

INTRODUCED: July 27, 2020

AN ORDINANCE No. 2020-172

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Quitclaim of Utility Easement Portion between the City of Richmond and the Capital Region Airport Commission, for the purpose of releasing a portion of a utility easement to the Capital Region Airport Commission.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

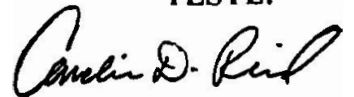
PUBLIC HEARING: SEP 14 2020 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to execute a Deed of Quitclaim of Utility Easement Portion between the City of Richmond and the Capital Region Airport Commission, for the purpose of releasing a portion of a utility easement to the Capital Region Airport Commission. Such Deed of Quitclaim of Utility Easement Portion shall be approved as to form by the City Attorney and shall be substantially in the form of the document attached to this ordinance.

§ 2. This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**



City Clerk

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 28 2020 REJECTED: _____ STRICKEN: _____



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: June 25, 2020

EDITION 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *JMS* 7/17/2020

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *lgr*

THROUGH: Robert Steidel, Deputy Chief Administrative Officer

THROUGH: Calvin D. Farr, Jr., Director of Public Utilities *CFJ*

FROM: Jason M. Pauley, Deputy Director Senior of Public Utilities *JMP*

RE: Quitclaim Deed for Utility Easement – The Capital Region Airport Commission;
550 S. Airport Drive (Southwest Corner of Audubon and Airport Road)

ORD. OR RES. No. _____

PURPOSE: To authorize the Chief Administrative Officer, on behalf of the City of Richmond, to execute a quitclaim deed between the CAPITAL REGION AIRPORT COMMISSION, a Political subdivision organized under the laws of the Commonwealth of Virginia, and the City of Richmond, Virginia. The quitclaim deed releases a portion of a utility easement that was previously granted to the, but is unused by City.

REASON: The CAPITAL REGION AIRPORT COMMISSION now requests that the portion of the easement, as shown on a plat titled "Plat Showing Quitclaim of a Sanitary Sewer Easement on the Land of Capital Region Airport Commission" be vacated by the City to allow for development on the Capital Region Airport Commission's property. The vacation of the easement will have no operational impact on DPU.

RECOMMENDATION: It is recommended that an ordinance be adopted authorizing the Chief Administrative Officer, on behalf of the City of Richmond, to sign a quitclaim deed vacating the portion of the easement.

BACKGROUND: Development is planned within the existing easement, so the property owner requests that the City vacate a portion of the easement.

FISCAL IMPACT / COST: None.

FISCAL IMPLICATIONS: None.

BUDGET AMENDMENT NECESSARY: None.

REVENUE TO CITY: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: July 27, 2020.

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2020.

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation Committee.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: N/A.

AFFECTED AGENCIES: Department of Public Utilities.

RELATIONSHIP TO EXISTING ORD. OR RES.: N/A.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Proposed Quitclaim Deed

STAFF: Jason M. Pauley, Deputy Director Senior, DPU Stormwater

AFTER RECORDING RETURN TO:
City of Richmond, Department of Public Utilities
Attn: Scott Yates
City Hall
900 E. Broad Street, Room 115
Richmond, Virginia 23219

COUNTY OF HENRICO, VIRGINIA
GPIN: 822-716-2325

DEED OF QUITCLAIM OF UTILITY EASEMENT PORTION

THIS DEED OF QUITCLAIM OF UTILITY EASEMENT PORTION (this "Deed") is made this ___ day of _____, 2020, by and between the **CITY OF RICHMOND**, a municipal corporation organized under the laws of the Commonwealth of Virginia, to be indexed as grantor (the "GRANTOR"), and **CAPITAL REGION AIRPORT COMMISSION**, a political subdivision organized under the laws of the Commonwealth of Virginia, to be indexed as grantee (the "GRANTEE") (collectively, the "Parties").

