of the system with the following exceptions:

- A. No charge will be assessed for water used for fire protection.
- B. Upon presentation of evidence that a customer's water service line leak has been promptly repaired, the water charge will be adjusted to the wholesale rate for all water above the customer's normal consumption, and no sewer charge will be made for the estimated amount of water not passing into the sanitary sewer system. No other water and sewer charge adjustments shall be considered, including those for leaks on irrigation systems and interior structure plumbing systems.
- C. Any meter dedicated to the service of the irrigation system, whether "auxiliary" or "primary", shall be billed as a "water only account" and shall not be subject to the sewer rates provided there is no physical connection to the public sewer system. [Added 01/01/06]

12-03. MONTHLY SERVICE CHARGE. [Added 01/01/06]

The purpose of this charge is to defray in part the cost of maintaining and replacing the water meter as well as administrative and billing each month. All dedicated irrigation meters shall be subject to the monthly service charge, even for months during which the irrigation system is not operational or during a water emergency.

12-04. CONNECTION FEE.

All new water and sewer services connected to Authority facilities shall pay a connection fee, the purpose of which is, in part, to defray the cost of meter installation, including necessary materials and labor.

12-05. SYSTEM DEVELOPMENT FEE.

All new water and sewer services shall pay a system development fee, the purpose of which is to defray, in part, the cost to Albemarle County Service Authority of providing major transmission and distribution mains, collection lines, pumping stations and storage facilities which are necessary to provide service to new customers. [Revised 6/29/89]

12-06. BUCK MOUNTAIN SURCHARGE.

In accordance with the joint resolution signed by the City of Charlottesville, County of Albemarle, Rivanna Water and Sewer Authority and the Authority, all new Authority water connections in the urban service area will be assessed a surcharge to pay a portion of the Buck Mountain Reservoir land acquisition costs.

12-07. FARMINGTON CAPITAL RECOVERY FEE.

All connections to the water lines in Farmington subdivision identified as ACSA Project 2002-1 shall

be charged a fee of \$7,384.00. [Added 4/18/02]

12-08. CONNECTION FEES FOR IRRIGATION METERS. [Added 01/01/06]

All irrigation systems installed after January 1, 2006 shall be served by a dedicated service connection.

A. Auxiliary Meters.

Dedicated irrigation meters will be deemed "auxiliary meters." The actual cost of installation plus the Buck Mountain Surcharge, when applicable, shall be charged provided that the property's non-irrigation water needs are served by a "primary meter."

B. Primary Meters.

Dedicated irrigation meters will be deemed "primary meters" and subject to all applicable connection fees if the property has no non-irrigation water needs.

12-09. TAPPING FEE.

Where the Authority provides water main taps to accommodate line extensions, fire sprinkler systems and similar uses, a tapping fee will be assessed to the customer in accordance with the following schedule: [Amended 6/18/98]

TAPPING

Machine	TAP SIZE	LINE SIZE	PRICE
E-4	3/4" - 1"	1 1/4" - 3"	\$100.00
B-100	3/4" - 1"	4" - 24"	\$100.00
A-2	1 1/2" - 2"	6" - 24"	\$150.00
CL-12	4" - 12"	4" - 24"	\$ 60.00/inch

12-10. RWSA CAPACITY CHARGE.

All new water and sewer connections to the Authority systems shall be assessed a charge to defray, in part, the cost of providing capacity for a new customer in the Rivanna Water and Sewer Authority system. This charge shall be assessed on the basis of equivalent residential connections (ERC). [Added 6/29/89, Revised 5/1/05]

12-11. COST RECOVERY FOR TREATMENT OF INDUSTRIAL WASTES.

A surcharge for the higher cost of treating wastes with BOD and/or suspended solids concentrations greater than 240 parts per million shall be charged per the *Sewerage User Regulations* incorporated as Appendix A [Added 3/21/91]

12-12. NFRPS SPECIAL RATE DISTRICT FEE.

All new sewer connections to the ACSA's wastewater system in the designated North Fork Regional Pump Station (NFRPS) Special Rate District shall be assessed a charge to defray, in part, the cost to the ACSA of providing gravity sewers, pump stations and force mains which are necessary to provide service to new customers within the NFRPS Special Rate District. [Added 02/18/10],

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VOLUME CHARGES DURING EMERGENCY WATER RESTRICTIONS

(As set forth in Section 16)

Water

Beginning with the first billing cycle following adoption of these rates, in addition to the fixed monthly service charge, a volume charge based upon monthly metered water use will be assessed as follows:

Single-Family Residential	Per 1,000 gallons
Level 1 (0-3,000 gallons per month)	\$4.15
Level 2 (3,001- 6,000 gallons per month)	\$9.96
Level 3 (over 6,000 gallons per month)	\$19.92
Level 4 (over 9,000 gallons per month)	\$26.56
Non-Single Family Residential	Per 1,000 gallons
All usage	\$9.29

CONNECTION CHARGES

Payment for the applicable connection charges will be accepted only after the issuance of a building permit.

Connection Charges for metered services larger than 5/8" shall be equated to equivalent residential connections (ERC) according to the following ratios:

5/8" meter	=	1 ERC	3" meter	=	15 ERCs
1" meter	=	2.5 ERCs	4" meter	=	25 ERCs
1 1/2" meter	=	5 ERCs	6" meter	=	50 ERCs
2" meter	=	8 ERCs			

System Development and RWSA Capacity Fees for multi-family, hotel, hospital, assisted living facility, nursing care facility, or master-metered mobile home parks shall be charged the higher of a fee based upon meter size or the calculation of the number of units multiplied by the following factors:

Multi-family	1 unit	=	0.5	ERC
Hotels	1 room	=	0.33	ERC

Mobile Home Park	1 mobile home	=	1	ERC
Hospitals	1 bed	=	1	ERC
Assisted Living Facility	1 unit	=	0.5	ERC
Nursing Care Facility	1 bed	=	1	ERC

Service Connection (Tap) Charge - To defray the cost of installation of a service connection from the water and/or wastewater main in the public right-of-way to the curb or property line and/or the installation of meters, all new services will be charged according to the following schedule:

(a) Water

Primary Meters

5/8" meter and connection	\$710
1" meter and connection	\$836
Over 1" meter and connection	Actual Cost
5/8" meter only	\$ 121
1" meter only	\$ 195
Over 1" meter only	Actual Cost

<u>Auxiliary Meters</u>	Actual Cost
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(b) Wastewater

All Taps	Actual Cost
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System Development Charge - In order to defray, in part, the cost to the ACSA of providing major transmission/distribution mains, collection lines, pumping stations and storage facilities necessary to provide water and wastewater service to new customers in the ACSA system. This charge shall be assessed on the basis of equivalent residential connections (ERC):

Water	\$1,190 per ERC
Wastewater	\$1,760 per ERC (except Glenmore)

RWSA Capacity Charge - All new water and sewer connections to the ACSA systems shall be assessed a charge to defray, in part, the cost of providing capacity for a new customer in the RWSA system. This charge shall be assessed on the basis of equivalent residential connections (ERC):

Water	\$2,410 per ERC
Wastewater	\$2,680 per ERC (except Glenmore)

Buck Mountain Surcharge - In accordance with the joint resolution signed by the City of Charlottesville, County of Albemarle, Rivanna Water and Sewer Authority (RWSA) and the ACSA, all new ACSA water connections in the urban service area will be assessed a surcharge in accordance with the following table to pay a portion of the Buck Mountain land acquisition costs:

<u>Meter Size</u>	<u>Surcharge</u>	<u>Meter Size</u>	<u>Surcharge</u>
5/8"	\$ 200	4"	\$ 6,000
1"	\$ 500	6"	\$12,000
1 1/2"	\$ 1,000	8"	\$18,000
2"	\$ 1,600	10"	\$29,000
3"	\$ 2,500	12"	\$43,000

Farmington Capital Recovery Fee - All connections to the water lines in Farmington subdivision identified as ACSA Project 2002-1 shall be charged a fee of \$7,384.00.