RECITALS

WHEREAS, GRANTEE is the owner of certain real property located in the County of Henrico, Virginia, designated as GPIN 822-716-2325 and being a portion of the same real estate conveyed to GRANTEE by deed recorded in the Clerk's Office of the Circuit Court of the County of Henrico (the "Clerk's Office") at Deed Book 1823, Page 1660 (the "Property");

WHEREAS, by Deed of Easement dated June 29, 1971 and recorded on July 28, 1971 in the Clerk's Office at Deed Book 1472, Page 338, and by Deed of Easement dated November 4, 1971 and recorded November 17, 1971 in the Clerk's Office at Deed Book 1486, Page 4 (collectively, the "Easement Deeds"), GRANTOR accepted a permanent utility easement (the "Easement") within the area described in the Easement Deeds (the "Easement Area"); and

WHEREAS, the Parties desire that GRANTOR vacate, convey, remise, release, and forever quitclaim to GRANTEE a portion of the Easement Area, the location of which portion is hatched and labeled as "Portion of Ex. 16' Sanitary Sewer Easement (Hereby Quitclaimed)" on that certain plat entitled **Plat Showing Quitclaim of a Sanitary Sewer Easement on the Land of Capital Region Airport Commission (Deed Book 1823 Page 1660)**, prepared by christopher consultants, ltd., dated January 27, 2020, revised June 12, 2020, and marked as "Attachment A," attached hereto and made a part hereof (the "Portion"); and

WHEREAS, pursuant to the terms of Ordinance No. 20__ - _____, adopted by the Richmond City Council on _____, 20__, and attached hereto as "Attachment B" without its attachments which are duplicative of this Deed and the Attachments hereto, GRANTOR has agreed to vacate, convey, remise, release, and forever quitclaim to GRANTEE the Portion, as more particularly set forth in this Deed.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, incorporated herein and made a part hereof, and in consideration of the mutual undertakings herein contained, ten dollars cash in hand paid (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR and GRANTEE agree as follows:

1. GRANTOR hereby vacates, conveys, remises, releases, and forever quitclaims to GRANTEE and their successors and assigns, all rights, title and interests of GRANTOR in and to the Portion conveyed by the Easement Deeds and resulting from inclusion of the Portion in the Easement Area.

2. Each individual executing this Deed represents that he or she is duly authorized to bind GRANTOR or GRANTEE, as the case may be, to the terms and provisions of this Deed.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, GRANTOR has hereunto affixed its signature and seal as of the day and year first herein above written.

CITY OF RICHMOND (GRANTOR)

Approved as to form:

By: _____
Lenora G. Reid
Acting Chief Administrative Officer
City of Richmond, Virginia

By: A. Ross Phillips
A. Ross Phillips
Assistant City Attorney
City of Richmond, Virginia

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

I, _____, Notary Public in and for the City and State aforesaid, do hereby certify that Lenora G. Reid, whose name is signed to the foregoing deed of quitclaim of utility easement portion bearing date _____ day of _____, 20__, personally appeared before me in my City and State aforesaid and acknowledged the same to be her act and deed.

Given under my hand this _____ day of _____, 20__.

Notary Public

Notary Registration Number: _____

My commission expires: _____

CAPITAL REGION AIRPORT COMMISSION (GRANTEE)

By: [Signature]

Name: Perry J. Miller

Title: President and CEO

(RP)

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:
County of Henrico

I, Susan Joy Linn, Notary Public in and for the County of Henrico City and State aforesaid, do hereby certify that Perry J. Miller, whose name is signed to the foregoing deed of quitclaim of utility easement portion bearing date 23rd day of JUNE, 2020 personally appeared before me in my City and State aforesaid and acknowledged the same to be their act and deed. County of Henrico