NFRPS Special Rate District Fees - All sewer connections to the wastewater collection system within the North Fork Regional Pump Station Special Rate District shall be charged the following additional fee:

<u>North Zone</u>	<u>\$2,942.00</u>
<u>South Zone</u>	<u>\$2,088.00</u>

Miscellaneous Charges:

- | | |
|---|--|
| (1) Account Charge | \$8.00 per each new account |
| (2) Delinquent Cut Off/On Fee | \$20.00/trip during normal work hours
\$30.00 after work hours & weekends |
| (3) Reconnection Fee | |
| 5/8" - 1 1/2" meter | \$20.00 |
| 2" - 4" meter | \$25.00 |
| Larger than 4" meter | Actual Cost |
| (4) Special Service Fee | \$20.00/trip during normal work hours
\$30.00 after work hours & weekends |
| (5) Meter Size Change Fee | |
| All Meters | Actual Cost |
| (6) Returned Check Charge | \$35.00 (Cash) |
| (7) Delinquent Payment Penalty and Interest | 10% Unpaid Balance
Plus 1 1/2% per month |

(8) Meter Reread Fee	\$20.00
(9) Meter Testing Charge	
5/8" - 1"	\$50.00
1½" - 2"	\$75.00
3" - 4"	\$100.00
(10) Fire Hydrant Use Fee	
a: By tanker	\$20.00 per seven day authorization; \$1.00 per day for up to five days. All water taken, either by tanker truck or through a hydrant meter, shall be charged at twice the current Non-Residential and Multi-Family Residential Rate volume charge except when the water is to be used for human consumption, in which case the current Non-Residential and Multi-Family Residential Rate volume rate will be charged. Meter readings of hydrant meters must be reported to the ACSA at the end of the authorization period. Any meter failing to register consumption shall be returned to the ACSA immediately.
b: By approved hydrant meter assembly:	
(1) Deposit	5/8"-1" meter assembly - \$400.00 (\$50 non-refundable)
	3" meter assembly-\$1,700. (\$50.00 non-refundable)
(2) Use fee	\$20.00 per 30-day authorization plus water used TWICE the effective rate.
(11) Temporary Water Service	\$25.00 + water used, Deposit required
(12) Failure to Report Hydrant Meter	\$50.00

- Reading
- (13) Misc. Delinquent Bills 10% Penalty plus
1 1/2% penalty & interest/mo.
- (14) Construction Plan Review Charge \$40.00/hour
As-built Plan Review \$40.00/hour Engineer Review
\$25.00/hour Inspector Review
- Construction Inspection Fees:
- Water and/or Sewer lines greater than 400 linear feet \$.60/linear foot
Water and/or Sewer lines less than 400 linear feet Actual Cost
- Reinspection Fee of New Water/Sewer Lines \$25.00/hour
Inspection of New Pumping Stations Actual Cost
- (15) Irrigation System Application Processing Fees:
- a. Plan Review and Meter Sizing \$20.00
b. Cost Estimate preparation \$80.00

(16) Line Tapping Fee:

Where the ACSA provides water main taps to accommodate line extensions, fire sprinkler systems and similar uses, a tapping fee will be assessed to the customer in accordance with the following schedule:

TAPPING

<u>MACHINE</u>	<u>TAP SIZE</u>	<u>LINE SIZE</u>	<u>PRICE</u>
E-4	3/4" - 1"	1 1/4" - 3"	\$100.00
B-100	3/4" - 1"	4" - 24"	\$100.00
A-2	1 1/2" - 2"	6" - 24"	\$150.00
CL-12	4" - 12"	4" - 24"	\$60.00/inch

INSTALLATION OF TAPPING SLEEVES AND TAPPING VALVES

Mechanical Joint Tapping Sleeve and Tapping Valve:

4"-8"	\$400.00
10"-12	\$500.00
14"-24	\$600.00

Caulked Type Tapping Sleeve and Tapping Valve:

4" - 8"	\$600.00
10"-12"	\$700.00
14"-24"	\$800.00

INSERTING VALVE

4"	\$700.00
6"	\$800.00
8"	\$900.00

All water mains shall be uncovered and cleaned by the customer, who shall also supply all materials. The excavation shall be prepared in accordance with all applicable safety regulations. Return trip charges resulting from the customer failing to properly prepare the trench and pipe for the tapping/inserting operation will be billed to the customer. These additional costs shall include labor, equipment, and overhead costs.

RESOLUTION

WHEREAS, it is necessary for the Albemarle County Service Authority (the "ACSA") to provide a sewer system for the area adjacent to Route 29 and north of Airport and Proffit Roads in Albemarle County Virginia, such system to include the installation of two pump stations and sewer lines and appurtenances thereto in accordance with plans, specifications and plats on file in the office of the Executive Director of the ACSA; and

WHEREAS, it is necessary to acquire both construction and permanent easements for the installation of such pump stations and sewer lines; and

WHEREAS, the owners of properties affected as shown on the plans and plats may be unwilling to convey the needed easements;

NOW, THEREFORE, BE IT RESOLVED by the ACSA that the Executive Director of the ACSA be, and he hereby is, authorized and instructed to acquire, pursuant to authority contained in Virginia Code Section 15.2-5114.6, the necessary sanitary sewer easements, both permanent and temporary construction easements, for the installation of sewer lines and appurtenances thereto across properties as shown on plats of Rice Associates as listed in the Table on the following page.

<u>No.</u>	<u>Plat Dated</u>	<u>Referenced Properties</u>	<u>Owner(s)</u>	<u>District</u>
1	February 3, 2010	TMP#03200-00-00-02000	CWH Properties Limited Partnership	Rivanna
2	February 3, 2010	TMP#03200-00-00-020A0	CWH Properties Limited Partnership	Rivanna
3	February 3, 2010	TMP#03200-00-00-020A1	CWH Properties Limited Partnership	Rivanna
4	February 3, 2010	TMP#03200-00-00-020A2	CWH Properties Limited Partnership	Rivanna
5	February 3, 2010	TMP#03200-00-00-020A3	CWH Properties Limited Partnership	Rivanna

Reference is made to the Plats for the location of the easements as they cross the aforesaid properties. The plats are on file in the office of the Executive Director.

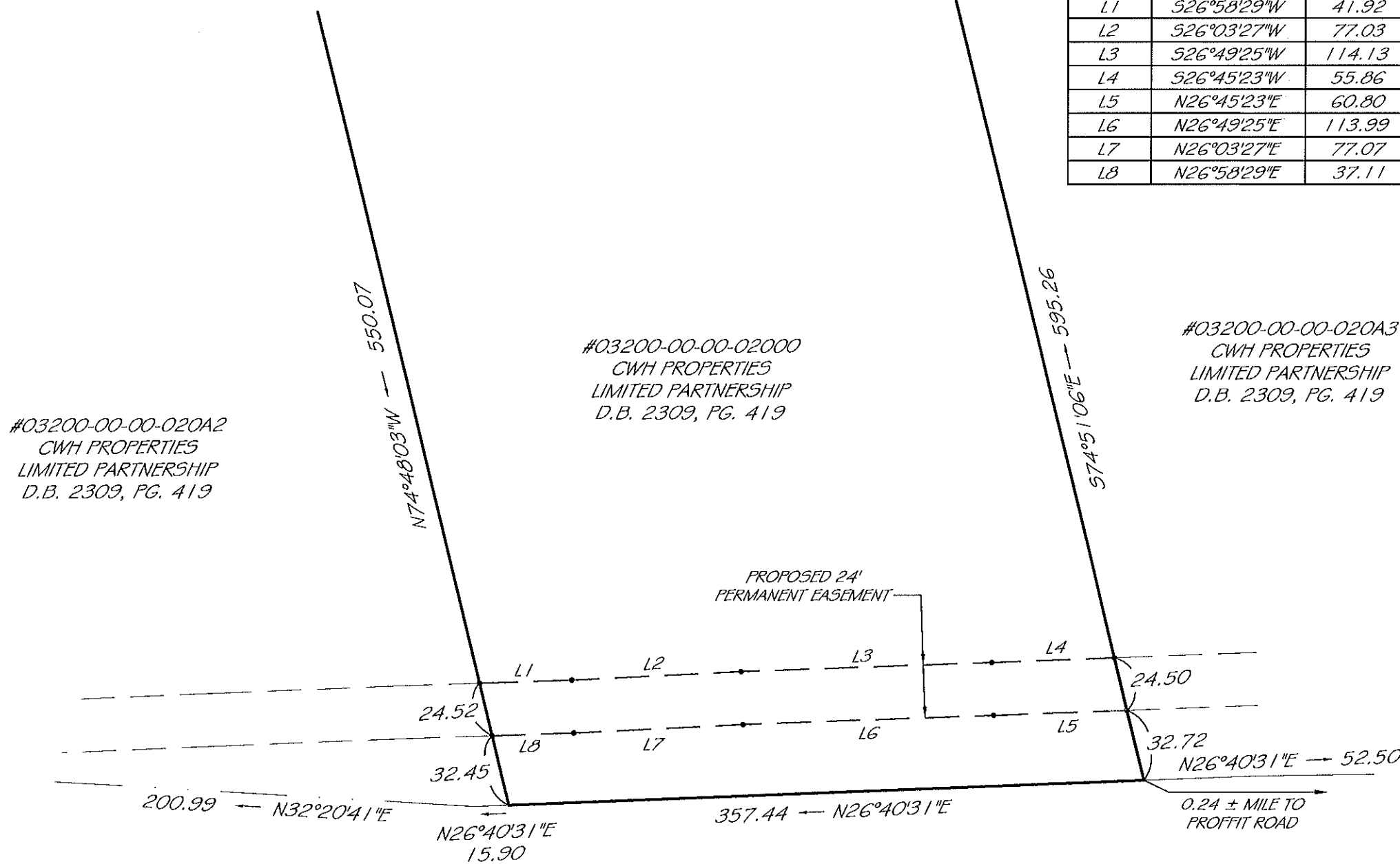
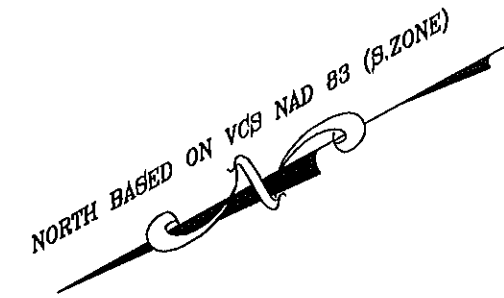
The Executive Director is further authorized and directed to take such action as may be authorized by law to obtain possession for the ACSA of such sewer easements at the earliest possible date.

Certified to be a true copy of a Resolution adopted by the Albemarle County Service Authority Board of Directors at a regularly scheduled meeting on February 18, 2010 by a vote of _ to _.

Gary W. Fern, P.E., Secretary-Treasurer

AREA OF PROPOSED 24' PERMANENT EASEMENT SHOWN ON SHEET 1 OF 3 = 6,934 SQ.FT
 AREA OF PROPOSED 24' PERMANENT EASEMENT SHOWN ON SHEET 2 OF 3 & 3 OF 3 = 58,957 SQ.FT
 TOTAL AREA OF PROPOSED 24' PERMANENT EASEMENT = 65,891 SQ.FT (1.51 ACRES)

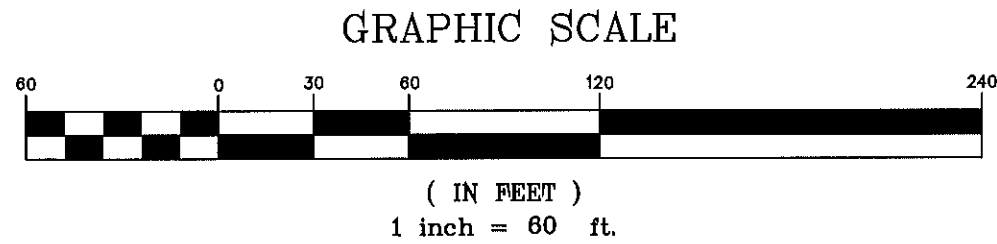
LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°58'29"W	41.92
L2	S26°03'27"W	77.03
L3	S26°49'25"W	114.13
L4	S26°45'23"W	55.86
L5	N26°45'23"E	60.80
L6	N26°49'25"E	113.99
L7	N26°03'27"E	77.07
L8	N26°58'29"E	37.11



- 1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.
- 2) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF T.M. #03200-00-00-02000
- 3) NO SUBSURFACE INVESTIGATION DONE AT THE TIME OF THIS SURVEY.
- 4) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS AND PROCEDURES AS SET FORTH BY THE COMMONWEALTH OF VIRGINIA.
- 5) APPURTENANCES NOT SHOWN.
- 6) NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY, HOWEVER THEY MAY EXIST.
- 7) THE WORD "CERTIFY" AS SHOWN AND USED HEREOF MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

PLAT SHOWING PROPOSED
 24' PERMANENT EASEMENT
 ACROSS THE LAND OF
**CWH PROPERTIES
 LIMITED PARTNERSHIP**
 T.M. #03200-00-00-02000
 LOCATED IN THE RIVANNA DISTRICT
 ALBEMARLE COUNTY, VIRGINIA.
 SCALE: 1" = 60' DATE: 02/03/10
 SHEET 1 OF 3

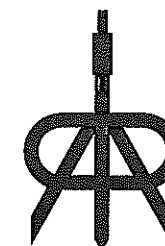
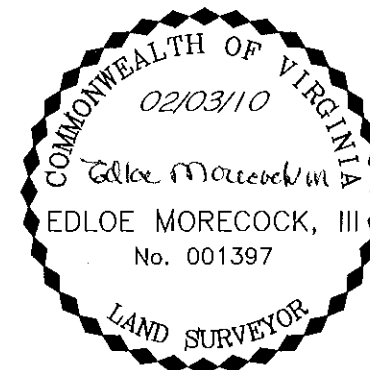
RICE ASSOCIATES
 LAND SURVEYING MAPPING CONSULTANTS
 308 TURNER ROAD
 SUITE G
 RICHMOND, VIRGINIA 23225
 (804) 674-9723 FAX (804) 674-9726



SEMINOLE TRAIL
 US ROUTE 29
 RIGHT OF WAY WIDTH VARIES

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT AND SURVEY UPON WHICH IT IS BASED, ARE TRUE AND CORRECT REGARDING THE STATE STANDARDS APPLICABLE THERETO.