Given under my hand this 23rd day of June, 2020

[Signature]
Notary Public

Notary Registration Number: 7288202

My commission expires: July 31, 2021

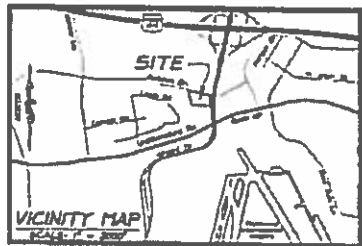
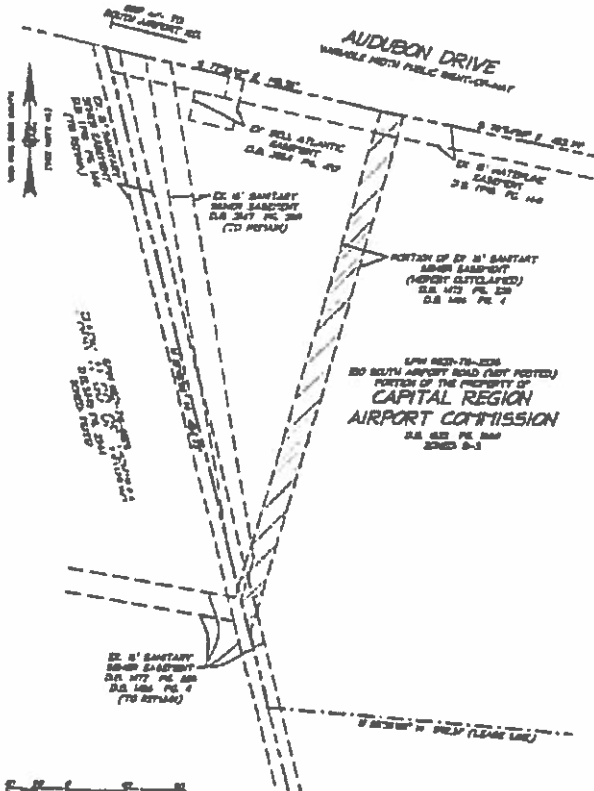
SUSAN JOY LINN
NOTARY PUBLIC
REGISTRATION # 7288202
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2021

Attachment A

NOTES

1. THE GEOGRAPHICAL POINTS, IDENTIFICATION MARKERS AND CORNER MARKERS FOR THE PROPERTY SHOWN HEREON IS 82-74-2228.
2. THE PORTION OF THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF CAPITAL REGION AIRPORT CORPORATION, RECORDED AT DEED BOOK 822, PAGE 288 FROM THE LAND RECORDS OF HENRICO COUNTY, VIRGINIA.
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA GEOGRAPHIC SYSTEM (VGS) 1983 + 307M (GSD) AS ESTABLISHED FROM A CURRENT STATIC GPS SURVEY PERFORMED BY THIS FIRM.
4. SLOPELIGHT ADJUSTMENT SHOWN HEREON BASED ON AN ALTAZIMON LAND TITLE SURVEY BY THIS FIRM DATED 8/26/2019.
5. TITLE REPORT FURNISHED FOR THE ABOVE NOTED ALTAZIMON LAND TITLE SURVEY.

 ADJUSTED PORTION OF 660 SQY BENCH SURVEY ACCORD SURVEYED



SURVEYOR'S CERTIFICATE

I, CHRISTOPHER S. AGNES, A DAY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY DELINEATED ON THIS PLAT IS NOW IN THE NAME OF CAPITAL REGION AIRPORT CORPORATION, RECORDED AT DEED BOOK 822, PAGE 288, FROM THE LAND RECORDS OF HENRICO COUNTY, VIRGINIA.



PLAT SHOWING
SITELINE OF A SURVEY BENCH SURVEY
ON THE LAND OF
**CAPITAL REGION AIRPORT
COMMISSION**

(DEED BOOK 822, PAGE 288)
HENRICO COUNTY, VIRGINIA
DATE: 8/27/23 DRAWN BY: DECKED BY: FILED FOR: 8/27/23

**christopher
consultants**