Edloe Morecock III
 EDLOE MORECOCK, III, L.S.



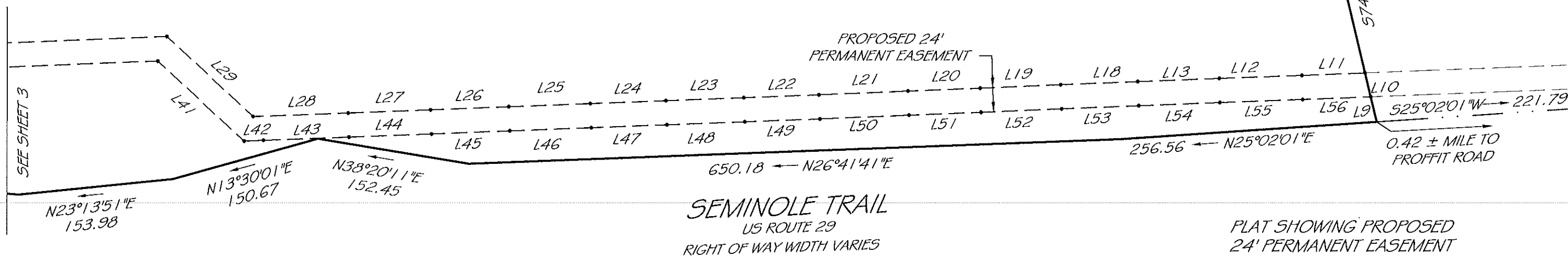
LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L9	S74°48'03"E	25.65	L41	S71°41'26"W	117.52
L10	S74°48'03"E	24.49	L42	S26°29'43"W	19.42
L11	N26°39'17"E	62.79	L43	S26°51'06"W	85.56
L12	N26°44'55"E	82.46	L44	S26°43'17"W	82.29
L13	N26°39'05"E	81.56	L45	S26°36'12"W	78.27
L18	N26°31'26"E	76.90	L46	S26°40'46"W	81.09
L19	N26°24'28"E	80.37	L47	S26°38'49"W	75.77
L20	N26°37'15"E	71.98	L48	S26°41'46"W	77.56
L21	N26°23'48"E	88.92	L49	S26°39'24"W	74.98
L22	N26°39'24"E	74.92	L50	S26°23'48"W	88.93
L23	N26°41'46"E	77.55	L51	S26°37'15"W	71.98
L24	N26°38'49"E	75.79	L52	S26°24'28"W	80.39
L25	N26°40'46"E	81.09	L53	S26°31'26"W	76.85
L26	N26°36'12"E	78.26	L54	S26°39'05"W	81.51
L27	N26°43'17"E	82.24	L55	S26°44'55"W	82.46
L28	N26°51'06"E	95.17	L56	S26°39'17"W	67.67
L29	N71°41'26"E	117.38			

AREA OF PROPOSED 24' PERMANENT EASEMENT SHOWN ON SHEET 1 OF 3 = 6,934 SQ.FT
 AREA OF PROPOSED 24' PERMANENT EASEMENT SHOWN ON SHEET 2 OF 3 & 3 OF 3 = 58,957 SQ.FT
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NORTH BASED ON VCS NAD 83 (S.ZONE)

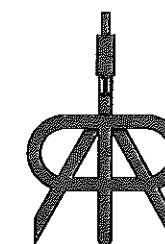
#03200-00-00-02000
 CWH PROPERTIES
 LIMITED PARTNERSHIP
 D.B. 2309, PG. 419

#03200-00-00-020A0
 CWH PROPERTIES
 LIMITED PARTNERSHIP
 D.B. 2309, PG. 419



PLAT SHOWING PROPOSED
 24' PERMANENT EASEMENT
 ACROSS THE LAND OF
**CWH PROPERTIES
 LIMITED PARTNERSHIP**
 T.M. #03200-00-00-02000
 LOCATED IN THE RIVANNA DISTRICT
 ALBEMARLE COUNTY, VIRGINIA.
 SCALE: 1" = 100' DATE: 02/03/10
 SHEET 2 OF 3

RICE ASSOCIATES
 LAND SURVEYING MAPPING CONSULTANTS
 308 TURNER ROAD
 SUITE G
 RICHMOND, VIRGINIA 23225
 (804) 674-9723 FAX (804) 674-9726



GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

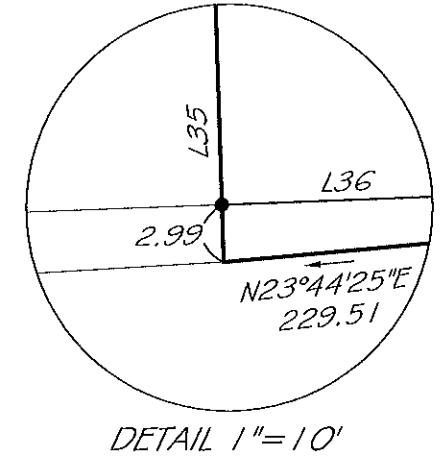
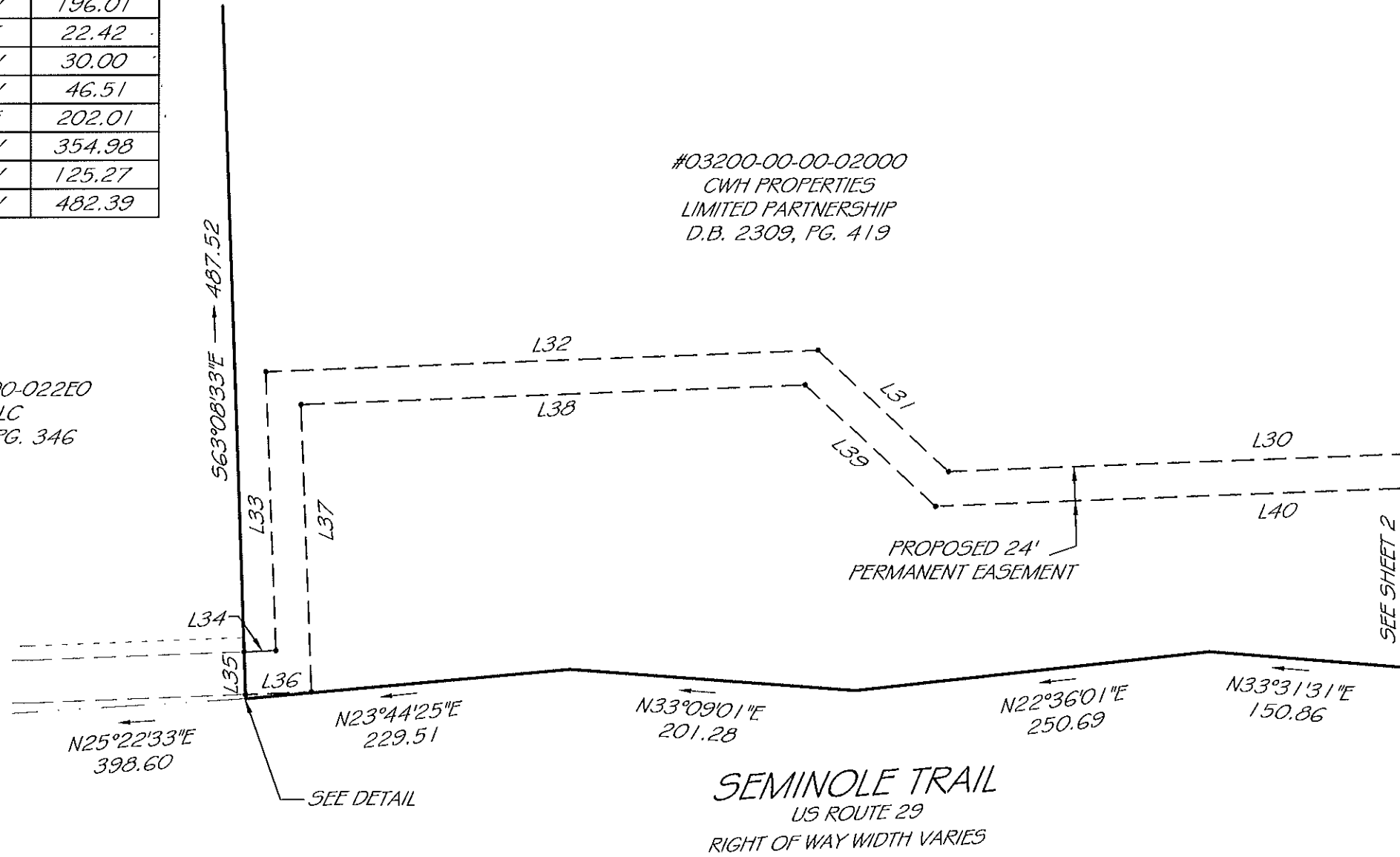
LINE TABLE		
LINE	BEARING	LENGTH
L30	N26°41'26"E	482.39
L31	N71°41'26"E	125.27
L32	N26°41'26"E	388.92
L33	N63°18'34"W	196.01
L34	N26°41'26"E	22.42
L35	N63°08'33"W	30.00
L36	S26°41'26"W	46.51
L37	S63°18'34"E	202.01
L38	S26°41'26"W	354.98
L39	S71°41'26"W	125.27
L40	S26°41'26"W	482.39

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NORTH BASED ON VCS NAD 83 (S.ZONE)

#03200-00-00-02000
 CWH PROPERTIES
 LIMITED PARTNERSHIP
 D.B. 2309, PG. 419

#03200-00-00-022E0
 APEX, LLC
 D.B. 2832, PG. 346



GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

FLAT SHOWING PROPOSED
 24' PERMANENT EASEMENT
 ACROSS THE LAND OF
**CWH PROPERTIES
 LIMITED PARTNERSHIP**
 T.M. #03200-00-00-02000
 LOCATED IN THE RIVANNA DISTRICT
 ALBEMARLE COUNTY, VIRGINIA.
 SCALE : 1"= 100' DATE: 02/03/10
 SHEET 3 OF 3

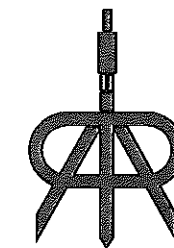
RICE ASSOCIATES

LAND SURVEYING MAPPING CONSULTANTS

308 TURNER ROAD
 SUITE G

RICHMOND, VIRGINIA 23225
 (804) 674-9723 FAX (804) 674-9726

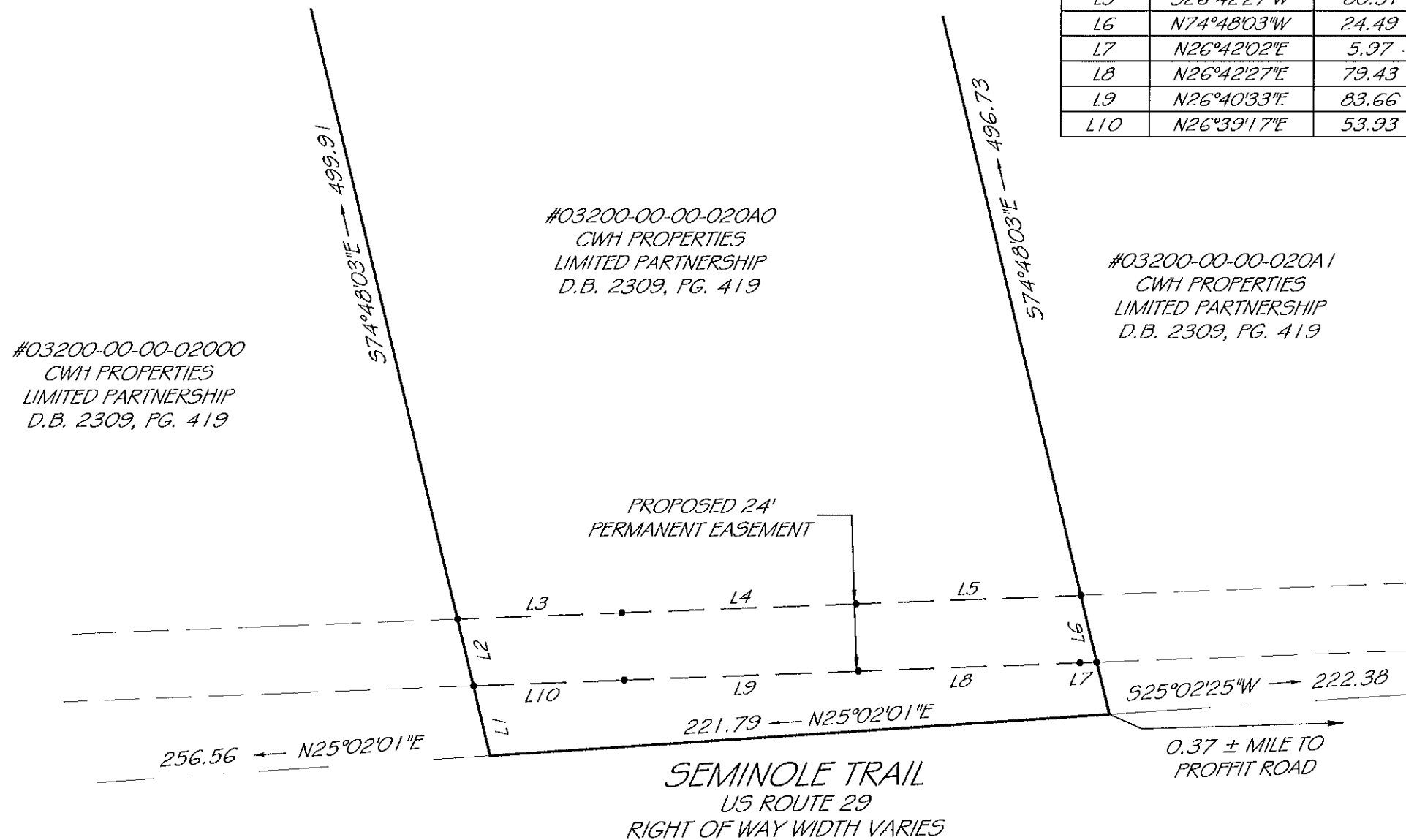
33-#03200-00-00-02000



TOTAL AREA OF PROPOSED 24' PERMANENT EASEMENT = 5,351 SQ.FT (0.12 ACRES)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°48'03"E	25.65
L2	S74°48'03"E	24.49
L3	S26°39'17"W	58.81
L4	S26°40'33"W	83.67
L5	S26°42'27"W	80.51
L6	N74°48'03"W	24.49
L7	N26°42'02"E	5.97
L8	N26°42'27"E	79.43
L9	N26°40'33"E	83.66
L10	N26°39'17"E	53.93

NORTH BASED ON VCS NAD 83 (S.ZONE)



- 1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.
- 2) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF T.M. #03200-00-00-020A0
- 3) NO SUBSURFACE INVESTIGATION DONE AT THE TIME OF THIS SURVEY.
- 4) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS AND PROCEDURES AS SET FORTH BY THE COMMONWEALTH OF VIRGINIA.
- 5) APPURTENANCES NOT SHOWN.
- 6) NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY, HOWEVER THEY MAY EXIST.
- 7) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

PLAT SHOWING PROPOSED
24' PERMANENT EASEMENT
ACROSS THE LAND OF
CWH PROPERTIES
LIMITED PARTNERSHIP
T.M. #03200-00-00-020A0
LOCATED IN THE RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA.
FEBRUARY 03, 2010
SCALE: 1" = 50'

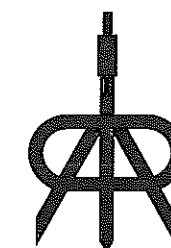
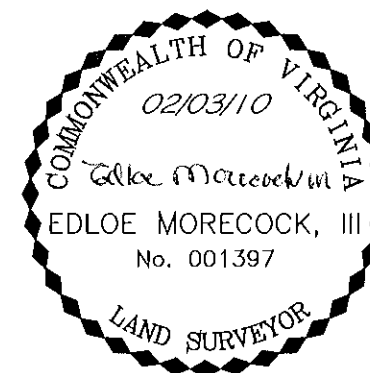
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT AND SURVEY UPON WHICH IT IS BASED, ARE TRUE AND CORRECT REGARDING THE STATE STANDARDS APPLICABLE THERETO.

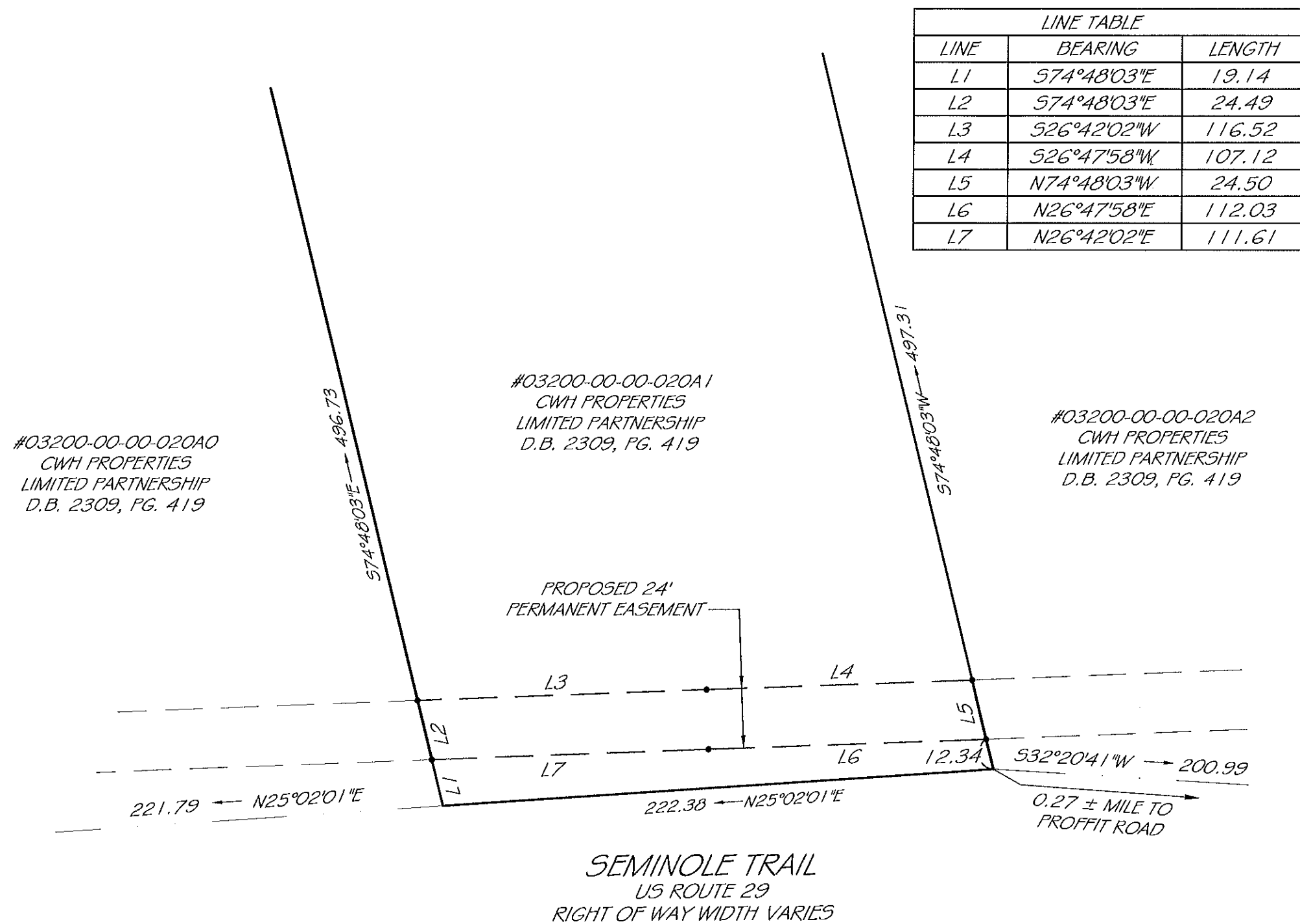
Edloe Morecock III
EDLOE MORECOCK, III, L.S.



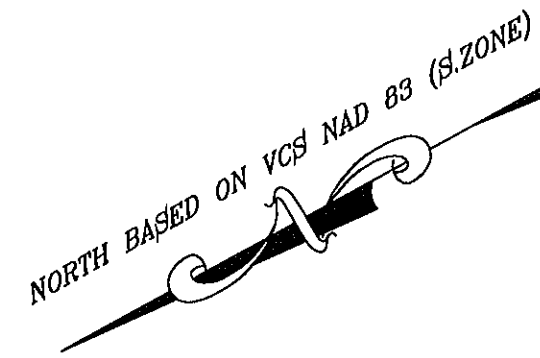
RICE ASSOCIATES
LAND SURVEYING MAPPING CONSULTANTS
308 TURNER ROAD
SUITE G
RICHMOND, VIRGINIA 23225
(804) 674-9723 FAX (804) 674-9726

32-#03200-00-00-020A0

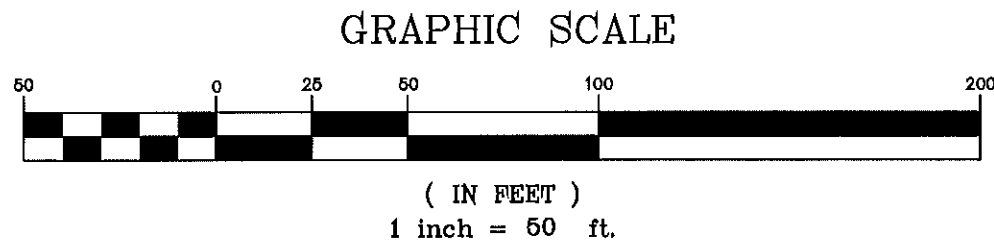
TOTAL AREA OF PROPOSED 24' PERMANENT EASEMENT = 5,367 SQ. FT (0.12 ACRES)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°48'03"E	19.14
L2	S74°48'03"E	24.49
L3	S26°42'02"W	116.52
L4	S26°47'58"W	107.12
L5	N74°48'03"W	24.50
L6	N26°47'58"E	112.03
L7	N26°42'02"E	111.61

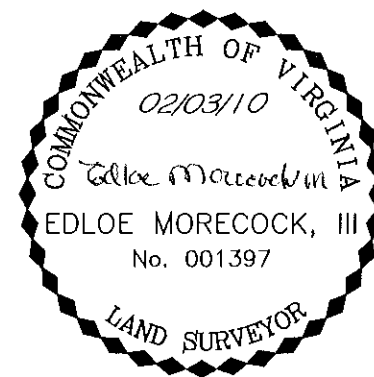


- 1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.
- 2) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF T.M. #03200-00-00-020A1
- 3) NO SUBSURFACE INVESTIGATION DONE AT THE TIME OF THIS SURVEY.
- 4) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS AND PROCEDURES AS SET FORTH BY THE COMMONWEALTH OF VIRGINIA.
- 5) APPURTENANCES NOT SHOWN.
- 6) NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY, HOWEVER THEY MAY EXIST.
- 7) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

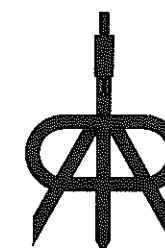


I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT AND SURVEY UPON WHICH IT IS BASED, ARE TRUE AND CORRECT REGARDING THE STATE STANDARDS APPLICABLE THERETO.

Edloe Morecock III
EDLOE MORECOCK, III, L.S.



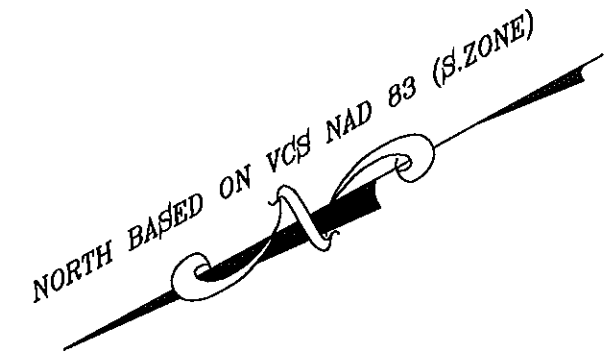
PLAT SHOWING PROPOSED
24' PERMANENT EASEMENT
ACROSS THE LAND OF
**CWH PROPERTIES
LIMITED PARTNERSHIP**
#03200-00-00-020A1
LOCATED IN THE RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA.
FEBRUARY 03, 2010
SCALE: 1"= 50'



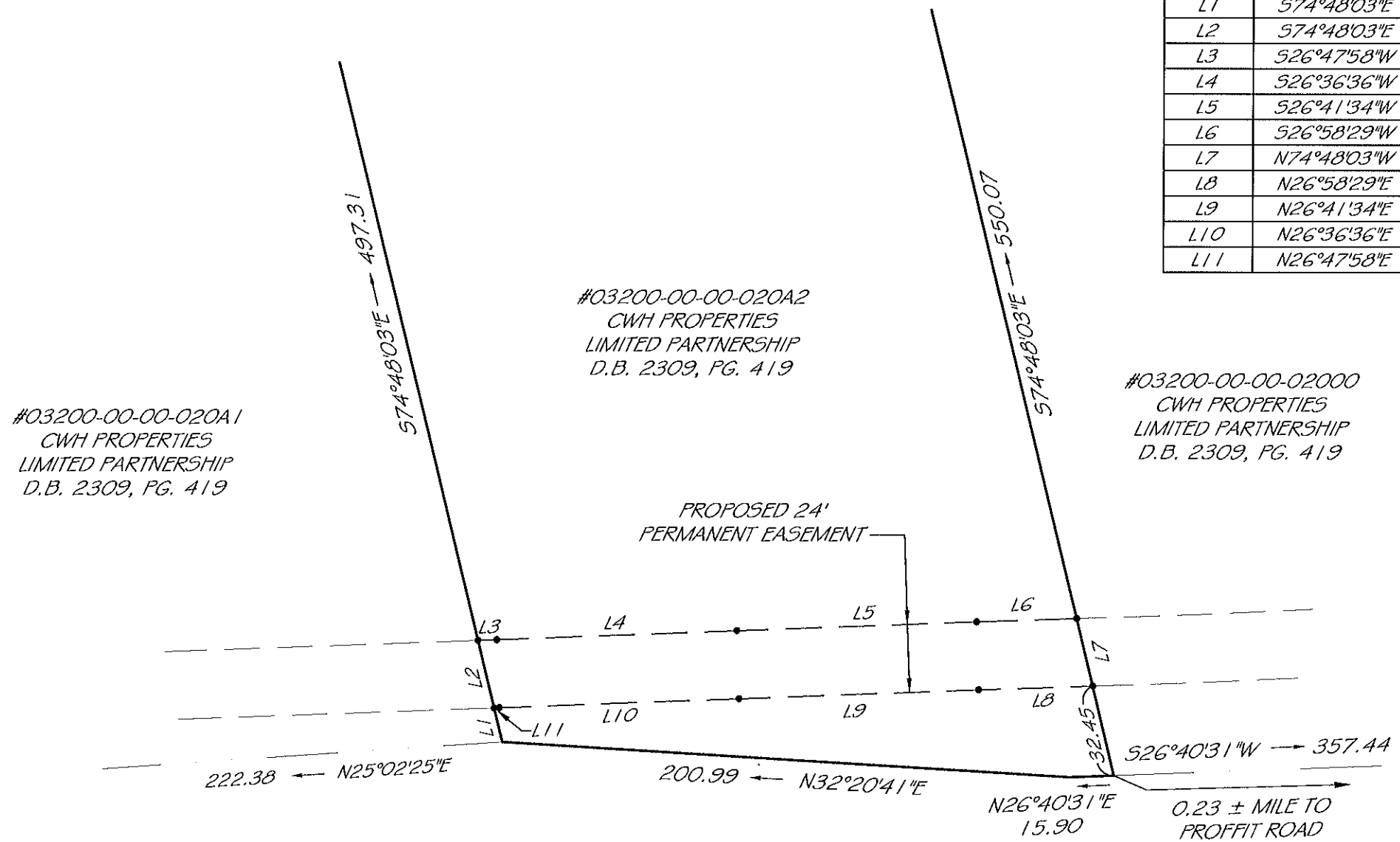
RICE ASSOCIATES
LAND SURVEYING MAPPING CONSULTANTS
308 TURNER ROAD
SUITE G
RICHMOND, VIRGINIA 23225
(804) 674-9723 FAX (804) 674-9726

TOTAL AREA OF PROPOSED VARIABLE WIDTH PERMANENT EASEMENT = 5,085 SQ.FT (0.12 ACRES)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°48'03"E	12.34
L2	S74°48'03"E	24.50
L3	S26°47'58"W	6.64
L4	S26°36'36"W	85.05
L5	S26°41'34"W	84.85
L6	S26°58'29"W	35.36
L7	N74°48'03"W	24.52
L8	N26°58'29"E	40.31
L9	N26°41'34"E	84.78
L10	N26°36'36"E	85.07
L11	N26°47'58"E	1.76

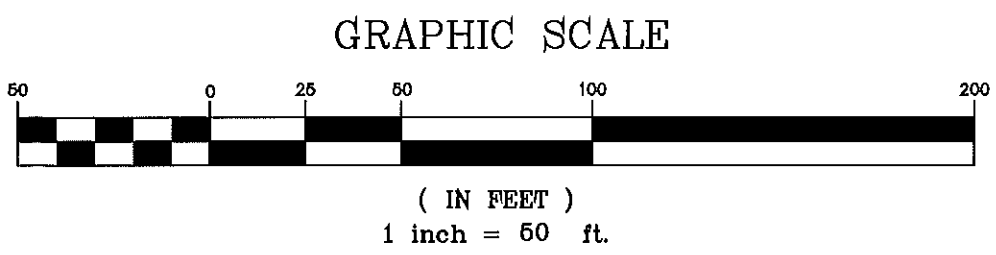


- 1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.
- 2) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF T.M. # 03200-00-00-020A2
- 3) NO SUBSURFACE INVESTIGATION DONE AT THE TIME OF THIS SURVEY.
- 4) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS AND PROCEDURES AS SET FORTH BY THE COMMONWEALTH OF VIRGINIA.
- 5) APPURTENANCES NOT SHOWN.
- 6) NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY, HOWEVER THEY MAY EXIST.
- 7) THE WORD "CERTIFY" AS SHOWN AND USED HEREOF MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.



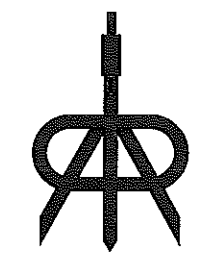
SEMINOLE TRAIL
US ROUTE 29
RIGHT OF WAY WIDTH VARIES

PLAT SHOWING PROPOSED
24' PERMANENT EASEMENT
ACROSS THE LAND OF
**CWH PROPERTIES
LIMITED PARTNERSHIP**
T.M. #03200-00-00-020A2
LOCATED IN THE RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA.
FEBRUARY 03, 2010
SCALE: 1" = 50'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT AND SURVEY UPON WHICH IT IS BASED, ARE TRUE AND CORRECT REGARDING THE STATE STANDARDS APPLICABLE THERETO.

Edloe Morecock III
EDLOE MORECOCK, III, L.S.



RICE ASSOCIATES
LAND SURVEYING MAPPING CONSULTANTS
308 TURNER ROAD
SUITE G
RICHMOND, VIRGINIA 23225
(804) 674-9723 FAX (804) 674-9726
29-#03200-00-00-020A2

AREA OF PROPOSED VARIABLE WIDTH PERMANENT EASEMENT WITHIN EXISTING EX. 50' ACCESS ESMT. = 4,453 SQ.FT

TOTAL AREA OF PROPOSED VARIABLE WIDTH PERMANENT EASEMENT = 18,480 SQ.FT (0.42 ACRES)

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S74°51'06"E	32.72	L18	S53°24'51"E	34.32
L2	S74°51'06"E	24.50	L19	N70°24'05"W	93.02
L3	S26°45'23"W	64.55	L20	N49°18'34"W	76.10
L4	S27°08'12"W	82.55	L21	N51°18'34"W	19.56
L5	S27°55'34"W	88.39	L22	N53°18'34"W	19.56
L6	S28°29'03"W	79.60	L23	N55°18'34"W	19.56
L7	S29°17'51"W	44.47	L24	N57°18'34"W	19.56
L8	S29°48'24"W	30.49	L25	N59°18'34"W	19.56
L9	S30°36'53"W	6.26	L26	N61°18'34"W	83.28
L10	S61°18'34"E	58.79	L27	N30°31'30"E	4.43
L11	S59°18'34"E	20.61	L28	N30°36'53"E	32.48
L12	S57°18'34"E	20.61	L29	N29°48'24"E	30.22
L13	S55°18'34"E	20.61	L30	N29°17'51"E	44.19
L14	S53°18'34"E	20.61	L31	N28°29'03"E	79.31
L15	S51°18'34"E	20.61	L32	N27°55'34"E	88.11
L16	S49°18'34"E	100.00	L33	N27°08'12"E	82.31
L17	S51°18'34"E	29.20	L34	N26°45'23"E	59.54

S74°51'06"E — 595.26

EX. 50' ACCESS ESMT.
D.B. 718, PG. 382

#032A0-02-00-001 DO
LEISURE LANDSCAPES, INC.
D.B. 1175, PG. 114
PLAT D.B. 1133, PG. 204

NORTH BASED ON VOB NAD 83 (S.ZONE)

1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

2) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF T.M. #03200-00-00-020A3

3) NO SUBSURFACE INVESTIGATION DONE AT THE TIME OF THIS SURVEY.

4) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS AND PROCEDURES AS SET FORTH BY THE COMMONWEALTH OF VIRGINIA.

5) APPURTENANCES NOT SHOWN.

6) NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY, HOWEVER THEY MAY EXIST.

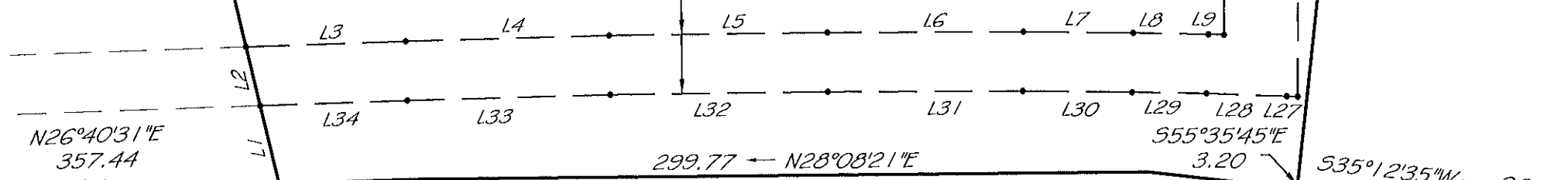
7) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

#032A0-02-00-001 CO
SPIRIT SPE PORTFOLIO
2007-2, LLC
D.B. 3618, PG. 122
PLAT D.B. 718, PG. 382

#03200-00-00-02000
CWH PROPERTIES
LIMITED PARTNERSHIP
D.B. 2309, PG. 419

#03200-00-00-020A3
CWH PROPERTIES
LIMITED PARTNERSHIP
D.B. 2309, PG. 419

VARIABLE WIDTH
PERMANENT EASEMENT



SEMINOLE TRAIL
US ROUTE 29
RIGHT OF WAY WIDTH VARIES

PLAT SHOWING PROPOSED
VARIABLE WIDTH PERMANENT EASEMENT
ACROSS THE LAND OF
CWH PROPERTIES
LIMITED PARTNERSHIP
T.M. #03200-00-00-020A3
LOCATED IN THE RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA.

FEBRUARY 03, 2010
SCALE: 1" = 60'

RICE ASSOCIATES

LAND SURVEYING MAPPING CONSULTANTS

308 TURNER ROAD
SUITE G
RICHMOND, VIRGINIA 23225
(804) 674-9723 FAX (804) 674-9726

27-#03200-00-00-020A3

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT AND SURVEY UPON WHICH IT IS BASED, ARE TRUE AND CORRECT REGARDING THE STATE STANDARDS APPLICABLE THERETO.

Edloe Morecock III
EDLOE MORECOCK, III, L.S.

